

# Infrastructure Delivery Plan



August 2018

## Executive Summary

To achieve the Vision and Strategic Policies as set out within the Places and Policies Local Plan, Folkestone & Hythe District must be equipped for growth and change. This Infrastructure Delivery Plan (IDP) will, therefore, form a component in underpinning this District's future infrastructure needs.

This IDP provides a technical evidence base and seeks to understand:

- The current level of infrastructure provision across Folkestone & Hythe district and whether this infrastructure is currently fit for purpose to support the existing population
- The level of planned infrastructure across Folkestone & Hythe district, as set out in plans and strategies adopted by F&HDC and the forthcoming strategies from organisations responsible for the delivery of planned infrastructure
- Whether the current and planned infrastructure scheduled to be delivered will support the level of growth planned across Folkestone & Hythe district and whether a gap exists
- The costs associated with planned infrastructure provision and whether there is a gap between committed, allocated and required investment

The IDP also seeks to:

- Propose solutions to any gaps between committed and required investment
- Inform the basis of an update to the Community Infrastructure Levy (CIL) Regulation 123 list

The Infrastructure Delivery Plan includes details of committed and planned schemes by infrastructure type required to ensure that infrastructure is fit for purpose and facilitate the planned growth across the District.

## INFRASTRUCTURE DELIVERY PLAN 2018 UPDATE

### Introduction

- 1.1 The adopted Core Strategy (2013) sets out key infrastructure requirements needed to deliver the level of growth in the plan.<sup>1</sup> Alongside the adopted Core Strategy, the review of the Core Strategy Local Plan's infrastructure assessment produced a June 2014 snapshot, subsequently updated during December 2014 and May 2015, of the strategically critical and necessary infrastructure projects and initiatives required to support the quantum of development projected by the Core strategy up to 2031. This work was undertaken to support the introduction of the Community Infrastructure Levy (CIL), which was adopted by the Council in August 2016.
- 1.2 The Council is in the processing of working on the Folkestone & Hythe District Places and Policies Local Plan (PPLP) that will, when adopted, form part of the development plan. The Submission Draft Local Plan has been published in February 2018 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The allocations and policies within the Places and Policies plan cover the whole District and will be used to consider the suitability of development proposals. The plan covers the period from 2006 to 2031, in line with the adopted Core Strategy.
- 1.3 The Places and Policies Local Plan sits below the Core Strategy and has two functions:
  - To allocate enough land for future development to meet the requirements set out in the Core Strategy for residential, employment, community and other needs; and
  - To provide development management policies that will be used to assess planning applications and guide future development.
- 1.4 The work on the 2015 draft Infrastructure Delivery Plan (IDP) now needs to be consolidated and updated to demonstrate both that the individual sites within the PPLP can be delivered and that the overall level of growth to 2031 is achievable. Where additional infrastructure is required the council needs to show that funding is available or could be secured through developer contributions or the investment plans of the infrastructure providers. This IDP update has been undertaken to inform the emerging Places and Policies Local Plan

### What does an Infrastructure Plan contain?

- 1.5 The term 'infrastructure' covers a wide range of services and facilities provided by public and private organisations. The definition of infrastructure is outlined in section 216(2) of the Planning Act 2008 (as amended). The Folkestone & Hythe IDP covers the following infrastructure areas:
  - Schools and other educational facilities
  - Health and social wellbeing
  - Utilities
  - Transport, including pedestrian facilities
  - Flood defences
  - Emergency services
  - Waste
  - Social and community (including libraries, allotments and community halls)
  - Leisure and recreational facilities (including children's play, youth and sports facilities) –
  - Open space/green infrastructure

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<sup>1</sup> See Core Strategy, Appendix 2

- 1.6 The requirement is to create an infrastructure plan which will show the following:
- What infrastructure is required and how it will be provided (e.g. co-location, etc)
  - Who is to provide the infrastructure
  - How will the infrastructure be funded
  - When the infrastructure could be provided
- 1.7 Discussions have taken place with a variety of infrastructure providers both within the Council and external organisations in order to ensure a comprehensive understanding of what is needed. This process has enabled these infrastructure providers to think more strategically in terms of future provision and the challenges brought about by significant growth in the long term. This IDP brings all these agencies' plans together in one document. This should encourage inter-relationships between parties and provides an opportunity to share information and possibly infrastructure.
- 1.8 This document has been written during a time of significant change, with the Government reforming many of the public services that are responsible for providing and planning infrastructure. This is likely to have an impact on provision, delivery, funding and how the relevant organisations are able to respond in relation to future growth. In addition, it is often difficult to be certain about infrastructure requirements so far into the future, as the detail of many development schemes is not currently known.
- 1.9 The IDP is intended to be a document which is regularly updated given the uncertainty and fluid nature of planning for infrastructure. Where funding sources are known to be secured, this has been indicated. Other possible funding sources are identified but, at this stage, these are only possible sources and no funding has been secured from them. The funding gap therefore identifies the extent of funding required that has not been secured and made available.

#### **Status and purpose of IDP**

- 1.10 The IDP is a supporting document for the emerging Places and Policies Local Plan. The IDP covers the plan period up until 2031 although its content will be annually monitored and periodically reviewed. The document will also supplement the evidence base for an update of the CIL Charging Schedule that is being reviewed as part of work on the Core Strategy Review.
- 1.11 This document includes details of the infrastructure identified by the Council and other service providers as being needed to support the delivery of the emerging Local Plan. It explains the approach the Council has taken to identifying this infrastructure, how it will be delivered, and an assessment of the potential risks associated with doing so.

#### **Approach**

- 1.12 There are certain important principles regarding the approach and issues that the IDP has to recognise.
- 1.13 Not all housing growth planned for individual sites will attract specific additional infrastructure requirements that can be addressed through the development of that site alone. In certain

cases, the infrastructure needs that have been identified reflect the cumulative impact of growth in a wider area, e.g. Folkestone urban area or The Romney Marsh etc.

- 1.14 The IDP, for most infrastructure items, presents the ‘worst case scenario’ in terms of needs. In the case of social, community, leisure and green infrastructure needs, this is because the methodology for establishing the scale of need is based on calculations per head of the population. In reality, much of the infrastructure that is provided in most locations will be provided either in the form of improvements to existing facilities or as co-located facilities. In particular the latter will become a growing trend which recognises the limited amount of funding available and, in more urban locations a lack of land to provide all the requirements individually.
- 1.15 Co-location is likely to take many forms. Schools are increasingly looking to raise revenue by hiring out sports pitches and other facilities outside of school hours. Equally, the shift in primary healthcare provision to larger health hubs means larger buildings could share facilities with other health providers – opticians, dentists, physiotherapists, etc – but also equally with a range of other uses, both commercial and community, e.g. retail, community centres, libraries, etc.
- 1.16 Whilst it is important to recognise such changing ways of providing services, it is extremely difficult for an IDP to be definitive about what these could be. There are too many options open as to how this is provided and this could therefore have a significant impact on needs and costs.
- 1.17 The infrastructure detailed within the IDP has been categorised as either:
- critical to the delivery of the emerging Local Plan (i.e. must happen to enable growth);
  - essential and necessary to mitigate the impacts arising from development;
  - policy high priority as it is required to support wider strategic or site-specific objectives which are set out in planning policy or are subject to a statutory duty but would not necessarily prevent development from occurring; and
  - important for infrastructure that is unlikely to prevent development in the short to medium term but is vital as a part of effective place-making.

## **2 Relevant planning policy and context for growth**

### **National Policy**

#### National Planning Policy Framework

- 2.1 The context for this Infrastructure Delivery Plan (IDP) is provided by the National Planning Policy Framework (NPPF). Paragraph 156 states:

*“Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:*

- *the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*

- *the provision of health, security, community and cultural infrastructure and other local facilities.”*

2.2 Paragraph 162 goes on to state that:

“Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”

### **Local plan context and strategy for growth**

2.3 The Submission Draft Local Plan has been published in February 2018 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The allocations and policies within the Places and Policies plan cover the whole District and will be used to consider the suitability of development proposals. The plan covers the period from 2006 to 2031, in line with the adopted Core Strategy.

2.4 A partial review of the Core Strategy commence in late 2017 and the ‘Preferred Options’ draft is to be published for consultation in March 2018. Taken together, the Places and Policies Local Plan and updated Core Strategy will form the statutory Development Plan for the District to 2037.

2.5 Folkestone & Hythe District’s emerging Local Plan will address the future housing and employment requirements for growth. The Council’s SHMA assessed the need for housing (market and affordable) to be 633 new homes a year for the period 2014 to 2037. Under DCLG’s proposed method, a minimum capped figure could be introduced of 490 new homes a year. The ‘capped’ figure would rise at successive plan reviews until the full assessment of need is reached. For Folkestone & Hythe, under DCLG’s proposed formula, the full need is currently calculated to be 722 new homes a year. This is being addressed in the Core Strategy Review. The main focus for growth for the PPLP is as set out within the 2013 Core Strategy that is within the sub-regional town of Folkestone, with proportionate growth across the Romney Marsh (15%) and North Downs (10%).

## **3 Education**

3.1 Kent County Council (KCC) has statutory duties to facilitate Early Years and Childcare (EY&C) provision within the area and ensure sufficient primary and secondary school places are available. This section seeks to simplify what is a very complicated subject, based on information provided by KCC.

3.2 The following education services have been included within the assessment of infrastructure needs:

- Early Years and Childcare (EY&C)
- Primary education
- Secondary education
- Sixth form education
- Further education

- 3.3 KCC delivers its responsibilities for providing Government funded Free Early Education Entitlement (FEEE) for vulnerable 2-year olds and FEEE for all 3- and 4-year olds primarily by commissioning from the private, voluntary and independent sectors. It provides some provision via nursery classes in schools. KCC advises on the requirement for new facilities based on the places generated by the new development.
- 3.4 KCC has a statutory duty to ensure that school places exist for all resident children who require one. Of relevance to infrastructure planning is that, if there is insufficient capacity in existing schools, while the local education authority has the duty to ensure sufficient places are provided, it no longer has the power to bring forward expansion proposals for any state funded school. The local authority is able to propose expansions of the schools it maintains, but not Free Schools and Academy Schools, which are outside local authority control. KCC is only able to expand Free Schools and Academies with the agreement of these schools, and the consent of the Secretary of State for Education. Current legislation dictates that whilst the local authority can build new schools, it is presumed that these will operate as Free Schools. The capacities of all state funded schools are considered in pupil place planning assessments.
- 3.5 When assessments of need are calculated, KCC applies a pupil product ratio to all qualifying dwellings (excludes 1 bed flats of less than 56m<sup>2</sup> gross internal area and sheltered accommodation specifically for the elderly). If details of the housing mix are not known at the time of assessment, a ratio of 80% houses, 10% 2+bed flats, 10% 1-bed flats is applied.
- 3.6 As part of the provision of new schools and associated sports facilities (indoor and outdoor), it is expected that such spaces will increasingly need to be available for use by the community outside of school hours. However, this will need to be considered on a case-by-case basis for both new and existing school facilities and therefore the IDP does not assume that this will happen in all cases. The assessment of leisure and recreation needs in later sections therefore reflects the overall need and cost which may ultimately be reduced if facilities can be shared.
- 3.7 It is important to note that the assessment of education needs by location does not necessarily mean that, where additional education infrastructure is identified, it is required solely to address the needs of that area. For example, new or expanded school provision, depending on the precise location and nature of that provision, could address a proportion of the needs of neighbouring areas.

### **Early Years and Childcare**

- 3.8 It is anticipated that the private and voluntary sector will continue to provide the majority of places in the early years and childcare sector. KCC may seek contributions to enable it to create nursery premises, or to enlarge community spaces, to enable providers to operate in areas where a shortfall of places will be generated without community infrastructure. The section on Primary Education identifies where new primary schools are required. In such circumstances, this provision will also include a 26-place nursery unless otherwise stated.
- 3.9 In summary, new primary schools will provide new nursery provision in the following locations:
- KCC Education to confirm - Shorncliffe Garrison

### **Primary Education**

#### Existing provision and future needs

- 3.10 There are currently 36 Primary schools in the Folkestone & Hythe District. The birth rate in the District has fallen since 2013 and is below that of both Kent and national. 2016 saw 120 fewer

births in Folkestone & Hythe than 2011. Year R (Reception) forecasts indicate surplus places across the District will sit above 5% throughout the period. This follows the decision of the Secretary of State for Education that Morehall School could expand to two forms of entry.

**Figure 3.1.** Primary school locations across Folkestone & Hythe District



- 3.11 For total Primary school rolls a surplus around or above 5% is forecast across the District. Localised pressures will exist, principally linked to housing development.
- 3.12 Housing developments at Shorncliffe Garrison and Folkestone Seafront will require provision for a new 2FE Primary school. Land has been provided by the developers on the Shorncliffe Garrison site. The extra capacity provided will ensure sufficient surplus places and increased parental choice across Folkestone Town. It is expected that the school will open on site as demand increases, which is not expected to be before September 2020. The value of opening a new school in this new community is recognised, but has to be balanced with the impact opening provision could have on schools and other communities if opened too soon.
- 3.13 In the case of a new primary school facility at Shorncliffe Garrison, the land for the primary school site is to be transferred to KCC as Education authority by the landowner within 30 working days of receiving from the County Council a notice requiring transfer of the school site. The landowner shall service the school site prior to the commencement of phase 2 of development and notify the County Council that the servicing works have been completed. The landowner shall not be required to service the school site earlier than March 2017 and the landowner shall not commence any other development within Phase 2 until the school site has been serviced.
- 3.14 The forecasts show the current pressures in Hawkinge easing, with an increasing surplus in Year R, leading to spaces in other year groups as these pupils move through the schools. The



total school roll in the Hythe schools has been increasing, a consequence of not just large Year R cohorts entering the schools, but also admission of older pupils. Palmarsh Primary School is proposed to expand from September 2018 to meet the demand arising from the 1050 new houses in Martello Lakes. They will continue to restructure classes in the intervening period to enable it to admit further pupils prior to its formal expansion.

- 3.15 Proposals for approximately 250 homes in Sellindge will require additional capacity of 0.5FE to be created in the village school. However, house building is still to commence and the primary school need for Sellindge is to be considered as part of the Core Strategy Review. In the interim the School has restructured to enable it to meet local needs.
- 3.16 The District's 2013 Core Strategy provides for up to 300 new homes in New Romney. Subject to this number of housing units being delivered, small scale expansions of St Nicholas CEPS and Greatstone PS would be required. The forecasts indicate pressures in New Romney and Dymchurch from 2018-19 relating to Year R places which will need to be addressed.
- 3.17 Table 3.1 contains information on the primary school critical infrastructure for school places across Folkestone & Hythe District provided by Kent County Council based on housing trajectory data for PPLP sites provided by Folkestone & Hythe District Council in August 2017. The trajectory runs to 2030. KCC anticipates primary school rolls rising again in the mid-2020s. Secondary school rolls are rising now and will peak in 2023-24 after which they will ease down. The table below anticipates the infrastructure needed to provide sufficient places through to 2030.
- 3.18 KCC as the Local Education Authority has confirmed that there is not such significant pressure on school places in the district that need further direct mitigation via s106 for sites set out within the PPLP to be refused, and consequentially it will not be possible to collect funding via site specific s106 for the sites in this emerging plan. Accordingly, necessary funding required to meet the cost of delivering critical school needs will not be generated from S106 contributions.

**Table 3.1.** Critical school need

Critical school need						
Details	Lead Partner	Total Cost Estimate	Main source of funding	Potential funding confirmed	Funding gap	Potential contributions
2FE new primary school provision – Shorncliffe Heights	KCC	£6.8m	S106	Taylor Wimpey 2.05ha site plus £3.14m Folkestone Seafront £2.99m	£0.67m	TBC
Expansion of Churchill PS (Hawkinge) by 1FE	KCC	£2.8m	TBC		£2.8m	TBC
Relocation and Expansion of Seabrook	KCC	£4.5m	TBC	£1m capital receipts	£3.5m	TBC

CEPS by 1/2FE						
Expansion of Palmarsh PS from 1/2FE to 1FE	KCC	£2.2m	TBC	Martello Lakes - £1.3m	£0.9m	TBC
Expansion of Palmarsh PS from 1FE to 1.5FE	KCC	£0.8m	TBC		£0.8m	TBC
Expansion of Sellindge to 1FE	KCC	£836k	S106	Taylor Wimpey £836k plus land	£0	TBC
Expansion of Sellindge to 1.5FE (but ultimately 2FE)	KCC	TBC	S106	Quinn Estates scheme £536,000 plus land	TBC	TBC
Expansion of St Nicholas CEPS to 2FE	KCC	£200k	S106	TBC		TBC
Expansion of Greatstone PS to 2FE	KCC	£350k	S106			TBC

### **Critical Infrastructure - Education**

#### Costs

3.19 The following principles have been used by KCC to determine the overall needs and costs:

- New primary schools are assumed to be two forms of entry (2FE) with a 26-place nursery unless otherwise stated. The cost of such provision is approximately £7.2m.
- Expansions are costed at £3,324 per house and £831 per flat. All costs in this section are quoted at October 2016 prices and all contributions must be index linked to this date.
- Land and site preparation costs are excluded. It is expected that the developer will provide free, fit-for-purpose sites that are fully serviced and remediated.
- Contributions from development should be secured through s106 agreements unless otherwise stated.

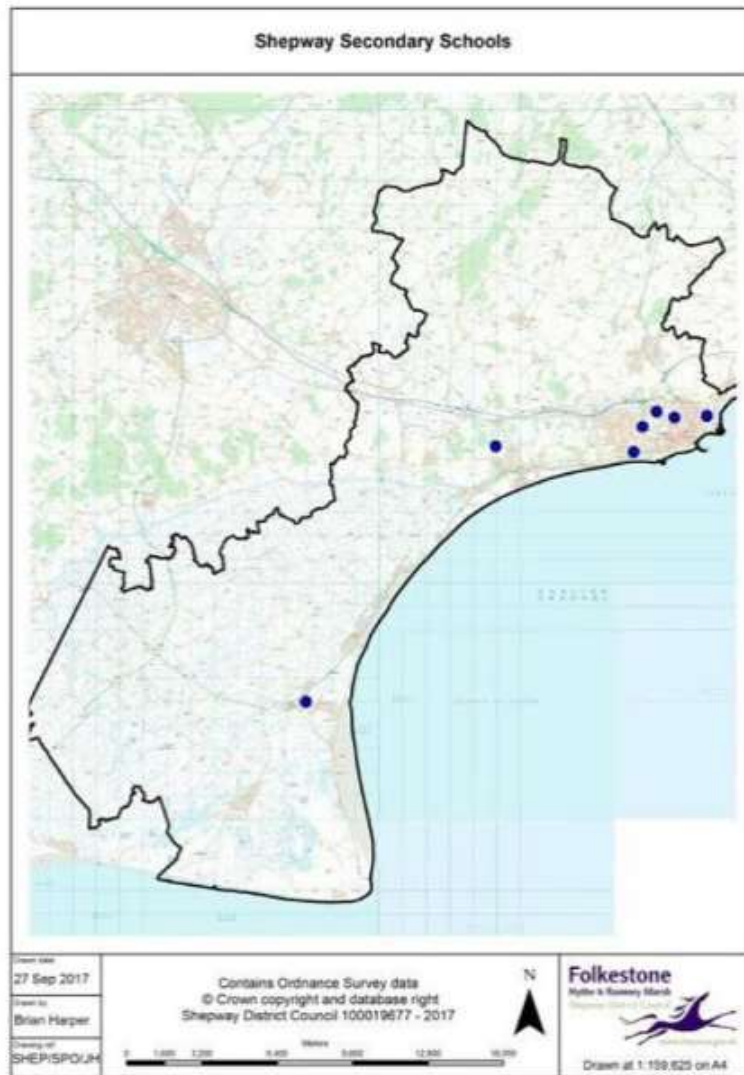
- Where the need for new schools are identified against a site, other sites that benefit may be required to contribute towards both land and build costs.
- Where school facilities are to be used outside school hours by local communities, e.g. sports facilities, the education authority is not expected to bear any of these additional costs and fees would apply to their use.
- The Local Plan should specifically allocate education land as Class D1 use to avoid projects becoming unviable over the lifetime of the development due to attributing residential land values.

