

NOTE

OTTERPOOL PARK GARDEN TOWN SETTLEMENT

Folkestone and Hythe Core Strategy Review Matter 9 Statement

Examination in Public

July 2020

Quod

On behalf of Otterpool Park LLP

NOTE continued

Folkestone and Hythe Core Strategy Review Examination in Public

Hearing Statement of behalf of Otterpool Park LLP

Matter 9: Balanced Neighbourhoods and District residential needs

Policy CSD1

3) What effect would the policy have on the viability of development proposals and what evidence is there in this respect?

1. The proposed development at Otterpool Park aligns to the quantum of affordable housing required by policy CSD1, which has been demonstrated to be deliverable by current financial modelling. More broadly, the flexibility on the mix of intermediate and affordable tenures is welcomed as it allows for more innovative approaches to housing delivery on larger sites such as Otterpool Park.

4) What is the basis for the tenure split sought and is this justified?

1. The requirements of Policy CSD1 align to the findings of the 2017 SHMA which identifies the requirement for affordable homes in the Housing Market Area and forms a robust evidence base for housing need. The need for different types of homes has been assessed as part of the work to create the Housing Strategy for Otterpool Park (further detail available if required). This has identified the mix of types and tenure of homes that meet the needs of local residents, affordable need and wider market demand. Given Otterpool Park will be a place in itself the flexibility in CSD1 is welcomed, ensuring a suitable mix can be delivered while having regard to the district wide tenure mix target.

Policy CSD2

10) Is the policy sufficiently flexible in relation to viability and being able to respond to changing evidence on the mix of housing over the plan period?

1. The need for different types of homes has been assessed as part of the work to create the Housing Strategy for Otterpool Park (further detail available if required). The mix of types and tenures identified as required falls within the ranges proposed by policy CSD2 and the flexibility is considered reasonable to account for changes in needs as future phases of Otterpool are delivered.