

**CORE STRATEGY REVIEW
SUGGESTED MAIN
MODIFICATIONS SUBMITTED TO
INSPECTORS**

FOLKESTONE & HYTHE CORE STRATEGY REVIEW – SUGGESTED MAIN MODIFICATIONS SUBMITTED TO INSPECTORS

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| <p>Policy SS1: District Spatial Strategy</p> <p><i>Modifications to paragraphs 4, 8 and 10 of Policy SS1; and new paragraphs to follow after paragraph 9 and paragraph 10.</i></p> | <p>55 - 56</p> | <p>Policy SS1 District Spatial Strategy</p> <p>Housing will be delivered through a new sustainable, landscape-led settlement, with supporting town centre and community uses, based on garden town principles in the North Downs Area, in accordance with policies SS6-SS9. The garden town will maximise opportunities arising from the location, access to London and continental Europe and strategic infrastructure. Housing and supporting community uses will also be delivered through growth in Sellindge (policy CSD9).</p> <p>Elsewhere in the district, priority will continue to be given to previously developed land in the Urban Area in Folkestone, for main town centre uses and housing, to enhance the town's role as a sub-regional centre, with opportunity for increased densities within the town centre and maximisation of employment opportunities at key locations.</p> <p>Development in the Urban Area will be led through strategically allocated developments at Folkestone Seafront (policy SS10) and Shorncliffe Garrison, Folkestone (policy SS11), and the delivery of strategic mixed-use development at Hythe (policy CSD7).</p> <p>Remaining development needs should be focused on the most sustainable towns and villages as set out in policy SS3. Development outside the new settlement and identified centres in the open countryside and on the coast (defined as anywhere outside settlements within Table 4.3 4.4 Settlement Hierarchy) will only be allowed exceptionally, where a rural or coastal location is essential (policy CSD3).</p> <p>This is supported by the following strategic priorities for the three character areas of the district:</p> | <p>To correct a typographical error.</p> |

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| | | <ul style="list-style-type: none"> • Urban Area - The future spatial priority for new development in the Urban Area (Folkestone and Hythe) is on promoting the development of vacant previously developed land, central Folkestone and the north of the town, and other locations within walking distance of Folkestone Central railway station; securing new accessible public green space, plus regenerating western Hythe. • Romney Marsh Area - The future spatial priority for new development in the Romney Marsh Area is on accommodating development at the towns of New Romney and Lydd, and at sustainable villages; improving communications; protecting and enhancing the coast and the many special habitats and landscapes, especially at Dungeness; and avoiding further co-joining of settlements and localities at the most acute risk to life and property from tidal flooding. • North Downs Area - The future spatial priority for new development in the North Downs area is on the creation of a landscape-led sustainable new settlement based on garden town principles outside the Kent Downs Area of Outstanding Natural Beauty (AONB) boundary and without material impact on its setting, and the expansion of Sellindge. Within the Kent Downs AONB development will be limited to consolidating Hawkinge's growth and sensitively meeting the needs of communities at better-served settlements. Major development will be refused with the AONB other than exceptional circumstances and where it can be demonstrated that the development is in the public interest, in accordance with the National Planning Policy Framework. <u>All proposed development in the North Downs area will have to satisfy the requirements of policy CSD5 d. in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites.</u> | <p style="text-align: right;">Proposed in document FHDC EX068</p> |

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| | | <p>The strategic growth of New Romney is also supported through policy CSD8 to allow the market town to fulfill its potential to sustainably provide for the bulk of the housing, community infrastructure and commercial needs of the Romney Marsh Area. Development will also be planned at other identified settlements in line with the Settlement Hierarchy sufficient to ensure the achievement of growth requirements. In particular, development which helps to maintain and support the local role of the market town of Lydd can meet priority needs.</p> <p><u><i>Dungeness A should be retained for: offices (within class E), general industrial (within class B2) and storage or distribution (within class B8) and research and development employment uses; employment-related training and educational purposes; and operations and uses associated with the decommissioning of the nuclear power station. Should redevelopment plans come forward for alternative uses unrelated to the function of the nuclear power station (including other energy generation sector uses), the council will work with the Nuclear Decommissioning Authority, local community and other stakeholders to prepare and adopt an Area Action Plan for part or the whole of the site.</i></u></p> <p>Should development proposal come forward for the further <u><i>material</i></u> expansion of London Ashford Airport at Lydd (<u><i>beyond the existing permissions and permitted development rights</i></u>), the council will work with the airport, local community and other stakeholders to prepare and adopt an Action-Area <u><i>Action</i></u> Plan for the site. <u><i>The council will support small-scale operational development integral to, and required to maintain, the airport use, subject to being satisfied that there would be no significant adverse impacts to the integrity of the nationally and internationally designated sites of biodiversity value.</i></u></p> <p><u><i>The preparation of Area Action Plan(s) for the Dungeness A, or London Ashford Airport sites will be accompanied by Habitats Regulations Assessment(s) (including Appropriate</i></u></p> | <p>Proposed in Statement of Common Ground with Nuclear Decommissioning Agency / Magnox [EX 045]</p> <p>Proposed in Statement of Common Ground with London Ashford Airport [EB 13.96]</p> |

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| | | <p><u>Assessment) to assess the potential effect of the Area Action Plan proposals on sites within the Natura 2000 network that are protected under the European Birds and Habitats Directives, The Habitats Regulation Assessment(s) must show that development would not result in significant adverse effects on these sites of biodiversity value, either alone or in combination with other projects and plans.</u></p> <p>Within identified settlements, development as agreed by the local community in neighbourhood plans will be encouraged where well-related in scale and location to the Settlement Hierarchy, and in line with the strategic policies of the Core Strategy Review and Places and Policies Local Plan.</p> <p>In all locations throughout the district, development should be designed to directly contribute to the sense of place and sustainable design as set out in policy SS3.</p> | <p>Proposed in document FHDC EX068</p> |
| <p>Supporting text: Paragraph 4.36</p> <p><i>New paragraphs to follow after 4.36</i></p> | <p align="center">56</p> | <p><u>Dungeness Power Station</u></p> <p><u>For over 50 years, Dungeness Power Stations (A & B) have been a cornerstone of the Romney Marsh economy. Dungeness A ceased generation in 2006 and is currently undergoing decommissioning. Initially it was expected that from 2019 the site would enter a period of Care and Maintenance (C&M) lasting some 85 years pending final site clearance. The commencement of C&M would have had a serious impact on employment (in December 2019 approximately 220 people were employed on the site) as well as the local economy. It is now likely that the C&M phase will be replaced with decommissioning work continuing instead over the coming decades. This could mean that skilled staff are retained, employment is increased, and land is released for new economic uses, or for clearance, earlier than would happen through the C&M approach.</u></p> | <p>Proposed in Statement of Common Ground with Nuclear Decommissioning Agency / Magnox [EX 045]</p> |

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| | | <p><u>The Nuclear Decommissioning Authority is expected to announce its decision on whether this approach will be adopted for Dungeness A in the near term. EDF's Dungeness B station is expected to continue generating electricity until 2028, following which it will be decommissioned over a lengthy period. The EDF Director's Report Dungeness B June 2017 reported that the station employs over 550 employees, which is supplemented by over 200 contract partners, so its closure would have major socio-economic impacts although, as with Dungeness A, these would be experienced gradually. It is important to recognise that there is likely to be a significant impact on jobs in the latter stages of the plan period. In the wider context of other current economic challenges and uncertainties, the decommissioning of the Dungeness Power Stations will create significant economic and social challenges for Romney Marsh. In addition to jobs being lost, businesses will find it increasingly difficult to operate successfully in an area which already has some pockets of significant deprivation and therefore the case for supporting local employment opportunities and the future of the Dungeness Power Stations site becomes an important consideration.</u></p> | |
| <p>Supporting text: Paragraph 4.37</p> <p><i>Modification to paragraph 4.37</i></p> | <p align="center">56</p> | <p>Opportunities also exist for employment development at London Ashford Airport at Lydd, through the implementation of the existing planning permission. <u>The council acknowledges the positive impact that Lydd Airport could deliver in supporting the regeneration of Romney Marsh and surrounding areas, accordingly Ss</u> should further <u>material development</u> proposals arise, <u>beyond the existing permissions and permitted development rights</u>, the council will seek to work with the airport, local community and other stakeholders to agree a framework by preparing an <u>Action Area Action</u> Plan for the site. The further development of the Mountfield Road Industrial Estate and investment within the nuclear and tourism industries also present opportunities for job creation.</p> | <p>Proposed in Statement of Common Ground with London Ashford Airport [EB 13.96]</p> |

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| <p>Supporting text: Paragraphs 4.48 – 4.52</p> <p><i>Modifications to paragraphs 4.48 – 4.52</i></p> | <p align="center">59</p> | <p>Approach to employment provision</p> <p><i>As part of the <u>preparation of the Core Strategy Review Places and Policies Local Plan</u>, the Employment Land Review (ELR) (Lichfields, 2017) assessed the future requirements for office and industrial employment uses to 2026. The 2017 ELR considered three different scenarios for office and industrial uses (labour demand, past completion rates and labour supply).</i></p> <ul style="list-style-type: none"> <i>i. For office uses, the labour demand and supply scenarios indicated that there is was a need to plan for approximately 19,000 sqm of office space. The past completion scenario suggestsed a declining requirement which reflectsed recent losses in office space as a consequence of changes to permitted development rights allowing the conversion of office space to residential use; and</i> <i>ii. For industrial uses, the labour demand and supply scenarios indicated that there is was no requirement for further industrial space. However, notwithstanding the long-term decline of industrial jobs in the district, recent development activity indicatesed that there remainsed a requirement for some industrial floorspace at a relatively modest level (around 15,500 sqm based on the past completion scenario).</i> <p><i>Regarding the existing supply, the ELR finds <u>found</u> that generally the district's employment sites showed good activity and low vacancy rates. In particular, a low level of vacancy was evident among industrial sites, demonstrating that much of the current industrial stock was <u>is</u> meeting a need in the market. This includesed good occupancy at lower quality sites, with high demand at the lower end of the rental market. Overall, occupancy levels in the office market appeared to be lower than the industrial market.</i></p> | <p>Updates to Use Classes Order (2020); conclusions of the Retail Needs Update (2019); and correction of factual and typographic errors</p> <p>Proposed in document FHDC EX074</p> <p>Proposed in document FHDC EX074</p> |

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| | | <p>The ELR concludes that, based on the current supply of employment space from planning permissions and allocated sites (some 50,825 sqm of office development and 97,745 sqm of industrial development), there is <u>was</u> a sufficient supply of space to meet the estimated office and industrial requirements under all scenarios to at least 2031.</p> <p>Nevertheless, the ELR also stresses that the district’s strategic employment allocations need to be well connected with key motorway junctions and/or transport hubs in order to maximise opportunities for their delivery. There are <u>were</u> also some concerns around:</p> <ul style="list-style-type: none"> • The balance between limited supply in Folkestone, which exhibits the strongest demand, and the rest of the district; and • The quality of available employment sites. <p>These considerations will be closely monitored to see if further intervention, beyond the protection and allocation of land through Policies E1 and E2 of the Places and Policies Local Plan, is necessary. The ELR particularly recommended the regular assessment of sites and the preparation of an employment land trajectory through the council’s Authority Monitoring Report (AMR).</p> | |
| <p>Supporting text: Paragraph 4.54 – 4.56</p> <p><i>Modifications to paragraphs 4.54 – 4.56; and new paragraph to follow after 4.55</i></p> | <p align="center">60</p> | <p>An <u>updated</u> Employment Land Needs Assessment (<u>ELNA</u>) has been completed (2018) to supplement the <u>conclusion and recommendations of the</u> 2017 ELR and Otterpool Park Employment Opportunities Study <u>and inform the preparation of the Core Strategy Review</u>. The update sets out district-wide growth projections and employment land requirements over the period to 2037 by drawing on the latest population projections and economic forecasts. It also provides estimates of employment land needs for the district and the garden town specifically, based on different assumptions about where growth and demand could come from.</p> <p>In terms of new jobs growth, the update forecasts a much lower level of job growth on an ‘average per annum basis’ than the 2017 study, albeit covering different periods of time</p> | <p>Proposed in document FHDC EX074</p> |