## **Secondary Education**

### Existing provision and future needs

- 3.20 There are currently 5 secondary school establishments in Folkestone & Hythe District, comprising two Grammar Schools (Folkestone School for Girls and Harvey Grammar School), three wide ability schools (Brockhill Park Performing Arts College, Folkestone Academy and The Marsh Academy), all of which are academies. There is one special educational needs school, The Beacon, Folkestone that opened in autumn 2016, and caters for children of all ages, nursery to post-16.
- 3.21 Forecasts indicate rising numbers of pupils entering Year 7, peaking in 2022-23. At this peak 8 forms of entry of additional capacity will be needed to place every child. The Secretary of State for Education has recently agreed that Turner School will open in September 2018, initially offering 4 forms of entry, but offering 6 forms of entry from September 2019. Action will be taken to provide the additional places required with the support of existing schools.

**Figure 3.2.** Secondary school provision across Folkestone & Hythe District



3.22 The principles for secondary education are the same as those for primary education. The only amendments and additions are:

- Expansions are costed at £4,115 per house and £1,029 per flat. This is index-linked to April 2016 prices.
- Sufficient land has been allowed at proposed secondary schools for sixth forms but build costs for post-16 provision are excluded.

#### **Funding of Early Years and Childcare, primary and secondary education**

3.23 Funding will predominantly come from developer contributions. Where specific school/EY&C sites are identified and appropriate levels of contribution can be secured from no more than five sites, then S106 contributions can be pooled. Outside of this, other contributions will come from CIL.

3.24 Some limited funding will also come from Central Government Basic Need funding. Although this funding is only expected to address population growth rather than new development, in many cases where existing schools are expanded a combination of needs will be met, and funding sources used, to achieve best value.

#### **Timing and delivery of Early Years and Childcare, primary and secondary education**

3.25 All items are seen as critical to the sustainability of the developments proposed.

- 3.26 Land should be transferred to KCC prior to first occupation, with other sites in the area only being commenced on delivery of the new facilities. There may be some flexibility to bring forward modest development earlier depending on build and birth rate fluctuations. Smaller projects will be timed once precise unit mix and development phasing is known.
- 3.27 KCC will take the lead but delivery of schools may be in partnership with an Academy and EY&C with a private provider. Where new sites are required the developer will be responsible for delivery of suitable land.
- 3.28 KCC has indicated that its requirements would need to be kept under review if these developments did not come forward in the first 10 years of the plan period. This is particularly relevant for the major strategic sites where longer timescales are expected to be the case.
- 3.29 Table 3.2 contains information on the secondary school critical infrastructure for school places across Folkestone & Hythe District provided by Kent County Council based on housing trajectory data for PPLP sites provided by Folkestone & Hythe District Council in August 2017.

**Table 3.2.** Critical infrastructure Secondary Education

Critical Infrastructure - Education							
Details	Lead Partner	Total Cost Estimate	Projected Spend	Main source of funding	Potential funding confirmed	Funding gap	Potential contributions
Turner Free School	ESFA	?		ESFA	Yes	£0	
Secondary 1FE	KCC	£3m		CIL		£3m	

### Post-16 Education

#### Sixth Form Education

- 3.30 Sixth form education is distinct from Further Education (FE) which is mainly provided by the private sector.
- 3.31 There is currently sufficient capacity in school sixth forms in the Folkestone & Hythe district, and there will be no foreseeable need for additional capacity in the district over the plan period.

#### Further Education

- 3.32 Further Education (FE) addresses vocational post-16 education needs, i.e. people being educated in a setting other than a sixth form. It is provided by the private sector.

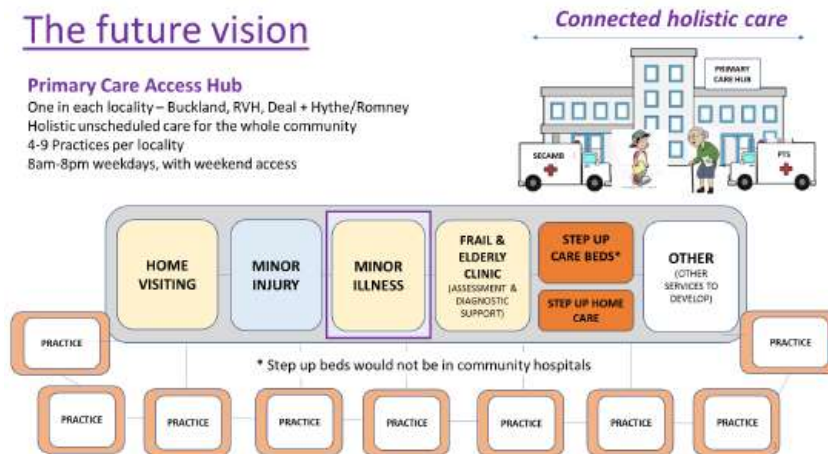
#### **4. Health and Social Wellbeing**

- 4.1 For the purpose of the IDP, health and social wellbeing consists of GP services, Hospital Services, Social Care and Public Health. This analysis does not take into account wider primary care services such as dentists, pharmacies, opticians, Mental Health, Ambulance Services, community health (health visiting, school nursing, midwifery, district nursing) which will all be impacted by demand from growth.
- 4.2 The Health and Social Care Act 2012 has radically changed the way primary care services are planned and organised. This has facilitated a move to clinical commissioning, a renewed focus on public health and allowing healthcare market competition for patients. This is primarily provided by the Clinical Commissioning Groups (CCGs) with Folkestone & Hythe covered by NHS South Kent Coast CCG. The CCG is responsible for planning and buying local health services.
- 4.3 Separately, Sustainability and Transformation Plans (STPs) are being prepared for wider areas that incorporate some or all of the CCG areas. The South Kent Coast CCG is covered by the Kent and Medway STP. The draft STP will summarise the work to date and outlines how the system-wide plan can be delivered across organisations, how the known and emerging risks can be managed, and how by working together the quality and safety of care provision can be improved.
- 4.4 Public health services are provided by Kent County Council in partnership with the respective local authorities. These services are focused on prevention and early intervention, specifically developing measures that help to reduce illness and to tackle the causes of poor health at source. This includes initiatives to increase activity and healthy living, as well as provision of green space within developments. The strategic overview of the STPs includes consideration of these issues.

#### **Primary Care Services**

- 4.5 The Primary Care Strategy of the CCG focuses on the following key areas:
- Promoting operational resilience across GP practices
  - General Practice to be provided at scale aligned to defined neighbourhoods
  - The development of a primary care integrated workforce to be wrapped around GP practices and serving locality populations based on multi-disciplinary care planning and clinical leadership. This will provide General Practice that is fully integrated with the local authority and voluntary sector delivering services in a co-located primary care hub.
  - Reduce hospital admissions
  - Improved use of digital and mobile working technology in General Practice
  - Create capacity in primary care
  - Increased patient access – seven day services and reduce demand in the wider healthcare system through improved prevention and supporting people to be well and healthy in their own homes
  - Fit for purpose estate for the delivery of modern General Practice
- 4.6 The Future Vision of the South Kent Coast CCG is illustrated in Figure 4.1.

**Figure 4.1.** The Future Vision of the South Kent Coast CCG



- 4.7 A particular focus of the STP is bringing simple diagnostics and care out of the hospital environment and into communities. This doesn't necessarily mean needing more properties but trying to find space in existing estate for activity that would traditionally be found in an acute care setting.
- 4.8 The CCG is also looking at more prevention-based and integrated service provision with social care including services such as citizen's advice, mental health and group activity meetings. This growing focus on bringing primary care into a single point within the community means in practice the creation of primary care hubs. There may be some smaller spoke facilities which provide particular specialisms not otherwise provided at the main hub. Often the need for a spoke facility will be because of geography or because of the specific needs of the population in a localised area.
- 4.9 In addition, CCGs have set out in the STPs to review where they may need to increase estate, or invest in buildings and infrastructure to make them fit for purpose in order to support the scaling up of primary care services and the provision of care closer to home.
- 4.10 The approach taken by the two national property arms of the NHS (NHS Property Services and Community Health Partnerships) which advise the CCGs, is that they would not generally build a surgery just for the new residents of a proposed development. They are seeking much larger practices that follow the hub model and such provision can rarely be justified through S106 contributions or in terms of the large amount of land that would be sought to develop a hub from a single development.
- 4.11 In order to develop hubs, the preferred approach would be to relocate an existing practice or merge a number of practices into a new facility that, with the wider growth planned, will eventually become a hub facility or a larger GP Practice that works at scale.
- 4.12 Recognising the workforce challenges that currently exist, SKC CCG has invested locally in the development of Primary Care Access Hubs across all localities, which will cover the following:
- Minor illness care being moved into Primary Care Access Hubs
  - To cover all patients on the GP's list as part of General Medical Services
  - To ensure patients see the right professional, first time on the same day
  - Led by Doctors and multi-professional teams to provide high quality care

- By transferring minor illness care into hubs, this will free up practices to provide holistic care for preventative medicine – long term conditions and chronic disease management:
- This will benefit patients by offering longer appointments and continuity of care for frail, elderly and high risk patients to improve population health outcomes and prevent avoidable hospital admissions

### **Hospitals**

- 4.13 The Royal Victoria Hospital, Folkestone is a community hospital that provides a range of local services. The hospital building has been upgraded over the years to provide a minor injuries unit with a walk-in centre (both operated by the local Clinical Commissioning Group), an outpatients department, the Derry Unit (which offers specialist gynaecological and urological outpatient procedures), diagnostic services, and mental health services provided by the Kent and Medway NHS & Social Care Partnership Trust.
- 4.14 The STPs envisage that, over the next five years, hospitals will provide less simple care which will allow them to focus on more complex and specialist care whilst working with other partners in the community. They are exploring ways of saving money by sharing management and support services and also by combining their specialist expertise.

### **Social care**

- 4.15 Social care for both adults and children is provided by Kent County Council (KCC). This covers a range of functions and services and is provided by a range of different providers. In the KCC Capital Budget are monies for vulnerable people and independent living. This includes supporting adults with learning, physical, sensory or mental health needs. Kent County Council can make specific provision of built infrastructure for care services, e.g. extra care.
- 4.16 In November 2016 KCC published a draft Health and Social Care Sustainability and Transformation Plan (STP), which sets out in broad terms what is required to bring about better health and wellbeing, better standards of care, and better use of staff and funds to meet the changing needs of local people for decades to come.
- 4.17 The STP has been developed jointly with NHS, social care and public health leaders in Kent and Medway. The programme is the first time all stakeholders have worked together in this way and it provides a unique opportunity to bring about positive and genuine improvement in health and social care delivery over the next five years.

### **Public health**

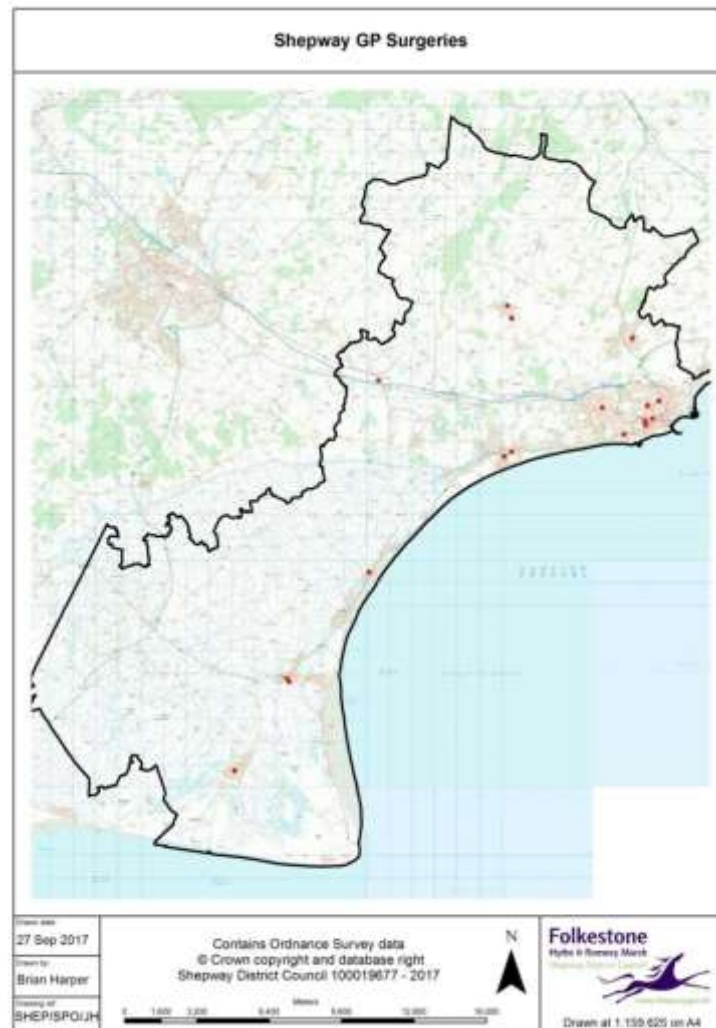
- 4.18 Responsibility for public health was moved out of the NHS into local government in April 2013. Health and Wellbeing Boards (HWBs) promote co-operation from leaders in the health and social care system to improve the health and wellbeing of their local population and reduce health inequalities.
- 4.19 HWBs are responsible for producing Joint Health & Wellbeing Strategies (JHWS), Joint Strategic Needs Assessments (JSNA) and Pharmaceutical Needs Assessments (PNA) for the Folkestone & Hythe District area.

### **Existing provision**

- 4.20 Figure 4.2 shows the location of existing General Practitioner (GP) surgeries across Folkestone & Hythe District. An important point to note that all GP Surgeries fall within the South Kent Coast CCG, with the exception of the Sellindge Surgery, which falls within the Ashford CCG.



**Figure 4.2.** Folkestone and Hythe GP surgeries



## Needs

- 4.21 There isn't yet a full estates strategy for Kent and Medway, although this is a 'work in progress' led by the estates workstream for the Kent and Medway sustainability and transformation work programme.

### Clinical Commissioning Group Estates Strategy

- 4.22 The CCG has responded to the District Council to inform the emerging IDP to advise that the CCG has recently considered their estate strategy. Paragraphs 4.23 to 4.27 set out below represents information provided by the CCG.
- 4.23 Although there is no costed plan (difficult to achieve when there is such a mixed tenure and portfolio of GP estate), there is a direction of travel which highlights where the issues are and/or will be in the future in order for the CCG to be able to prioritise any applications from GP practices or direct any investment where there is the opportunity.

- 4.24 Of the 12 primary care sites in Folkestone, five are considered 'Red' Rated which highlights the need for change as they are unfit for purpose, not suited to the provision of primary care in the long term and have limited/no development potential. Using NHS England guidelines on the recommended size of practice premises, Folkestone is considered to be 2570 sq m under-provided for the existing patient population (c. 1,500 sq m within the town centre, 500 sq m in Cheriton and 500 sq m within the surrounding villages). Folkestone has the largest portfolio of poor quality estate in the CCG area with very few development opportunities on existing sites.
- 4.25 The CCG will continue to develop the S106 opportunity on the Shorncliffe Barracks site, and will look to work with the Council on a town centre solution for Folkestone which could provide the opportunity to relocate a number of the smaller town practices from the poorest accommodation to purpose-built premises.
- 4.26 In Hythe & Rural, although the estate is of slightly better quality, the area is considered to be c.578 sq m under sized, with 481 sq m attributed to New Romney alone. A locality wide solution is difficult, and it is generally accepted that each major town will require primary care estate facilities. Housing development in Hythe will exceed the capacity available in the town and the CCG intend to explore the use of S106 contributions to reconfigure/redevelop Oaklands Health Centre. Dymchurch has capacity for the immediate future in the existing estate. Lydd has a single surgery with potential to easily develop the site to create additional capacity. Significant growth is expected in New Romney where the estate is already significantly undersized with little potential to expand. The CCG will explore development opportunities with the local council to provide fit-for-purpose premises and relocate the practices. Further commentary on the potential for a new 'hub' location in New Romney is provided in paragraphs 4.28 to 4.30.
- 4.27 Primary Care Access Hubs will be opened from April 2018 in Folkestone & Hythe, on the Royal Victoria Hospital site in central Folkestone, and at the New Romney Day Centre, Oaklands Health Centre and New Lyminge Surgery. A multi-disciplinary approach to primary care will be available to over 100,000 patients across Folkestone & Hythe alongside the traditional GP services already available.

*New and/or improved healthcare facilities to serve The Romney Marsh area – initial appraisal work*

- 4.28 Engagement with the South Kent and Coast Clinical Commissioning Group took place from spring 2017 throughout the remainder of the calendar year as part of the work to inform an update to the IDP. This engagement identified the need for tailored dialogue to discuss the burgeoning requirement for new and/or improved healthcare facilities to serve The Romney Marsh area.
- 4.29 Officers of the district Council subsequently identified a suitable site within New Romney town on land adjacent to The Marsh Academy that could accommodate healthcare facilities with the potential for complementary land uses, subject to further investigations. Early conversations were facilitated with Kent County Council as landowner to investigate the potential of taking forward the concept idea. In response to positive discussions that had taken place with KCC and the CCG, the District Council amended the policy wording to site RM5 to make provision for the site to come forward to provide for healthcare facilities.
- 4.30 At the current time background work on site feasibility and financial appraisals is being progressed in relation to a 1,400m<sup>2</sup> GP surgery and pharmacy with capacity to serve approximately 18,000 patients. If the scheme is brought forward it will help to address the needs arising from growth on the Romney Marsh.

**Costs**

- 4.31 South Kent and Coast CCG is not able to state at this stage whether any of the additional needs would be best served by the provision of a new health hub. If provision is made at new health hubs then it is not possible to accurately determine the build cost or size of these hubs at this stage. The build cost will depend on a large number of complex and inter-related factors that can only be resolved at a more advanced stage in the planning of such provision on a particular development site. Certainly it will not be the case that each health hub would be a fixed size or would have a fixed list of services.
- 4.32 With the changing nature of health provision, it is not possible to establish other health infrastructure costs either, because the type of change required to accommodate growth, particularly over the medium- to long-term, is not possible to accurately determine. This is discussed in more detail below under 'Timing and nature of future provision'.

### **Funding**

- 4.33 Funding for expansion of existing GP surgeries would firstly come through the Improvement Grant. This is funding that practices can apply for through NHS England for capital improvements to their practices. The contribution would be 66% of what is requested and the practices are then required to bridge the financial gap. This could in some cases be difficult for practices to achieve. Any gaps in funding would, therefore, usually need to be bridged through developer contributions.
- 4.34 For the provision of new Health Hubs, there are various funding options which are likely to be required to replace Government capital funding after April 2017. One option is third party investment funding which is a partnership between the public and private sector. In such circumstances, a specialist developer will fund the capital cost of construction of the new premises and the GPs that occupy those premises enter into a lease with the developer. The GPs are able to receive reimbursement of the rent from NHS England.
- 4.35 Where such centres are designed as larger multi-use hubs, the developer will separately then rent out the other space which is not used by the GP services.
- 4.36 There may be other models available to bring forward such developments, usually involving some variation on the public-private sector partnership. For this type of development and also for expansion of existing surgeries, any gaps in funding will need to be bridged through developer contributions.
- 4.37 It is also pertinent to acknowledge that improvements to existing healthcare provision and/or new healthcare provision have been secured through use of S106 agreements against a number of schemes of development across the District, as detailed in Table 4.1. A noteworthy point is that only a small proportion of the total number of planning applications determined by the District Council has required healthcare contributions to be secured. Ultimately, as a consultee to the Development Management process, it is the responsibility of the Clinical Commissioning Group to define any site-specific healthcare requirements that arise from new development proposals and to ensure that associated contributions are defined (based on direct need) and secured.
- 4.38 It is positive that the strategic sites at Folkestone Seafront and Shorncliffe Garrison will provide direct on-site provision of healthcare facilities although, at the time of writing, the trigger point for construction of the respective facilities have not been reached. Likewise, the scheme at land adjacent to the surgery, Sellindge will provide a sizeable amount of (costed)

funding to expand the existing surgery to meet future needs. It should be noted that the Sellindge surgery falls under the responsibility of the Ashford Clinical Commissioning Group.

