

FHDC EX004

Core Strategy Review - Response to Inspectors' Letter

Reference: PINS/L2250/429/7

May 2020

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1. Local Development Scheme

Inspectors' question

The examination document list refers to a Local Development Scheme 2020. Can you confirm the status of this document and provide a copy?

Council's response

- 1.1. The council has updated the Local Development Scheme (LDS) to reflect recent progress with the Places and Policies Local Plan (PPLP) which has been through public hearings and consultation on Main Modifications. The council expects to receive the Inspector's Report on the PPLP shortly.
- 1.2. It was our intention to take the revised version of the LDS to the council's Cabinet at the same time as a report recommending the adoption of the PPLP. However as the Inspector's Report on the PPLP has not yet been issued and restrictions have been introduced on public meetings, this has not been possible.
- 1.3. The draft LDS is now due to be considered by Cabinet on 27 May 2020; facilities are being put in place so that the meeting can be conducted by video-conference. The LDS is therefore in draft pending its approval by Cabinet. A copy of the draft is provided with this document.

2. Viability

Inspectors' question

Can you confirm what evidence is available regarding viability (including but not limited to the overall plan, the New Garden Settlement allocation and the broad locations along with policy requirements including affordable housing provision, the mix of housing types and water efficiency standards).

Council's response

Introduction

2.1. The council has prepared initial viability evidence for the early stages of the Core Strategy Review and is continuing to review this as proposals for the new garden settlement advance and more detail becomes available.

2.2. The need for continued review in the case of new settlements is reflected in the footnote to paragraph 72 of the National Planning Policy Framework. This states that:

“The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.”

2.3. Planning Practice Guidance (PPG) includes a section on viability and plan-making. The principal PPG requirement is that:

“Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total

*cumulative cost of all relevant policies will not undermine deliverability of the plan”.*¹

It also requires that policies (such as for affordable housing) take account of infrastructure needs and allow schemes to be deliverable.

BPS Assessment of Deliverability & Viability

- 2.4. For the initial work, the council instructed BPS Chartered Surveyors to assess the deliverability and viability of the proposed new garden settlement in conjunction with relevant policies in the Core Strategy Review. The output of the commission was the Assessment of Deliverability & Viability (EB 03.50) dated 22 January 2019.
- 2.5. The BPS report provides a review of the promoter’s viability assessment, taking into account policy requirements in the Core Strategy Review. It has been produced to inform preparation of the Core Strategy Review and ensure that the emerging policies will be deliverable and effective.
- 2.6. Key documents that the BPS report had reference to include (among others):
- Folkestone & Hythe District Council Core Strategy Review 2018;
 - Emerging policies in the Places and Policies Local Plan; and
 - Viability evidence provided by the promoter of the new garden settlement.
- 2.7. For the initial viability testing and policy drafting, BPS reviewed the inputs provided by the promoter and concluded that, while a number of inputs appear reasonable, further consideration may be needed to better understand a number of inputs in more detail, including costings of the identified infrastructure and Section 106 obligations.
- 2.8. Most detail is provided in respect of infrastructure costs and timing, which is appropriate at this stage, given that this is one of the key areas which need to be negotiated early in the process. The BPS work recognises that as further details surrounding the delivery vehicle are worked up and discussions

¹ PPG Paragraph: 002 Reference ID: 10-002-20190509

regarding specific infrastructure items progress, more technical detail will emerge through continued review and refinement.

- 2.9. The BPS work finds that further discussions with planning officers will be required in respect of the affordable housing mix, tenure and affordability levels. The work indicates an acceptable level of profit output can be generated but that the issue of promoter finance costs will need to be addressed in the modelling (EB 03.50, paragraph 6.1).

Supplementary work for new garden settlement in addition to Core Strategy Review evidence

- 2.10. As part of the process of ongoing review, and discussions in relation to the outline planning application for the new garden settlement, infrastructure costs and viability continue to be updated. Given progress in terms of land assembly, more detailed design work and the planning application (see Section 3 below), the promoter has developed the initial design work relating to key infrastructure to provide a more detailed estimate of costs. This will result in an updated Strategic Infrastructure Cost Estimate and financial appraisal using the Argus Developer software.
- 2.11. As an example, the Strategic Infrastructure Cost Estimate includes a cost item for establishing the Grey Water recycling network (primary infrastructure routes only). The secondary infrastructure routes will be provided as part of the implementation (build-out) of each serviced parcel as development proceeds.
- 2.12. As part of the determination of the planning application the local planning authority has commissioned Gerald Eve, supported by cost consultants Gardiner and Theobald, to review the most up-to-date Strategic Infrastructure Cost Estimate and financial appraisal. The update report will also take into account the changes in land ownership and progression towards establishment of a delivery company to act as master developer (see Section 3 below). The update will inform Section 106 discussions for the planning application and will be published as soon as it is available.