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| | | <p>and an end year of 2037. The latest forecasts imply growth of 237 jobs a year (between 2018 and 2037) compared with 445 jobs a year (between 2006 and 2026) in the 2017 ELR. Translated into net floorspace requirements, <u>baseline</u> jobs growth forecasts <u>district-wide</u> indicate a total demand for all <u>'B-class' employment uses non-retail employment uses (e.g. falling within use class E, B2 and B8 and sui generis categories)</u> of 16,360 sqm net. <u>This figure is based on a requirement for 24,750 sqm of office floorspace, offset by an 8,390 sqm reduction in manufacturing and distribution floorspace.</u></p> <p><u>Given that recent development activity has indicated that there remains a requirement for some industrial floorspace, the council intends to plan positively for manufacturing and distribution uses within the district. Therefore, the Core Strategy Review will seek to meet non-retail employment uses of 40,250 sqm based on the 24,750 sqm of office floorspace identified by the ELNA (2018) and 15,500 sqm industrial floorspace identified by the ELR (2017) through the implementation of Policies E1 and E2 of the Places and Policies Local Plan.</u></p> <p>As outlined in the Employment Opportunities Study, however, the creation of a new garden settlement offers a clear opportunity to plan for a higher level of employment growth to accommodate wider growth and inward investment opportunities that exist across the wider district, elsewhere in Kent and beyond. Adopting a labour supply scenario for the new settlement indicates that 4,770 new jobs should be planned for by 2037, leading to a requirement for around 36,760 sqm <u>of the same types of 'B-class'</u> employment floorspace or 8.1 ha of employment land.</p> | |
| <p>Supporting text: Paragraph 4.57 – 4.61</p> | <p align="center">60</p> | <p><i>Approach to retail provision</i></p> <p><u>The Folkestone & Hythe Retail and Leisure Needs Assessment (Lichfields, 2018) undertook a partial update of the Town Centres Study 2015 (PBA, 2015). This took account of changing retail trends, particularly the increase in online shopping and other 'special forms of trading', and the growth of population to provide district-wide retail capacity projections and needs assessment for the Core Strategy Review plan period to</u></p> | <p>Update the retail figures in light of evidence from the 2019 Retail Study as a result of the</p> |

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| <p>Modifications to paragraphs 5.57 – 4.61</p> | | <p>2036/37. The council has completed an update to the recent Town Centre Retail Study (PBA, 2015) to take account of changing retail trends, particularly the increase in online shopping and other 'special forms of trading'; and the growth of population over the Core Strategy Review plan period to 2037</p> <p>New retail space needs to be planned for to meet the changing demands of the existing population and the needs of new households. This will ensure that the district's retail centres retain existing trade and generate new jobs and economic activity, so that this spending is not lost to competing centres elsewhere. It also helps to reduce journeys, so that local people can meet their needs close to where they live and are not forced to travel long distances for shopping.</p> <p>The Retail and Leisure Needs Assessment (2018) was revised by the Retail and Leisure Needs Assessment (2019) which applied higher population growth figures. The updated study indicates that there is a total need for around 31,200 35,700 sqm (gross) of retail floorspace within the district over the plan period, a reduction of the need this is broadly similar with the need identified by the 2013 Core Strategy (although over a different time period). The need for convenience floorspace (everyday items, including food), and comparison floorspace (occasional and special items) and food/beverage is set out in Table 4.1 below.</p> <p>Policy SS2 seeks to meet this <u>employment and retail</u> need over the plan period. Retail is, however, a highly volatile sector, as shown by the failures of many well-known high street names in recent years. The council will therefore review the retail capacity of the district every five years: future studies will be material considerations in determining planning applications and, if the studies indicate major changes in retail needs, they may trigger a partial review of policies within the plan.</p> <p>The retail need will be met by developments within existing centres in the district, particularly Folkestone town centre (identified as a strategic town in the district settlement hierarchy), and in the new garden settlement.</p> | <p>discussion during the hearing session</p> <p>Proposed in document FHDC EX074</p> |

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|--|--|--|--|---|-------------------------|-------------------------|-----------------------------|---|---|--|--|---------------------------------|----------------------|------------------------|------------------------|------------------------|------------------|------------------------|-------------------------|--------------------------|--------------------------|----------------------|-----|-------|-------|-------|---------------|------------------------|--------------------------|--------------------------|--------------------------|---------------------------------|
| | | <table border="1" data-bbox="584 325 1686 770"> <thead> <tr> <th data-bbox="584 325 875 389" rowspan="2">Floorspace (district-wide)</th> <th colspan="4" data-bbox="875 325 1686 389">Cumulative totals</th> </tr> <tr> <th data-bbox="875 389 1066 453">2022</th> <th data-bbox="1066 389 1272 453">2027</th> <th data-bbox="1272 389 1480 453">2032</th> <th data-bbox="1480 389 1686 453">2037</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 453 875 544">Convenience goods</td> <td data-bbox="875 453 1066 544">439 1,100</td> <td data-bbox="1066 453 1272 544">1,784 2,700</td> <td data-bbox="1272 453 1480 544">3,185 4,600</td> <td data-bbox="1480 453 1686 544">4,620 6,500</td> </tr> <tr> <td data-bbox="584 544 875 639">Comparison goods</td> <td data-bbox="875 544 1066 639">4,578 1,500</td> <td data-bbox="1066 544 1272 639">11,105 6,900</td> <td data-bbox="1272 544 1480 639">18,570 14,700</td> <td data-bbox="1480 544 1686 639">26,585 23,300</td> </tr> <tr> <td data-bbox="584 639 875 703"><u>Food/beverage</u></td> <td data-bbox="875 639 1066 703">900</td> <td data-bbox="1066 639 1272 703">2,500</td> <td data-bbox="1272 639 1480 703">4,100</td> <td data-bbox="1480 639 1686 703">5,900</td> </tr> <tr> <td data-bbox="584 703 875 767"><u>Totals</u></td> <td data-bbox="875 703 1066 767">5,017 3,500</td> <td data-bbox="1066 703 1272 767">12,889 12,100</td> <td data-bbox="1272 703 1480 767">21,755 23,400</td> <td data-bbox="1480 703 1686 767">31,205 35,700</td> </tr> </tbody> </table> <p data-bbox="584 810 1686 882">Table 4.1: Folkestone & Hythe District Retail Floorspace Capacity (sqm gross)</p> | Floorspace (district-wide) | Cumulative totals | | | | 2022 | 2027 | 2032 | 2037 | Convenience goods | 439 1,100 | 1,784 2,700 | 3,185 4,600 | 4,620 6,500 | Comparison goods | 4,578 1,500 | 11,105 6,900 | 18,570 14,700 | 26,585 23,300 | <u>Food/beverage</u> | 900 | 2,500 | 4,100 | 5,900 | <u>Totals</u> | 5,017 3,500 | 12,889 12,100 | 21,755 23,400 | 31,205 35,700 | Proposed in document FHDC EX074 |
| Floorspace (district-wide) | Cumulative totals | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2022 | 2027 | 2032 | 2037 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience goods | 439 1,100 | 1,784 2,700 | 3,185 4,600 | 4,620 6,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Comparison goods | 4,578 1,500 | 11,105 6,900 | 18,570 14,700 | 26,585 23,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Food/beverage</u> | 900 | 2,500 | 4,100 | 5,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Totals</u> | 5,017 3,500 | 12,889 12,100 | 21,755 23,400 | 31,205 35,700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p data-bbox="143 979 394 1129">Policy SS2: Housing and the Economy Growth Strategy</p> <p data-bbox="143 1174 338 1241"><i>Modification to Table 4.2</i></p> | 61 | <table border="1" data-bbox="566 975 1697 1385"> <thead> <tr> <th data-bbox="566 975 898 1082"><u>Use Development Types</u></th> <th data-bbox="898 975 1330 1082">Target amount of additional development 2019/20 – 2036/37</th> <th data-bbox="1330 975 1697 1082">Delivery of plan period</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 1082 898 1251">Housing (Classes C2/C3)</td> <td data-bbox="898 1082 1330 1251">Minimum of 13,284 dwellings</td> <td data-bbox="1330 1082 1697 1251">A requirement is set to deliver land for an average of 738 dwellings a year over the plan period (18 years)</td> </tr> <tr> <td data-bbox="566 1251 898 1385"><u>Employment Uses (Class B classes)</u> <u>Offices</u> <u>Light Industry</u></td> <td data-bbox="898 1251 1330 1385"> <ul style="list-style-type: none"> Approximately 8.1 ha strategic employment allocation at new garden </td> <td data-bbox="1330 1251 1697 1385">Targets to be monitored and employment / retail needs to be reviewed every five years. Any</td> </tr> </tbody> </table> | <u>Use Development Types</u> | Target amount of additional development 2019/20 – 2036/37 | Delivery of plan period | Housing (Classes C2/C3) | Minimum of 13,284 dwellings | A requirement is set to deliver land for an average of 738 dwellings a year over the plan period (18 years) | <u>Employment Uses (Class B classes)</u> <u>Offices</u> <u>Light Industry</u> | <ul style="list-style-type: none"> Approximately 8.1 ha strategic employment allocation at new garden | Targets to be monitored and employment / retail needs to be reviewed every five years. Any | Proposed in document FHDC EX074 | | | | | | | | | | | | | | | | | | | | |
| <u>Use Development Types</u> | Target amount of additional development 2019/20 – 2036/37 | Delivery of plan period | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Housing (Classes C2/C3) | Minimum of 13,284 dwellings | A requirement is set to deliver land for an average of 738 dwellings a year over the plan period (18 years) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | <p><u>B2, B8 Research & Development</u></p> <p>Goods Retailing (Class A1—A5 E, retail and food/beverage uses; excluding <u>financial and professional A2 services</u>)</p> | <p>settlement (36,760 sqm floorspace)</p> <ul style="list-style-type: none"> • Employment sites in Places and Policies Local Plan Policies E1 and E2 <p>Approximately 31,205 <u>35,700</u> sqm gross, comprising:</p> <ul style="list-style-type: none"> • 4,620 <u>6,500</u> sqm convenience goods floorspace; and • 26,585 <u>23,300</u> sqm comparison floorspace; and • 5,900 sqm food/beverage floorspace | <p>future studies will be a material planning consideration and may trigger a review of relevant plan policies.</p> | <p>Proposed in document FHDC EX074</p> |
| | | <p>Table 4.2</p> | | | |
| <p>Supporting text: Paragraph 4.78</p> <p><i>Modification to paragraph 4.78</i></p> | <p>66</p> | <p>Close attention will be paid to minimising hazards and flood risks in line with national policy using the sequential approach. It is critical that, where possible, development is directed away from those areas identified as facing greatest hazards in the Strategic Flood Risk Assessment (SFRA) should a flooding event occur. A high priority will be placed on upgrading flood defence infrastructure (see SS5). <u><i>The sequential approach is to take into account all forms of flooding.</i></u></p> | | | <p>Proposed in Statement of Common Ground with Environment Agency [EB 13.70]</p> |
| <p>Policy SS3: Place-Shaping</p> | <p>68</p> | <p>Policy SS3</p> <p>Place-Shaping and Sustainable Settlements Strategy</p> | | | |

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| <p>and Sustainable Settlements Strategy</p> <p>Modifications to criteria (a, b (delete), c and e)</p> | <p>68</p> | <p>Development within the district is directed towards existing sustainable settlements and anew sustainable garden settlement south of the M20 near Westenhangar to protect the open countryside and the coastline, in accordance with policy SS1. Change in settlements will be managed to contribute to their role within the settlement hierarchy (Table 4.43) and local place-shaping objectives, to promote the creation of sustainable, vibrant and distinct communities.</p> <p>The principle of development is likely to be acceptable on previously developed and within defined settlements, provided it is not of high environmental value. All development must also meet the following requirements:</p> <p>a. <i>The proposed use, scale and impact of development should <u>not</u> be <u>of a size, scale and nature that is disproportionate to the level of services which the settlement is capable of providing and should preserve the character of the settlement and maintainits status in the settlement hierarchy</u> proportionate and consistent with the settlement’s status and its identified strategic role (see Table 4.4) within the district.</i></p> <p>b. Consideration of alternative options within the appropriate area should be evident, with a sequential approach taken as required for applicable uses set out in national policy, for example to inform decisions against clause (c) below on flood risk. In considering appropriate site options, proposals should identify locational</p> | <p>Proposed in Statement of Common Ground with Kent County Council [EB 13.10]</p> <p>Proposed in document FHDC EX059</p> |

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| | | <p>alternatives with regard to addressing the need for sustainable growth applicable to the Romney Marsh Area, or Urban Area or North Downs Area.</p> <p>b. e. For development located within zones identified by the Environment Agency as being at risk from flooding, or at risk of wave over-topping in immediate proximity to the coastline (within 30 metres of the crest of the sea wall or equivalent), site-specific evidence will be required in the form of a detailed flood risk assessment. This will need to demonstrate that the proposal is safe and meets with the sequential approach within the applicable character area (Urban Area, Romney Marsh Area or North Downs Area), and <u>where applicable, the (if required) exception tests set out in national policy.</u> It will utilise <u>utilising</u> the <u>current applicable Strategic Flood Risk Assessment (SFRA)</u> and provide further information. <u>A site-specific flood risk assessment may be required for other sources of flood risk as identified within EA surface water flood mapping.</u> Development must also meet the following criteria as applicable:</p> <ul style="list-style-type: none"> i) no residential development, other than replacement dwellings, should take place within areas identified at “extreme risk” as shown on the SFRA 2115 climate change hazard maps; and ii) all applications for replacement dwellings, should, via detailed design and the incorporation of flood resilient construction measures, reduce the risk | <p>Proposed in document FHDC EX059</p> |

