



JULY 2020

Folkestone and Hythe Hearing Statements

Matter 8 – The Supply and Delivery of Housing Land

Iceni Projects Limited on behalf of
Quinn Estates

July 2020

ICENI PROJECTS LIMITED
ON BEHALF OF QUINN
ESTATES

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****Note: Quinn Estates only wish to comment on the above questions of this Matter.***

1. QUESTION 2

What is the estimated supply from each source for the plan period? What is the evidence to support this and are the estimates justified?

- 1.1 The estimated supply indicates delivery of Otterpool Park will commence in 2022/23 (i.e. within the first five years of the Plan period) at a rate of 325 dwellings per annum for the remainder of the Plan Period. Quinn Estates strongly supports the aspiration to deliver Otterpool Park and the commitment to putting it at the heart of the Council's long term development strategy. However, concern is raised over the level of dependence placed on the Garden Town, with seemingly no Plan B if delivery is slower than that envisaged for any reason. Evidence from similar sized schemes across the Country reveals that slower than expected delivery in the earlier stages of the Plan period is possible.
- 1.2 With such a high number of homes (43% of delivery) coming forward within one allocation, risk to supply could be mitigated by increasing housing supply above the requirement and through allocating further sites that are demonstrated to be deliverable in the early years of the Plan, such as Elm Tree Farm.