Viability evidence prepared in support of revised CIL Charging Schedule

- 2.13. BPS Chartered Surveyors were instructed by the council to consider proposed amendments to the Community Infrastructure Levy (CIL) Draft Charging Schedule to take account of the strategic site allocations proposed within the emerging Core Strategy Review.
- 2.14. The Core Strategy Review seeks to allocate land for a garden settlement under Policies SS6-SS9. The Core Strategy Review also proposes the expansion of Sellindge in accordance with Policy CSD9 (Phase 2 housing) and, in total, Policy CSD9 will allocate up to 600 new homes. It should be noted that planning permission has been granted for two (of three) strategic sites in Sellindge covered by Policy CSD9, to provide up to 250 homes (reference Y14/0873/SH) and up to 162 homes (reference Y16/1122/SH) respectively, and so the residual amount of development on the third site is approximately 188 dwellings. A planning application has recently been submitted for part of the residual phase 2 allocation and this is currently being validated.
- 2.15. The costs associated with mitigation and ensuring sustainable development of the garden settlement will be dealt with through site-specific Section 106 and Section 278 works. The BPS report clarifies that the policy-compliant affordable housing provision was included as part of the appraisal.
- 2.16. In the case of schemes where major upfront infrastructure spending is required, such as the new garden settlement, CIL is not usually an appropriate delivery mechanism for infrastructure provision. It would not be practical for these major infrastructure works to be funded through CIL receipts, especially as any CIL contributions, if collected from development at the new settlement, would not become payable in time to cover major expenditures on infrastructure required on the commencement of development or otherwise within the first phase.
- 2.17. With respect to the two Sellindge sites to be allocated as Phase 2 housing under Policy CSD9, the BPS viability testing indicates that the sites will not be in a position to make CIL contributions alongside the implementation of policy-

compliant schemes that will ensure delivery of critical infrastructure through the Section 106 legal mechanism. The viability assessment includes a bespoke estimate of infrastructure costs, based on the infrastructure requirements set out in the 'Sellindge Strategy' (policy CSD9).

- 2.18. It is proposed that consultation on a revised CIL Draft Charging Schedule will be carried out in early summer 2020. The draft schedule proposes that the garden settlement and the phase 2 housing proposed to be allocated in the broad location policy in Sellindge are made exempt from CIL.

Viability of the broad location site allocations in the Core Strategy Review

- 2.19. The Core Strategy Review includes broad location policies CSD8 and CSD9 as the most suitable to meet the long-term needs for development in New Romney and Sellindge respectively. Development should also meet all of the other policy requirements of the Core Strategy Review.
- 2.20. As explained in paragraph 2.14, two of the three sites that form the broad location allocation in Sellindge have planning permission, and one site is well advanced in its build-out phase. Similarly, two parcels that form the significant majority of the New Romney broad location have been granted planning permission. The parcel granted outline permission (reference Y15/0164/SH) for development of up to 110 dwellings with supporting infrastructure in February 2017 now has reserved matters approval and the site is under construction. In respect of the second parcel, outline planning permission for the erection of up to 117 dwellings with public open space, landscaping and sustainable drainage systems (SuDS) and vehicular access from Ashford Road was granted permission (reference Y18/1404/FH) in August 2019.
- 2.21. The council therefore considers that the sites taken forward from the 2013 Core Strategy and additional sites proposed to be allocated in the Core Strategy Review in policies CSD8 and CSD9 do not raise viability concerns, given that planning permissions are in place, or are currently being considered, on the majority of sites and construction is proceeding on several.

3. Housing position and delivery

Inspectors' question

We note that a housing trajectory is set out in Appendix 1 of the Core Strategy Review: Revised Housing Need and Supply Evidence Paper. Can you confirm that this represents the Council's most up to date position? It would be helpful if you could add to this information by setting out in a table form, the anticipated delivery of housing from each of the different sources identified on a year by year basis for the whole of the plan period.

Council's response

Housing trajectory

- 3.1. Annual figures for the housing trajectory for the plan period are set out in Appendix 1: Housing trajectory for Submission Core Strategy Review. This shows the position at the time the further consultation on housing provision was being prepared in December 2019. The trajectory for the new garden settlement reflects information in the outline planning application (see paragraph 3.3). A minor adjustment has been made where an error was found.
- 3.2. Given the current situation with the Coronavirus pandemic the council is contacting developers and agents to get updated information on housing completions and see if the anticipated delivery rates can still be relied on. In addition work has advanced on the delivery of the new garden settlement and an outline is provided below.