**Table 4.1.** S106 contributions secured for healthcare provision across Folkestone & Hythe District

Site	S106 contribution (sum) and on-site or off-site provision	Status (already provided or to be provided)	Timescale for delivery
Philbeach Nursing Home, Tanners Hill, Hythe	Local primary healthcare contribution of £59,472	50% prior to occupation of more than 20 units & balance prior to occupation of more than 40 units  Money not collected by F&HDC	TBC
Land opposite Dorland, Cockreed Lane, New Romney	NHS Property contribution of £64,864.80	Prior to occupation of no more than 25% of open market units  Payment not yet triggered	TBC
Land Adjacent The Surgery, Main Road, Sellindge	Sellindge Surgery Expansion  Secured contribution of £252,000	£52,000 prior to occupation of 50th dwelling; £200,000 prior to more than 50% occupation  Payment not yet triggered	TBC
Land adjoining Pumping Station, Dymchru Road, St Mary's Bay	NHS contribution of £77,760	Money to be used to enhance healthcare needs in surgeries in New Romney area  Payment not yet triggered	TBC
Folkestone Seafront	GP surgery provision (on-site)	The Reserved Matters application submitted in relation to Plot PH01/Phase 6 shall include details of the space intended to accommodate the proposed GP premises and nursery facility (D1 use), which space must be a minimum size of 500 sq m, inclusive of 350 sq m GP premises  The space shall be made available (to shell and core) at a rent agreed between the parties prior to occupation of more than 500 units to 50% of phase 6/PH01, whichever is sooner	TBC
Shorncliffe Garrison	Health care facility (on-site)	The owner shall construct the Health Care Facility to shell and core prior to the occupation of more than 600 dwellings.  Prior to the commencement of construction on Phase 2B the owner shall commence the marketing of the Health Care facility and shall continue to market it for a period of not less than 18 months	TBC

#### Timing and nature of future provision

- 4.39 The provision of appropriate primary healthcare facilities to support growth is a critical item. The necessary provision should be delivered as new growth comes forward to ensure that healthcare impacts are appropriately mitigated.
- 4.40 If any on-site provision is required as part of strategic sites then this would need to be provided in a timely manner once a patient-orientated critical mass has been achieved.

- 4.41 The IDP identifies a series of infrastructure requirements, either in the form of expansion of existing built facilities or new facilities in the form of health hubs. However, exactly what this provision will ultimately be 'on the ground' is extremely difficult to determine at this stage. This is why it is not possible to determine the exact quantum of space or the cost of providing it.
- 4.42 The reason for this is that the provision of healthcare services and delivery models are changing so significantly and will continue to change for the foreseeable future, possibly in many different ways and certainly in ways that are difficult to anticipate at this point in time.
- 4.43 The reasons for this are multiple and complex. Firstly, every location will have slightly different needs to accommodate and therefore the most suitable version of a health hub will vary, even within a CCG area or a district.
- 4.44 Secondly, changing service delivery models are likely to bring totally different ways of providing services into the mainstream. One of the most significant examples, raised earlier, is digital provision, where people see their GP via video-conference. If this were to become a significant part of service provision then it would arguably be a better use of available funding to improve broadband provision to all homes than providing a new built medical facility. Whilst there will be a continuing need for clinical buildings, if digital provision grows then there may also need to be provision made for digital service bases as well. This may also be supported by mobile services, where CCGs provide mobile units that can visit a series of facilities in an area and provide specific clinical support as needed. It may then be desirable to have this funded by development as well.
- 4.45 Over the plan period, health providers will need investment but more than likely it will be in very different forms of delivery and asset than the buildings that have traditionally been developed. It will be important that this is reviewed regularly as part of the IDP update process. Moreover, promoters of development must liaise with health commissioners at the earliest possible stage in order to understand what type of provision will fit most appropriately with local needs.

## **5. Utilities**

### **Water – Used water**

- 5.1 Southern Water is the statutory wastewater service provider in Folkestone & Hythe District.
- 5.2 The requirements for used water provision relate to the network for delivering used water (i.e. the sewerage pipes) and the facility at which it is treated, i.e. the Water Recycling Centre (WRC).
- 5.3 For used water treatment two of the key facets to consider are flow consent and process treatment capacity.

### **Needs**

- 5.4 Strategic infrastructure, such as extensions to wastewater treatment works (WTWs) are planned and delivered through the water industry's five yearly business planning process. Adoption of the Folkestone & Hythe Policies and Places Local Plan will provide the planning certainty to support proposals to Ofwat, the economic regulator, which assists in strengthening the case for allocated funding to deliver strategic infrastructure.
- 5.5 Southern Water were consulted by the District Council on all versions of the emerging Places and Policies Local Plan. Having reviewed the proposed site allocations by settlement, Southern Water advised it is likely that additional wastewater infrastructure would be required to serve new growth in certain locations. It will, therefore, be important to ensure that development is co-ordinated with the provision of necessary infrastructure. Crucially, Southern Water has not identified any fundamental reasons why planned growth as set out in the PPLP should not go ahead.
- 5.6 Furthermore, within their response to the Places and Policies Local Plan Preferred Options report, Southern Water advised that in respect of a number of the proposed site allocation locations, it may be the case that a new or revised environmental permit at a WTW would be required from the Environment Agency. The associated advice given by Southern Water is that the Environment Agency would normally permit increased flows provided the treatment standards are tightened so that the total load to the environment is not increased. This is in line with the 'no deterioration' principle. Importantly, Southern Water has not identified any environmental constraints that might prevent necessary capacity being provided to support the implementation of wastewater infrastructure to come forward alongside planned growth.
- 5.7 Southern Water have also highlighted that it is also likely that new and improved local sewerage infrastructure (which conveys wastewater to the WTW) would be required to serve individual sites. This is not a constraint to development per se, as additional capacity could be provided by making a connection at the nearest point of adequate capacity. The wording of site specific policies has been amended to respond to recommendations made by Southern Water.
- 5.8 Whilst the District Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system. Accordingly, the planning policy team has incorporated site-specific criteria relating to wastewater infrastructure requirements as specified by Southern Water into the Submission version of the Places and Policies Local Plan.

### Costs

- 5.10 It is not possible to provide costs for the additional used water infrastructure to serve growth. This will need to be determined when particular schemes are assessed.

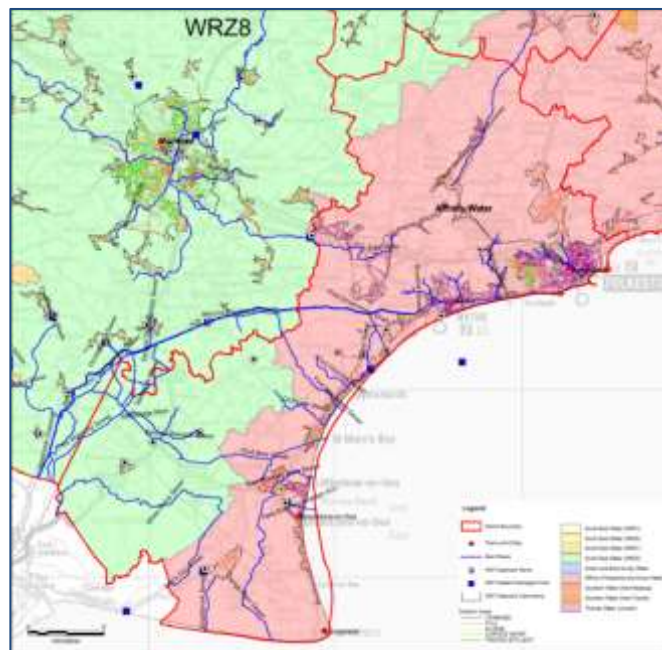
### Funding

- 5.11 In general, used water treatment infrastructure upgrades to provide for residential growth are wholly funded by AWS through its Asset Management Plan (AMP). AWS is currently within the five-year AMP period 2015 to 2020. This does include schemes to address growth capacity at some of the key WRCs in the Folkestone & Hythe district area, but this is not sufficient to fully accommodate the needs arising from growth. Therefore in order for AWS to fund specific upgrades, it will be necessary to put forward growth schemes for inclusion within the next AMP (post-2021) and for these to be approved, planned and funded, as well as signed off by the regulator, OFWAT. The only other alternative is that developers forward fund this work; however, given the potential costs involved, this is unlikely for all but the largest schemes.

### **Water – Potable supply**

- 5.12 For Folkestone & Hythe district there are two providers of potable water services, Affinity Water and South East Water, as represented in Figure 5.1 The very north and south-west of the District are located within South East Water’s WRZ 8, whilst the remainder (and majority) of the District is located in Affinity Water’s Dour WRZ.

**Figure 5.1.** Water supply systems serving Folkestone & Hythe District



- 5.13 As sourced from the Folkestone & Hythe District overview provided within the ‘*Water for Sustainable Growth Study*’ prepared by consultants AECOM on behalf of Kent County Council, a significant proportion of the planned growth within the District has not been planned for within Affinity Water’s current published WRMP (2015). Furthermore, the study confirms that both Affinity Water and South East Water are proposing a range of measures to close the deficit within the WRZs serving the District up to 2031 and where a low percentage of planned growth has been covered. The study has identified a range of measures that could be bought forward early (or included in addition) within the 2019 WRMP updates. At the time of writing, it is not known whether the ‘*Water for Sustainable Growth Study*’ is to be published.
- 5.14 Given the “information gap” that persists in relation to Affinity Water’s published WRMP (2015), the District Council engaged with a representative from the Asset Strategy team at

Affinity Water to obtain information to inform this update to the IDP, such that planned growth within the District has been captured and reflected within this report. The corresponding data is presented in Table 5.1 below, which breaks the analysis down into reservoir zone.

**Table 5.1.** High-level assessment of water supply to serve proposed new developments (Affinity Water area)

Urban centre	Reservoir Zone	Number of dwellings	Infrastructure comments
Folkestone	Folkestone and Hythe	531-565	Developments primarily within the existing mains network in the lower part of Folkestone town. Affinity Water have prepared mains requirements and submitted to the developers. All connections planned between 2020-2025.
Hythe	Paddlesworth	594	Location of developments is critical to mains reinforcements needed. All connections planned between 2020-2025.
New Romney & Littlestone	Denge	160	Likely to require local infrastructure reinforcements. All connections planned between 2020- 2025.
Hawkinge	Paddlesworth	184	No significant infrastructure likely to be required. All connections planned between 2020-2025.
Sandgate	Folkestone and Hythe	36	Number of properties reduced from initial estimate and will not require significant reinforcement. All connections planned between 2020-2025.
Lympne	Paddlesworth	125	Potentially linked to the Otterpool development, and the associated significant strategic infrastructure which will be needed to meet the increase in demand for this zone.
St Mary's Bay	Folkestone and Hythe	85	No significant infrastructure likely to be required. All connections planned between 2020-2025.
Lydd	Denge	47	No significant infrastructure likely to be required. All connections planned between 2020-2025.
Sellindge	Paddlesworth	404	Potentially linked to the Otterpool development, and the associated significant strategic infrastructure which will be needed to meet the increase in demand for this zone.
Etchinghill	Paddlesworth	38	No significant infrastructure likely to be required. All connections planned between 2020- 2025.
Brookland		34	Not in our area of supply
Lyminge	Paddlesworth	30	Connection planned at the beginning of the 2020-2025 period. Local infrastructure requirements have already been provided to the developer. This smaller development will form part of the overall plan for the Otterpool development as it falls within the same zone.
Densole	Paddlesworth	25	No significant infrastructure likely to be required. Connection planned for the beginning of the 2020 – 2025 period.
Greatstone	Denge	21	No significant infrastructure likely to be required. All connections planned between 2020-2025.
Brenzett		20	Not in our area of supply
Stelling Minnis		11	Not in our area of supply
Otterpool	Paddlesworth	8000 (5500 by 2037)	This development will require significant improvements to the strategic infrastructure to meet the increase in demand. Affinity Water are currently undertaking modelling studies to identify cost effective solutions, which are likely to include additional large transfer mains from the east of the catchment, and additional reservoir storage to maintain the resilience in supply already available to the existing customer base. However, until the detailed modelling studies have completed no solutions can be confirmed. Assumed in Affinity Water's analysis are estimates for consumption based on high water



			efficiency promoted as part of the sustainable Garden City proposal. This will be below the current per property consumption for the region.
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- 5.15 South East Water have confirmed that they do not foresee any issues with providing supply to serve sites proposed to be allocated in the PPLP. The majority of development across Folkestone & Hythe district falls outside South East Water's area.

Funding

- 5.16 Water companies have a funding mechanism whereby the developer pays directly to the water company for enhancement needed for a development, and an infrastructure charge for each new dwelling. Therefore no other funding is required.

**Gas**

- 5.17 Gas is delivered through seven reception points into the United Kingdom and distributed through a National Transmission System (NTS). National Grid is responsible for the NTS which covers the whole of Great Britain.
- 5.18 National Grid has reported that, at present, there are no areas of Folkestone & Hythe District that are likely to require additional gas infrastructure to accommodate the proposed levels of growth. However, as the National Grid connections process works on a first-come, first-served basis, there is no guarantee that this capacity will still be available at the time an official connections request is sent in.
- 5.19 Gas supplies are funded by developers and National Grid. When a request for a supply is received, developers are quoted a Connection Charge. If the connection requires reinforcement of the network then a Reinforcement Charge may also be applied. The apportioning of reinforcement costs are split between the developer and National Grid, depending on the results of a costing exercise internally. These are site-specific costs so there would be no call on external funding sources.
- 5.20 National Grid have confirmed that network developments to provide supplies to the local gas distribution network are as a result of overall regional demand growth rather than site specific developments.
- 5.21 In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to consumers. There are eight regional distribution networks, four of which are owned by National Grid. The gas distributor for Folkestone & Hythe is Southern Gas Networks (SGN).

**Electricity**

- 5.22 Electricity is generated from power stations and transmitted through a national network of electricity lines operating at 275kV and 400kV before connecting to local networks owned by distribution companies. UK Power Networks (UKPN) is the appointed distribution company for Folkestone & Hythe district.
- 5.23 Electricity in Folkestone & Hythe is supplied from the National Grid transmission system to UK Power Networks at 33kV and 132kV. Their Grid and Primary sub-stations supply the towns and villages at 33kV and within the catchments, via smaller sub-stations and a network of underground cables, at 11kV.

5.24 The total demand for the Folkestone & Hythe District area is provided via the primaries referenced below. Primaries supplied from 009120 Folkestone Grid 132kV and 33kV are:

- 008660 Folkestone East 33/11KV
- 008421 Hythe Main 33/11KV
- 009320 Morehall 132/11KV

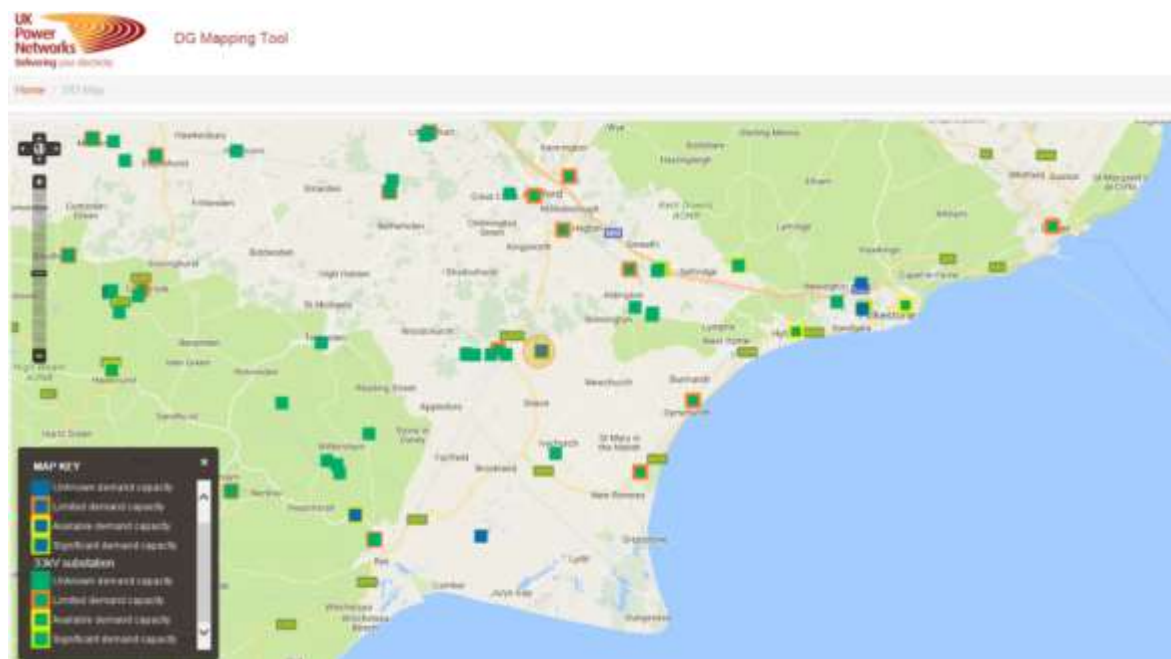
5.25 Primaries supplied from 009162 Sellindge Local 33kV are:

- 008393 Dymchurch 33/11KV
- 008492 Stanford 33/11KV
- 008485 Smeeth 33/11KV

5.26 Primaries supplied from 009143 Ruckinge Grid 33kV are:

- 008469 Romney Warren 33/11KV
- 008507 Warehorne 33/11kV

**Figure 5.2.** Existing electricity substations serving Folkestone & Hythe district



Source: UK Power Networks

#### Recent or Planned Future Upgrades

5.27 Major works that have recently been completed include:

- **Folkestone Grid (Morehall) 132/11kV – Replace GT1A and GT2A:**
  - The two 30MVA, 132/11kV transformers were replaced with 60MVA units, due to poor condition. This resulted in doubling the firm capacity at the site, as well as improving network reliability.

5.28 As Folkestone & Hythe is a coastal district, any equipment will be subject to the corrosive actions of the sea air. UK Power Networks have a number of forthcoming projects to renew the deteriorating equipment and conductors. There are a few projects in the programme with scope to provide more network capacity at sites which are heavily loaded. The following major

works are scheduled to take place within the Folkestone & Hythe District and complete by the end of the ED1 period (April 2015- March 2023):

- **Stanford 33/11kV – Retrofit 11kV Switchgear:**
  - It is proposed to retrofit all 8 oil circuit breakers with vacuum circuit breakers due to its age and condition. Planned: 2017-2018.
- **Smeeth 33/11kV Reinforcement:**
  - The predicted load at Smeeth 33kV/11kV will exceed the existing rating of the associated transformer circuits. Therefore, it is proposed to replace the existing 5MVA, 33/11kV transformer with 7.5/15MVA unit and add another 33/11kV transformer of the same size. Planned: 2019-2021.
- **Romney Warren 33/11kV Reinforcement:**
  - The predicted load at Romney Warren 33kV/11kV will exceed the existing rating of the associated transformers. In addition to this, the existing 11kV switchgear is in poor condition, which will become operationally unacceptable. Therefore, it is proposed to replace the existing 10MVA transformers with 12/24MVA transformers and replace the 11kV switchboard. Planned: 2018-2019

5.29 In addition to the above projects, other projects are scheduled to take place during the ED1 regulatory period, such as replace 33kV wood poles, refurbish a number of transformers, equipment or the overhead conductors and install condition monitoring equipment, which are not listed, but will improve the overall condition and the reliability of the network. UKPN are continuously monitoring the demand and the condition of their assets, which might create a need for reinforcement at sites that are not in the current programme.

#### Needs

5.30 UKPN have advised that for all larger sites which yield in excess of 50 dwellings there is likely to be a need for a new secondary sub-station provided on site. This would be on a 5m x 4m plot and would contain an 11,000/400 volt transformer plus a switch or switches. Such sub-stations are required where an existing sub-station is either too far from the new development or does not have sufficient capacity to supply it. The new sub-station would normally just supply the new development but could also connect to the surrounding electricity network to provide an alternative means of supply in the event of a fault on the network.

5.31 For the employment land, without an idea of loadings or demand required (based on the types of users by use class), it is not possible to assess the capacity constraints within the network.

#### Costs and funding

5.32 The allocation of costs for future reinforcement is a complicated mechanism as UKPN is not permitted by its licence conditions to invest ahead of need or for speculative developments. When reinforcement is required the cost for reinforcement and possibly connections is passed to the developer making the request for the new demand. They may receive some funding from the regulatory income UKPN has from OfGEM where existing assets are reinforced/replaced.