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| | | <p style="text-align: right;">to life of occupants and seek provisions to improve flood risk management-i <u>and</u></p> <p>iii) <i>strategic-scale development proposals should be sequentially justified against district-wide site alternatives.</i></p> <p><u>c.</u> e. A design-led and sustainable access approach should be taken to density and layout, ensuring development is suited to the locality and its needs, and transport infrastructure (particularly walking/cycling). Efficient use should be made of central land in town centres or in easy walking distance of rail and bus stations, with appropriate redevelopment of complementary uses above ground floor retail, leisure or other active uses, to directly support the vitality of centres.</p> <p><u>d.</u> e. <i>Proposals should be designed to contribute to local place-shaping and sustainable development by:</i></p> <p>i) <u><i>preserving and wherever possible respecting and enhancing statutory and non-statutory listed buildings, monuments and conservation areas and other key historic features of conservation interest and their setting; and</i></u></p> <p>ii) <u><i>including through appropriate sustainable construction measures, measures to optimise including water efficiency and (in cases of new-build development), measures to optimise a proportion of energy usage from renewable and low carbon sources on new-build development.</i></u></p> | <p>Proposed in document FHDC EX059</p> |

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| | | <p>e. f. Development must address social and economic needs in the neighbourhood and not result in the loss of community, cultural, voluntary or social facilities (unless it has been demonstrated that there is no longer a need or alternative social/community facilities are made available in a suitable location).</p> | | | | <p>Proposed in document FHDC EX059</p> | | | | | | | | | | | | |
| <p>Table 4.5 <i>Modification to Table 4.5</i></p> | <p>71 - 72</p> | <table border="1"> <thead> <tr> <th data-bbox="562 612 1010 746">Location and Development Purpose</th> <th data-bbox="1010 612 1256 746">Urban Area</th> <th data-bbox="1256 612 1444 746">Romney Marsh Area</th> <th data-bbox="1444 612 1704 746">North Downs Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 746 1010 1118"> <p>Major Employment Sites: To protect existing and provide further premises for light industrial B2 and B8 type uses (B-class and similar sui generis uses) premises suitable to the needs of the district's businesses and inward investors.</p> </td> <td data-bbox="1010 746 1256 1118"> <p>Sites in Folkestone and Hythe</p> </td> <td data-bbox="1256 746 1444 1118"> <p>Site at New Romney, sites in Lydd</p> </td> <td data-bbox="1444 746 1704 1118"> <p>Site at Lympne, site at Hawkinge, sites within new garden settlement</p> </td> </tr> <tr> <td data-bbox="562 1118 1010 1374"> <p>Town Centres: To accommodate the majority of identified needs for retail, office and leisure uses in the district through new development to improve their vitality, public</p> </td> <td data-bbox="1010 1118 1256 1374"> <p>Folkestone (main town centre) and Hythe</p> </td> <td data-bbox="1256 1118 1444 1374"> <p>New Romney</p> </td> <td data-bbox="1444 1118 1704 1374"> <p>New garden settlement</p> </td> </tr> </tbody> </table> | | | | Location and Development Purpose | Urban Area | Romney Marsh Area | North Downs Area | <p>Major Employment Sites: To protect existing and provide further premises for light industrial B2 and B8 type uses (B-class and similar sui generis uses) premises suitable to the needs of the district's businesses and inward investors.</p> | <p>Sites in Folkestone and Hythe</p> | <p>Site at New Romney, sites in Lydd</p> | <p>Site at Lympne, site at Hawkinge, sites within new garden settlement</p> | <p>Town Centres: To accommodate the majority of identified needs for retail, office and leisure uses in the district through new development to improve their vitality, public</p> | <p>Folkestone (main town centre) and Hythe</p> | <p>New Romney</p> | <p>New garden settlement</p> | <p>Proposed in document FHDC EX064</p> |
| Location and Development Purpose | Urban Area | Romney Marsh Area | North Downs Area | | | | | | | | | | | | | | | |
| <p>Major Employment Sites: To protect existing and provide further premises for light industrial B2 and B8 type uses (B-class and similar sui generis uses) premises suitable to the needs of the district's businesses and inward investors.</p> | <p>Sites in Folkestone and Hythe</p> | <p>Site at New Romney, sites in Lydd</p> | <p>Site at Lympne, site at Hawkinge, sites within new garden settlement</p> | | | | | | | | | | | | | | | |
| <p>Town Centres: To accommodate the majority of identified needs for retail, office and leisure uses in the district through new development to improve their vitality, public</p> | <p>Folkestone (main town centre) and Hythe</p> | <p>New Romney</p> | <p>New garden settlement</p> | | | | | | | | | | | | | | | |

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| | | realm, mix of uses, and daytime and evening economy. | | | | Proposed in document FHDC EX064 |
| <p>District Centres: To accommodate appropriate development to maintain their mix of uses and improve their vitality, viability and public realm.</p> | Cheriton | Lydd | Hawkinge | | | |
| <p>Local Centres: To protect crucial services and accommodate development that maintains their viability for residents and visitors.</p> | Sandgate village, other neighbourhood parades | Dymchurch | Lyminge, Elham, Sellindge, sites within new garden settlement | | | |
| <p>Policy SS4: Priority Centres of Activity Strategy</p> <p><i>Modification to paragraph 1, criteria (b), new</i></p> | 71 | <p>Policy SS4 Priority Centres of Activity Strategy</p> <p>In focal points for maintaining and developing jobs and services, as represented by the Priority Centres of Activity, development will be encouraged where it complies with national policy and contributes to continued centre viability. Major commercial development, including A and B-class uses, should be located in accordance with the Priority Centres of Activity network as shown on the Policies Map and should reinforce the role of the centre. Development in Priority Centres of Activity will be allowed where it</p> | | | | Proposed in document FHDC EX064 |

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| <p><i>criteria to follow after criteria (b), paragraph 2 to be shown as an additional criteria.</i></p> | | <p>does not result in a net loss of on-site <i>non-retail employment B-Class</i> uses, and it does not jeopardise the identified commercial purpose of areas set out in the Priority Centres of Activity network (see Table 4.5).</p> <p>Strategic objectives will be delivered through the following principles:</p> <ul style="list-style-type: none"> a. A ‘town centre first’ policy will operate for applicable uses in line with national policy. Potential town centre activities or those creating significant transport demand, including retail, leisure and major office uses, should be located: <ul style="list-style-type: none"> <i>i)</i> Sequentially, looking firstly at locations within town centres, then on the edge of centres, and only then out of centre with a preference given to accessible sites which are well connected to the town centre; and <i>ii)</i> With regard to their impact on the vitality and viability of, and existing, committed and planned investment in, the defined town, district and local centres. b. For other employment-generating (non-town centre) activities, investment should alternatively be directed to designated Major Employment Sites. If suitable sites are shown to be unavailable and unfeasible within any Priority Centre of Activity, development for employment-generating uses will <i>only</i> be acceptable <u><i>where they accord with Policies SS1, SS3 and CSD3.</i></u> <u><i>c. Sustainable employment development proposals will be encouraged in appropriate locations in areas suffering longstanding deprivation where they increase employment opportunities in the area and contribute to local workforce up-skilling.</i></u> | <p>Proposed in document FHDC EX064</p> |

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| | | <ul style="list-style-type: none"> • In accordance with policies SS1, SS3 and GSD3; and • Where demonstrated to be in locations suffering longstanding deprivation (and subject to directly contributing to local workforce up-skilling, sustainable transport provisions and an acceptable environmental impact on the locality). <p><u>d.</u> To deliver commercial regeneration objectives, mixed-use development on employment land may be acceptable in line with the above principles where appropriate new <u>non-retail employment B-class</u> premises are provided <u>and</u>, the proposals provide a net gain of suitable local job opportunities, and where it can also be demonstrated that a following criterion is also satisfied (<u>subject to the satisfaction of unless</u> other site specific policies) <u>apply</u>:</p> <ul style="list-style-type: none"> <u>i)</u> At appropriate older Major Employment Sites, it directly delivers a range of small new and replacement industrial premises more appropriate to local needs; or <u>ii)</u> In and on the edge of Town Centres, it provides a significant quantum of small incubation premises/ offices designed to meet the needs of indigenous start-up businesses. <p>All development in Town and District Centres should contribute to a mix of active ground floor uses, with predominantly retail goods (A1) frontage shopping retained at the core of centres. Elsewhere in Town Centres an appropriate mix of offices (A2/B1), cultural,</p> | <p>Proposed in document FHDC EX064</p> |

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| | | community and voluntary facilities, and other shop uses will be permitted; with a limited increase in the proportion of restaurants (A3) where they add to the shown to be adding to the choice; vitality, tourist appeal and evening economy of Town Centres. | |
| <p>Policy SS5: District Infrastructure Planning</p> <p><i>Modification to criterion (c)</i></p> <p><i>Additional criterion (d) to policy</i></p> | 78 | <p>Policy SS5 District Infrastructure Planning</p> <p>c. The location, design or management of development provides a choice of means of transport and allows sustainable travel patterns, for pedestrians, cyclists and/or public transport. <u>The travel demand of new development proposals will be considered and managed and tailored solutions will be developed to limit car use generated by new developments.</u> All major trip-generating uses will provide Travel Plans.</p> <p><u>d. A monitoring strategy shall be required to be submitted and agreed by the local planning authority in consultation with Highways England and other relevant local authorities in relation to traffic movement and impact on the surrounding Strategic Road Network.</u></p> | <p>Proposed in Statement of Common Ground with Highways England [EB 13.90]</p> <p>Proposed in Statement of Common Ground with Highways England document FHDC EX083</p> |
| <p>Supporting text: Additional paragraph following paragraph 4.127</p> | | <p><u>A monitoring strategy is to be prepared by the applicant(s) for development within the site allocation for the new garden settlement (Policies SS6-SS9) for submission to (and consideration by) the local planning authority in consultation with Highways England, to ensure there is an appropriate safeguard in place to require that future traffic levels are monitored to record the distribution and volume of traffic generated by occupied development is as predicted by modelling work carried out to inform the position agreed</u></p> | <p>Proposed in Statement of Common Ground with Highways England document FHDC</p> |

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| | | <p><u><i>in the signed Statement of Common Ground dated June 2021 (or updates to this statement). In this manner any mitigation scheme is subject to a 'monitor and manage' approach to implementation. Traffic volumes are to be monitored through the Local Plan period to inform when or if the mitigation to be implemented in relation to the Strategic Road Network, and specifically M20 Junction 11, the M20 Junction 12 to Junction 13 proposals and the Alkham Valley Interchange (A20/A260) is required.</i></u></p> | <p>EX083 with minor amendments for clarification</p> |
| <p>Policy SS6: New Garden Settlement Development Requirements</p> <p><i>New paragraph between paragraphs 2 and 3 of Policy SS6</i></p> | <p>88 - 90</p> | <p>Policy SS6 New Garden Settlement Development Requirements</p> <p>Land is allocated within the North Downs area for a new garden settlement as shown on the Policies Map.</p> <p>The settlement will be developed on garden town principles and will have a distinctive townscape and outstanding accessible landscape, both of which will be informed by the historic character of the area. It will be planned to be sustainable, providing new homes with a broad mix of tenures, employment opportunities and community facilities within easy walking and cycling distance. It will be a landscape-led development that responds to its setting within the Kent Downs AONB landscape and the adjacent Lympe Escarpment with an emphasis on a network of green and blue spaces including woodland and other planting, open space and recreation that supports health living, encourages interaction between residents, enhances local biodiversity and mitigates impacts on views from the scarp of the Kent Downs. Environmentally the settlement will be a beacon of best practice, making best use of new technologies, and will be designed to achieve a low carbon, low waste and highly water efficient development.</p> <p><u><i>Given the location of the proposed new settlement and its relationship with the Kent Downs AONB, it is essential that the landscape-led proposals include appropriate</i></u></p> | <p>Proposed in document FHDC EX079</p> |