Recent progress with the garden settlement

- 3.3. Plans for the new garden settlement, known as Otterpool Park, have advanced since the submission of an outline planning application on 28 February 2019 (reference 19/0257/FH).

- 3.4. To date plans for Otterpool Park have been driven forward through a partnership between the Folkestone & Hythe District Council and Cozumel Estates (owner of the former Folkestone Racecourse). A collaboration agreement was in place committing the parties to prepare a comprehensive masterplan and outline planning application, and to the equalisation of costs and values across the site. In February 2020 the district council bought out Cozumel's land interests, and the collaboration agreement has been accordingly terminated. The council now has agreed options, or owns outright, around 86 per cent of land within the planning application area, and is working alongside Homes England, which owns around 10 per cent (63ha).
- 3.5. The acquisition of Cozumel's land has allowed the council, in its role as promoter, to focus its attentions on delivery of the project beyond the current planning application.

Local delivery company

- 3.6. In relation to larger scale developments, the National Planning Policy Framework (paragraph 72) states that local authorities should *"identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations)."*
- 3.7. The council intends to set up a wholly-owned Limited Liability Partnership (LLP) that will act as a delivery company for the scheme (the subject of a report to the council's Cabinet on 27 May 2020). The partners to the LLP will be Folkestone & Hythe District Council and the Otterpool Park Development Company Limited. The LLP will have the capacity to form partnerships or joint ventures with other public or private organisations, and be able to enter into contracts, purchase land and trade.
- 3.8. The purpose of the delivery vehicle is to take on the role of master developer. This will include:
- Delivering major infrastructure for the site, including enabling works;
 - Preparing planning applications for early works and interim uses on the site;

- Promoting and selling serviced plots to housebuilders and other developers;
- Designing and delivering open space and other community assets such as schools;
- Liaising with other potential partners to explore options for joint ventures and other partnerships, including Homes England, housebuilders and housing associations;
- Promoting commercial land for non-residential uses;
- Controlling delivery of the town centre; and
- The long-term stewardship of land and community assets - including green space and heritage assets such as Westenhanger Castle (now in the council's ownership) - potentially through a separate community-led body but with the land ownership remaining with the company.

Resourcing and funding the delivery company

- 3.9. In its role as promoter, the council is securing additional resources to deliver the new settlement. It is proposed that a team of five staff will be seconded from the district council for the project with additional new posts to be recruited during 2020, and other administrative support provided by the council through a service level agreement.
- 3.10. The work of the team and staff resource cost is funded through £1.25million working capital fund from the district council for 2020/21 (as agreed by the council's Cabinet in May 2020). Existing contractual arrangements with the consultant team remain in place, as work on the planning application continues.
- 3.11. In addition a draw-down fund has been secured of £100 million over five years (from November 2019) to fund early infrastructure and other costs such as planning applications.

Programme

- 3.12. With this support, the council, in its role as promoter, has commenced work on delivery of the site at risk in parallel with further work on the planning

application. Consultants Tibbalds were commissioned in March 2020 and have begun work on a design code and the Phase 1 masterplan, informed by engagement with the development industry. Negotiations with utilities companies are also progressing to allow timely decisions on infrastructure investment.

Market testing and dialogue

- 3.13. The promoter has been speaking to a range of developers to nurture and test interest in the site, and understand their likely commercial approach and potential land values. Developers range from small, local building companies to major volume housebuilders and housing associations.
- 3.14. Given recent progress with land purchase and setting up the local delivery company, the promoter is reassessing the housing delivery rates for the new garden settlement. A number of different scenarios are currently being tested, to demonstrate how the scheme can meet the draft Core Strategy Review policy requirements. The promoter is modelling different mixes of tenure, numbers of housebuilders and outlets and exploring the role of other providers, including housing associations, self-builders, extra care providers and build-to-rent operators. An update on this work will be provided as soon as possible

4. Statements of Common Ground

Inspectors' question

The Statements of Common Ground include some suggested modifications to the submitted Core Strategy Review. Can you confirm the Council's position in respect of these suggested modifications? It would be useful if a schedule of potential modifications could be created which can be added to over the course of the examination.