- 5.33 An on-going challenge for the industry is that estimating the cost of works more than a few years in advance is also likely to be inaccurate and unreliable as the network evolves and changes as a matter of course. Costs and estimates for connections and reinforcement would need to go through UKPN's commercial department having received an application first.
- 5.34 In 2015, the cost of providing for the required infrastructure has been estimated at approximately £1,000 per dwelling, in addition to the cost of the 11kV network extension or diversion where required. The cost of providing an on-site substation to serve the larger sites is an additional item, with the total cost estimated in 2015 to be in the region of £50,000, depending on the load requested by the developer. Such costs would be covered solely by the developer.
- 5.35 It should be noted that schemes coming forward after 2020 may have different charging strategies and policies as directed by OfGEM.

#### Delivery and timing

- 5.36 Site specific connections and the necessary supporting infrastructure must be provided as part of the early construction phases. This is the responsibility of the developer to provide in conjunction with UKPN. Therefore, no other funding is required.

## 6 Transport

### Introduction

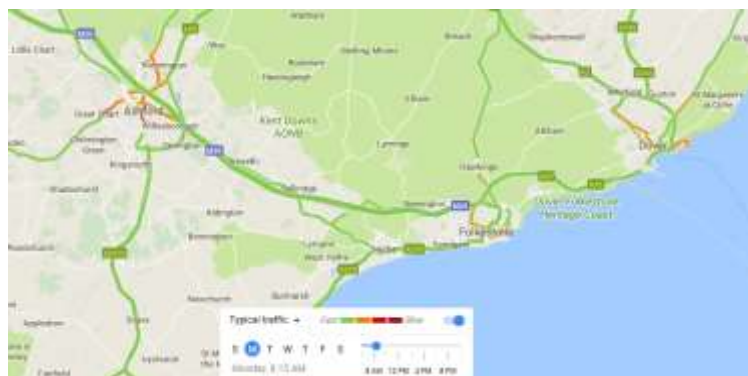
- 6.1 The rural areas are reliant on the car, and in the main have higher levels of car ownership. The road network is a series of local A and B class route roads radiating out of the urban areas with connections to the higher level trunk and strategic A-roads.
- 6.2 The transport network across Folkestone & Hythe District, and particularly Folkestone as the largest urban area, is not subject to similar levels of congestion experienced in relation to other principal settlements across Kent. As shown in Figure 6.1, which is a screen capture of typical traffic levels across Kent on a Monday morning at 08:00 (representative of the peak period), it is the settlements of Sevenoaks, Tunbridge Wells, Maidstone, Ashford, Canterbury and Dover that experience slower traffic conditions on key routes into the named urban centres.

**Figure 6.1.** 'Typical' traffic levels and congestion across Kent (Monday 08:00)



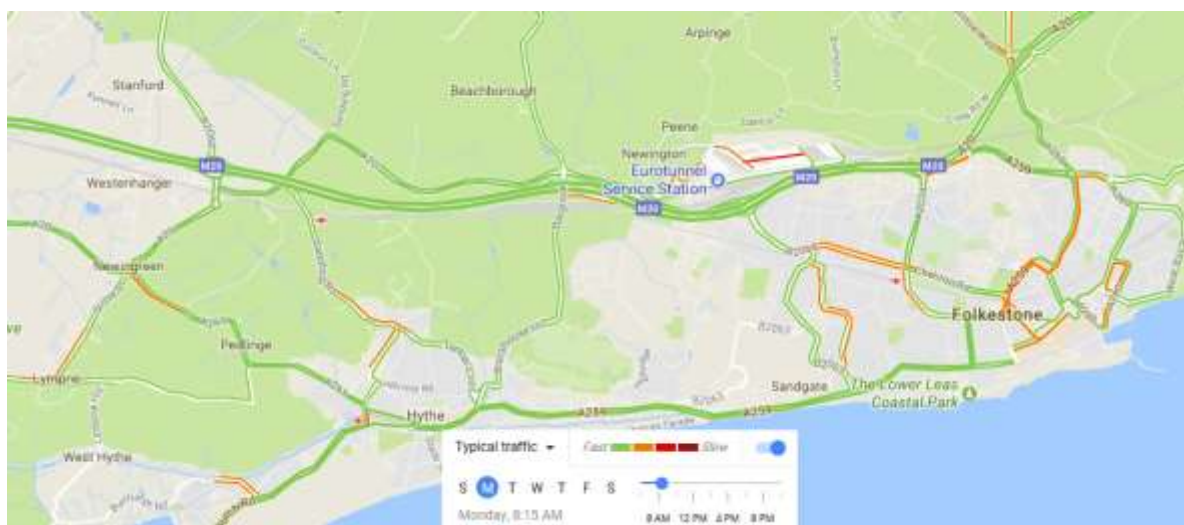
- 6.3 By comparison, traffic flows on roads in/around Folkestone are far more 'free-flowing'. The 'typical traffic' tool represents conditions within a defined area of interest, and so when the user focuses more locally on a specific settlement/area, as per Figures 6.2 and 6.3, the traffic conditions change to reflect the conditions within a more concentrated area of search. The traffic data is generated through use of 'real time' data sourced from Bluetooth devices (mobile 'phones and in-car devices) and provides an output on average speed as opposed to journey time delay.

**Figure 6.2.** 'Typical' traffic levels and congestion across Folkestone & Hythe, Dover and Ashford (Monday 08:00)



- 6.6 The spatial extent represented within Figure 6.2 is focused on Ashford, Dover and Folkestone, and shows that principal routes serving the these towns are subject to traffic speeds that are moderated by local congestion (scale 2 of 4 on the traffic tool for Folkestone routes), but again the degree of delay is minimal when compared to what is more typical of more congested urban road networks.
- 6.7 A snapshot of 'typical' traffic conditions across the eastern extent of Folkestone & Hythe district highlights sections of the local road network that are subject to moderated traffic speeds during the morning speak period. However, the interpretation of the output needs to be tempered with the acknowledgement that not all sections of the highway network coloured orange are the product of network delay – for example the alignment/gradient of a local route could serve to restrict local vehicle speeds.

**Figure 6.3.** 'Typical' traffic levels and congestion across the east Folkestone & Hythe area (Monday 08:00)



- 6.8 Traffic modelling undertaken to inform the now adopted Core Strategy (2013) concluded that a number of links and junctions operating at either close to capacity or over capacity at peak times. The modelling showed that development would add pressure to the transport network and measures would be required to help mitigate the impact.
- 6.9 The 2011 Transport Strategy findings informed the content of the draft 2015 IDP, and a number of highway projects are cited as either critical or necessary infrastructure. The critical highway projects are listed below:
- The A20/A260 junction
  - Cheriton High Street A20/spur towards M20 J12
  - Newingreen – A20/A261/Stone Street junction
  - Scanlons Bridge – A261/A259 junction
  - New Romney A259/B2071 junction
  - Folkestone Seafront priority connections (upgrades to The Tram Road and Tontine Street)
  - Bus network enhancements (associated with major sites)
- 6.10 In the time since the publication of the draft IDP in 2015 a number of S106 Agreements have been signed, thereby securing the legal requirement for the delivery of a major site to deliver

a critical piece of highway infrastructure. Noteworthy examples include the requirement for the two broad location sites in New Romney to make S106 contributions to KCC to implement an improvement to the New Romney A259/B2071 junction; the promoter of the Shorncliffe Garrison site to deliver the off-site highway improvement at Cheriton High Street A20/spur towards M20 J12; and bus network enhancements that are to come forward in conjunction with the build out of the Shorncliffe Garrison scheme. The timescales for the improvements to be implemented is dictated by the agreed trigger points, which is an important to understand because the timing of a highway improvement is directly linked to the point in time when the network will be under a degree of stress to warrant a scheme of mitigation.

- 6.11 Works to improve the capacity of Scanlons Bridge gyratory were completed in 2016 as required in accordance with the S106 agreement for Nickolls Quarry (linked to the number of completions). Similarly, works have been completed to make The Tram Road, Folkestone two-way movements for all vehicles, and Tontine Street now facilitates two-way movements for buses only.

**Table 6.1.** Highway improvement schemes listed as “critical or necessary infrastructure” within 2015 IDP (2018 update)

Highway improvement scheme	Site(s) with which improvement is required / network improvement	Status in April 2018
Cheriton High Street A20/spur towards M20 J12	Works to be undertaken by Taylor Wimpey in association with the Shorncliffe Garrison site	Update please
Newingreen – A20/A261/Stone Street junction	S106 monies secured against Nickolls Quarry, with payment made in 2015. S106 money to part-fund a network capacity issue	KCC have prepared an outline design for a signal-controlled junction. However, there are believed to be issues over deliverability of a comprehensive scheme owing to the route of a fibre optic cable. The recently approved scheme for 162 units in Sellindge will result in the implementation of a flaring improvement on the A261 arm of this junction as an interim measure. It is envisaged that a more comprehensive junction improvement scheme might be brought forward as part of early phases of the Otterpool Park development, subject to further clarification over the next 18 months.
The A20/A260 junction	Network issue. Highways England have advised that the junction is not required to be upgraded in conjunction with sites proposed to be allocated in the PPLP	Continue to monitor the impact of future development sites on this junction as reported in Transport Assessments. KCC/F&HDC and HE to work together to consider how the junction could be improved. Funding streams for design work to be carried out to be explored
Scanlons Bridge – A261/A259 junction	S106 monies secured against Nickolls Quarry	Scheme upgrade implemented in 2016
New Romney A259/B2071 junction	S106 monies secured against the two ‘broad location’ sites in New Romney	Only one of the two S106 legal agreements has been signed. KCC will only bring forward the highway

		improvement scheme once they have funding committed from both sites that make up the broad location. KCC will not forward-fund the work as it is not a corporate priority to do so. There is currently no timetable for implementation.
Folkestone Seafront priority connections (upgrades to The Tram Road and Tontine Street)	S106 funding secured against the Folkestone Seafront site for improvements to Tontine Street. LTP funding used to fund improvements to The Tram Road	Tontine Street was improved in 2016. The Tram Road was made two-way working in 2016.
Bus network enhancements (associated with major sites)	<p>The Shorncliffe Garrison residential scheme is to provide “kick-start” funding to facilitate the following public transport improvements</p> <p>New bus route form Hythe to Folkestone West Rail Station</p> <p>Diverted bus route 71/72/73 from Church Road to Royal Military Avenue, North Road and Pond Hill Lane</p> <p>Long-term improvements to bus route 77 operating along Royal Military Avenue and North Road</p> <p>It is understood that Stagecoach, the principal provider of public transport services in East Kent, will look to route diverted services to call at the Folkestone Seafront site once a critical mass of population has been reached</p>	<p>Prior to commencement of phase 2c of the development</p> <p>Prior to commencement of phase 3 of the development</p> <p>Prior to commencement of Phase 4 of the development</p>

### **Recommendations of the Folkestone & Hythe Transport Model update (November 2017)**

- 6.12 The Folkestone & Hythe Transport Model has been updated by consultants AECOM following liaison with F&HDC, specifically in relation to development information, as well as officers of KCC and Highways England (HE). Following completion of the model update, junction capacity assessments have been undertaken and a summary of results have been presented in the form of ‘RAG’ scores. Based on these scores and through interpretation of the modelling results, junctions which may require mitigation measures have been identified.
- 6.13 A summary of the junctions which may require mitigation, and the potential trigger points for this are referenced in Table 6.1.



**Table 6.1. Junctions with Capacity Issues, Potentially Requiring Mitigation Measures**

Potential Mitigation Trigger Point	Study Area (Highway Authority)	ID	Junction	Highway Authority
2017 Base	Hawkinge	4	Alkham Valley Road / A20 Off Slip / A20 On Slip	HE
	Hawkinge	5	A260 / Alkham Valley Road	KCC
	Folkestone	9	A2034 Cherry Garden Avenue / Cherry Garden Lane	KCC
	Folkestone	11	A2034 Cheriton Road / A2034 Cherry Garden Avenue	KCC
	Folkestone	16	New Street / Foresters Way / Shellons Street / Dover Road	KCC
	Sellindge	33	Station Road / A259 East Street / A259 Prospect Road	KCC
2031 DM	Hawkinge	3	A260 Spitfire Way / White Horse Hill / A260 / A20 Slip Roads	HE
	Hawkinge	1	Spitfire Way / Canterbury Road / A260	KCC
	Folkestone	7	A2034 / A20 / A259 / M20 On Slip / M20 Off Slip (Castle Hill Interchange)	HE
	Folkestone	8	A259 Black Bull Road / A259 Church Hill Ave / A260	KCC
	Folkestone	19	A2033 Sandgate Rd / Castle Hill Ave / Clifton Gardens / Langhome Gardens	KCC
	Sellindge	25 & 26	A20 / A261 Hythe Road / Stone Street	KCC
2031 DS PPLP	Sellindge	29	Aldington Road / Lympe Hill	KCC

6.14 In the near-term (i.e. against the 2017 Base assessment scenario flows) there are six junctions which have been identified as experiencing capacity issues, including:

- Two of the three junctions forming the Alkham Valley Interchange, including the roundabout serving the A20 westbound slip roads which are under HE control and the priority junction of the A260 and Alkham Valley Road which is under KCC control;
- Two signalised junctions at either end of the A2034 Cherry Garden Avenue, both under KCC control;
- A roundabout junction at Foresters Way / Dover Road / New Street in the centre of Folkestone, under KCC control; and,
- The roundabout serving Station Road / A259 East Street / A259 Prospect Road / High Street in Hythe, under KCC control.

6.15 By the 2031 'Do Minimum' scenario, with the application of background growth and committed developments, a further six junctions are predicted to be over-capacity and therefore potentially require mitigation measures. These include:

- The remaining junction forming the Alkham Valley interchange, which is the roundabout serving the A20 eastbound slip roads, the A260 and White Horse Hill;
- The Spitfire Way / Canterbury Road / A260 roundabout in Hawkinge, under KCC control;
- Castle Hill Interchange (M20 Junction 13), at Folkestone, under HE control;
- Two roundabout junctions in Folkestone, under KCC control; and,
- The A20 / A261 Hythe Road / Stone Street junction complex, in the Sellindge area, also under KCC control.

6.16 KCC is currently investigating a signalisation scheme to improve the highway capacity of the A20 / A261 Hythe Road / Stone Street junction complex, specifically relating to both the Stone Street and Hythe Road arms. Further information will be made available in due course.

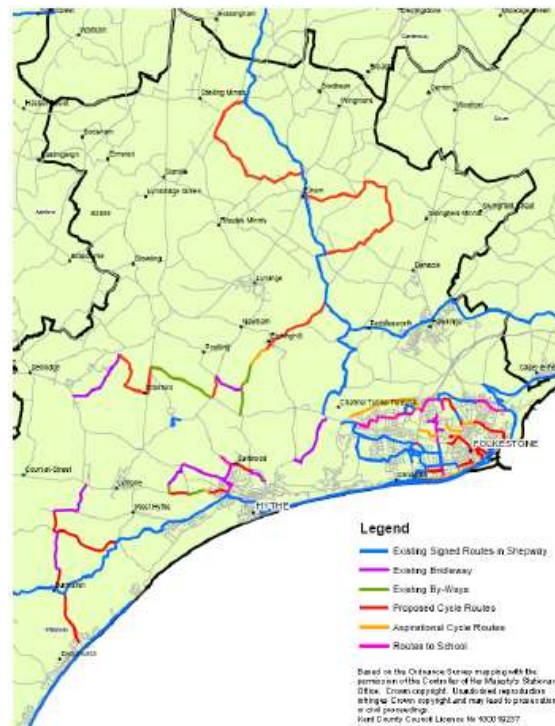
6.17 By the 2031 'Do Something' PPLP scenario, a further junction is predicted to experience capacity issues:

- The priority junction of Aldington Road and Lympne Hill, under KCC control.
- 6.18 Both KCC and HE have confirmed their endorsement of the modelling assumptions and the performance outputs presented within the Folkestone & Hythe Transport Model Update (2017). Furthermore, both KCC and HE are satisfied that the future performance of those junctions shown to be over-capacity in future year scenarios cannot be attributed to the site-specific impact of traffic generation from one/more sites that are to be allocated in the PPLP. Instead, the future year performance is a consequence of general network growth.
- 6.19 The output of the modelling results presented in Table 6.1 provides a useful steer to the District Council and to colleagues at Kent County Council Highways and Transportation and Highways England with regards to those junctions that could be subject to further investigation as part of a concept mitigation task. For each junction identified the following work could be undertaken:
- Creation of a two-dimensional concept junction improvement plan, in accordance with relevant guidance, with the junction capacity assessment test re-run to consider the comparative performance level, and;
  - A brief narrative to accompany the concept plan, to explain the results, opportunities and constraints and the anticipated reliance or otherwise upon highway and / or third party land
- 6.20 It is suggested that CIL monies collected by Folkestone and Hythe District Council could be used to fund (in part or fully) the concept mitigation studies to further advance one or more highway improvement schemes referenced in Table 6.1. The allocation of any spend of CIL monies would have to be in accordance with governance arrangements stipulated by the District Council, and is likely to require the preparation of a funding bid submission and subsequent allocation of funds, if approved. Alternatively, it is possible that KCC and/or HE could seek to progress concept mitigation studies using their own resources.

### **Walking and cycling**

- 6.21 The basic walking network is provided by footways parallel to the road network. However in the rural areas this network can be fragmented. In the urban areas a number of public open spaces provide traffic free routes which are shared with cyclists. The larger urban centres of Folkestone and Hythe benefit from existing cycle infrastructure, however there are few clearly defined routes.
- 6.22 There is an existing signed cycle route between Folkestone and Hythe, but for some of its length the routing could be improved, and there is no official route linking the coastal towns further west. However, with the completion of sea defence work, first between Folkestone and Sandgate, and more recently between Hythe Ranges and St Mary's Bay, an ideal, largely traffic-free, route has come into existence for most of the way between Folkestone and Littlestone, albeit unofficially.
- 6.23 The existing cycle network does not encourage or support short local trips by bicycle, while cycle access to the railway stations within the District is limited, with only Folkestone having a clearly defined route from the south and west to serve both railway stations. It is recognised that Folkestone West is better served by existing signed routes than Folkestone Central.

**Figure 6.4.** Folkestone, Hythe and Elham Valley Cycle Route Map



Source: Folkestone and Hythe Cycling Strategy

6.24 The key issues of the walking cycle network, which affects the level of use include:

- Inconsistency and quality of route
- Attractiveness and directness of route
- Perceived safety either through high traffic volumes and the sharing of routes
- Dominance of traffic especially through high volumes in the urban area
- Crossings of major roads and railway
- Lack of priority over other road users in key locations
- Lack of continuity in the rural areas

6.25 Cycling levels in the District are around the mid-point for Kent, and the propensity to cycle within the District is reasonable, thus suggesting that it is possible that improved cycling facilities and encouragement of cycling will lead to a great uptake in the number of people cycling.

#### Harvey Grammar to Earl's Avenue cycle route

6.26 In spring 2018 Kent County Council delivered a new shared pedestrian/cycle route from the Harvey Grammar School through to Earl's Avenue including a toucan crossing point on Cheriton Road.

#### The proposed Cinque Ports Cycleway

6.27 Cycle Folkestone and Hythe prepared a study titled 'Draft study of the proposed Cinque Ports Cycleway' (January 2013) which investigates the potential for a cycle route to run the length of Folkestone & Hythe's coastline from Folkestone Harbour to Dungeness and then inland to

Lydd. The conclusions drawn were that the route would be advantageous to residents, businesses and visitors, and could be implemented at a relatively low cost, and the route would pass within 2km of approximately 80,000 people, which represents 75% of the population of Folkestone & Hythe.

- 6.28 The objective of the Cinque Ports Cycle Route is to link Folkestone seafront to Lydd ('Cinque Ports Cycleway'), and also provide links to National Cycle Route (NCR) 2 as well as local routes along the Royal Military Canal and Romney Marsh. Implementation of the Cinque Ports Cycleway will improve cycle links between smaller coastal towns and Folkestone.
- 6.29 The proposed cycle route will connect with the existing National Cycle Network at Folkestone, Hythe and Lydd, as well as with the proposed Military Canal path and routes inland to Ashford and the Elham Valley. The coastal path, together with the National Route 2, and the quiet lanes of the Marsh, would allow cyclists to make a variety of circular tours, which are more popular with leisure cyclists than 'out and back' trips.