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| | | <p><u><i>structural landscaping in order to avoid or mitigate any visual impact on the setting of the AONB and views in and out of the AONB in accordance with policy SS7.</i></u></p> <p>Outline planning permission will be granted for a comprehensive proposal that is supported by a masterplan prepared by the site promoters. The masterplan shall be prepared in partnership and in consultation with the local planning authority, stakeholders, partner organisations, local people and interest groups and include a detailed phasing and delivery strategy.</p> | |
| <p>Policy SS6: New Garden Settlement Development Requirements</p> <p>Policy SS6 (1)</p> <p><i>Modifications to criteria (a – b and d)</i></p> | | <p>(1) New Homes</p> <p>a. The settlement shall provide for a minimum of 5,500 <u>6,097</u> new homes in a phased manner within this plan period (<u>2019/20</u> to 2036/37) with potential for future growth to provide a total of 8,000-10,000 homes (subject to detailed masterplanning) within the site allocation area beyond the plan period <u>(subject to detailed masterplanning and an assessment of potential impacts on the Kent Downs AONB in line with Policy SS7);</u></p> <p>b. The mix of tenure and size if new homes shall be in accordance with Policies CSD1 and CSD2 and evidence in the Strategic Housing Market Assessment, Parts 1 and 2 (PBA, 2016/2017) (or subsequent revision to the evidence base) and shall include build for rent provision to meet identified need. A minimum of <u>22</u> per cent of all dwellings should be provided as affordable homes, subject to viability.</p> | <p>Proposed main modification to development total as proposed in Regulation 19 Housing consultation [EB 01.00]</p> <p>Proposed in document FHDC EX079</p> |

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| | | <p>d. Within the early phases, development shall provide homes in neighbourhoods in and around the <i>new</i> town centre (Policy SS7 (2)), well connected to the centre by a walking, cycling and public transport network. Close to the town centre there shall be a higher proportion of smaller residential units serving all age groups. <u><i>Other phases of development may come forward in tandem if they are well-connected to an existing centre with capacity to provide for the needs of new residents, are in accordance with the masterplan for the garden town, maintain its quality and do not prejudice its overall delivery;</i></u></p> | |
| <p>Policy SS6: New Garden Settlement Development Requirements</p> <p>Policy SS6 (2)</p> <p><i>Modifications to criterion (b)</i></p> | | <p>(2) Self-build and custom-build homes</p> <p>b. Innovative self-build and custom-build designs will be encouraged that are flexible and incorporate new technologies, particularly those that achieve carbon and water neutrality. <u><i>In small or single unit schemes the objective will be to achieve low carbon and high water efficiency;</i></u> and</p> | <p>Proposed in Statement of Common Ground with Environment Agency [EB 13.70]</p> |
| <p>Policy SS6: New Garden Settlement Development Requirements</p> <p><i>Policy SS6 (3)</i></p> | | <p>(3) Employment Development</p> <p>a. The settlement shall provide approximately 36,770 sqm net of employment floorspace (<u><i>which may include office, research and development and industrial uses within Class E, and uses falling within Class B2</i></u>) by 2037. Development beyond the plan period has the potential to provide for approximately 57,600 sqm of employment floorspace in total within the site allocation area. A different</p> | <p>Proposed in document FHDC EX079</p> |

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| <i>Modification to criterion (a)</i> | | <p>delivery rate or quantum of employment development will need to demonstrate that employment provision aligns with population growth to ensure that the town grows in a sustainable way following garden town principles. Other employment opportunities will be created by the retail and other town centre development set out in Policy SS7(2)(b) as well as community uses. The settlement's location near the gateway to Europe (Channel Tunnel) provides the opportunity to deliver employment and town centre development that complements other centres including Folkestone town centre, Hythe and other growth areas across East Kent.</p> | |
| <p>Supporting text: Paragraph 4.178</p> <p><i>Modification to paragraph 4.178</i></p> | 90 | <p>Landscape-led masterplanning and the high quality design and layout of the town (its 'townscape') will be key to the success of the settlement, with particular regard to the impact on views from the AONB. Each neighbourhood should have a distinctive character with different densities of development. The masterplan should show the relationship of different land uses, the height and massing of buildings, the legibility of streets and how the development will make use of high quality materials that are sensitive to, and sit comfortably alongside, the local environment. There is existing design guidance that can be drawn on, including the Kent Design Guide (Kent Design Initiative) and the Kent Downs Area of Outstanding Natural Beauty Landscape Design Handbook (Kent Downs AONB Unit), but the development will need to be informed by detailed design codes drawn up with the participation of the local community. The area's heritage assets, in particular Westenhanger Castle and its setting, together with other non-designated heritage assets, can make a significant contribution to the character of the new settlement, that can help attract future residents, businesses and visitors and create a strong sense of place from the outset. <u><i>Proposals must be accompanied by a comprehensive Landscape and Visual Impact Assessment prepared in accordance with the Landscape Institute's and Institute of Environmental Management & Assessment's</i></u></p> | <p>Proposed in document FHDC EX079</p> |

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| | | <u><i>'Guidelines for Landscape and Visual Impact Assessment' (Third Edition) or updates to this guidance.</i></u> | |
| <p>Supporting text: Paragraph 4.179</p> <p><i>Modifications to paragraph 4.179</i></p> | 90 | <p>At the heart of the development will be a vibrant town centre that will meet the needs of residents, workers and visitors with attractive cultural, community, shopping and leisure facilities, as well as spaces for events and meetings to foster community cohesion. The Retail and Leisure Need Assessment 2018 Update indicates that the new garden settlement can support approximately 12,900 sqm (gross) (June 2019 update) projections suggest the new town and local centres within the new Otterpool Park settlement could provide between 10,800 and 16,700 sqm gross of retail (convenience and comparison) and food and beverage floorspace by 2017. Service uses (class A1 non-retail and class A2 financial and professional services) could increase this requirement to 15,500 sqm (gross) the Otterpool Park overall floorspace projection to 13,000 to 20,000 sqm gross (Class A1 to A5) by 2037. This will need to be carefully planned and phased, particularly any proposals above these indicative requirements, to avoid any detrimental impacts on nearby town centres (such as Folkestone, Hythe, New Romney, Ashford and Dover) or shops and facilities in nearby villages, yet also meet the everyday needs of the settlement and nearby communities. Each neighbourhood in the garden settlement will also need to be supported by educational, recreational and community facilities. <u><i>It is expected that the retail provision will be provided as part of the new town centre, which should be located at the heart of the garden settlement, within easy walking distance of the station. Other small-scale retail development would be expected to be provided at 'local centres' on neighbourhoods through the separate phases of the development. It is expected that the individual units provided for comparison retail, will not exceed in the region of 500sqm and that the majority of retail development will be provided as small local stores. Details of the retail development is</i></u></p> | <p>Proposed in document FHDC EX079</p> |

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| | | <u><i>proposed to be phased across the development, to align with residential development should be submitted with the application.</i></u> | |
| <p>Supporting text: Paragraph 4.180</p> <p><i>New paragraph to follow after paragraph 4.180</i></p> | 91 | <p><u><i>In order to meet the demand for increased rail patronage on the high speed rail service from the increasing population of the garden settlement, and other development in the Folkestone & Hythe District and the rest of East Kent, there will be a need to engage with the relevant rail stake holders including Network Rail, the rail franchise of concession operator, and the Department for Transport to encourage sufficient capacity to support the future population. Whilst the Council has limited direct control over this issue, it will work together with Ashford Borough Council, Kent County Council and other East Kent authorities to lobby the relevant stakeholders to increase the capacity on the high speed service, to ensure that the capacity exists to serve the additional demand created from the new development.</i></u></p> | <p>Proposed in document FHDC EX079</p> |
| <p>Policy SS7: New Garden Settlement – Place-Shaping Principles</p> <p>Policy SS7 (1)</p> <p><i>Modifications to criteria (a) and (b)</i></p> | p. 92 | <p>(1) A landscape-led approach</p> <p>a. <u><i>The design and layout of the development shall be landscape-led and include within it structural landscaping in order to avoid or properly mitigate any visual impact on the setting of the Kent Downs AONB and views into and out of the AONB. Where required to mitigate any such impacts arising from the development, structural planning shall be planted at an appropriate stage in relation to each phase in order to optimize its effectiveness, and include the provision of new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme at a structural local level. Proposals shall demonstrate a landscape-led approach that respects topography and views,</i></u></p> | <p>Proposed in document FHDC EX079</p> |

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| | | <p>particularly from the Kent Downs Area of Outstanding Natural Beauty and helps mitigate impact on views from the scarp of the Kent Downs, guided by a Landscape and Visual Impact Assessment. <u>The assessment should consider the proposal itself and any cumulative impacts arising from developments in the vicinity of the proposal</u>; and</p> <p>b. A green and blue infrastructure strategy shall be developed that enhances existing green and blue infrastructure assets in accordance with Policy CSD4. Additionally the strategy shall deliver:</p> <p>i. Advanced woodland planting and habitat creation using native species to benefit later phases of development, particularly from prominent locations visible from the Kent Downs Area of Outstanding Natural Beauty, and to avoid as far as possible temporary loss of biodiversity value when construction begins. Advanced woodland planting, habitat creation and community green space shall also be designed to relate to local landscape character and to prevent the coalescence of the new settlement with Lympne and to separate neighbourhoods within the settlement itself. Planting and habitat creation should also be used to provide distance buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes;</p> <p>ii. Clear net biodiversity gains over and above residual losses through the planting of native species and the creation of green ecological corridors to improve species' ability to move through the environment in response to predicted climate change, and to prevent isolation of significant populations of species. The strategy shall enhance nearby Harringe Brooks ancient woodlands, (including ecological connections, future management and community access) Local Wildlife Sites, Otterpool Quarry Site of Special Scientific Interest and other sensitive ecological features, including the</p> | |

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| | | <p>existing pond at the former Folkestone Racecourse. <u>Enhancements may include improvements to ecological connections both within and outside the allocation boundary, future management and community access, as appropriate to the particular qualities of the asset. Proposals must demonstrate that there will be no impact on the Lympne Escarpment Site of Special Scientific Interest, unless exceptional circumstances can be demonstrated, in line with Places and Policies Local Plan Policy NE2;</u></p> <p><u>iii. A pollinator network throughout the settlement with connection to the wider countryside, with the aim of providing all-year round support for pollinators, through the use of native species;</u></p> <p><u>iv. iii. A new country park, easily accessible from the town centre and beyond and supported by and linked to other areas of strategic open space, that enhances the historic landscape setting of Westenhanger Castle;</u></p> <p><u>v. iv. Playing fields and sports provision, play areas, informal open spaces, allotments and woodland located to maximise use and meet the sporting, leisure and recreational needs of the garden settlement as informed by the council's Playing Pitch and Sports Facilities Strategies;</u></p> <p><u>vi. v. Publicly accessible, well-managed and high quality open spaces, which are linked to the open countryside and adjoining settlements. This shall be informed by an access strategy that seeks to protect and enhance existing public rights of way, and create new public rights of way. The strategy shall balance demands for public access with ecological and landscape protection, taking into account the impacts of increased access on the Kent Downs AONB and Folkestone to Etchinghill Escarpment Special Area of Conservation and other protected areas, which might necessitate the need for mitigation to be secured;</u></p> | <p>Proposed in Statement of Common Ground with Natural England [EB 13.98]</p> |

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| | | <p>vii. vi. Sustainable drainage systems (SuDS) to maximise landscape and biodiversity values and to prevent <u>avoid any increase in, and where possible reduce</u>, downstream flooding of the East Stour River, developed as part of an integrated water management solution; and</p> <p>viii. vii. A long-term security and management plan of the Green Infrastructure estate which ensures community involvement and custodianship.</p> | <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |
| <p>Policy SS7: New Garden Settlement – Place-Shaping Principles</p> <p>Policy SS7 (2)</p> <p>Modification to criterion (b)</p> | <p>p. 93</p> | <p>(2) A vibrant town centre</p> <p>b. Food shopping (convenience retail) shall be provided within the town centre to allow choice and variety as well as reducing the need to travel for day-to-day needs. The Retail and Leisure Need Assessment 2018 Update <u>(June 2019 update)</u> indicates that the new garden settlement can support approximately 3,150sqm up to 4,284sqm <u>(gross) of convenience retail floorspace within the plan period to 2037</u>. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre. The 2018 Update Retail and Leisure Need Assessment <u>(June 2019 update)</u> indicates that the new garden settlement can support approximately 7,300sqm up to 9,108sqm (gross) of comparison retail floorspace within the plan period. A mix of other town centre uses should be provided, including food and beverage space (approximately 2,450sqm gross) (up to 3,305sqm gross) and non-retail and financial and professional services (approximately 2,600 sqm gross <u>3,300sqm gross</u>). An impact assessment shall be undertaken <u>The stated floorspace projections by use class type (baseline values) as drawn from the Retail and Leisure Need Assessment (June 2019 update) are to represent the upper limit of floorspace</u></p> | <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |

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| | | <p><i><u>provision within the garden settlement across the plan period, so that it only meets the needs generated by the development itself. Should any phase of development propose a provision of floorspace that, when considered cumulatively to take account of the total floorspace provision across the garden settlement, would lead to the exceedance of one or more of the floorspace values stated within this policy, or if any individual comparison retail unit were to exceed 500sqm gross floorspace, then the promoter shall have to submit an impact assessment to demonstrate that there would be no detrimental significant impacts on the vitality and viability (including local consumer choice and trade) of nearby local village centres and other town centres including Folkestone, Hythe, New Romney, Dover and Ashford, by the scale and/or phasing of town centre development particularly where provision above these indicative thresholds is proposed;</u></i> and</p> | |
| <p>Policy SS7: New Garden Settlement – Place-Shaping Principles</p> <p>Policy SS7 (6)</p> <p><i>Modifications to criteria (c), (g - h) and new criterion (i) to follow after criterion (h)</i></p> | <p align="center">95</p> | <p>(6) Sustainable access and movement</p> <p>c. The capacity of M20 junction 11 shall be upgraded and other key junctions on the road network will be redesigned and improved in partnership with Highways England and Kent County Council. <i><u>Where improvements are required to junctions or links outside of Folkestone and Hythe District, consultation shall take place with the relevant local authority prior to the proposals being agreed.</u></i></p> <p>g. Westenhanger Station shall be upgraded at the earliest opportunity to provide the capacity required to enable a high speed service ready and integrated transport hub, in partnership with Network Rail, the rail operator and Kent County Council, which gives priority to pedestrians, cyclists, bus and train users. The council will</p> | <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |

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| | | <p>continue to work with the rail operator to introduce high-speed rail services from Westenhanger to central London, subject to discussions with stakeholders; and</p> <p><i>h.</i> The existing bus network that serves the surrounding towns and villages will be upgraded and new services provided as an integral element of the transport hub and settlement. All new homes shall be within a five minute walk of a bus stop; and</p> <p><i>i.</i> <u><i>A monitoring strategy shall be required to be submitted and agreed by the local planning authority in consultation with the local highways authority and other relevant local authorities in relation to traffic movement and impact on the surrounding road network.</i></u></p> | <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |
| <p>Supporting text: Paragraph 4.178</p> <p><i>New paragraph to follow paragraph 4.178</i></p> | | <p><u><i>Proposals must be accompanied by a comprehensive Landscape and Visual Impact Assessment prepared in accordance with the Landscape Institute's and Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition) or updates to this guidance.</i></u></p> | <p>Proposed in Statement of Common Ground with Natural England [EB 13.98]</p> |
| <p>Supporting text: Paragraph 4.179</p> <p><i>Modifications to paragraph 4.179</i></p> | | <p><i>At the heart of the development will be a vibrant town centre that will meet the needs of residents, workers and visitors with attractive cultural, community, shopping and leisure facilities, as well as spaces for events and meetings to foster community cohesion. The Retail and Leisure Need Assessment 2018 Update indicates that the new garden settlement can support approximately 12,900sqm (gross) (June 2019 update) projections suggest the new town and local centres within the new Otterpool Park settlement could</i></p> | <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |

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| | | <p><u>provide between 10,800 to 16,700sqm gross</u> of retail (convenience and comparison) and food/beverage floorspace by 2037. Service uses (class A1 non-retail and class A2 financial and professional services) could increase this requirement to 15,500sqm (gross) <u>the Otterpool Park overall floorspace projection to 13,000 to 20,000sqm gross (Class A1 to A5)</u> by 2037. This will need to be carefully planned and phased, particularly any proposals above these indicative requirements, to avoid any detrimental impacts on nearby town centres (such as Folkestone, Hythe, New Romney, Ashford and Dover) or shops and facilities in nearby villages, yet also meet the everyday needs of the settlement and nearby communities. Each neighbourhood in the garden settlement will also need to be supported by educational, recreational and community facilities. <u>It is expected that the retail provision will be provided as part of the new town centre, which should be located at the heart of the garden settlement, within easy walking distance of the station. Other small-scale retail development would be expected to be provided at 'local centres' in neighbourhoods through the separate phases of the development. It is expected that individual units provided for comparison retail, will not exceed in the region of 500sqm and that the majority of retail development will be provided as small local stores. Details of how the retail development is proposed to be phased across the development, to align with residential development should be submitted with the application.</u></p> | |
| <p>Supporting text: Paragraph 4.180</p> <p><i>New paragraph to follow after paragraph 4.180</i></p> | | <p><u>In order to meet the demand for increased rail patronage on the high speed rail service from the increasing population of the garden settlement, and other development in the Folkestone & Hythe District and the rest of East Kent, there will be a need to increase the passenger capacity of train services, which are already suffering from capacity issues. Whilst the Council has limited direct control over this issue, it will work together with Ashford and other East Kent authorities to lobby the train operating company to increase</u></p> | <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |

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| | | <u><i>the capacity on the high speed service, to ensure that the capacity exists to serve the additional demand created from new development.</i></u> | |
| <p>Policy SS8: New Garden Settlement – Sustainability and Healthy New Town Principles Policy SS8 (1) <i>Modification to criteria (b) – (c) and insert new criterion preceding criterion (c)</i></p> | 97 | <p>Policy SS8 New Garden Settlement – Sustainability and Healthy New Town Principles</p> <p>(1) A sustainable new town</p> <p>b. All new build housing shall be built to water efficiency standards that exceed the current building regulations so as to achieve a maximum use of 90 110 litres per person per day of potable water (including external water use). The development shall be informed by a Water Cycle Strategy which includes detail of:</p> <ul style="list-style-type: none"> i) Water efficiency, and demand management measures to be implemented to minimise water use and maximise the recycling and reuse of water resources (i.e. through the use of 'grey' water) across the settlement, utilising integrated water management solutions; ii) The need to maintain the integrity of water quality, how it will be protected and improved, and how the development complies with the Water Framework Directive; iii) <i>Surface water management measures to avoid increasing, <u>and where possible to reduce</u>, flood risk through the use of Sustainable Drainage Systems (SuDS); and</i> | <p>Proposed in document FHDC EX079</p> <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |

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| | | <p>iv) Water services infrastructure requirements and their delivery having regard to Policy CSD5, and as agreed with the relevant statutory providers, and the Environment Agency’s guidance on Water Cycle Studies;</p> <p><u>c. All proposed development will have to satisfy the requirements of policy CSD5 (d). in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites.</u></p> <p><u>d. e:</u> For non-residential development, development shall achieve BREEAM ‘<u>excellent Outstanding</u>’ standard including addressing maximum water efficiencies under the mandatory water credits:</p> | <p>Proposed in document FHDC EX079</p> <p>Proposed in document FHDC EX079</p> |
| <p>Supporting text: New paragraphs following existing paragraph 4.190</p> <p><i>New paragraphs to follow after paragraph 4.190 and before the New Garden Settlement and the Community Infrastructure Levy ‘green box’</i></p> | <p>98 - 99</p> | <p><u>Policies for the new garden settlement are supported by the phasing plan and infrastructure delivery schedule set out in Appendix 5. These are intended to give adequate certainty to guide the different phases of the development of this scale that will be built out over several decades with some phases beyond the plan period, it is not possible to fix every element of the scheme before the first phase. Some elements of infrastructure provision will be affected by new technologies, for example, or wider changes in society such as the ability to work from home, that cannot be predicted with certainty looking several decades ahead.</u></p> <p><u>The National Planning Policy Framework recognises this issue. Paragraph 72 states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development such as new settlements or significant extensions to existing towns and villages. However, the NPPF add that the delivery of large-scale developments may need to extend beyond an individual plan period, and the associated</u></p> | <p>Proposed in document FHDC EX079</p> |

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| | | <p><u>infrastructure requirements may not be capable of being identified fully at the outset (footnote 35). Anticipated rates of development and infrastructure requirements should, therefore, be kept under review and amended as policies are updated.</u></p> <p><u>There will therefore need to be some flexibility regarding phasing and this will be kept under through detailed monitoring. A three-tiered approach to approval and delivery has been agreed to allow for this, building on the national best practice for large scale developments. Each phase of development will be supported by a sequence of submissions to the local planning authority to provide a progressive layering of increasingly detailed information from the over-arching and site-wide strategy (Tier 1), through substantive key phases (Tier 2) to detailed reserved matters application for sub-phases within a specific phase and on individual development sites (Tier 3).</u></p> | |
| <p>Supporting text: New paragraph following Community Infrastructure Levy ‘green box’</p> <p><i>New paragraphs to follow after 4.190 and after the New Garden Settlement and the Community</i></p> | <p align="center">99</p> | <p><u>Southern Water had indicated that there is some, but limited capacity within the existing system, which could accommodate the very early phase of development. However there is a need to develop a more holistic solution for the phasing and development of wastewater infrastructure. In this regard there are currently three potential options for the provision of waste water infrastructure to support the needs of the development. The off-site option (upgrading Sellindge WWTW, option 1) and on-site option (on-site WWTW, option 2) are both viable options and these should be developed further to establish a preferred solution. Southern Water has confirmed that a second off-site option, to connect via Range Road Pumping Station, Hythe to the West Hythe Wastewater Treatment Works located approximately 7km to the south-east of the garden settlement, is not viable and should not be taken further. To ensure that there will be no negative impacts upon the surrounding communities, water quality or flood risk as a result of the development, including upon the neighbouring authority of Ashford Borough, the provision of wastewater infrastructure will be controlled through appropriate trigger point(s) relating to</u></p> | <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |

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| Infrastructure Levy 'green box' | | <u>the occupation of development, to reflect the required timing of the wastewater infrastructure, and secured through the S106 agreement.</u> | |
| Supporting text: New paragraphs following existing paragraph 4.193 | | <p><u>A monitoring strategy is to be prepared by the applicant(s) for development within the site allocation for the new garden settlement (Policies SS6-SS9) for submission to (and consideration by) the local planning authority in consultation with Highways England, to ensure there is an appropriate safeguard in place to require that future traffic levels are monitored to record the distribution and volume of traffic generated by occupied development is as predicted by modelling work carried out to inform the position agreed in the signed Statement of Common Ground dated June 2021 (or updates to this statement). In this manner any mitigation scheme is subject to a 'monitor and manage' approach to implementation. Traffic volumes are to be monitored through the Local Plan period to inform when or if the mitigation to be implemented in relation to the Strategic Road Network, and specifically M20 Junction 11, the M20 Junction 12 to Junction 13 proposals and the Alkham Valley Interchange (A20/A260) is required.</u></p> <p><u>A monitoring strategy is to be prepared by the applicant for submission to (and consideration by) the local planning authority in consultation with the local highway authority, to ensure there is an appropriate safeguard in place to require that future traffic levels are monitored to record the 'on the ground' distribution and volume of traffic generated by occupied development is as predicted by modelling work carried out to inform the original Transport Assessment.</u></p> <p><u>The fundamental purpose of the agreed strategy will be as a means of controlling off-site traffic movements such that they do not bring about unacceptable impacts on nearby communities. A key requirement of the monitoring strategy, therefore, it that it will need to include an action-response criteria, such that if it is shown that traffic levels generated by Otterpool Park exceed what was predicted from transport modelling and expressed in</u></p> | <p>Proposed in Statement of Common Ground with Highways England document FHDC EX083 with minor amendments for clarification</p> <p>Proposed in Statement of Common Ground with Ashford Borough Council [EB 13.20]</p> |

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| | | <p><u><i>the Transport Assessment then it should be contingent upon the associated developer(s) to implement associated traffic calming measures as a means of deterrent to seek to bring traffic volumes down to the distribution shown within the modelling.</i></u></p> <p><u><i>The S106 legal agreement will need to secure a funding agreement from the applicant for off-site traffic calming measures that can be drawn down in the event that traffic calming measures are required to be implemented. The applicant will need to provide costed examples of the type of traffic calming measures that could be implemented as part of a monitoring strategy from which the secured capital sum is to be calculated. Where impacts relate to the road network outside of the Folkestone & Hythe District, consultation shall take place with the relevant local authority on the proposals.</i></u></p> | |
| <p>Policy SS9: New Garden Settlement – Infrastructure, Delivery and Management</p> <p>Policy SS9 (1)</p> <p><i>Modification to criterion (b); and new criterion between criteria (b) and (c)</i></p> | <p align="center">100</p> | <p>Policy SS9</p> <p>New Garden Settlement – Infrastructure, Delivery, <u>Phasing</u> and Management</p> <p>(1) Delivery of Infrastructure <u>and phasing</u></p> <p><i>b. Critical infrastructure, such as including primary education <u>and wastewater infrastructure</u> should be provided in the first phase of development to support investment and community development in accordance with the indicative infrastructure delivery schedule at Appendix 5 and a phasing plan to be provided in support of the planning application(s), unless it can be demonstrated that:</i></p> <p><i>i) <u>Relevant infrastructure capacity is readily available to service the phase of development:</u></i></p> | <p>Proposed in document FHDC EX079</p> |