Council's response

- 4.1. Folkestone & Hythe District Council prepared and agreed a number of Statements of Common Ground with neighbouring authorities and statutory bodies.
- 4.2. Five Statements of Common Ground propose modifications to the submission version of the Core Strategy Review to address the concerns of the signatories. These are the statements between the district council and:
 - Ashford Borough Council;
 - Environment Agency;
 - Highways England;
 - Marine Management Organisation; and
 - Kent County Council.
- 4.3. A schedule is provided in Appendix 2: Proposed modifications arising from Statements of Common Ground. This should be read in conjunction with the Statements of Common Ground between the council and the signatory organisations.
- 4.4. The statements arose from lengthy discussions between the council and the organisations; the statement with Ashford Borough Council developed from meetings between officers and Members of the two authorities and further detailed officer discussions lasting more than twelve months, following

concerns highlighted by Ashford Borough Council in its consultation comments on the Submission Draft Core Strategy Review.

- 4.5. The district council requests that the Inspectors consider these proposed modifications as the basis for Main Modifications to the Core Strategy Review.

5. Sustainability Appraisal

Inspectors' question

Policies SS5, SS10, SS11, CSD3, CSD4, CSD6, CSD7 and CSD8 of the Core Strategy Review are replacing policies from the 2013 Core Strategy. However, these do not appear to have been subject to Sustainability Appraisal (SA) as part of the submitted SA report. Whilst these policies are to be rolled forward from the adopted Core Strategy with only minor amendments and were previously subject to SA, they nonetheless form part of the submitted Core Strategy Review.

Section 19(5) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority carry out an appraisal of the sustainability of the proposals in each Development Plan Document. The submitted plan covers a longer time period than the document it is proposed to replace (i.e. to 2037), and there may have been other changes to baseline data and reference sources since the previous appraisal was carried out that now require consideration. Furthermore, without a complete SA of all policies it would not be possible to consider the 'in-combination' effects of the policies with the proposed New Garden Settlement. As such, the above mentioned policies will need to be subject to SA and the results of that appraisal included in an addendum to the report.

Council's response

- 5.1. The Sustainability Appraisal (SA) Report which accompanied the Proposed Submission Core Strategy Review Regulation 19 consultation (EB 02.40, December 2018), taken together alongside the accompanying SA Addendum (EB 02.10, November 2019) does conclude that policies SS5, SS10, SS11, CSD3, CSD4, CSD6, CSD7 and CSD8 have not changed enough to generate new significant effects not previously identified during the SA of the adopted Core Strategy in 2013.
- 5.2. These judgements were made based on the effects of the policies reported in the SA Report that accompanied the adopted Core Strategy (URS, 2012), but

also in the context of the revised plan period, an up-to-date SA baseline and record of relevant plans, policies and programmes.

- 5.3. For example, paragraph 8.4 of the SA Report (EB 02.40) notes the uncertainty identified in the 2013 SA of adopted Policy CSD8 in relation to the potential cumulative effects of growth in New Romney and expansion of Lydd Airport on road congestion. In light of the approval of the airport expansion paragraph 8.5 goes on to consider the potential of the largely unchanged Policy CSD8 to generate new adverse effects against SA objective 13 (Transport and Congestion) in the new plan period.
- 5.4. Although only the individual effects of significantly revised and new policies within the Core Strategy Review are set out in the SA Report, Chapter 8 of the SA Report considers these effects in-combination with the effects of other policies within the Core Strategy Review (specifically the policies that have not materially changed since the SA and adoption of the Core Strategy in 2013). Consideration is also given to the in-combination effects of the complete Core Strategy Review, the Submission Places and Policies Local Plan (PPLP) and planned growth in neighbouring authorities. A summary of these cumulative effects, together with potential cross-boundary effects, is provided in paragraphs 8.94 to 8.111 in the SA Report.
- 5.5. Given the minor changes to the policies concerned, this was considered to be an appropriate and proportionate approach to the SA of the Core Strategy Review. It enabled the significant effects of implementing the Core Strategy, as reviewed, to be identified and evaluated and, in so doing, satisfies the requirements of the SEA Regulations.
- 5.6. If the Inspectors require more background information on this process, the council can instruct its SA consultants to provide it.

6. Policies Map

Inspectors' question

The proposed New Garden Settlement is intended to be a strategic allocation and as such will be shown on the Policies Map as stated in the first sentence of Policy SS6. The adoption of the Core Strategy Review would result in a change to the adopted Policies Map and therefore a proposed submission Policies Map should have been published in line with Regulation 19 and then submitted in line with Regulation 22. Whilst Figure 4.5 shows the site boundary, it does not fulfil the criteria for the Policies Map set out in Regulation 9, notably being reproduced from or based on an Ordnance Survey map.