#### *Local Cycling and Walking Infrastructure Plan*

- 6.30 In September 2017 it was confirmed that Folkestone & Hythe District Council had been successful in its bid for technical support from the Department for Transport (DfT) to prepare a Local Cycling and Walking Infrastructure Plan (LCWIP) for the District. The work is programmed to commence in September 2018, and the technical support provided by the DfT will equip the District Council with the tools and knowledge to prepare a Local Cycling and Walking Infrastructure Plan (LCWIP) for the District. Specifically, the output of the LCWIP work is expected to identify the precise infrastructure needs to maximise opportunities for cycling and walking infrastructure and to ensure that movement and facilities are considered and integrated to reduce dependence on the private car. The recommendations of the LCWIP work could result in the definition of new walking and cycling routes, and it may be appropriate to include certain routes within a future revision of the IDP.

#### *Royal Military Canal Proposed Greenway*

- 6.31 Officers of the District Council maintain regular dialogue with officers of neighbouring authorities, and discussions relating to the DfT LCWIP study highlighted there are shared objectives concerning the Royal Military Canal Greenway project that Ashford Borough Council are leading on, for which the objective is to create a path/cycleway, now referred to by the participating partners as a (Shared Use) Greenway, along the Royal Military Canal (RMC). A map view to show the extent of the proposed route is shown in Figure 6.5.
- 6.32 Sections 1 and 2 of the greenway project fall within Folkestone & Hythe District, equating to some 3.1 km, comprising a 1200 metre length of 2.5m wide shared-use canal path between Aldergate Bridge to Honeypot Cottage (section 1) and a 1900m length of 4.5m wide private road between Honeypot Cottage to Gigger's Green Bridge (section 2). Based on an initial cost appraisal undertaken on behalf of Ashford Borough Council it is estimated that the two sections of route within Folkestone & Hythe DC will cost circa £420,000 to deliver.

**Figure 6.5.** Map view of the Royal Military Canal greenway scheme



- 6.33 The District Council proposes to include the sections of the Greenway project within the Folkestone & Hythe district administrative area as a possible CIL project.

### Public transport

#### Buses

- 6.34 Stagecoach in East Kent and East Sussex is the principal commercial bus operator to run services in Folkestone & Hythe District.
- 6.35 Rural public transport is in the main served by inter-urban routes, e.g. Hythe to Canterbury (via Hawkinge and Densole), Folkestone to Ashford (via Sellindge), Lydd to Dover (via New Romney and Dymchurch) and Folkestone to Canterbury (via Etchinghill, Lyminge and Elham), etc, with routes following the main roads, at hourly frequencies with more frequent services on certain routes.
- 6.36 Recent decisions on major planning applications have secured improvements to the public transport network, both in terms of capital funding for the implementation of physical infrastructure enhancements and revenue support for service frequency enhancements and/or service extensions. Noteworthy improvements include the provision of two-way movements for buses along Tontine Street, which was a key piece of highway infrastructure secured as part of the Folkestone Seafront approval. The Tontine Street scheme has opened up a critical surface link between Folkestone town centre and Folkestone Harbour via a direct link, replacing the previous service route via the historic one-way network.
- 6.37 Significant revenue funding amounting to £880,000 (index linked) has been secured against the Shorncliffe Garrison scheme to support a new bus route from Hythe to Folkestone West Railway Station (calling at the site) and long-term improvements to Bus Route 77 operating along Royal Military Avenue and North Road, as captured within Table 6.1. The scheme will

also fund a diverted bus route (71/72/73) from Church Road to Royal Military Avenue, North Road and Pond Hill Lane to serve the residents of the development, once occupied.

6.38 A summary of bus services in Folkestone & Hythe District is presented under Table 6.2.

**Table 6.2.** Bus services in Folkestone and Hythe District

Bus Services in Shepway District								
Service	Route/Description	Monday to Friday		Saturday		Sunday		Operator
		Daytime	Evening	Daytime	Evening	Daytime	Evening	
10/10A	Folkestone - Sandgate - Hythe - Sallinge - Ashford (for Maidstone)	30 mins	-	30 mins	-	4 jys	-	BK
11	Lydd - Lydd-on-Sea - New Romney - Bressett - Hamstreet - Ashford - William Harvey Hospital	hourly	-	90 mins	-	-	-	BK
11A	Lydd - Lydd-on-Sea - New Romney - Newchurch - Blington - Hamstreet - Ashford - William Harvey Hospital	3 jys	-	3 jys	-	-	-	BK
11B	Lydd - Lydd-on-Sea - New Romney - Bressett - Applodre - Hamstreet - Ashford - William Harvey Hospital	1 jny	-	1 jny	-	-	-	BK
16/16A/17	Hythe - Sandgate - Folkestone - Hawkinge - Densole - Denton - Canterbury * From Folkestone, Hythe every 30 minutes	15 mins*	hourly	15 mins*	hourly	hourly	-	BK
17	Folkestone - Cheriton - Erthinghill - Lyminge - Bham - Barham - Bridge - Canterbury	hourly	2 hourly	hourly	2 hourly	2 hourly	-	BK
18/18A	Hythe - Salwood - Lyminge - Stelling Minns - Bossingham - Lower Handras - Canterbury	2 1/2 hourly	-	2 1/2 hourly	-	-	-	BK
71	Cheriton - Folkestone Town Centre - Crasway Down	15 mins	30 mins	15 mins	30 mins	30 mins (incl 20:30)	-	BK
72	Cheriton - Folkestone Town Centre - East Cliff	30 mins	-	30 mins	-	30 mins	-	BK
73	Cheriton - Folkestone Town Centre - Park farm - Hawkinge	30 mins	-	30 mins	-	-	-	BK
77	Folkestone Town Centre - Golden Valley - Shorncliffe	hourly	-	hourly	-	-	-	BK
78	Folkestone Town Centre - Golden Valley	hourly	-	hourly	-	-	-	BK
91	Folkestone - Alham - Kearsy Abbey - Temple Ewell - Dover	2 hourly	-	4 jys	-	-	-	BK
100	Hastings - Rye - Camber - Lydd	hourly	-	hourly	-	2 hourly	-	BK
101	Lydd - New Romney - Dymchurch - Hythe - Folkestone - Dover	30 mins	-	30 mins	-	hourly	-	BK
102	Lydd-on-Sea - New Romney - Dymchurch - Hythe - Folkestone - Dover	30 mins	hourly	30 mins	hourly	hourly	-	BK
111	Ashford - Aldington - Burmarsh - Folkestone	1 jny Thur	-	-	-	-	-	BK
127	Holywell Avenue - Downs Road - Town Centre - Broadmaid Village	30 mins	-	30 mins	-	-	-	BK
137	Folkestone - Coolings Lane - Holywell Avenue	School	-	-	-	-	-	BK
138	Folkestone - Coolings Lane - Hawkinge	School	-	-	-	-	-	BK
160	Folkestone - Cheriton - Seabrook - Hythe - Grabe Crescent	7 jys	-	6 jys	-	-	-	BK
971	Harvey Grammar School - Folkestone - Blackbull	School	-	-	-	-	-	BK
977	Folkestone - Folkestone Academy	School	-	-	-	-	-	BK
990	Greystone-on-Sea - Dover	School	-	-	-	-	-	BK
992	Cheriton - Dover	School	-	-	-	-	-	BK
994	Folkestone Schools - West Hythe - Stanford	School	-	-	-	-	-	BK
A	Densole - Brockhill Park School	School	-	-	-	-	-	CC
D	Hill Road - Brockhill Park School	School	-	-	-	-	-	CC
021	London Victoria - Ashford - Folkestone - Dover							NX

Key: - Service supported by Kent County Council - Some journeys supported by Kent County Council Schools - School days only

PLEASE NOTE: Services are subject to review from time to time and alterations may be introduced at any time. Every care has been taken in the compilation of the information contained in this guide but no liabilities can be accepted by Kent County Council or its Contractor for any inaccuracies or omissions.

## Rail services

6.39 Mainline rail services in Folkestone & Hythe are provided by Southeastern, who operate facilities at four stations, namely:

- Folkestone Central
- Folkestone West
- Sandling
- Westenhanger

6.40 All four of the railway stations in Folkestone & Hythe provide direct connections to Dover to the east and Ashford to the north-west. All four stations also provide direct rail access into

London, to London Bridge, Cannon Street (during peak hours), Waterloo East and Charing Cross, via Ashford and Tonbridge.

- 6.41 Folkestone Central and Folkestone West stations also offer direct services into London, at Stratford (with onward connections to the Elizabeth Line) and St Pancras. The High Speed service provides a connection between Folkestone and London St Pancras in under an hour, offering a potential saving of 44 minutes over conventional mainline rail services.
- 6.42 The current franchise has been in place since April 2006 and expires in 2018, and the franchise competition timetable is presented under Figure 6.5. The South Eastern rail franchise competition is part of a wider Rail Franchising Programme.

**Figure 6.5.** South Eastern franchise competition timetable



- 6.43 Folkestone & Hythe District Council has responded to the franchise consultation, and the principal focus of the District Council’s response is to ensure that further additional High Speed capacity is provided by the new Franchisee, to include:

- Folkestone & Hythe district to be served by two High Speed Services per hour throughout the day;
- During the course of the franchise period, High Speed Services to stop at Westenhanger station to serve the new Garden Town of Otterpool Park;
- Requirement for investment in an enhanced station building and supporting facilities at Westenhanger Station in advance of High Speed services commencing;
- Improvements in rolling stock to maximise line speed to reduce journey times to/from Folkestone & Hythe District to/from London (Stratford International and St Pancras);
- All High Speed Services capacity to be extended to 12 cars to meet increasing passenger number growth; and
- Network Rail to repower the East Kent Network to accommodate 12 car trains.

- 6.44 In November 2017 the DfT published the Invitation to Tender (ITT) document for the South Eastern Franchise. In reference to the request made by the District Council for a stop on the High Speed service to be introduced at Westenhanger the ITT clarifies:

*“Bidders are not permitted to make a station stop at this station on any High Speed service that operates to or from STP (St Pancras)”*

6.45 It is the clear interpretation that Westenhanger will not be served by High Speed services during the franchise period.



## 7 Flooding

7.1 Folkestone & Hythe District Council works with key partners in planning local flood risk management works on minor watercourses, as well as working with the Lead Local Flood Authority (Kent County Council) and others to ensure that risks are effectively managed.

7.2 Regarding responsibilities:

- The Environment Agency is responsible for the management of flooding from main rivers;
- Kent County Council is responsible for the management of flooding from ordinary watercourses, surface water and ground water;
- Southern Water is responsible for managing sewer flooding; and
- Highway flooding is the responsibility of Kent Highways.

7.3 Furthermore, as the lead Local Flood Authority, Kent County Council is a statutory consultee on surface water for major developments (SuDS). As part of this role site-specific drainage strategies are reviewed to ensure that surface water flood risk is not increased on or off site up to the 1 in 100 inclusive of climate change storm event. Unlike many other infrastructure items, the need for new or improved defences against water intrusion is not necessarily directly related to development.

7.4 In summary, the most significant risks are:

- Coastal Flooding
- Pent Stream – Rapid response catchment
- Fluvial Flooding from the Nailbourne
- Surface Water Flooding – Folkestone

7.5 The output of a Phase 2 Strategic Flood Risk Assessment (SFRA) prepared by Herrington Consulting on behalf of the Council has supported the evidence base upon which the Council's forward planning and development management decisions are made. One of the most pressing issues for the Council is that such a large percentage of the District lies within Flood Zone 3.

7.6 The criterion in SS3 was applied in the SHLAA assessment methodology as a first sieve to eliminate sites in the 'extreme' flood hazard area. Flooding was then identified later in the assessment, to be considered against other issues in the plan (such as distance from facilities, conservation areas, landscape impact, etc). The methodology was sent to the statutory bodies for comment before the Planning Policy team commenced the site selection assessment, and all statutory bodies agreed to the methodology, to include the Environment Agency and KCC.

7.7 The Core Strategy Local Plan (2013) sets out the requirement for residential development in the District and the PPLP needs to identify enough land to meet those requirements. Therefore, all sites that were ranked green were taken forward as part of the appraisal process, alongside a number of sites ranked as 'amber'. In total 16 sites are proposed to be allocated within the PPLP that falls within flood zones 2 and 3 (or a combination of zones 2 and 3 across a single site) in accordance with the Environment Agency's flood zone mapping. Of the 16 sites, 2 sites are located within the Hythe 'urban area' character area and 14 sites fall within the 'Romney Marsh' character area. No sites that are proposed to be allocated within the 'North Downs' character area are subject to identification on the Environment Agency's flood zone mapping tool. The overall process has resulted in proposed allocations on sites that are recorded under flood zone 3 in the SFRA.

- 7.8 As reported in the SFRA (2015), one of the primary objectives of the SFRA is to refine the quality of flood risk information available to decision-makers so that planning decisions can be better informed. Without detailed analysis of flood risk, the only available information is the Environment Agency's Flood Zone mapping. However, this is far too coarse and does not recognise the presence of existing flood defences. Consequently, as part of the SFRA, detailed hydraulic modelling has been undertaken to analyse the risk of flooding and quantify the impacts of flood events that may occur as a result of a breach or overtopping of the sea defences.
- 7.9 The SFRA acknowledges that, through discussion with Folkestone & Hythe's Engineering team, seven locations for potential breaches in the flood defences have been identified. These locations were chosen on the basis of defence type, condition, exposure and the likely consequences of a breach and have been reduced from the original 12 breaches identified during the original SFRA. This reduction represents the improvements made to the defence infrastructure during this period.
- 7.10 The SFRA (2015) concludes by making policy recommendations (chapter 11) for the District Council to endorse, and the following excerpts which are relevant in the context of flood risk are drawn from the SFRA.
- 7.11 The Council's preferred option for reducing flood risk within its boundaries is to avoid inappropriate development in areas at highest risk within the broad character areas of the District. Using the planning process to steer more vulnerable development to areas of lower risk and ensuring that new development is appropriately designed will help to manage residual risk throughout the lifetime of the development.
- 7.12 This approach fully supports the overarching objectives of the NPPF and wider government policy. The specific policy recommendations that are made by this SFRA to enable the Council to deliver these objectives are as follows:
- To ensure that new residential development does not take place in areas identified as 'extreme' flood hazard risk by the SFRA climate change hazard maps. Notwithstanding this, the Council will need to ensure that specific provisions are made for residential development to cater for the sustainable development of Romney Marsh. Sites will only be allocated for development within Flood Zone 3a where it can be shown that they meet the requirements of the Sequential Test and, potentially, both stages of the Exception Test
  - To ensure that replacement dwellings located within Flood Zones 2 and 3 reduce risk to life for residents through the adoption of appropriate design
  - To ensure that flood risk is not increased within the District, any new development will need to be designed such that the peak rate and volume of surface water run-off from the site is not increased above the existing surface water run-off rate. In line with the NPPF and the supporting Planning Practice Guidance, for development within Zones 2 or 3 and for sites greater than 1 hectare, a surface water management strategy will also need to be incorporated within the site-specific FRA. The requirements for this are set out in Section 10.4 of the SFRA
  - To help reduce the rate and volume of surface water run-off and to improve the quality of water passed on to watercourses, new development should incorporate the principles of SuDS in its drainage design wherever practically achievable
  - Development in some of the District's seafront areas could be located very close to the shoreline and will therefore be subjected to an increasing risk of flooding and damage from severe wave overtopping, even if located outside of the Flood Zones 2 and 3. Consequently, any development that is proposed to take place

within 50m of the crest of the seawall will require a site-specific Flood Risk Assessment to be submitted. This should be compliant with the NPPF and the supporting Planning Practice Guidance and also address the specific issues of wave overtopping.

- To ensure that all development in Flood Zones 2 and 3 incorporates flood resilient construction techniques. This will reduce the time and cost to recover the building to a habitable standard following a flood event. Specific details are set out in Section 10 of the SFRA

### **Needs**

- 7.13 The Environment Agency has stated that all flood risk infrastructure (such as flood defences) has an operational lifetime and so improvements to this infrastructure will be needed in the future. Accordingly, Folkestone & Hythe District Council must consider how to address these needs given the potential impact of flooding in certain parts of the district.
- 7.14 The Environment Agency is currently progressing two capital flood alleviation schemes at Lydd Ranges and Hythe Ranges. In respect of the Lydd Ranges scheme, the Environment Agency proposes to improve the defences by reinforcing the Green Wall and placing shingle on the beach. This will increase the standard of defence to the hinterland. A series of timber groynes will be constructed at the western end to stabilise the beach and prevent it eroding back to the Green Wall. It is intended that features of the Dungeness SAC affected by the proposed works will be recreated or restored locally. The precise alignment and the timing of construction will be confirmed following detailed assessment. It is envisaged that works will be complete by 2020.
- 7.15 As part of the Hythe Ranges scheme the Environment Agency proposes to improve the defences to reduce the risk of flooding to the MoD range and properties in the low lying hinterland, including the Romney and Walland Marshes. The scheme has been costed at £15 million.

### **Funding**

- 7.16 Both major schemes (Lydd Ranges and Hythe Ranges) benefit from committed funding through use of flood defences Grant in Aid.
- 7.17 The level of funding that the Environment Agency can allocate towards flood defence improvements is currently evaluated though the requirements of the EA Outcome Measures, schemes that do not meet the Raw Partnership Funding threshold of 100% would require contributions from external partners. Any identified shortfalls in scheme funding would require partnership funding contributions from other sources such as S106 developer contributions or CIL, EA Local Levy and contributions from Southern Water.

### **Timing of provision**

- 7.18 Delivery of infrastructure for flood defence is ongoing, with projects falling within the short, medium and long-term.

## **8 Emergency services**

### **Police**

- 8.1 Kent Police is responsible for delivering services to address community safety, tackle the fear of crime and seek to achieve a reduction in crime in Kent through a number of methodologies including the detection of offenders. The primary roles of the police service are: protection of life and property; prevention and detection of crime; and, maintenance of 'The Queens Peace' ('The Peace').
- 8.2 The delivery of growth and planned new development in the district would impose additional pressure on the Kent Police existing infrastructure bases, which are critical to the delivery of effective policing and securing safe and sustainable communities.
- 8.3 Kent Police has confirmed that it does not require any site-specific new infrastructure to address the needs arising from growth. Rather, it requires the replacement of the existing police estate from which police staff can operate. The specific nature of any requirements will need to be assessed on a case-by-case basis.
- 8.4 Kent Police has reported that there is no existing funding source for the Police service to support the required growth in infrastructure from central or local taxation. The Police service does not receive sufficient central capital funding for new growth-related development. The funding allocated to the Police and Crime Commission via Home Office grants, Council Tax precept and other specific limited grants is generally insufficient to fund requests for capital expenditure whilst there is a time lag associated with the Police receiving operational funding.
- 8.5 Some funding will, therefore, have to come from capital reserves, with the remainder coming from developer contributions. In the response received on the IDP, Kent Police advises that the additional infrastructure needs arising from planned growth (and a rise in population) amounts to £40.77 per new additional dwelling. As the mechanism for collecting contributions is through S106 there will be a requirement for contributions to be secured as and when development proposals are promoted via the Development Management process. On the basis that the infrastructure need for emergency services (police) has been captured within this IDP it is intended that this will lead the District Council and Kent Police to work together to secure future S106 contributions.

### **Ambulance Service**

- 8.6 The Ambulance Service has confirmed that, based on data circulated by the Local Planning Authority, they have no comments or requirements given the number of housing units planned under the Places and Policies Local Plan growth assumptions.

### **Fire Service**

- 8.7 As the Fire Service has not provided comments on their specific infrastructure needs aligned to the number of housing units planned to be allocated by the Places and Policies Local Plan, the planning authority has concluded there are no such requirements.

