

Core Strategy Review - Inspectors' Action Points

**Matter 5, Point 3 – Strategy for the Urban Area -
Policy SS11: Shorncliffe Garrison, Folkestone**

17 January 2021

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1. Introduction

- 1.1. During the hearing session for Matter 5, Strategy for the Urban Area, the council undertook to review Policy SS11: Shorncliffe Garrison, Folkestone.
- 1.2. Proposed modifications were identified to address the following:
 - Reference to time periods in the first paragraph of Policy SS11;
 - Affordable housing requirement; and
 - Water efficiency standards.
- 1.3. Proposed modifications to Policy SS11 addressing these points are set out in Appendix 1 to this note.
- 1.4. Further notes have been prepared in relation to:
 - Planning permissions, dwellings under construction and dwellings completed on the Shorncliffe Garrison site; and
 - The projected build-out rate of the site.

Appendix 1: Proposed Modifications to Policy SS11:

Shorncliffe Garrison, Folkestone

Policy SS11

Spatial Strategy for Shorncliffe Garrison, Folkestone

The 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-site and off-site travel infrastructure upgrades.

Planning permission will also only be granted where:

- a. Residential development is shown to be part of a comprehensive approach to modernisation and consolidation of military land within the district.
- b. Development is appropriately phased to ensure benefits can be fully realised, with infrastructure improvements delivered at appropriate stages to ensure on- and off-site facilities are available to create a sense of place and community and to manage environmental impacts in relation to infrastructure capacity.
- c. Significant transport improvements are delivered including appropriate contributions for critical junction upgrades, and other highway improvements, and a contribution is made to improved and extended bus services and further sustainable travel measures for walking and cycling (including connections to Cheriton High Street and Folkestone West railway station) in accordance with policy SS5.
- d. The proposal includes on-site provision of appropriate community infrastructure including land and possible contributions towards a new primary school (up to two-form entry) and health/care facility (and/or delivery of a community/public facility of equal social value).
- e. The proposal incorporates high-quality green infrastructure at the design stage, with sports and public open space usable for active recreation retained in line with national policy, and improved changing facilities provided at ‘The Stadium’.
- f. Land at Seabrook Valley as shown in Figure 4.7 is released from military use for public and natural open space purposes, and a management strategy is in place to enhance biodiversity and to increase accessibility to the countryside where appropriate. Development proposals shall include an appropriate recreational access strategy to ensure additional impacts to Natura 2000 site(s) are acceptably mitigated, in accordance with policy CSD4.
- g. The design and layout of development should form a legible network of streets, drawing on the scale and pattern of surrounding development so as to enhance connectivity from east to west with a strong new south to north pedestrian/cycle axis, through the site. Townscape, heritage and archaeological analysis should be undertaken prior to the demolition of any buildings. This should ensure good place-

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making through the retention of important features, including heritage assets and reference to former uses on the site.

- h. Development design integrates fully and sensitively with the existing residential neighbourhoods of Cheriton and with the Seabrook Valley landscape.
- 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.
- k. A programme is agreed for the satisfactory remediation of the land.

Any detailed planning application submitted in relation to any of the site will only be granted if it is supported by and consistent with either:

- A satisfactory masterplan for the whole site produced in line with this policy, or
- An outline/detailed planning application for the whole site that provides satisfactory masterplanning in line with this policy, including phasing proposals and necessary viability assessments.

Masterplanning for the site should accord with the core principles shown in Figure 4.7.