We are satisfied that the proposal for the New Garden Settlement is clear from the Core Strategy Review document and that interested parties will have been aware of it and were able to make informed representations at the appropriate stage. However, it is necessary to produce a submission Policies Map showing how the adopted Policies Map would be changed and for this to be added to the examination documents. There is no need to consult or seek comments on the submission Policies Map as it is not a Development Plan Document.

Whilst Policies SS10 and SS11 also relate to strategic allocations, these are carried forward from the 2013 Core Strategy and it is our understanding that they are already shown on the adopted Policies Map. We would be grateful if you can confirm that this is the case.

We would also be grateful if you could confirm the approach in relation to Policies CSD6-CSD9 and the areas for development shown on Figures 5.4-5.7. It is our understanding that these are intended as broad locations rather than site allocations and as such would not need to be shown on the Policies Map. However, we note that the strategy diagrams appear to show sites and specific areas for development and the policies contain relatively detailed criteria. It also seems that in some cases the Places and Policies Local Plan will result in amendments to the settlement boundaries concerned.

Can you also confirm, noting the second sentence of Policy SS4, whether the Priority Centres of Activity are all already shown on the adopted Policies Map.

As a broader point, it would be useful for us to be provided with paper copies of the adopted Policies Map or at least a fixed electronic version which comprehensively shows all of the adopted policies and proposals.

Council's response

New garden settlement allocation

6.1. The points regarding the new garden settlement allocation diagram are noted. In response the council has produced a plan of the allocation on an Ordnance Survey base, which is included as Appendix 3: New Garden Settlement Allocation Map. A copy will also be added to the examination library as requested.

Policies SS10 and SS11

6.2. Policies SS10: Spatial Strategy for Folkestone Seafront and SS11: Spatial Strategy for Shorncliffe Garrison, Folkestone, were adopted in the 2013 Core Strategy and have been carried over into the Core Strategy Review. They are currently on the Policies Map under the 2013 Core Strategy policy references SS6 and SS7 respectively. The intention is to update the policy numbers when the Core Strategy Review is adopted.

6.3. Planning permission has been granted for both strategic sites; construction has recently started on Folkestone Seafront and development is progressing on the Shorncliffe Garrison site, with early phases completed.

Policies CSD6 to CSD9

6.4. Core Strategy Delivery Policies CSD6 to CSD9 were adopted in the 2013 Core Strategy as broad locations, setting out the strategies for Central Folkestone, Hythe, New Romney and Sellindge.

- 6.5. Policies CSD6 to CSD9 have, on the whole, been carried over unaltered from the adopted plan into the Core Strategy Review and it is the council's intention that these policies will continue as broad location policies with the corresponding diagrams forming part of the Key Diagram for the strategy.
- 6.6. The policy wording of the Hythe Strategy (CSD7) has remained unchanged while the strategies for Central Folkestone (CSD6) and New Romney (CSD8) have only had minor amendments (a reference to the Creative Quarter has been added to CSD6 and a paragraph in CSD8 has been updated to reflect recent development at the broad location).
- 6.7. The first phase of the new development site identified on the Hythe Strategy diagram (Figure 5.5), the former Nickolls Quarry site, known as Martello Lakes, has been completed and the next phase is under construction. The new development site identified on the New Romney Strategy diagram (Figure 5.6) is also under construction.
- 6.8. The diagrams which accompany these policies have generally remained unchanged other than a change of style, the addition of factual information and, for Folkestone Central (Figure 5.4), the addition of the Creative Quarter, shown in hatched yellow notation.
- 6.9. The strategy for Sellindge (CSD9) has been amended more substantially than the others, as it is considered that there are further opportunities in the village for additional development. The first part (Phase 1) of the wording of Policy CSD9 reflects the original in the adopted Core Strategy; the new sections of the policy were drafted to reflect the style and the detail of the adopted policy and the other broad location policies, while guiding development on the additional phase.
- 6.10. Diagram 5.7 (Sellindge Strategy) was designed to follow the style of the diagrams in the adopted Core Strategy, having been amended to reflect the proposed new phase of development and to include the area to the south of the M20, to show more of the surrounding context and the relationship to the proposed new garden settlement. The diagram also seeks to differentiate

between the phases in the policy. While the diagram is indicative, the more specific area, Phase 1, reflects the planning permission which has been granted and which is now being developed (this includes the school expansion and the village green). The employment to the west reflects a separate permission granted for that area (an outline). The remaining phases are deliberately left less specific in their graphic outline, following the style of the adopted Core Strategy. (An update on the planning status of the Sellindge sites is given in paragraph 2.14.)