## **9 Waste**

- 9.1 Management of municipal waste is a UK-wide challenge as both European and national legislation and policy seeks to deal with waste more sustainably and to reduce the amounts of waste being deposited into landfill. Waste is also increasingly seen as a resource that through recycling and treatment processes can be utilised.
- 9.2 Kent County Council is the Waste Disposal Authority (WDA) covering the 12 District/Borough/City and Kent County Council and provides waste disposal infrastructure to ensure waste generated by households, and other wastes collected by Councils in Kent, is effectively managed. Folkestone & Hythe District Council is the Waste Collection Authority and is responsible for the collection of this municipal waste. Municipal waste includes household waste and any other wastes collected by, or on behalf, of councils.
- 9.3 The delivery of local plans will increase residential development and bring about knock-on implications for waste management systems on a number of levels as the resultant population growth will lead to an increase in waste arisings which require handling and disposal.
- 9.4 The Kent Resource Partnership, comprising the 12 District/Borough/City and Kent County Council) have developed the Kent Joint Municipal Waste Management Strategy (KJMWMS), the purpose of which is to set out how the Kent Resource Partnership intends to manage household waste arisings over the period 2007-2027.
- 9.5 There are currently two joint waste contracts in place across Kent which are designed to maximise efficiency as well as boost recycling services and recycling quality, providing the best value services for Kent residents. By working in partnership there are better opportunities for service optimisation, combined resources and service innovation. Making it easier for Kent residents to recycle will lead to inevitable improvements in both recycling quality and recycling targets.
- 9.6 The first joint waste contract, the East Kent Joint Waste Partnership, was established in 2011 between Folkestone & Hythe, Dover, Canterbury, Thanet and KCC.
- 9.7 During 2014/2015, 39,347 tonnes of household waste was collected in the District where nearly half (47.6%) of this was sent for recycling/composting/reuse. In comparison, during 2011/2012, 38,000 tonnes of household waste was collected where 27% of this waste was recycled and 17% composted (44.2% in total).

### **Needs**

- 9.8 Waste Management completed an infrastructure review in 2017, to understand the impacts of the predicted population growth, up to 2030, on its network of Household Waste Recycling Centres (HWRCs) and Waste Transfer Stations (WTSs). This took account of projected population growth for each district and modelled which HWRC residents are most likely to use based on their location. It also accounted for which WTS kerbside collected waste would need to be delivered into.
- 9.9 At the time the initial review was undertaken, the population in Folkestone and Hythe was set to increase by 13.9% by 2033. There are two HWRCs in the District, Folkestone HWRC and New Romney HWRC. The review showed that Folkestone HWRC will be over capacity by 2025. New Romney HWRC is a newer site opened in 2010, and is currently operating under capacity, and based on population projections is set to remain under capacity for the modelled period up to 2030. Dover WTS (where the majority of Folkestone and Hythe's kerbside collected waste is delivered) will also be over capacity over the modelled period.

- 9.10 There is currently no potential to expand HWRC or WTS provision in the district. We do not currently have access to the Capital funding needed to increase HWRC or WTS capacity within Folkestone and Hythe District to meet the needs of its projected population growth.
- 9.11 The Kent and Medway Growth and Infrastructure Framework (GIF), developed in close collaboration with Medway and the 12 Kent district/borough/city councils, provides a framework not only for identifying and prioritising investment in infrastructure across Kent, but also for testing the impact of innovation in the way in which public services are provided. With an increase in population is an expected increase in waste generation. The GIF will help to inform the future provision of waste to understand where waste tonnages may change so that services can be provided where they are most needed.
- 9.12 The major waste treatment infrastructure currently in place for managing Local Authority Collected Municipal Waste has been equipped to accommodate the anticipated waste growth levels resulting from the proposed Local Plan growth. However, it is likely that pressure will be placed on the ancillary smaller-scale infrastructure, such as waste transfer stations, waste operational depots and the public-facing Recycling Centres for Household Waste (RCHW). These facilities, which provide local communities with access to waste disposal options for household-generated bulky waste are, by their very nature, required to be close to population centres and are therefore particularly vulnerable to medium and large-scale developments.
- 9.13 The development of the Kent Joint Municipal Waste Management Strategy (KJMWMS) was steered by the Kent Waste Forum (KWF) and covers the waste that the partner authorities are responsible for collecting, treating and disposing of. It includes waste collected from households, street sweepings, trade waste collections (where appropriate) and waste collected at Household Waste Recycling Centres (HWRCs). They are collectively called municipal solid waste. The Strategy does not deal with specific sites. Sites and related issues are being addressed through the Waste Local Development Framework (LDF).
- 9.14 The Municipal Waste Strategy is in the process of being updated and KCC is in consultation with the Kent districts, including Folkestone & Hythe. The Strategy will review current sites (smaller waste facilities and recycling centres for household waste) and may result in changes to their location, rationalisation, and/or increased capacity.
- 9.15 Early indications suggest that HWRC and WTS capacity across Kent, to include the east of the County covering Folkestone & Hythe District, will be strained moving forward. It is currently too early in the process for the County Council to advise what particular infrastructure requirements will be needed in each of the districts at the current time. However, KCC are to have continued dialogue and engagement with individual districts as specific infrastructure requirements are ascertained.

### **Funding**

- 9.16 The challenge that KCC has as the Waste Disposal Authority is the ability to secure developer contribution funding i.e. S106 and CIL, to invest into the development of Waste Infrastructure because of increased housing growth and therefore demand on the service provided.
- 9.17 KCC must work closely with the District as the Waste Collection Authority to carefully plan where they should take kerbside collected waste to in order maximise rounds and minimise costs for both parties.

## **10 Community and Cultural**

10.1 Community and cultural infrastructure helps to create, sustain and enliven communities. It ranges from purpose built community facilities such as libraries, to allotments and community centres. Together these places support the activities which are required to help build community, foster a sense of place, meet the cultural and recreational needs of communities and promote community wellbeing.

### **Libraries**

10.2 Library services are provided by Kent County Council.

10.3 Libraries and their provision is changing significantly. This is partly due to reducing budgets but also due to the growth of information technology and the population's needs of a core community information service.

10.4 A 2013 report by the Arts Council and Local Government Association set out the changing ways in which local residents use library facilities. The report drew upon best practice experience to outline ways in which communities are supporting and managing local library services. Library facilities in the district are also used for community-run events and activities, and are increasingly becoming spaces where the public can come together.

10.5 Folkestone & Hythe district has provision for 8 libraries in Cheriton, Folkestone (Grace Hill and Wood Avenue), Hythe, Lydd, Lyminge, New Romney and Sandgate. There is also a mobile library service that operates a fortnightly timetable.

10.6 Given that the libraries are based within settlements, they are less accessible to more rural areas of the district. However, there are no distance standards relating to libraries. For this reason, it has to be assumed that there is no existing deficit in library provision.

10.7 In terms of future provision, opportunities for the co-location of services and maximising the use of existing buildings will be encouraged, to respond to the increasingly integrated models of service provision and provision for multi-purpose facilities. There is increasing emphasis on the integration of other form of community infrastructure, such as libraries and community spaces.

10.8 New provision is therefore likely to be in the form of a co-located community hub/library. This will be dependent on the level of population growth and the demographic of that population, along with the service requirements of future library provision. It is therefore likely that new provision could be made at some of the larger growth locations, particularly if there is a need for other community facilities, e.g. health centres, community halls, etc. However, at this stage it is not possible to identify specific needs or costs of provision. Co-location may be something that should be encouraged but this would be more of a policy focus, possibly through a masterplanning approach, for the new development.

10.9 Funding will need to come from developer contributions and will be delivered through the masterplanning of new development sites.

## **11 Leisure and Recreation**

- 11.1 Leisure and recreation infrastructure helps to create, sustain and enliven communities. Leisure and recreation infrastructure ranges from purpose-built leisure facilities, indoor and outdoor sport facilities and play space. Together these places support the activities which are required to help build community, foster a sense of place, meet the cultural and recreational needs of communities and promote community wellbeing.
- 11.2 The population of the local authority area is expected to increase. This can be attributed both to planned housing growth and an ageing population. The leisure and recreation needs of Folkestone & Hythe district will therefore have to continue to accommodate current day needs whilst also supporting and encouraging activity amongst a higher proportion of older persons.
- 11.3 Provision has historically been made within the larger settlements where demand is highest. Development must ensure that, where appropriate, it meets the needs of the immediate proposal and addresses any existing under-provision. Where existing under-provision has been identified, the strategy for additional planned leisure and recreation services can be planned carefully to maximise the positive benefit of such new facilities for both the current and future population. New facilities should seek to offer flexible uses and combine facilities/services which may have historically been provided on separate basis.

### **Children's Play Facilities and Youth Facilities**

- 11.4 Children's play space is provided on Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs), Neighbourhood Areas for Play (NEAPs) and destination sites. LAPs are small play areas and are normally provided as on-site infrastructure on larger residential developments. The need for such facilities is therefore not included in this assessment.

### **Existing provision**

- 11.5 The Folkestone & Hythe District Play Area Review (2017) confirms that the distribution of play provision in Folkestone & Hythe is generally good. However the study identified a shortage of play areas catering for the 11+ age group. While 86.8% of play areas have provision suitable for 5-11 age groups, only 41.2% have equipment that would appeal to older children/young people (11+). However, it should be noted that older children/young people are likely to be more able to travel further to access suitable play provision such as multi-use games areas (MUGAs) and skate parks. There is generally good provision for 0-11+ age groups throughout most wards however Broadmead and Folkestone Harbour have no provision for 11+ age groups with potential for greater quantities of 11+ provision in Cheriton and North Downs West. There is a lack of provision for the youngest age category (LAPs) in the southern half of the district. Adding to this, the condition of the existing sites are mainly average, poor or very poor throughout the district.
- 11.6 The Fields in Trust (FiT) recommended benchmark quantity standard is 0.25 hectares per 1,000 head of population for equipped/designated play areas. The Folkestone & Hythe standards fall below this standard. However there a number of local factors which explain this, including Folkestone & Hythe's older population and rural character. The FiT standards are aspirational and have limitations because they are often seen as undeliverable, and can result in a proliferation of play areas that can be difficult to maintain, as well as setting unrealistic aspirations in the urban context where insufficient land is available. The FiT standards could be a long term aim, but the priority should be to work towards ensuring the standards are met.



11.7 There are a total of 85 play areas in Folkestone & Hythe. The majority are owned and managed by F&HDC. To ensure play area provision and condition is kept to an appropriate standard it was proposed that a network of key sites be designated as 'Strategically Important Play Areas' (SIPAs) to ensure funding is driven towards these areas. More information relating to funding is presented under an appropriate heading. SIPAs can be adopted by town and parish councils. Those areas not considered to be part of this network will be known as Non-Strategic Play Areas (NSPA). The information presented in Table 11.1 concerns Strategically Important Play Areas only.

**Table 11.1.** Strategically Important Play Areas in Folkestone & Hythe District by classification

Site ID	Site name	Classification	Ownership/Management
3	Brabner Park	Type C: NEAP	F&HDC
4	Brockhill Country Park	Type D: Destination	Kent County Council
5	Bufs Avenue	Type B: LEAP	Ministry of Defence
6	Burmarsh Recreation Ground Play Area	Type C: NEAP	Burmarsh Parish Council
8	Canterbury Road Recreation Ground	Type C: NEAP	F&HDC
9	Cheriton Recreation Area	Type C: NEAP	F&HDC
10	Coniston Road (Summer Lees)	Type A: LAP	F&HDC
12	Country's Field	Type A: LAP	Orbit Housing Association
14	Densole Way	Type B: LEAP	F&HDC Housing
15	Downs Road	Type A: LAP	F&HDC
16	Dymchurch Recreation Ground	Type C: NEAP	Dymchurch Parish Council
17	Elmfields	Type B: LEAP	F&HDC Housing
18	Enbrook Valley Play Area	Type B: LEAP	F&HDC
19	Etchinghill Cricket Field	Type B: LEAP	Lyminge Parish Council
20	Fairfield Recreation Ground	Type C: NEAP	New Romney Town Council
21	The Rype	Type C: NEAP	Lydd Town Council
24	Grange Road Play Park	Type C: NEAP	Saltwood Parish Council
25	Greatstone Car Park	Type C: NEAP	F&HDC
28	Horn Street	Type B: LEAP	Hythe Town Council
29	Hythe Skate Park	Type C: NEAP	Hythe Town Council
30	Ivychurch Play Area	Type B: LEAP	Ivychurch Parish Council
31	Jefferstone Lane	Type B: LEAP	St Mary in the Marsh Parish Council
32	Jocks Pitch	Type A: LAP	F&HDC
33	Jubilee Field	Type C: NEAP	Lyminge Parish Council
34	Kettle Drive Play Area	Type C: NEAP	Hawkinge Town Council
35	King George V Playing Field	Type C: NEAP	Elham Parish Council
36	Lade Fort	Type B: LEAP	F&HDC
37	Lower Leas Coastal Park Fun Zone	Type D: Destination	F&HDC
38	Lower Radnor Park Play Area	Type B: LEAP	F&HDC
39	Lympne Village Hall	Type B: LEAP	Lympne Parish Council
40	Manor Farm Close	Type B: LEAP	F&HDC
42	Meads Way	Type A: LAP	F&HDC
43	Megan Close	Type A: LAP	F&HDC
45	Meriden Walk	Type B: LEAP	F&HDC
47	Moore Close	Type A: LAP	F&HDC Housing
48	Morehall Recreation Ground	Type B: LEAP	F&HDC
50	Naseby Avenue	Type A: LAP	F&HDC
51	Newchurch Playing Field	Type B: LEAP	Newchurch Parish Council
52	Newington Village Hall	Type B: LEAP	Newington Parish Council
53	Oak Drive	Type B: LEAP	F&HDC
56	Palmarsh (St George's Place Play Area)	Type B: LEAP	F&HDC Housing

57	Pannell Drive Play Area	Type C: NEAP	Hawkinge Town Council
58	Payers Park	Type B: LEAP	F&HDC
61	Pond Hill Road	Type A: LAP	Ministry of Defence
62	Queensway	Type B: LEAP	F&HDC
64	Rhodes Minnis Recreation Ground	Type B: LEAP	Lyminge Parish Council
65	Roman Way	Type B: LEAP	F&HDC
66	Royal Military Canal Play Area	Type D: Destination	F&HDC
67	Salthouse Close	Type B: LEAP	F&HDC Housing
68	Sandgate Recreation Ground	Type C: NEAP	Sandgate Parish Council
70	Station Road	Type B: LEAP	F&HDC
72	Swan Lane	Type B: LEAP	Sellindge Parish Council
75	The Waltons	Type A: LAP	Hyde Housing
77	The Derrings	Type B: LEAP	F&HDC
78	The Green	Type C: NEAP	Hythe Town Council
79	The Greens	Type C: NEAP	New Romney Town Council
80	The Ridgeway Trim Trail	Type B: LEAP	F&HDC
81	Turnpike Hill	Type A: LAP	F&HDC
83	Upper Radnor Park	Type A: LAP	F&HDC
84	Widgeon Walk	Type B: LEAP	F&HDC
85	Wraightsfield Play Area	Type B: LEAP	F&HDC

Source: Folkestone and Hythe Play Area Review (2017)

### Quality of existing provision of play space

11.8 The Folkestone & Hythe District Play Area Review (2017) audit suggests that play area provision across the district is of a relatively low quality (care and maintenance), with five sites (5.8%) having a quality score above 61%. It should be noted that older weathered equipment, litter, poor planting and to a lesser extent graffiti had a consistent impact on quality scores at sites across the district. However it is worth recognising play areas throughout Folkestone & Hythe are generally safe and located in areas which are accessible for children and young people.

### Needs

11.9 Data presented in Table 11.2 evidences that while 86.8% of play areas have provision suitable for ages 5-11, only 41.2% have equipment that would appeal to older children/young people (11+). It should be noted that older children/young people are likely to be more able to travel further to access suitable play provision such as Multi-Use Games Areas (MUGAs) and skate parks.

11.10 At the time of the 2011 Census, the district of Folkestone & Hythe had a population of 107,969. In order to achieve the FiT benchmark for designated equipped playing space, therefore, some 26.99 hectares of equipped play space would be required.

11.11 For the middle age category, largely served by LEAPs, again, levels of provision and distribution are generally good. Provision within the district is reasonable in terms of quantity and accessibility, but the quality of the majority of sites is average to very poor.

11.12 There is a lack of provision for the youngest age category (LAPs) in the southern half of the district. Adding to this, the condition of the existing sites are mainly average, poor or very poor throughout the district.

11.13 Despite possessing a good overall amount of open space, the western half of the district away from the more densely populated coastal towns experiences some lack of provision of play

facilities, with sections of the community not within walking distance of an equipped local play space. Notable deficiencies in play areas can be seen within the centre of New Romney, intermittent areas along coastal residential areas in Romney Marsh, to the south-east of Folkestone Harbour and within Broadmead. Opportunities to provide play facilities within the wider open space network should be considered to address deficiency e.g. provision of natural play features within natural and semi-natural green spaces.

**Table 11.2.** Provision for indicative age groups by location

Ward	Number of sites			
	Total	0-5 years	5-11 years	11+
Broadmead	3	3	1	0
Cheriton	8	8	8	2
East Folkestone	5	5	4	2
Folkestone Central	2	2	2	1
Folkestone Harbour	2	2	2	0
Hythe Rural	6	4	5	2
Hythe	9	7	9	5
New Romney	4	4	4	2
North Downs East	17	14	13	8
North Downs West	8	8	6	1
Romney Marsh	8	8	7	4
Sandgate and West Folkestone	2	2	2	2
Walland and Denge Marsh	11	9	10	6
<b>TOTAL (No)</b>	<b>85</b>	<b>76</b>	<b>73</b>	<b>35</b>
<b>TOTAL (%)</b>	<b>100%</b>	<b>89.4%</b>	<b>86.8%</b>	<b>41.2%</b>

11.14 In summary, the play area audit and accompanying desktop research has raised a range of issues for consideration in the development of a strategic approach to play area provision across Folkestone & Hythe which will also be explored further within the accompanying Play Area Strategy. Key findings include:

- The constraints and opportunities associated with national, regional and local policies and strategies.
- The community and stakeholders value play areas and the positive contribution they make, but provision is at risk because it is not a statutory service.
- The results of the audit show that Folkestone & Hythe has a variety of play areas, with better location and play values when compared to quality which was generally of a lower standard.
- The application of the Fields in Trust (FiT) accessibility criteria shows that play areas are generally accessible and there is a good spread of provision across the district.
- At district level Folkestone & Hythe is generally not meeting the FiT Quantity Standard. However, there are three wards which meet the FiT standard including Walland and Denge Marsh, Hythe Rural and Sandgate and West Folkestone.
- Maintenance of provision is restricted by an insufficient budget which will, over time, reduce play value and quality.

- A reliance on Section 106 commuted sums and Friends Groups and Parish Councils applying for external funding to support enhancement and development projects.

### **Priority sites for improvement**

11.15 The officer team at F&HDC worked with consultants LUC that prepared the Play Area Strategy to identify sites for future investment. The approach taken comprises both a list of play sites in need of improvement/investment that are owned by the District Council alongside a list of play sites which may be considered as priorities due to the play opportunities provided and local need. The 12 Priority Play Area Sites are as follows:

- 9 – Cheriton Recreation Area
- 32 – Jock’s Pitch
- 36 – Lade Fort
- 37 – Lower Leas Coastal Park Fun Zone
- 38 – Lower Radnor Park Play Area
- 45 – Meriden Walk
- 48 – Morehall Recreation Ground
- 53 – Oak Drive
- 66 – Royal Military Canal Play Area
- 70 – Station Road
- 83 – Upper Radnor Park
- 85 – Wraightsfield Play Area

11.16 The justification for the selection of Priority Sites is as follows:

- They are within the ownership/management of the District Council
- They are Strategically Important Play Areas (SIPAs).
- The sites are distributed throughout the district and largely centred on areas along the coastline with greater population densities.
- They generally offer a broad range of play equipment to a range of ages and/or provide potential for further investment to maintain, modify and enhance.

11.17 Town and Parish Councils are encouraged to identify their own priority play spaces using the Play Area Review and Strategy as a guide.

### **Funding**

11.18 It is challenging for the Grounds Maintenance Service to balance the need for investment in play areas against other priorities including health and safety pressures. However there are a range of funding schemes that can support the provision and enhancement of play areas.

11.19 Where on site-provision is not required, S106 funding is to be secured for off-site provision. In order to meet policy requirements the secured funding should be directed to PPAs and SIPAs that serve the development. The approach to be followed is that the planning policy team will liaise with parks and property in this process when commenting on applications for the case officer that generate such a need to ensure the correct approach is being taken, with referral to the S106 working group if required.

11.20 It will be important to ensure that contributions meet the CIL regulations, once the spreadsheet calculator has been used by the case officer to identify the contributions to play and open space required via an off-site commuted sum payment.