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| | | <p><i>ii) <u>The relevant infrastructure will be provided in advance of the phased period; or</u></i></p> <p><i>iii) <u>Alternative provision can be secured and agreed with the relevant provider and the LPA to meet the relevant requirement.</u></i></p> <p><i><u>Proposals which would deliver unsustainable, unconnected and isolated development will be refused.</u></i></p> <p><i>c. <u>A degree of overlap between one phase and another one may be acceptable, providing it can be demonstrated that this</u> The provision of infrastructure should be phased in a way that does not disadvantage early residents or neighbouring communities through placing pressure on existing infrastructure in the local area.</i></p> <p><i>d. € The nearby communities of Lympne ...</i></p> | |
| <p>Policy SS9: New Garden Settlement – Infrastructure, Delivery and Management</p> <p>Policy SS9 (2)</p> <p>Modification to criterion (d)</p> | <p>100</p> | <p>Policy SS9</p> <p>New Garden Settlement – Infrastructure, Delivery, <u>Phasing</u> and Management</p> <p>(2) A Smart Town</p> <p>d. <i>Ducting for the fibre-optic and other cabling, energy and other service infrastructure shall be provided in multi-service corridors outside the public highway (<u>where this is defined to be trafficked surface, i.e. not inclusive of pavement</u>) that are easily accessible to statutory undertakers to avoid unnecessary highway works and surface repairs.</i></p> | <p>Proposed in document FHDC EX079</p> |

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| <p>Policy SS10: Spatial Strategy for Folkestone Seafront</p> <p><i>Modification paragraph 1 and criteria (h) – (i)</i></p> | <p align="center">105</p> | <p>Policy SS10 Spatial Strategy for Folkestone Seafront</p> <p>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, <i>and</i> retail services <i>and (A-use-classes)</i>, offices (<i>within</i> class <i>E B1</i>) and other community and leisure <i>uses; (whether sui generis or within classes</i> C1, D1, <i>D2 and sui generis</i>) uses: together with beach sports and sea sports facilities and with associated and improved on-<i>site</i> and off-site community and physical infrastructure.</p> <p>Planning permission will only be</p> <p>h. “Development delivers 300 affordable housing dwellings for central Folkestone, subject to viability (or if total residential quantum is less than 1,000 units, a 22 <i>30</i> per cent contribution).</p> <p>i. Residential buildings achieve a minimum water efficiency of 110.99 litres per/person/day. All development must be designed... “</p> | <p>Changes to the Use Classes Order (2020)</p> <p>Proposed in document FHDC EX060</p> <p>[With amendment, to correct misspelling of ‘sui generis’ in document EX060]</p> |
| <p>Policy SS11: Spatial Strategy for Shorncliffe Garrison, Folkestone</p> | <p align="center">112</p> | <p>Policy SS11 Spatial Strategy for Shorncliffe Garrison, Folkestone</p> <p>The <i>Shorncliffe Garrison complex is allocated for a predominantly residential development of around 1,000 dwellings to 2026 (up to 1,200 dwellings by 2031) and an improved military establishment, together with a hub of new community facilities, associated enhancements to sports and green infrastructure, and on-<i>site</i> and off-site travel infrastructure upgrades.</i></p> | <p>Proposed in document FHDC EX061</p> |

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| <p><i>Modification to paragraph 1 and criteria (i) – (j)</i></p> | | <p>Planning permission will also only be granted where ...</p> <ul style="list-style-type: none"> i. Development delivers 360 affordable housing dwellings for the Urban Area subject to viability (or if the total residential quantum is less than 1,200 units, 22 30 per cent) j. Residential buildings achieve a minimum water efficiency of 110 90 litres/person/day. All development must be designed and constructed to achieve high standards of environmental performance, and buildings should be designed to allow convenient waste recycling | <p>Proposed in document FHDC EX061</p> |
| <p>Policy CSD1: Balanced Neighbourhoods</p> <p><i>Modifications to paragraph 2 (including bullet points 2 and 3); 4, 5, 6; and 7</i></p> | <p>118</p> | <p>Policy CSD1 Balanced Neighbourhoods</p> <p>Development resulting in new housing (class 3) will be allowed in line with policy SS3 (optimising distinctiveness, appeal, sustainability, and accessibility of places) where it contributes to the creation of balanced neighbourhoods through high-quality design proposals which address identified affordable housing needs.</p> <p>All housing development should include a broad range of tenures incorporating market housing for sale and affordable housing (affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership <u>including rent to buy and shared ownership</u>), where practicable and subject to viability as follows:</p> <ul style="list-style-type: none"> • Development proposing (or land capable of accommodating) 6 to 10 dwellings (net gain) within the Kent Downs Area of Outstanding Natural Beauty should | <p>Proposed in document FHDC EX066</p> |

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| | | <p>provide financial contributions towards the provision of affordable housing equivalent to one affordable dwelling on-site;</p> <ul style="list-style-type: none"> • Development proposing (or land capable of accommodating) 11 to 14 dwellings (net gain) at any location within the district should provide a minimum of two affordable dwellings on-site; and • Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) at any location within the district should provide a minimum of 22 per cent affordable dwellings on-site. <p>For development proposing of 15 or more dwellings, as a starting point approximately 30 per cent of the affordable housing provision shall be shared equity and 70 per cent <u>of the affordable housing to be provided shall be</u> affordable <u>housing for rent/social</u> rent. For sites under this threshold, the proportion of affordable housing tenures will be negotiated on a site-by-site basis.</p> <p>Provision should be made on-site unless off-site provision through a financial contribution of broadly equivalent value can be robustly justified. <u>Where a site-specific viability assessment is provided with an individual planning application and it can be demonstrated to the reasonable satisfaction of the Council that the proposed development would not be viable with the full affordable housing requirement, the Council will give consideration to allowing an appropriate level of relaxation of the requirements.</u></p> <p>Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint where it has been demonstrated that there is a requirement in terms of local need and a suitable site.</p> <p><u>Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint where it can be demonstrated that there is a requirement in terms of local need and the proposed site is suitable for this purpose.</u></p> | <p>Proposed in document FHDC EX066</p> |

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| | | <p>Provision of affordable housing within individual sites and settlements should not be concentrated in one location, and must be designed to integrate in function and appearance with private housing and existing properties.</p> <p><u>Provision of affordable housing within individual sites and settlements should so far as Possible be dispersed and designed to integrate in terms of function and appearance with the market housing.</u></p> | <p>Proposed in document FHDC EX066</p> |
| <p>Supporting text; Paragraph 5.8</p> <p><i>Delete paragraph 5.8</i></p> | <p>118</p> | <p>Full account will be taken of viability in achieving these targets where a site specific viability assessment is provided with individual planning applications.</p> | <p>Proposed in document FHDC EX066</p> |
| <p>Policy CSD2: District Residential Needs</p> <p><i>Modification to table and paragraph 4 and criteria (a) and (c)</i></p> | <p>120</p> | <p>Policy CSD2 District Residential Needs</p> <p>Residential development and new accommodation should be designed and located in line with the spatial strategy’s approach to managing demographic and labour market changes and meeting the specific requirement of vulnerable or excluded groups.</p> <p>Within developments of 15 or more dwellings (net gain), where viable and practical:</p> <ul style="list-style-type: none"> • A range of housing tenures ... • A range of size of new dwellings should be provided. As a starting point, this range should reflect the mix identified in the SHMA as follows: | <p>Proposed in document FHDC EX063</p> |

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| | | <table border="1" data-bbox="595 325 1675 683"> <thead> <tr> <th data-bbox="595 325 972 405">Tenure</th> <th data-bbox="972 325 1162 405">One bed (per cent)</th> <th data-bbox="1162 325 1391 405">Two to three bed (per cent)</th> <th data-bbox="1391 325 1675 405">Four bed + (per cent)</th> </tr> </thead> <tbody> <tr> <td data-bbox="595 405 972 485">Owner-occupied / private rent</td> <td data-bbox="972 405 1162 485">5 – 20</td> <td data-bbox="1162 405 1391 485">65 -70</td> <td data-bbox="1391 405 1675 485">15- 30</td> </tr> <tr> <td data-bbox="595 485 972 683">Affordable tenures (shared ownership / affordable rent / social rent as defined in the National Planning Policy Framework)</td> <td data-bbox="972 485 1162 683">20 – 25</td> <td data-bbox="1162 485 1391 683">50 – 60</td> <td data-bbox="1391 485 1675 683">20 - 25</td> </tr> </tbody> </table> <p data-bbox="562 724 1715 836">Specialist units for people (Class C3(b)) will be delivered primarily through strategic allocations as part of a new garden settlement in the North Downs Area (Policies SS6-SS9) and expansion at Sellindge (Policy CSD9).</p> <p data-bbox="562 877 1715 986">Elsewhere, residential accommodation providing an element of care for, <u>or supervision of, elderly or other individuals in need of supervised care</u> will be permitted in line with the above and where:</p> <ol data-bbox="613 995 1715 1219" style="list-style-type: none"> a. It does not lead to an over-concentration of socially vulnerable people in a <u>any</u> neighbourhood, and b. It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and c. It is shown to be designed to provide <u>facilitate the provision of</u> a high quality of care. <p data-bbox="562 1267 1715 1375">The accommodation needs of specific groups will be addressed on suitable sites based on evidence of local need, including appropriate provision for Gypsies, Travellers and Travelling Showpeople.</p> | Tenure | One bed (per cent) | Two to three bed (per cent) | Four bed + (per cent) | Owner-occupied / private rent | 5 – 20 | 65 -70 | 15- 30 | Affordable tenures (shared ownership / affordable rent / social rent as defined in the National Planning Policy Framework) | 20 – 25 | 50 – 60 | 20 - 25 | <p data-bbox="1733 424 1962 533">Proposed in document FHDC EX063</p> |
| Tenure | One bed (per cent) | Two to three bed (per cent) | Four bed + (per cent) | | | | | | | | | | | | |
| Owner-occupied / private rent | 5 – 20 | 65 -70 | 15- 30 | | | | | | | | | | | | |
| Affordable tenures (shared ownership / affordable rent / social rent as defined in the National Planning Policy Framework) | 20 – 25 | 50 – 60 | 20 - 25 | | | | | | | | | | | | |

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| <p>Policy CSD3: Rural and Tourism Development</p> <p><i>Modification to paragraph 1 and criteria (a) to (h); Including new criterion to follow criteria (a), (e) and (g); and with modifications to paragraphs 2 and 4.</i></p> | <p>124 - 125</p> | <p>Policy CSD3 Rural and Tourism Development</p> <p>Proposals for new development in locations outside the settlements identified in the settlement hierarchy may <i>only</i> be allowed if a rural or coastal location is essential, <i>and or</i> to <u>protect or enhance</u> meet green infrastructure <u>assets in line with Policy CSD4 requirements</u>. Development in these locations will <i>only</i> be acceptable in principle if forming a site for:</p> <ul style="list-style-type: none"> a. Affordable housing (rural exceptions in accordance with CSD1, or allocated sites); b. <u>Accommodation to provide for an essential need for a rural worker (including a person who is in majority control of a farm business) to live permanently at or near their place of work in the countryside;</u> b.c. Agriculture, forestry or equine development; e.d. Sustainable rural diversification, and tourism enterprises as set out below: d.e. Local public or essential services and community facilities in line with policies SS3/4 e.f. Replacement buildings (on a like-for-like basis) <u>and the subdivision of existing residential dwellings;</u> g. <u>The re-use of a redundant or disused building and the enhancement of its immediate setting;</u> f. h. <u>Building conversions of buildings</u> that contribute to the character of their location; | <p>Proposed in document FHDC EX072</p> |

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| | | <p><i>g.h.</i> Essential flood defences or strategic coastal recreation or <i>or</i></p> <p><i>k.</i> <u>Development that makes optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset.</u></p> <p>To underpin <u>maintain</u> the sustainable development <u>sustainability of rural communities of the countryside</u>, the loss of <u>community facilities (including local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship)</u> in the centre of any village will be resisted unless appropriately demonstrated to be unviable <u>in line with Places and Policies Plan C2 and rural economic diversification will be supported, especially through the re-use or refurbishment of redundant rural buildings.</u></p> <p>Tourist, recreation and rural economic uses will be appropriately protected ... and failing that, Rural Centres and Primary Villages.</p> <p>Rural economic development must be consistent with <u>the</u> green infrastructure (GI) and coastal and water environmental principles <u>set out in Policies CSD4 and CSD5</u></p> | <p>Proposed in document FHDC EX072</p> |
| <p>Supporting text: Paragraphs 5.32 and 5.33</p> <p><i>Modifications to paragraphs 5.32 and 5.33; new paragraph break in existing paragraph</i></p> | | <p>As a rural district with places of particular interest to visitors specifically because of their unique environments (for example, Dungeness), rural and coastal development must be appropriately managed. Planning for rural areas should therefore sympathetically utilise and enrich the beauty and character of the countryside. Therefore this policy should be read in parallel with national policy and environmental and coastal policy, particularly with green infrastructure provisions (CSD4) and Habitats Regulations Assessment findings on recreational uses and impact. Given the characteristics of the district, the scope of this policy is wide.</p> <p>In the countryside, rural services and infrastructure for residents and visitors alike may be found in a range of locations and serve far afield. It is an important principle that the</p> | <p>Proposed in document FHDC EX072</p> |