Settlement boundaries

6.11. The settlement boundaries will be changed following the adoption of the Places and Policies Local Plan (PPLP). These are set out in the PPLP Proposed Changes to Policies Map².

6.12. The diagrams in the Core Strategy Review are indicative and only reflect the urban form. They are not intended to identify the settlement boundaries. The council considers that changes to settlement boundaries resulting from the adoption of the PPLP would not undermine the purpose of these diagrams.

Priority Centres of Activity

6.13. The Priority Centres of Activity are identified on the Policies Map under the Shopping Saved Policies.

Copies of the Policies Map

6.14. The Policies Map includes the policies in the adopted 2013 Core Strategy and the saved policies in the 2006 Local Plan.

6.15. The council's intention is to update the Policies Map when the PPLP is adopted, as the policies in the PPLP will replace the saved policies in the 2006 Local Plan. The allocations and proposals in the PPLP do not currently feature on the

² <https://service.folkestone-hythe.gov.uk/repository/places-and-policies-local-plan-evidence-base-library/1.2-proposed-changes-to-policy-map.pdf>

Policies Map as the plan has not yet been adopted; as outlined in paragraph 1.1 the council is expecting the Inspector's Report shortly.

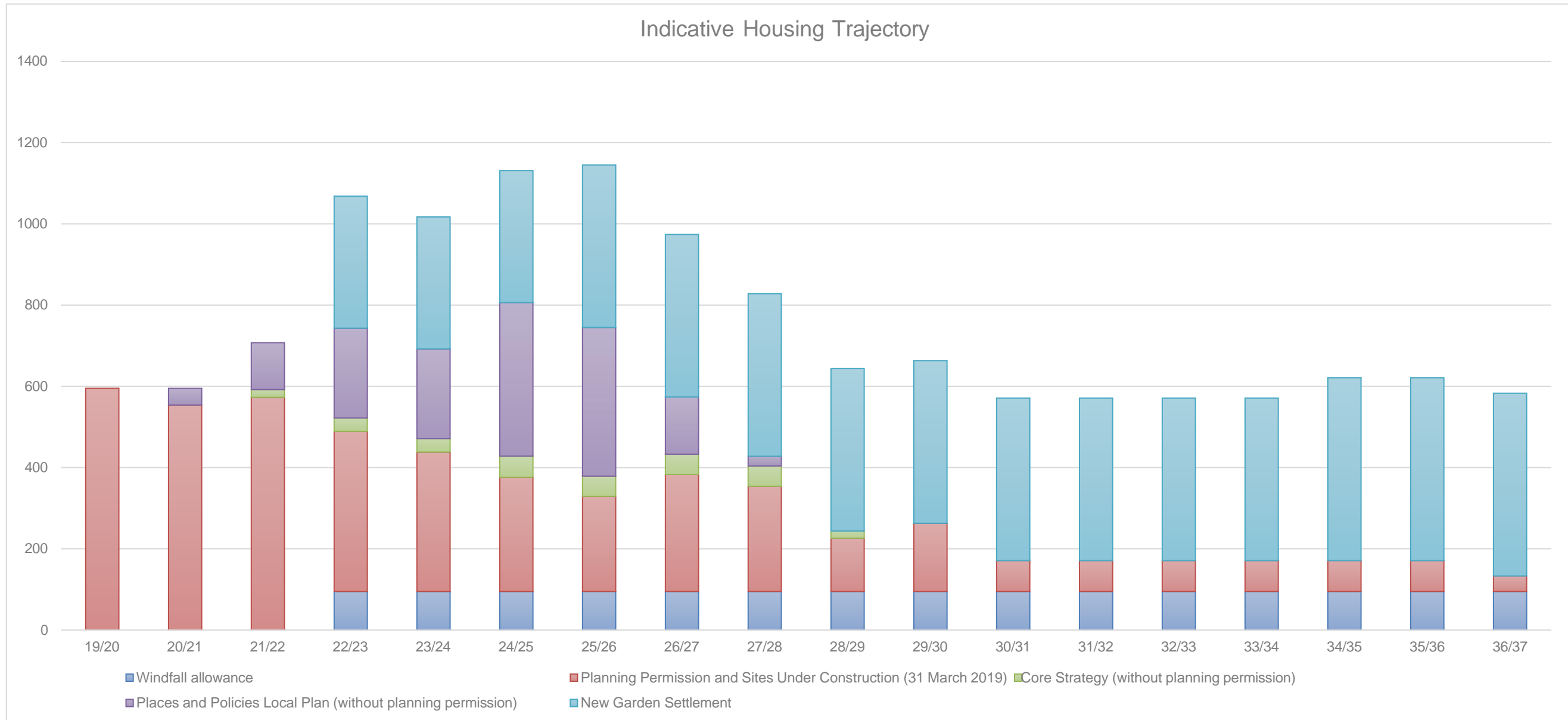
- 6.16. We are addressing the request for paper and fixed electronic copies of the Policies Map. Unfortunately the council's mapping capability has been affected by the Coronavirus outbreak with GIS staff isolating at home without access to the necessary IT equipment; however, we have put alternative arrangements in place and will send both paper and electronic copies shortly.