*Policy requirements for equipped play areas – the Local Plan Review (2006)*

11.21 In accordance with policy LR10 ('saved' policy) of the Local Plan Review (2006), the Council applies an integrated cost (per square metre) which all new development should contribute towards the creation and maintenance of play space. Details of policy LR10 are presented below:

- Where a deficiency in the provision of children's play space would exist, a minimum of 5m<sup>2</sup> per child bed space should be provided
- Play space contribution based on an estimated cost of £120 for play equipment per 5m<sup>2</sup>
- The open space 10 year maintenance contribution based on an annual cost of £3.05 per m<sup>2</sup>

11.22 On the basis that policy LR10 is now some 12 years old, the Folkestone & Hythe Play Area Strategy (December 2017) provides an up-to-date assessment of new play area provision associated with new development. Pertinent information drawn from the Folkestone & Hythe Play Area Strategy is presented below.

*Delivering new provision and enhancements to existing provision - the Folkestone & Hythe Play Area Strategy (December 2017)*

11.23 The following excerpts of text have been drawn from section 6 of the Folkestone & Hythe Play Area Strategy (December 2017) under the sub-heading 'Provision of play facilities and enhancement':

- *'New play area provision will be considered where there is a new development and a planned increase in population, and/or an existing deficiency in supply or access to facilities exists (para. 6.14)'*
- *'Sufficient supply or under supply of play areas for each agreed area or ward can be calculated based on the standards in Table 4.1. The amount of play facilities required for the increased population can also be calculated using the quantity standards. The use of the quantity standards should be considered alongside the access standards. For example, even though quantity standards may be met locally, there may be gaps in access and therefore new provision may still be required (para. 6.15)'*

11.24 The Folkestone & Hythe Play Area Review (2017) and Appendix 3 provides mapping which show where there are deficiencies and potential over-supply of play facilities. This information can be used alongside the quantity standards to determine if new provision of a particular classification should be provided or improved accessibility is required. These gaps could be met by a residential development.

11.25 The Folkestone & Hythe Play Area Review provides guidance on the delivery of new provision and enhancements to existing provision. Relevant information has been drawn from the source document for inclusion here.

*Calculating on-site contributions*

11.26 The future provision of play in Folkestone & Hythe will be guided by locally-derived standards as set out in Table 11.5 (which is Table 4.1 of the Play Area Review). These standards have been developed through the Shepway Play Area Review (2017) and will apply to proposals of over 10 dwellings. The locally-derived standards setting out quantity and accessibility standards propose quantities of play space by play area classification which should be delivered on-site where feasible. On smaller residential developments, of up to about 10

dwelling or within town centres, because of the limitations on providing satisfactory onsite provision, part or all of the play area may be best provided for in the form of a financial contribution, of equivalent value to on-site provision, towards the enhancement and management of play areas.

**Table 11.6.** Straight line distance outlined by the Fields in Trust Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard

Accessibility	Destination 1000m (15 minute walk) NEAP 600m (10 minute walk) LEAP 240m (5 minute walk) LAP 60m (1 minute walk)	Straight line distance outlined by the Fields in Trust guidance <i>Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard</i> <sup>22</sup>  A new district wide standard of play provision being “that most residents across the district will live within 15 minute walk of a high quality and high value play area.” Many will live closer than a 15 minute walk. It is deemed reasonable provision within easy reach for all age groups.
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11.27 In assessing the requirement for play space provision, this will be based on the number of properties with **two or more bedrooms** in the proposed scheme. The requirement for any proposed developments will be based on the current provision identified in the Play Area Review. For example, if a scheme is located within 240m of an existing LEAP, then a commuted sum could be provided to upgrade that facility to meet the additional demand from the new development. In some cases it may be appropriate for youth or adult equipment (such as 'outdoor gyms') to be provided.

11.28 Any new play space should be transferred to and maintained in perpetuity by a management company or, if agreed, the local town or parish council, subject to payment of a commuted sum.

Calculating off-site contributions

11.33 Where it is not realistic for new provision to be provided on-site, it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly identified and revised on a regular basis by F&HDC.

11.34 Contributions towards the provision or improvement of play areas are calculated using the capital cost of provision. Contribution per person is taken to be a reasonable measure of impact irrespective of whether there is new provision or improvement of existing facilities and features. A summary of the costs is outlined in Table 11.7 (which corresponds to Table 6.3 of the Folkestone & Hythe Play Area Review (2017)).

**Table 11.7.** Costs for providing equipped play areas

Classification of play areas	Standard m <sup>2</sup> per person	Cost of provision per m <sup>2</sup> (£)	Contribution per person (£)
Destination	0.03	170	5.10
Neighbourhood Equipped Areas for Play (NEAPs)	0.8	170	136.00
Local Equipped Areas for Play (LEAPs)	0.77	170	130.90
Local Areas for Play (LAPs)	0.05	170	8.50
<b>Total contribution</b>			<b>280.50</b>

11.35 F&HDC will seek to secure £280.50 per person to provide new play areas to meet the required standard. These calculations will be used to calculate developer contributions for on-site provision and, where feasible, any off-site projects.

Contributions secured by Folkestone & Hythe District Council

11.36 The District Council has secured S106 developer contributions for the provision of play space in accordance with policy LR10 of the Core Strategy. Table 11.8 below provides a record of S106 contributions that have been secured within the last 10 years from consented schemes.

**Table 11.8.** S106 monies secured for off-site improvements to play space

Site	S106 contribution (sum) and on-site or off-site provision	Status of S106 funds (already provided or to be provided)	Timescale for delivery
Folkestone Seafrost	£302 per dwelling (off site) towards play space	To be provided upon occupation of every 60 dwellings and final dwelling	TBC
Rear of 18-20 Radnor Park Avenue Folkestone	£12,000 (off-site) for child play space	Money not collected by F&HDC Invoice sent to applicant	TBC
Folkestone Ambulance Station, 121 Church Road Folkestone	£5,000 (off-site) towards play space	Money collected and held by F&HDC but not spent	TBC
Lawrence House 15 St Marks Close Folkestone	£10,000 (off-site) towards play space	Only 50% of money collected (£5,000) and held by F&HDC, remainder to be collected	TBC
Folkestone Academy Park Farm Road	£125,000 (off-site) for play and open space	Identified to be used for play and open space improvements at Radnor Park	Already delivered
Land rear of Victoria Road Littlestone	£2,800 (off-site) towards open space and play equipment	Money collected and held by F&HDC but not spent	TBC
Land at The Fishermans Landing Beach Range Road Hythe	£16,000 (off-site) towards site play provision	Money spent by Hythe TC towards improvements to Oakland play area	Already delivered
Romney Marsh Potato Co Ltd Cockreed Lane New Romney	Play space contribution of £20,000 (off-site) and open space contribution of £13,000 (off-site)	Money not collected by F&HDC	TBC
Land adjoining Siskin Close Hawkinge	£16,000 (off-site)	Money collected and held by F&HDC but not spent	TBC
The Firs Club, Firs Lane, Cheriton, Folkestone	Play space £5,000 (off-site)	No record of money being collected to date	TBC
Leas Pavilion	Play space £33,600	No record of money being collected	TBC

	(off-site)	by F&HDC	
Mill Farm ,Mill Lane Hawkinge	Play space contribution to be determined by number of units	Money not collected by F&HDC	TBC
7 - 8 Salisbury Road Folkestone	Open space/play space £9,789.89	Money collected and held by F&HDC but not spent	TBC
Silver Springs, Caesars Way, Folkestone	Child play space £60,000	Payment not yet triggered	TBC

11.36 There has been significant investment in play facilities at Radnor Park following the completion of works in summer 2017. The new equipment is located next to the recently opened Radnor Park Tea Room and close to the park's Victorian water fountain, which is under restoration. To reflect its close proximity to Folkestone Central railway station, the play area includes a railway themed zone for toddlers, with a climbing train and carriages, a tunnel, tracks, turntable roundabout and a station. There is also a raised hill with places for scrambling, perching and climbing, a 6 metre high net pyramid and 20 meter long zip line.

11.37 The play area's total cost is around £400,000, with a considerable part of the fundraising having been being coordinated by the Radnor Park Community Group, with contributions of £50,000 from Folkestone & Hythe District Council's Community Chest Grant and £55,000 from the Roger De Haan Charitable Trust. The community group is part of a partnership between Folkestone & Hythe District Council, Folkestone Town Council, Folkestone Parks and Pleasure Ground Charities and East Kent College. A major contribution was also provided from the £125,000 S106 secured against the redevelopment of the Folkestone Academy site at Park Farm Road, which is a development of 130 new houses at nearby Scholars Village includes its own on-site play area.

11.38 The Folkestone & Hythe Play Area Strategy (2017) recommends that CIL can play an important role in funding provision, and it is cited that it will be important that the Grounds Maintenance Service ensure that Destination play areas are included on the '123' list which will shape and define CIL spending across the district, and in so doing provide an additional opportunity to secure potential funding to secure the future of key play sites across the district. In addition parish councils will receive support from CIL.

#### Delivery and timing

11.39 Provision of children's play facilities would mostly be on-site as part of developments coming forward. It will be for the masterplanning process to establish when and where they are delivered, so this should be agreed between Folkestone & Hythe District Council and the developer. Ultimately it will be the developer that delivers such facilities. The potential on larger sites to co-locate community, sports and play facilities will help to maximise efficiency.

11.40 Provision of facilities in other locations could be the responsibility of either the District Council or the parish/town council in question.

#### **Outdoor grass pitches (sports facilities)**

11.41 Outdoor sports facilities range from sports pitches and courts, purpose-built track and field (athletic) facilities including running tracks and other purpose-built facilities such as skate parks. Facilities can include associated infrastructure to support outdoor sports including changing facilities, flood lighting, sport club buildings, etc.



11.42 Pitches for football and rugby are required for both adults and children. Junior football pitches are generally half the size of adult pitches, although in the case of mini-football, they are smaller than this. This assessment provides an overall assessment of the needs arising from growth for adult pitches, assuming that all needs are for adult provision; clearly this will not be the case and there will be a need for a mix of adult, junior and mini provision. The detailed breakdown of these needs is most appropriately considered at the master-planning or pre-application stage.

Existing provision

11.43 Table 11.9 below sets out that the availability of pitches in the District. Pitches shown in brackets are over-marked onto another pitch with resultant reductions in usage capacity.

11.44 The data reveals there are some available but unused pitches for adult, youth (9v9) football and mini soccer (5v5). There are a significant number of pitches affiliated with schools and colleges that are not available to the community across all type criteria. Indeed, the total number is comparable with the figure for available pitch provision. It would be worthwhile exploring whether any of the pitch provision that is not available to the community could potentially become available for use in the future.

**Table 11.9.** Availability of grass pitches in Folkestone & Hythe District

Pitch provision available to the community (type)	Pitches Adult football Grass (11 v 11)	Pitches Youth football Grass (11 v 11)	Pitches Youth football Grass (9 v 9)	Pitches Mini Soccer Grass (7 v 7)	Pitches Mini Soccer Grass (5 v 5)
'A' Total-pitch provision available to the community (used)	23	4	6 (2)	8 (1)	5 (1)
'B' Total-pitch provision available to the community (not used)	5	0	1	0	1
'C' Total-pitch provision not available to the community	11	4	21	8	1

Source: PFS Stage C report, 2018

11.45 Existing surpluses (shown with a '+' below) or deficits (shown with a '-' below) in football pitch capacity have been calculated and are as follows. The pitch equivalents are based upon the weekly carrying capacity of a 'standard' quality grass pitch. There is a sufficient supply of adult pitches only, with an identified undersupply of youth/junior pitches at peak times.

**Table 11.10.** Existing pitch capacity in Folkestone & Hythe District

Pitch type	Match equivalents	Pitch equivalents
Adult	+7.0	+3.5
Youth 11v11	-3.0	-1.5
Youth 9v9	-1.5	-0.5
Mini-soccer 7v7	-1.0	-0.25
Mini-soccer 5v5	-2.5	-0.62

Source: PFS Stage C report, 2018

11.46 The playing pitch assessment sets out pitch quality scores based on the amalgamation of the results for tests on playing pitch surfaces (including criteria for grass length/cover, size/slope/evenness of pitch and any problem areas) and maintenance (including criteria for frequency and adequacy of grass cutting, seeding and application of remedial dressings). The assessment established that 88% of grass football and mini soccer pitches were deemed 'standard', 6% were deemed 'good' and 6% were considered 'poor'.

**Table 11.11.** Community accessible pitches in the district (match equivalents and pitch requirements)

Pitch type	Current secured pitches	Current secured peak spare pitch capacity	Current peak needs	Extra peak needs by 2037	Total peak needs by 2037	Additional secured pitch needs
Adult football	23	3.5	19.5	2.5	22.0	-1.0
Youth 11v11	3	-2.0	5.0	3.5	8.5	5.5
Youth 9v9	7	-0.83	7.83	1.5	9.33	2.33
Mini 7v7	8	-0.5	8.5	1	9.5	1.5
Mini 5v5	6	-0.62	6.62	1	7.62	1.62
'3G'	1	-2.0	3.0	0.55	3.55	2.55

Source: PFS Stage C report, 2018

### Cricket

11.47 There are 13 affiliated cricket clubs in Folkestone & Hythe, who collectively run 38 adult and 18 junior teams making use of 12 cricket pitches. The quality assessment reveals that all 12 pitches achieved either a 'good' (5 pitches) or 'standard' (7 pitches) overall quality score. However, the practice nets at Hawkinge cricket club are in need of upgrading.

### Rugby union

11.48 There are four rugby pitches in Folkestone & Hythe, all of which are associated with Folkestone RFC. The quality of the pitches and clubhouse is 'good', so there are no immediate facility development needs. Both the weekly and peak period supply and demand figures indicate a small amount of spare capacity.

## Hockey

11.49 There is significant movement of hockey players between districts in east Kent, because the Folkestone, Ashford and Canterbury clubs each cater for a different range of competitive needs. However, the net effect of player movements is broadly neutral. Folkestone Optimist Hockey Club utilises facilities at Three Hills Sports Park comprising 7 adult male teams, 4 adult female teams, 2 junior male teams and 4 junior female teams. Consultation with Folkestone Optimist Hockey Club for preparation of the PPS has indicated that there is no evidence of any unmet demand in the district at present, with some spare pitch capacity available to accommodate any extra demand that might arise.

## Funding

11.50 Outside of local authority budgets, historically there is no known source of funding available for the provision of additional pitches as would be required by the development options. It is assumed that these would be funded through developer contributions or through CIL.

## Delivery and timing

11.51 Provision of additional football pitches would principally be provided on-site as part of developments coming forward, or through the expansion or upgrading of existing facilities. In terms of new pitch provision, it will be for the masterplanning process to establish when and where they are delivered, so this should be agreed between Folkestone & Hythe District Council and the developer. Ultimately it will be the developer that delivers such facilities. The potential on larger sites to co-locate community and sports facilities will help to maximise efficiency.

11.52 Provision of facilities in other locations could be the responsibility of either the District Council or the parish/town council in question. Off-site needs can only be resolved at a planning application level. Evidence that would support the justification for off-site provision may include high levels of existing provision of facilities in accessible locations. There may be needs for other types of reasonably specialist provision, e.g. tennis, bowls, golf, etc. However, these are specialist requirements that are often provided by the private sector.

11.53 Some pitches may not be capable of being provided on specific sites because of physical constraints. It will be important to identify the specific sites where this is the case and ensure that provision can be made appropriately off-site.

11.54 As has been reported within IDPs published by other local authorities, it should be noted that many of the requirements for additional sports pitch provision can be addressed through the provision of multi-use games areas (MUGAs).

## Indoor Sports Halls

11.55 This section examines the provision of sports halls in Folkestone & Hythe. Sports halls are defined as indoor halls with multi-sport markings and minimum dimensions equivalent to three badminton courts (27m x 18m). There are a total of 5 sports halls currently open to community use across the District, noting that the facility at Pent Valley Leisure Centre is currently closed during the conversion of the site to a Free School, which will open in September 2019. There are three facilities with no community use.

11.56 The location and dimensions of the sports halls with community use in Folkestone & Hythe is presented in Table 11.12.

**Table 11.12.** Sports halls with community use

Facility	Address	Dimensions	Year built
Folkestone Academy	Academy Lane, Folkestone CT19 5FP	34.5m x 20m	1955
		33m x 18m	2007
Hawkinge Community Centre	Heron Forstal Avenue, Hawkinge CT18 7FP	27m x 18m	2003
Folkestone Sports Centre	Radnor Park Avenue, Folkestone CT19 5HX	36m x 31.5m	2012
Marsh Academy Leisure Centre	Station Road, New Romney TN28 8BB	33m x 18m	2001
Pent Valley Leisure Centre*	Tile Kiln Lane, Folkestone CT19 4PB	27m x 20m	2005
Three Hills Sports Park	Cheriton Road, Folkestone CT19 5JU	32m x 21m	2013

\* Facility currently closed during the conversion of the site to a Free School, which will open in September 2019.

11.57 The location and dimensions of the sports halls without community use in Folkestone & Hythe is presented in Table 11.13.

**Table 11.13.** Sports halls without community use

Facility	Address	Dimensions	Year built
Brockhill Park Performing Arts College	Sandling Road, Hythe CT21 4HL	34.5m x 20m	1987
Sir John Moore Barracks	Folkestone CT20 3HG	34.5m x 20m	Unknown
The Harvey Grammar School	Cheriton Road, Folkestone CT19 5JY	33m x 18m	2017

11.44 The draft Folkestone & Hythe District Council Sports Facilities Strategy (January 2018) presented a number of key findings on indoor sports hall supply as follows:

- With three of the six sports halls currently available for community use in the district on school sites, there is limited midweek daytime access. The facilities at Pent Valley Leisure Centre are currently closed, although it is understood that they will be available for community use when the site re-opens as a Free School in September 2019.
- The quality of sports halls in the district is generally good, although the smaller hall at Folkestone Academy has no integral changing facilities and poor maintenance.
- There is at least one sports hall in each of the three sub-areas in the district and the whole population is within 20-minutes driving time of a sports hall.
- One of the halls is only available for block bookings by clubs, which deters casual participants who may wish to play on an irregular or intermittent basis.
- Pricing is variable, with a full hall rate of £60 per hour in Folkestone, but £37.50 and £36 at Hawkinge and Marsh Academy respectively.
- Peak time utilisation rates are high at several sites. Sport England recognises a measure of 'comfortable capacity', where a sports hall is regarded as effectively fully utilised when peak usage levels reach 80%. This reflects the fact that changeover periods between bookings, particularly those that involve removing and/or installing equipment, will reduce the usage time available. Four of the six currently available sports halls in Folkestone & Hythe are used to above 'comfortable capacity' and the average utilisation rate for the district as a whole is 82%.

11.45 The draft Folkestone & Hythe District Council Sports Facilities Strategy (January 2018) presents a number of key findings on indoor sports hall demand, as follows:

- Expressed demand for sports halls in Folkestone & Hythe is high. In the peak demand periods, three of the six currently available sports halls in Folkestone & Hythe are used to above Sport England's calculated 'comfortable capacity' figure of 80% and the average peak utilisation rate for the district as a whole is 82%.
- Sport England's Facilities Planning Model (FPM) 2017 run for sports halls in Folkestone & Hythe, estimates that 4.1% of all sports hall demand in the district is exported to facilities in neighbouring areas, which is a relatively low proportion.
- The FPM estimates that 10.5% of all demand for sports halls in Folkestone & Hythe is currently unmet, which is equivalent to demand for 3.1 badminton courts (equivalent to slightly less than one sports hall). 95.1% of the unmet demand is attributable to the population living beyond the catchment of a sports hall.
- Sport England's Sport Facility Calculator projects demand for an additional 5 badminton courts by 2037, which is equivalent to 1.25 four-badminton court sized sports halls with full community access.

#### Gym facilities

11.46 As reported in the draft Sports Facilities Strategy dated January 2018 undertaken by independent consultants Ploszajski Lynch Consulting Ltd, all health and fitness facilities in the district have indicated that they can accommodate some new users/members, so a lack facility capacity is not an issue even though usage is busy in the peak periods. Additional key information on participation trends and additional needs with respect to health and fitness facilities to 2037 is presented below.

- Participation trends: Health and fitness participation rates have increased by an average of 0.35% per annum over the past decade. It would therefore be reasonable to assume a similar growth rate until 2037, which would increase demand by 7.0% by the end of the plan period.
- Additional needs: Based the above figures and on current provision of 598 equipment stations and no effective spare capacity, there will be demand for 640 stations by 2037, an increase of 125 over the existing figure.