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| 5.32 with additional text to follow. | | stock of rural economic or social uses should be managed for the benefit of the countryside as a whole. National policy requires that services and facilities found within settlements should be retained and protected. <u>In applying Policy CSD3 the council will have regard to National Planning Policy Framework which states that planning policies should enable “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</u> | |
| <p>Supporting text: Green Infrastructure of Natural Networks, Open Spaces and Recreation</p> <p>Primary Aims ‘green box’</p> <p>Modification to bullet point 2 in ‘green box’</p> | 125 | <p>Green Infrastructure of Natural Networks, Open Spaces and Recreation</p> <div style="border: 1px solid black; background-color: #e0f0e0; padding: 10px; margin: 10px 0;"> <ul style="list-style-type: none"> • Primary aims: B1, B3, B4, B5, B6, B7 C4, D4, D5, D8 (see section 3.1). • Main local evidence base studies: Sustainability Appraisal, Habitats Regulations Assessment (sites other than Dungeness complex), Habitats Regulations Assessment (Dungeness SAC, Dungeness to Pett Level SPA), Green Infrastructure Report, Open Space Strategy (2017), Play Area Review (2017)-, <u>Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS) (2017)</u>. </div> | Proposed in document FHDC EX073 |
| <p>Supporting text: Paragraph 5.42</p> <p>Modification to paragraph 5.42</p> | 127 | As a funder of the Romney Marsh Countryside Partnership, the council has long supported work to sustainably manage tourism and recreation at Dungeness and will continue to do so. By working with stakeholders including Natural England, the Royal Society for the Protection of Birds (RSPB), and the Environment Agency, landowners and neighbouring authorities, <u>including Rother District Council</u> , the council is developing | Proposed in document FHDC EX073 |

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| | | <p><i>has developed a Sustainable Access and Recreation Management Strategy (SARMS) for the area. This includes which may include proposals to support sustainable visiting to monitor impacts on the Dungeness Natura 2000 series sites. Given the breadth of its membership and its cross-boundary scope, the Romney Marshes Living Landscape project, the Dungeness National Nature Reserve partner group, or a similar grouping would appear to offer a good vehicle to achieve such a strategy.</i></p> | |
| <p>Policy CSD4: Green Infrastructure of Natural Networks, Open Spaces and Recreation</p> | | <p>Policy CSD4 Green Infrastructure of Natural Networks, Open Spaces and Recreation</p> <p><i>Improvements in green infrastructure (GI) assets in the district will be actively encouraged as will increase in the quantity of GI delivered by the council working with partners and developers in and around the sub-region, including through pursuing opportunities to secure net gain in biodiversity, and positive management of areas of high landscape quality or high coastal/recreational potential.</i></p> <p><i>1. The council will require development proposals over their lifetime:</i></p> <ul style="list-style-type: none"> <i>i. To provide net gains in biodiversity at least to comply with statutory and/or national policy requirements (assuming no residual loss);</i> <i>ii. To demonstrate that they conserve and, so far as possible, enhance the natural environment in all other respects;</i> <i>iii. So far as possible, to deliver improvements in green infrastructure (GI) assets in the district and ensure positive management of areas of high</i> | <p>Proposed in document FHDC EX073 following hearing session into Matter 11 – Other Policies</p> |

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| | | <p><u><i>landscape quality or high costal/recreational potential identified in the Green Infrastructure Report (2011) (or any updates to this report).</i></u></p> <p><u>2.</u> Green infrastructure will be protected and enhanced and the loss of GI uses will not be allowed, other than where demonstrated to be in full accordance with national policy, or a significant quantitative or qualitative net GI benefit is realised or it is clearly demonstrated that the aims of this strategy are furthered and outweigh its impact on GI. Moreover:</p> <p>a. <i>Development must avoid a net loss of biodiversity, achieve net gain over and above residual loss</i></p> <p>b. <u>i.</u> The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance;</p> <p>c. <u>ii.</u> A high level of protection will be given to nationally designated sites (Sites of Special Scientific Interest and Ancient Woodland) where development will avoid any significant impact;</p> <p>d. <u>ii.</u> Appropriate and proportionate protection will be given to habitats that support higher-level designations and sub-national and locally designated wildlife/geological sites, <u><i>to include Local Wildlife Sites (LWS).</i></u> <i>(including</i> Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest);</p> <p>e. <u>iv.</u> Planning decisions will have close regard to the need for conservation and enhancement of the natural beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting, which will take priority over other planning considerations. Elsewhere development must not jeopardise the protection and enhancement of the district’s distinctive and diverse local landscapes (especially where these support the setting of the AONB), and</p> | <p>Proposed in document FHDC EX073 following hearing session into Matter 11 – Other Policies</p> <p>Proposed in Statement of Common Ground with Kent County Council [EB 13.10]</p> |

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| | | <p>must reflect the need for attractive and high-quality open spaces throughout the district; <i>and</i></p> <p><i><u>v. Planning applications will need to be supported by ecological surveys, mitigation strategies (when required) and enhancement plans, in order to follow and apply the mitigation hierarchy, as appropriate.</u></i></p> <p>3 The GI network shown in Figure 5.2 and identified in supporting evidence, and other strategic open space, will be managed with a focus on:</p> <ul style="list-style-type: none"> <i>i.</i> Adapting to and managing climate change effects: <i>ii.</i> Protecting and enhancing biodiversity and access to nature, particularly in green corridors and other GI strategic opportunities in Figure 5.2, with appropriate management of public access (including the Sustainable Access <i>and Recreation Management</i> Strategy for Dungeness and together with a strategic approach to the international sites as detailed above); and also avoiding development which results in significant fragmentation or isolation of natural habitats; <i>iii.</i> Identifying opportunities to expand the GI functions of greenspaces and their contribution to a positive sense of place (including enhancements to public open spaces and outdoor sports facilities); <i>and</i> <i>iv.</i> Tackling network and qualitative deficiencies in the most accessible, or ecologically or visually important GI elements, including improving the GI strategic fringe zones in Figure 5.2 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements. | <p>Proposed in Statement of Common Ground with Kent County Council [EB 13.10]</p> <p>Proposed in document FHDC EX073</p> |
| <p>Supporting text: Paragraph 5.48</p> | <p align="center">128</p> | <p><i><u>In coastal areas local planning authorities are required by National Planning Policy Framework paragraph 166 to take account of the UK Marine Policy Statement and</u></i></p> | <p>Proposed in Statement of</p> |

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| <p>New paragraphs to follow after paragraph 5.48</p> | | <p><u>marine plans in planning for coastal areas. The district council has worked with the Marine Management Organisation (MMO) in developing this Core Strategy Review and will liaise with the MMO in assessing development proposals that could affect marine interests.</u></p> <p><u>Developers putting forward proposals in the coastal area of the district should have regard to the Marine Policy Statement, the South Inshore and Offshore Marine Plan (Department for Environment, Food and Rural Affairs, July 2018) and the district's Places and Policies Local Plan, particularly policies NE8: Integrated Coastal Zone Management and NE9: Development Around the Coast.</u></p> | <p>Common Ground with the Marine Management Organisation [EB 13.80]</p> |
| <p>Supporting text: Green box 'Appropriate Assessment Key Findings: Dungeness'</p> | <p>130</p> | <p>The Sustainable Access <u>and Recreation Management</u> Strategy for Dungeness (2017) will <u>be used to</u> identify resources, oversee the update of surveys of visitor usage and activity, and decide on appropriate management interventions (which may include increased stewardship, surveillance, education and further targeted controls on public access).</p> | <p>Proposed in document FHDC EX073</p> |
| <p>Supporting text: Paragraphs 5.65 and 5.66</p> <p>Modifications to paragraphs 5.65 and 5.66</p> | <p>134</p> | <p><u>All new homes already have to meet the mandatory national standard for water usage set out in Building Regulations of 125 litres per person per day. As set out in national planning practice guidance, where there is a clear local need, local planning authorities can set out local plan policies requiring new dwellings to meet tighter standards set out in Building Regulations of 110 litres per person per day. Most of the district's recent residential planning permissions have required Code for Sustainable Homes standards, predominately at what was level 3. This level (and Code level 4) required design features to enable a maximum consumption of 105 litres per person per day. Since the adoption of the 2013 Core Strategy there have been significant changes to the planning and building regulations systems relating to energy efficiency and low carbon development. Following the Housing Standards Review, the Code for Sustainable Homes was</u></p> | <p>Proposed in document FHDC EX075</p> |

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| | | <p>withdrawn (effective from 26 March 2015). As a result of this, local planning authorities can no longer stipulate compliance with Code levels or require Code assessments in planning policy. In place of this, along with some new standards. These included for water (Part G), a new optional standard (110 litres per person per day) for water stressed areas that has been added to the baseline standard of Part G (125 litres per person per day).</p> <p><u>Given the area's Water Scarcity Status,</u> the council requires that all new <u>homes development</u> meets the new optional standard <u>of water use of 110 litres per person per day</u>. Proposals that achieve the water-related elements of good design standards and exceed the optional standard will be encouraged, and will be required for the new garden town to ensure it fully meets the principles at the heart of the garden settlement movement. For non-residential developments, the Building Research Establishment's Environmental Assessment Method (BREEAM) is the most commonly accepted assessment tool by which to judge and require increased sustainability standards. In relation to water, non-residential developments will be expected to reach a minimum of the BREEAM '<u>Outstanding Excellent</u>' standard, <u>with the aspiration to reach 'Outstanding' where meeting this standard would be feasible and viable.</u></p> | <p>Proposed in document FHDC EX075</p> <p>Proposed in document FHDC EX075</p> |
| <p>Policy CSD5: Water and Coastal Environmental Management</p> <p><i>Modifications to criteria (b) – (d)</i></p> | <p align="center">135</p> | <p>Policy CSD5</p> <p>Water and Coastal Environmental Management</p> <p>b. <i>For non-residential development, the development achieves BREEAM '<u>excellent outstanding</u>' standard addressing maximum water efficiencies under the mandatory water credit, where technically feasible and viable; and on</i></p> <p>c. <i>New buildings and dwellings must be delivered in line with wastewater capacity, and designed so as to ensure that, <u>in relation to greenfield development</u>, peak rate of surface water runoff from the site is not increased above the existing <u>greenfield</u> surface water runoff rate, incorporating appropriate sustainable</i></p> | <p>Proposed in document FHDC EX075</p> |

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| | | <p>drainage systems (SuDS) <u>where feasible</u> and water management features, with full consideration given to integration of water management. The quality of water passed on to watercourses and the sea must be maintained or improved, and flood risk must not be increased by developments within the district; <u>and</u></p> <p><u>d. Development which could have an impact on water quality in the Stodmarsh European-designated sites through increased nutrient levels from wastewater discharges into the River Stour catchment will be required to provide evidence on nutrient impacts through a nutrient budget approach. Planning permission will only be granted if:</u></p> <ul style="list-style-type: none"> <u>i. The applicant can demonstrate, subject to meeting the tests of the Habitat Regulations, that the development would not have a significant effect on the Stodmarsh European sites either alone or in combination with other plans and projects; and</u> <u>ii. The applicant can demonstrate that the development will provide all requisite mitigation measures to avoid any likely significant effect on the Stodmarsh European sites as may be necessary for the life of the development through a design and implementation plan to be submitted to and approved by the Council.</u> | <p>Proposed in Statement of Common Ground with Natural England [EB 13.95, Appendix J]</p> |
| <p>Supporting text: Paragraph 5.72 <i>Modification to paragraph 5.72</i></p> | <p>136</p> | <p>Most of district’s water supply comes from groundwater sources. Water resources must be maintained, <u>and proposed developments must not have a negative impact to public water supplies or their associated Source Protection Zones and ground-source protection zones must be effective.</u> Pollution prevention ...</p> | <p>Proposed in Statement of Common Ground with</p> |

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| | | | Environment Agency [EB 13.70] |
| <p>Supporting text: Paragraph 5.73</p> <p><i>New paragraphs to follow after paragraph 5.73</i></p> | 136 | <p><u>Nutrient Neutrality</u></p> <p><u><i>New development in the North Downs area of the district has the potential to increase nutrient flows into the River Stour, flowing into the Stodmarsh system of European designated sites (Social Area of Conservation, Special Protection Area and Ramsar site), north east of Canterbury. Damage to the water quality of these sites (eutrophication) has been caused by high nutrient levels, particularly phosphorus but also nitrogen. Figure 5.4 (below) shows the likely extent of the affected catchments and the administrative boundary of the Folkestone and Hythe district.</i></u></p> <p>[Insert Figure 5.4 showing surface water catchments for Stodmarsh European-designated sites]</p> <p><u><i>The council will work with Natural England to assess the likely impacts of development proposals, in line with the Conservation of Habitats and Species Regulations 2017. In assessing proposals, the council will have regard to Natural England’s ‘Advice on Nutrient Neutrality for New Development in the Stour Catchment in Relation to Stodmarsh Designated Sites’ (July 2020, or subsequent updates) and applicants should follow this advice in developing their proposals.</i></u></p> <p><u><i>In operating Policy CSD5 d. the council will have regard to Natural England’s advice note which stated (paragraphs 4.9-4.12):</i></u></p> <ul style="list-style-type: none"> <u><i>All types of development that would result in a net increase in population served by wastewater system, including new homes, student accommodation and residential institutions will have inevitable wastewater implications;</i></u> | <p>Proposed in Statement of Common Ground with Natural England [EB 13.95, Appendix J]</p> <p>Proposed in Statement of Common Ground with Natural England [EB 13.95, Appendix J]</p> <p>Proposed in document FHDC EX075</p> |