Appendix 1: Housing trajectory for Submission Core Strategy Review

Core Strategy Review housing trajectory – year-by-year figures

YEAR	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	TOTAL
Windfall allowance	0	0	0	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	1425
Planning Permission and Sites Under Construction (31 March 2019)	595	554	573	394	343	281	234	288	259	131	168	76	76	76	76	76	76	38	4,314
Core Strategy (without planning permission)	0	0	19	33	33	52	50	50	50	18	0	0	0	0	0	0	0	0	305
Places and Policies Local Plan (without planning permission)	0	41	115	221	221	378	366	141	24	0	0	0	0	0	0	0	0	0	1,507
New Garden Settlement	0	0	0	325	325	325	400	400	400	400	400	400	400	400	400	450	450	450	5,925
Total	595	595	707	1068	1017	1131	1145	974	828	644	663	571	571	571	571	621	621	583	13,476

Core Strategy Review housing trajectory – year-by-year figures (bar chart)



Appendix 2: Proposed modifications arising from Statements of Common Ground

Table 1: Proposed modifications arising from statement between Ashford Borough Council and Folkestone & Hythe District Council

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
Policy SS7: New Garden Settlement – Place-Shaping Principles (and supporting text)		
<p>Paragraph 4.179 to be amended (additional text added)</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 12,900 sqm (gross) of retail (convenience and comparison) and food and beverage floorspace by 2037. Service uses (class A1 non-retail and class A2 financial and professional services) could increase this requirement to 15,500 sqm (gross) by 2037. This will need to be carefully planned and phased, particularly any proposals above these</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 <u>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 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</i></p>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
	<p><i>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.”</i></p>	<p><i>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></i></p>
<p>Additional supporting text following paragraph 4.180 (i.e. new paragraph to be inserted)</p>	<p>n/a</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.</u></p>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
		<p><u>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 the capacity on the high speed service, to ensure that the capacity exists to serve the additional demand created from new development.</u></p>
<p>Additional supporting text to Policy SS7</p>	<p>n/a</p>	<p><u>“There is a requirement that all highway junctions and links shown (through reference to the output of transport modelling work that has applied a methodology formally approved by the local highway authority and Highways England) to be impacted upon by development at the Otterpool Park Garden Settlement will be upgraded/improved in order to provide additional highway capacity so as to appropriately mitigate the highway impact of development at the Garden Settlement. The design of all junctions requiring improvement and the relative timing of any such improvement to be implemented (the trigger point) is to be subject to agreement between the promoter and the local highway authority and/or Highways England. The associated highway works are to be implemented under a (future) S278 agreement with the responsible highway authority and secured as part of the S106 legal agreement. There is potential that improvements will be required to the road network outside of Folkestone and Hythe</u></p>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
		<u><i>District. Where this is the case, consultation will be carried out with the relevant local authority prior to the proposals being agreed.</i></u>
Policy SS7 (1) b. vi	“Sustainable drainage systems (SuDS) to maximise landscape and biodiversity value and to prevent downstream flooding of the East Stour River, developed as part of an integrated water management solution; and ...”	“Sustainable drainage systems (SuDS) to maximise landscape and biodiversity values and to prevent <u>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 ...”
Policy SS7 (2) 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 indicates that the new garden settlement can support approximately 3,150sqm (gross) of convenience retail floorspace within the plan period. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre. The 2018 Update indicates that the new garden settlement can support approximately	“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 <u>approximately 3,150sqm up to 4,284sqm</u> (gross) of convenience retail floorspace within the plan period <u>to 2037</u> . A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre. The 2018 Update <u>Retail and Leisure Need Assessment (June 2019 update)</u> indicates that the new garden settlement can support <u>approximately 7,300sqm up to 9,108sqm</u> (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