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| | | <ul style="list-style-type: none"> • <u>Tourism attraction and tourism accommodation attract people into the catchment and are likely to generate additional wastewater and consequential nutrient loading on the designated sites. This includes self-service and serviced tourist accommodation such as hotels, guest houses, bed and breakfast and self-catering holiday chalets and static caravan sites. Other developments that generate overnight stays, such conference facilities would need to be considered on their merits; and</u> • <u>Commercial development not involving overnight accommodation is not likely to have wastewater implications, as it is generally assumed that anyone working in, or making use of, the commercial development also lives in the catchment, and therefore wastewater generated by that person can be calculated using the population increase from new homes and other accommodation. This removes the potential for double-counting of wastewater arising from different planning uses.</u> <p><u>Developers will need to demonstrate, either that their proposals will not have a significant effect on the Stodmarsh sites, or that mitigation measures can be delivered on-site, or secured off-site, to avoid any impact. Developers are encouraged to have early discussions with Natural England and the district council when preparing their proposals.</u></p> | <p>Proposed in document FHDC EX075</p> |
| <p>Supporting text: Paragraph 5.74</p> <p><i>New sub-heading before existing paragraph 5.74</i></p> | <p>136</p> | <p><u>Coastal management</u></p> <p>Coastal areas face issues of specific economic development pressures and opportunities, and risks from changing physical conditions. Beaches along the ...</p> | <p>Proposed in document FHDC EX075</p> |

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| <p>Policy CSD7: Hythe Strategy</p> <p><i>Modification to paragraph 1</i></p> | 144 | <p>Policy CSD7 Hythe Strategy</p> <p>Hythe should develop as the high-quality residential, business, service, retail and tourist centre for the central district in line with the vision in paragraph 3.15. New development <u>All new development, including the allocated site as identified on the Policies Map (and as identified in Figure 5.5)</u> should respect the historic character of the town and the established grain of the settlement in line with the place-shaping principles set out in policy SS3. ...</p> | <p>Proposed in document FHDC EX062</p> |
| <p>Policy CSD8: New Romney Strategy</p> <p><i>Modification to criterion (a)</i></p> | 150 | <p>Policy CSD8 New Romney Strategy</p> <p>Development of the broad location should meet the following criteria:</p> <p>a. The development as a whole should provide around 300 dwellings (Class C3) and a range and size of residential accommodation, including 22% <u>30%</u> affordable housing, subject to viability.</p> | <p>Proposed in document FHDC EX068</p> |
| <p>Supporting text: Paragraph 5.156</p> <p><i>Modification to paragraph 5.156</i></p> | 153 | <p>As of early 2017, there is no spare capacity for further development at either ... Given this, any proposals will have to land and funding of the primary school to 2 <u>1.5</u> forms of entry (2 <u>1.5</u> FE).</p> | <p>Proposed in document FHDC EX077</p> |

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| <p>Supporting text: Paragraph 5.157</p> <p><i>Modification to paragraph 5.157</i></p> | 154 | <p>With regards to infrastructure, the Growth Options Study highlights that there will be impacts on the B2068 and A20 and these should be considered as part of the development proposal and policy formation process. <u>Any further improvements to the A20 or other roads should be consider the findings of the Sellindge Rural Masterplan and applicants are encouraged to discuss their proposals with the Parish Council and highways authority at an early stage.</u> Furthermore, there are no cycleways in this area, especially to Westenhanger Station to the east of Sellindge, with opportunity for footpath upgrades to be delivered to allow sage access to rail services from the village. <u>Improvements to the Public Rights of Way (PROW) network adjacent or crossing the broad locations will also be sought to improve connectivity. The key PROW are HE273, HE271A, HE274, HE310 and HE301.</u></p> | <p>Proposed in document FHDC EX077</p> |
| <p>Supporting text: Paragraph 5.159</p> <p><i>Modification to paragraph 5.159</i></p> | 154 | <p>There are a number of listed buildings within Sellindge such as Rhodes House and Little Rhodes and buildings of local interest such as Grove House and Potten Farm, the setting of which will need to be considered in any proposals. The retention of mature trees will also be sought where possible, to soften the built environment and to mitigate the impact on the wider views from the Kent Down AONB. <u>The broad location to the west may contain a protected crash site and an area of medieval archaeology and evaluation and mitigation of archaeological remains will need to be undertaken in accordance with a specification and programme of work submitted and approved by the council in advance of development commencing, as set out in Places and Policies Local Plan HE2.</u></p> | <p>Proposed in document FHDC EX077</p> |
| <p>Policy CSD9: Sellindge Strategy</p> | 155 - 157 | <p>Policy CSD9 Sellindge Strategy</p> | |

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| | | <p>Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of up to <u>circa</u> 600 dwellings. <u>The first phase has planning permission for approximately 250 dwellings. The second phase for the remaining dwellings hereby allocated comprising Site A (land to the west of Phase 1) and Site B (land to the east of phase 1) as identified on Figure 5.7 is the subject of this policy. Planning permission will not be granted for any development pursuant of this policy unless and until the Council is satisfied that the requirements of Policy CSD5 d. are met.</u></p> <p>1. The first phase (land located in the centre of Sellindge) of any major residential led development in Sellindge parish should meet all of the following criteria;</p> <p>a. Proposals must be properly masterplanned (following extensive community engagement) and the full area included in a single outline application;</p> <p>b. Development must ensure the delivery of the a core area (bulk of identified land south of the A20) in parallel with/advance of any development to the west, north or east of it;</p> <p>c. Total residential development will not exceed approximately 250 dwellings (Class C3), with around 30% affordable housing subject to viability.</p> <p>d. Development should provide timely delivery of a village green/common south of the A20 that:</p> <p>i. Is of at least 1.5-2ha in size, or greater;</p> <p>ii. Provide a range of facilities (including allotments) and type of landscaping identified through consultation with local residents and complementing the existing facilities located at the sports club;</p> | <p>Proposed in document FHDC EX077</p> |

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| | | <p>iii. — Of the highest quality and incorporates robust and durable lighting and furniture; and</p> <p>iv. — Provides new habitats for priority nature conservations species;</p> <p>e. — Proposals must include satisfactory arrangements for the timely delivery of necessary local community facilities including:</p> <p>i. — A primary school extension to 1 form entry (IFE);</p> <p>ii. — The expansion of the Doctor’s surgery; and</p> <p>iii. — Administrative accommodation for the Parish Council.</p> <p>2. <u>Proposals for the second phase (Site A land to the west of phase 1 and Site B land east of phase 1) for any the residential-led development should be accompanied by a masterplan for Sites A and B which shows how the sites will be integrated with Phase 1 and the existing settlement. Development shall</u> meet all the following criteria:</p> <p>a. The residential development element shall not commence until the <u>primary school extension (to 1 FE), doctors surgery</u> and <u>the</u> Parish Council administrative accommodation to be provided <u>by in</u> phase 1 are under construction with a programmed completion date;</p> <p>b. Total residential development within phase 2 <u>approximately circa</u> 350 dwellings (<u>including</u> Classes C2 and C3) within 22 per cent affordable housing subject to viability and a minimum of 10 per cent of dwellings designed to meet the needs of the ageing population:</p> <p>e. — A minimum of 10 per cent of dwellings to be self-build or custom build;</p> | <p>Proposed in document FHDC EX077</p> |

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| | | <p>e.c. Development shall be designed to minimise water usage, as required by the Water Cycle Study. Total Water use per dwelling shall not exceed Development shall be designed to minimise water usage, as required By the Water Cycle Study. Total water use per dwelling shall not exceed 90 <u>110</u> litres per person per day of potable water (including external water;</p> <p>e. Energy efficiency standards are agreed with the local planning authority that meet or exceed prevailing best practice;</p> <p>f.d. Proposals must include provide: satisfactory arrangements for the timely delivery of necessary local community facilities including:</p> <ul style="list-style-type: none"> i. Provision of Prior to the commencement of development, land and an appropriate level of funding to upgrade enable the upgrading of Sellindge Primary school to 2 <u>1.5</u> forms of entry (21.5 <u>FE</u>); ii. Provision of new or upgraded sports grounds, open and play space or upgraded facilities in the village; iii.ii. Provision of Prior to first occupation, new nursery facilities of sufficient size to meet the needs of the residents; iv.iii. Provision of Prior to the completion of the second phase, a replacement village hall to a specification that to <u>meets of future residents; and;</u> v. Provision of new allotment facilities in accordance with; and vi.iv. Prior to the commencement of development , a proportionate Contributions to wards the upgrading and/or expansion of existing local medical facilities or otherwise towards a new healthcare facility to meet the needs of the residents development; <p>g.e. The decision and layout of the development shall be landscape-led and include within it structural Appropriate landscaping, including with</p> | <p>Proposed in document FHDC EX077</p> |

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| | | <p>woodland planting, shall <u>to</u> be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character and on the eastern boundary of Site B, due <u>to</u> <u>avoid or mitigate so far as the possible any</u> visual impact on the setting of the <u>Kent Downs AONB and views into and out of the ANOB</u>. All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species. <u>Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme and address the structural and local landscape matters;</u></p> <p>h. <u>The eastern development area will provide improved pedestrian and cycle access along the northern boundary (Public Right of Way HE273);</u></p> <p>i.f. <u>Approximately 1,000sqm of business (B1 Class) floorspace shall be provided achieving BREEAM ‘outstanding excellent’ rating;</u></p> <p>j.g. <u>Site A land to the west of Sellindge in Phase 2 must be masterplanned and the full area included in a single outline application. The masterplan must include <u>Proposals should protect and conserve consideration for</u> the setting of non-designated built <u>and natural</u> heritage assets such as Grove House and Potten Farm, <u>protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance; and</u></u></p> <p>k.h. <u>Any archaeological remains should be evaluated and potential impact mitigated in accordance with Places and policies Local Plan Policy HE2-;</u></p> | <p>Proposed in document FHDC EX077</p> |

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| | | <p>3. Both phases of the development shall:</p> <p>a.i. Provide or contribute to convenient and safe wherever possible internal links within the site s itself and externally links to neighbouring sites to ensure there is ease of access by a range of transport modes to new and existing development and facilities within the village and cycle and pedestrian access to Westenhanger Station;</p> <p>b.i Deliver pedestrian and cycle enhancements to the A20 through (as a minimum) informal traffic-calming features at key locations, and perceived narrowing of the carriageway outside Sellindge primary school and associated highways improvement. Phase 2 shall extend the highways improvement area to be delivered by phase 1 <u>extending the principles of the Rural Masterplan;</u></p> <p>c. Contribute to the provision of a safe, lit, surfaced cycle and pedestrian access to Westenhanger Station from Sellindge through the upgrade of existing bridleways and public rights of way (HE217A and HE2774);</p> <p>d.k. Provide noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the built development, as well as landscaping within the buffers designed to integrate with other structural planting and habitat creation delivered through the comprehensive masterplan; and</p> <p>e.l. Contribute to improvements in the local wastewater infrastructure and other utilities as required to meet the needs of the development <u>including;</u></p> | <p>Proposed in document FHDC EX077</p> |

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| | | <p>f.i. Ensure occupation of the development is phased to align with the delivery of sewage infrastructure, in liaison with the service provider, aligned with occupation of the development; and</p> <p>g.ii. Plan layout to ensure future access to existing sewage infrastructure for maintenance and upsizing purposes; and</p> <p>h. Provide a high standard of design, siting and layout of development to reflect the sites' proximity to the Kent Downs AONB.</p> | <p>Proposed in document FHDC EX077</p> |
| <p>Supporting text: Paragraph 5.163</p> <p>New paragraph to follow after paragraph 5.163</p> | <p>157</p> | <p><u>Policy CSD9 should be read in conjunction with the other policies in the development plan, in particular Places and Policies Local Plan Policy HB4: Self-build and Custom Housebuilding Development; Policy C3: Provision of Open Space, regarding allotments and sports facilities; Policy C4, regarding play space provision; and Policy CC1, regarding energy efficiency.</u></p> | <p>Proposed in document FHDC EX077</p> |