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
	<p>7,300 sqm (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 2,450 sqm gross) and non-retail and financial and professional services (approximately 2,600 sqm gross). An impact assessment shall be undertaken to demonstrate that there would be no detrimental impacts on the vitality and viability 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; and ...”</p>	<p>2,450sqm gross <u>(up to 3,305sqm gross)</u> 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 provision within the garden settlement across the plan period, so that it only meets the needs generated by the development itself.</u> <u>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</u> to demonstrate that there would be no detrimental impacts on the vitality and viability 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; and ...”</p>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
Policy SS7 (6) 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.”	“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. <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> ”
Policy SS8: New Garden Settlement – Sustainability and Healthy New Town Principles		
Policy SS8 (1) b. iii	“Surface water management measures to avoid increasing flood risk through the use of Sustainable Drainage Systems (SuDS); and ...”	“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 ...”
Policy SS9: New Garden Settlement – Infrastructure, Delivery and Management and supporting text		
Additional supporting text to Policy SS9	n/a	“ <u>Southern Water has 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</u>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
		<p><u>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 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 the occupation of development, to reflect the required timing of the wastewater infrastructure, and secured through the S106 agreement.”</u></p>
<p>Supporting text to Policy SS9 following paragraph 4.193 (i.e. new paragraph to be inserted)</p>	<p>n/a</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-</u></p>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
		<p><u>site traffic movements such that they do not bring about detrimental impacts on nearby communities. A key requirement of the monitoring strategy, therefore, is 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 the Transport Assessment then it shall 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. The S106 legal agreement will need to secure a funding commitment 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.'</u></p>
Additional clause to be inserted into Policy SS7 or SS9	n/a	<p><u>'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</u></p>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
		<i><u>authorities in relation to traffic movement and impact on the surrounding road network.'</u></i>
Policy SS9 (1) b to be amended	<i>“Critical infrastructure, such as primary education should be provided ...”</i>	<i>“Critical infrastructure, such as primary education <u>and wastewater infrastructure</u> should be provided ...”</i>

Table 2: Proposed modifications arising from statement between the Environment Agency and Folkestone & Hythe District Council

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
Paragraph 4.78	<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).”</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>The sequential approach is to take into account all forms of flooding.</u>”</p>
Policy SS6 (2) b	<p>“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; and ...”</p>	<p>“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>In small or single unit schemes the objective will be to achieve low carbon and high water efficiency;</u> and ...”</p>
Paragraph 5.72	<p>“Most of the district's water supply comes from groundwater sources. Water resources must be maintained, and ground source protection zones must be effective. Pollution prevention measures are</p>	<p>“Most of the 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 measures are</p>

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
	<i>required in areas of high groundwater (in consultation with the Environment Agency and Natural England) ...”</i>	<i>required in areas of high groundwater levels and/or vulnerability (in conjunction with the Environment Agency and Natural England) ...”</i>
<p>In addition a minor modification was identified in relation to footnote 11 of paragraph 5.63 (page 133) as follows: “Affinity Water (June 2014) 'Our Plan for Customers and Communities' Final Water Resources Management Plan 2015-2040 2020. (The Water Resources Management Plan 2020-2080 is currently in preparation.)”</p>		

Table 3: Proposed modification arising from statement between Highways England and Folkestone & Hythe District Council

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
Policy SS5 – additional objective	n/a	<p><i><u>“To consider and manage the travel demand of new development proposals, and develop tailored solutions to limit car use generated by new developments.”</u></i></p>

Table 4: Proposed modification arising from statement between the Marine Management Organisation and Folkestone & Hythe District Council

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
Paragraph 5.47 – additional text to be inserted	n/a	Reference to the legal duty to co-operate with the Marine Management Organisation, as well as reference to Marine Planning, the Marine Policy Statement, and the South Marine Plan.

Table 5: Proposed modifications arising from statement between Kent County Council and Folkestone & Hythe District Council

Policy / supporting text reference	Wording in submission version of CSR	Proposed modification (red text refers)
Policy SS3 (c)	<p><i>“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 (if required) exception tests set out in national policy. It will utilise the Strategic Flood Risk Assessment (SFRA) and provide further information. Development must also meet the following criteria as applicable: ...”</i></p>	<p><i>“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 (if required) exception tests set out in national policy. It will utilise the Strategic Flood Risk Assessment (SFRA) 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: ...”</i></p>
Policy CSD4 (additional criteria)	n/a	<p><i><u>“Planning applications will need to be supported by ecological surveys, mitigation strategies (when required) and enhancement</u></i></p>

		<u><i>plans, in order to follow and apply the mitigation hierarchy, as appropriate.</i></u>
Policy CSD4 (d)	<i>“Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub national and locally designated wildlife/geological sites (including Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest).”</i>	<i>“Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites, <u>to include Local Wildlife Sites (LWS)</u> (in addition to <u>including</u> Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest).”</i>

Appendix 3: New Garden Settlement Allocation Map