11.47 Regarding the options for securing additional health and fitness capacity, ensuring that extra health and fitness capacity could be achieved through implementation of the following:

- Providing new or expanded facilities at the new Hythe Swimming Pool, to ensure that 'pay-and-play' access is available.
- Providing new facilities in conjunction with new housing developments, in particular the Otterpool Park Garden Town and the Sellindge expansion, either on-site or through Section 106 developer contributions that reflect the additional demand arising from the additional population.
- Seeking to secure community use of the facility at Pent Valley Leisure Centre when the site re-opens in September 2019.
- Encouraging the provision of health and fitness facilities by commercial leisure providers.

11.48 The proposed facility mix for the new Hythe Leisure Centre includes a 100-station fitness gym with its own changing facilities.

#### Sports Halls

11.49 Current sports halls in Folkestone & Hythe are assessed to be operating at just above 'comfortable capacity', based upon the following evaluation:

- Used peak capacity: Average peak utilisation rates for sports halls in Folkestone & Hythe are 82%, which is above Sport England's 'comfortable capacity' figure of 80%. This suggests that the current number of community-accessible sports halls can only just meet current needs, although this will be addressed if the Pent Valley Leisure Centre re-opens.
- Satisfied demand: The FPM supports this conclusion, calculating that 89.5% of demand for sports halls in Folkestone & Hythe is met by current provision. The unmet demand is assessed to be equivalent to 3.1 badminton courts (0.78 of a sports hall).
- Exported demand: The FPM calculates that only 4.1% of all sports hall demand in the district is exported to facilities in neighbouring areas, whilst 7.3% is imported, making Folkestone & Hythe a small net importer of sports hall demand. This reflects the fact that most sports halls in neighbouring areas are on the outer limits of the 20-minute drive time catchment from Folkestone & Hythe.
- Unavailable facilities: The sports hall at the Pent Valley Leisure Centre is currently unavailable for community use and it is unclear whether it will re-open in September 2019 when a Free School takes over the running of the site. Three further sports halls at Brockhill Park Performing Arts College, Sir John Moore Barracks and the Harvey Grammar School have no community use and the owners have indicated that this position is unlikely to change
- Changes in supply: Folkestone School for Girls has planning consent to build a sports hall at its site and is currently fund-raising. However, three of the six existing sports halls with community use are on school sites with no formal community use agreements, so access could in theory be withdrawn at any time.

11.50 Table 11.14 below sets out the action plan for sports halls to guide the implementation of the draft Folkestone & Hythe District Council Sports Facilities Strategy. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2016' (2016).

**Table 11.14.** Action plan for sports halls

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing sports halls	Include a policy in the Local Plan to protect all existing sports halls	F&HDC	-	-	High
Community access to sports halls	Pursue formal Community Use agreements at all existing and any future proposed sports halls on education sites	F&HDC	Academies and schools	Possible funding for improvements to physical accessibility	High
Funding for future sports hall needs	Include sports halls as 'relevant infrastructure' under CIL regulation 123.	F&HDC	-	-	High
Need for an additional 1.25 sports halls by 2037.	Include a requirement for provision of a sports hall as part of a leisure centre in Otterpool Park Garden Town  Support Folkestone School for Girls aspirations to provide a community-accessible sports hall	F&HDC	Developers Folkestone School for Girls	£2,215,000 per sports hall	High

11.51 Table 11.15 below sets out the site-specific action plan for sports halls to guide the implementation of the draft Folkestone & Hythe District Council Sports Facilities Strategy.

**Table 11.15.** Site specific action plan for sports halls

Site	Issues	Action	Lead	Partners	Resources	Priority
Folkestone Academy	<ul style="list-style-type: none"> <li>Limited weekend community access.</li> <li>No 'pay-and-play' use.</li> <li>No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage Academy to expand weekend access and 'pay-and-play' use.</li> <li>Pursue a formal Community Use Agreement.</li> </ul>	F&HDC	Folkestone Academy	-	Medium
Hawkinge Community Centre	No current issues.	No action required.	-	-	-	-
Folkestone Sports Centre	<ul style="list-style-type: none"> <li>Ageing facilities.</li> <li>Poor quality general access.</li> </ul>	Feasibility study to consider long-term options for sports hall provision at the Centre.	Folkestone Sports Centre Trust	F&HDC	£20,000 for feasibility study	High
Marsh Academy Leisure Centre	<ul style="list-style-type: none"> <li>No midweek evening 'pay-and-play' use.</li> <li>No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage Academy to develop midweek 'pay-and-play' use.</li> <li>Pursue a formal Community Use Agreement.</li> </ul>	F&HDC	Marsh Academy	-	Medium
Pent Valley Leisure Centre	<ul style="list-style-type: none"> <li>Currently closed.</li> <li>Future community use policy unclear.</li> <li>No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>Negotiate community access with Free School.</li> <li>Pursue a formal Community Use Agreement.</li> </ul>	F&HDC	Turner Free School	-	High
Three Hills Sports Park	No current issues.	No action required.	-	-	-	-

### Indoor Swimming Pools

11.52 There are five swimming pools at three sites with community use in Folkestone & Hythe which comply with the minimum dimensions, plus two smaller pools and one pool with no community access. Four of the five swimming pool sites in Folkestone & Hythe are used to above 'comfortable capacity' at peak times.

11.53 The location and dimensions of swimming pools with community use in Folkestone & Hythe is as follows:

**Table 11.16.** Locations and dimensions of swimming pools with community use

Facility	Address	Dimensions	Year built
Bannantyne's Health Club	Shearway Road, Folkestone CT19 4RH	20m x 8m	2004

Folkestone Sports Centre	Radnor Park Avenue, Folkestone CT19 5HX	25m x 12.5m 12.5m x 7.5m	1972
Hythe Swimming Pool	South Road, Hythe CT21 6AR	25m x 11m 9m x 4m	1974

11.54 The location and dimensions of the smaller swimming pools that serve some supplementary needs in Folkestone & Hythe is as follows:

**Table 11.17.** Locations and dimensions of smaller swimming pools with community use

Facility	Address	Dimensions	Year built
Hythe Imperial Health Club	Princes Parade, Hythe CT21 6AE	15m x 5m	1985
Spindles Health and Leisure	The Harbour, Folkestone CT20 1TX	12m x 6m	1975

**Table 11.18.** Locations and dimensions of swimming pools with limited community use

Facility	Address	Dimensions	Weekly use
New Beach Holiday Park	Hythe Road, Dymchurch TN29 0JX	23m x 12m	6.5 hours
The Beacon	Park Farm Lane, Folkestone CT19 5DN	6m x 4m	2.5 hours

11.55 The following swimming pool in Folkestone & Hythe has no community use:

**Table 11.19.** Locations and dimensions of swimming pools with no community use

Facility	Address	Dimensions	Year built
Sir John Moore Barracks	Folkestone CT20 3HG	25m x 9.2m	Unknown

11.56 The key findings of the draft Folkestone & Hythe District Council Sports Facilities Strategy in respect of supply are bulleted below:

- There are five swimming pools at three sites with community use in Folkestone & Hythe which comply with the minimum dimensions, plus two smaller pools.
- User charges conform with market norms and include some discounts for concessions.
- General access at Folkestone Sports Centre is poor, as are the changing facilities at Hythe Swimming Pool, where most other aspects are at the lower end of 'standard' quality.



- All the pools are within the Urban sub-area, with no provision in the North Downs or Romney Marsh sub-areas. Despite this, the whole population is within 20 minutes driving time of their nearest pool, although in the case of the Romney Marsh sub-area, this involves the Rye Sports Centre in neighbouring Rother and the Stour Centre in Tenterden.
- Peak time utilisation rates are universally high. Sport England recognises a measure of 'comfortable capacity', where a swimming pool is regarded as effectively fully utilised when peak usage levels reach 70%. Four of the five swimming pool sites in Folkestone & Hythe are used to above 'comfortable capacity'

11.57 The key findings on swimming pool demand are as follows:

- Expressed demand for swimming pools in Folkestone & Hythe is high. In the peak demand periods, four of the pools in Folkestone & Hythe are used to well above Sport England's calculated 'comfortable capacity' figure of 70%.
- Sport England's FPM estimates that only 8.9% of all swimming pool demand in the district is exported to facilities in neighbouring areas.
- The FPM estimates that 19.6% of all demand for pools in Folkestone & Hythe is currently unmet, which is equivalent to demand for a 25m x 4-lane pool. All the unmet demand is attributable to the population living beyond the catchment of a swimming pool.
- Sport England's Sport Facility Calculator projects demand for an additional 190sq.m of pool space by 2037, which is equivalent to one 25m x 4-lane pool with full community access.

11.58 Almost the whole of Folkestone & Hythe district is within 20-minutes' drive time of a swimming pool, with the exception of the western part of the Romney Marsh sub-area, which is within the catchment of the pool at the Rye Sports Centre in Rother.

**Figure 11.1.** Swimming pools in Folkestone & Hythe District and travel catchments



11.59 The proposed facility mix for the new Hythe Leisure Centre is for the following:

- 1 x 25m x 6 lane competition equipped swim pool with spectator seating
- 1 x 4 lane x 20m teaching pool separated from sight and acoustically from the main pool, and visible from the café seating area.

11.60 With regard to leisure facilities, Hythe Pool is 1.7km west of the application site of the Princes Parade scheme, and is currently in a poor condition, being regularly closed for repair, impacting upon accessibility of leisure provision in the District. If approved, the new facility would provide for additional water space of circa 58 sq m when compared to current provision at Hythe swimming pool, thereby lowering the additional requirement of pool space by 2037 from 190 sq m to 132 sq m.

## 12 Green Infrastructure and Open Space

12.1 Based on the definition provided by Natural England, Green infrastructure refers to a ‘strategically planned and delivered network ... of high quality green spaces and other environmental features’. There are a range of different types of space that could be considered to be green infrastructure. However, for the purposes of this study which looks at infrastructure needs, this is confined to the requirement for green spaces to support new populations resulting from the needs set out in local guidance. In particular this focuses on the natural areas used for informal and semi-formal recreational social value. This mainly consists of:

- Natural and semi-natural green space – mainly country parks
- Parks, recreation grounds and amenity space

### Overview of the area

12.2 There is one Country Park in Folkestone & Hythe district, namely Brockhill Country Park. Based on standards promoted by Natural England, people should have access to:

- 2Ha+ of accessible natural greenspace (ANG) within 300m of home - this has been termed the Neighbourhood Level
- 20Ha+ of ANG within 1.2km of home - the District Level
- 60Ha+ of ANG within 3.2km of home - the Sub-regional Level
- 500Ha+ of ANG within 10km of home - the Regional Level

12.3 An assessment of the provision of ANG against these standards (referred to as ‘ANGSt’) in Folkestone & Hythe was undertaken by Natural England in 2007. Table 12.1 summarises the accessibility to different levels of provision. Some 19% of the households in the district have access to a 500-hectare accessible natural greenspace (within 10km) and only 3% of households meet all ANGSt requirements.

**Table 12.1.** ANGSt analysis of provision for Folkestone & Hythe district

District	County	Number of households	% of households						
			Within 300m of a 2 ha+ site	Within 2km of a 20 ha+ site	Within 5km of a 100 ha+ site	Within 10km of a 500 ha+ site	Meeting all ANGSt requirements	Meeting none of the ANGSt requirements	Served only by linear greenspace
Folkestone & Hythe	Kent	45,382	10	71	73	19	3	8	7

12.4 The communities which experience some of the greatest population densities are predominantly located within the Urban analysis area which also experiences high levels of Living Environment Deprivation. This area fortunately has a higher quantity of public open space in the district and has largely good sub-regional site access throughout with the exception of Hythe Rural in the west. There are a few pockets within the district which have a notable lack of publicly accessible open space including areas within north-east Romney Marsh, northern areas within Walland and Denge Marsh and Hythe Rural. Furthermore, many of these communities fall outside the catchment areas of the larger sub-regional and district scale open spaces which are located in the northern and southern ends of the district. However, the larger open spaces in the north (including The Warren) are considered to be of lower quality and value.

- 12.5 The North Downs and Romney Marsh analysis areas have lower population densities and the areas do not meet the quantity standard for publicly accessible open space. However there is access to larger spaces away from the urban and residential context including West Wood and Park Wood and Dungeness respectively. Many of the area's residents are not within easy walking distance of a publicly accessible open space due to the lack of local scale provision, and the amount of open space that is in agricultural use.
- 12.6 The assessment on the provision of open spaces accessible to residents of Folkestone & Hythe should not be constrained to the district boundary. Significant open spaces in neighbouring districts, such as coastal margins within Rother District Council and Dover District Council, are likely to contribute greatly to health and wellbeing of residents providing valuable opportunities for formal and informal recreation.
- 12.7 The projected population growth is likely to have a moderate impact on open space provision in Folkestone & Hythe. The provision of new open spaces in areas which experience the greatest levels of open space deficiency should be considered. In addition efforts should be made to ensure existing open spaces are multifunctional and are of a good quality and high value. Attempts should be made to also ensure all sectors of the community are able to easily access open spaces through the removal of physical barriers (e.g. providing safe crossing points across roads) and ensuring open spaces are appropriately promoted.

**Table 12.2:** Open space by hierarchy in Folkestone & Hythe

Typology	Hierarchy	Number of open spaces	Area (Ha)	Hectares per 1,000 head of population (2015)
A. Parks and gardens	District	1	21.63	0.20
	Local	14	72.71	0.66
	Small Local	49	28.21	0.26
B. Natural and semi-natural greenspace	Sub-Regional	5	1582.48	14.38
	District	2	69.22	0.63
	Local	16	106.83	0.97
	Small Local	36	25.98	0.24
C. Green corridors		31	921.30	8.37
D. Amenity green space		476	205.10	1.86
E. Allotments		17	13.34	0.12
F. Cemeteries and churchyards		38	34.72	0.32
G. Provision for children and young people		43	3.82	0.03
H. Outdoor sports provision		118	518.43	4.71
<b>Total</b>		<b>846</b>	<b>3603.77</b>	<b>32.75</b>

- 12.8 Table 12.2 sets out the quantity of open space in Folkestone & Hythe by typology and hierarchy. Additional open spaces have been highlighted following consultation to allow for appropriate accessibility assessments. However these areas have not had open space site audits conducted.

### Need

- 12.9 The Folkestone & Hythe Open Space Strategy (2017) proposes the following standards for provision of green space:

Typology	Proposed standard	Justification
Parks and gardens Natural and semi-natural greenspace	2.89 ha/1000 head of population	This is the current provision of publicly accessible open space in Shepway based on mid 2015 population data. Open spaces which are not accessible to the public have not been included within this calculation. Setting the standard at this level of provision will ensure that provision should not fall below the existing quantity per 1,000 head of population as the population grows.
Allotments	0.12 ha/1000 population	This is the current provision of publicly accessible open space in Shepway based on mid 2015 population data.

12.10 Table 12.2 sets out the quantity of provision based on the current population and how provision will change with the projected increase in population as drawn from the Folkestone & Hythe Open Space Strategy (2017). The North Downs analysis area and Romney Marsh analysis area are currently below the quantity standard in 2015 and this is likely to be exacerbated to a small extent by 2031. This is not in itself a reason to preclude development in this area though. Instead, it will be particularly important to secure new open spaces within these areas. There is access to larger spaces away from the urban and residential context including West Wood and Park Wood and Dungeness respectively. Many of the area's residents are not within easy walking distance of a publicly accessible open space due to the lack of local scale provision, and the amount of open space that is in agricultural use.

**Table 12.2.** Application of open space quantity standard with the population increase

Analysis Area	Publicly accessible open space (ha)	Population 2015	Population 2031	Provision ha per 1000 people 2015	Provision ha per 1000 people 2031
Urban	238.66	66,883	-	3.57	-
North Downs	35.65	20,603	-	1.73	-
Romney Marsh	43.89	22,548	-	1.95	-
<b>Shepway</b>	<b>318.20</b>	<b>110,034</b>	<b>117,700</b>	<b>2.89</b>	<b>2.70</b>

12.11 In total, 108 hectares of green space is required to address the needs arising from growth. Some of the additional open space requirements will be provided through the delivery of strategic sites that will provide on-site open space provision. The two most noteworthy examples are associated with the scheme at Shorncliffe Garrison and Folkestone Seafrost. Shorncliffe Garrison will provide 11.37 hectares of improved recreational space upon its completion by 2029. The development of land at Shorncliffe Garrison (in accordance with 2013 Core Strategy Policy SS7) will release training land in the Seabrook Valley from military purposes to facilitate accessible use of the new public open space (consistent with nature conservation objectives). This represents a very positive qualitative improvement to access to open space.

12.12 In reality, therefore, the 'real world' position will be subject to a deficit that is less than the 108 hectares required to address the district's need arising from future housing growth.

Planned future provision – Folkestone Seafrost

12.13 The Folkestone Seafront scheme is to make a S106 contribution of £200,000 (index-linked) towards improvements to The Warren as part of an access management strategy. The Folkestone Warren been nationally designated as a Site of Special Scientific Interest and locally designated as a Local Nature Reserve. The Warren accounts for 10.4% of the total area of natural or semi-natural greenspace in the district. The access strategy S106 contribution will be paid in two tranches upon the occupation of 360 dwellings and 480 dwellings respectively. The strategy proposes implementation of the following improvements:

- Improvement and maintenance of pavement, steps and handrails
- Improvement of way-marking to The Warren
- Public events to explain the site's importance as a SSSI
- Measures to provide control over vehicular access

*Planned future provision – scheme at Elvington Lane, Hawkinge*

12.14 Outline planning consent was granted on 14<sup>th</sup> March 2018 under planning reference Y15/0030/SH for the erection of 76 residential units on land at Elvington Lane, Hawkinge. The approved open space area plan drawing evidences that the scheme will provide a total of 1.01 hectares of open space, categorised as 0.59 hectares of buffer space and 0.42 hectares of dedicated open space. In addition, a monetary contribution of £119,325 has been secured for the provision and maintenance of open space within the site for a period of 10 years.

*Planned future provision – scheme at Shorncliffe Garrison*

12.15 As drawn from the Planning Committee report for the hybrid scheme at Shorncliffe Garrison, which was granted planning consent on 17<sup>th</sup> December 2015 (reference Y14/0300/SH), the proposal comprises a significant quantum of open space totalling 11.37 hectares, broken down as follows:

- The Stadium (NEAP) – the proposal seeks to reorganise the orientation and retain the existing 4 football pitches, as well as providing planting, play equipment and a trim trail to increase use and develop a high quality park-like character for this 4.52 hectare area of open space
- Le Quense (LEAP) – the existing cricket pitch is to be retained whilst the area to the east (informally used for football training) forms the Primary School site, incorporating open space. A significant central play hub of 1,000 sq m of equipped play is proposed for this area. Le Quesne provides 2.2 hectares of open space
- In addition other areas of open space are provided at Risborough Gates, Burgoyne Square, Redoubt Square (1.1 hectares) and other more minor locations throughout the development (approximately 3.55 hectares)
- It is proposed that the Backdoor Training Area is transferred to a third party organisation such as a Trust, or a management company with works prior to transfer carried out by Taylor Wimpey and a management fund for long-term future maintenance made available via the S106 legal agreement.
- The Stadium and Le Quesne are currently leased by F&HDC from the MOD and it is proposed that these areas of strategic open space are transferred to F&HDC's ownership.
- Smaller areas of open space, natural and doorstep play throughout the development are proposed to be managed via a management company

***Provision of publicly open space in 2031 – conclusions of the LUC report***

12.16 In 2031 there is a slight deficit of publicly open space provision for Folkestone & Hythe as a whole. Commentary on the potential opportunities to enhance and strengthen existing green

links and corridors is presented under the spatial areas of Urban Area, North Downs and Romney Marsh. However, this needs to be tempered with recognition that developments planned to come forward will provide and/or fund (off-site mechanism) new open space or otherwise improve existing open space, where appropriate.

#### Urban Area (Folkestone and Hythe)

- 12.17 The Urban open space is varied and includes Folkestone & Hythe's three Green Flag Award winning open spaces at the Lower Leas Coastal Park, Royal Military Canal and Brockhill Country Park. The Kent Downs Area of Outstanding Natural Beauty is located along the northern fringes of this analysis area.
- 12.18 Existing green links and corridors should be strengthened including the extensive beaches, clifftops and the Royal Military Canal. The Folkestone and Sandgate "Green Chain" links urban and urban fringe sites including the Seabrook Valley, Folkestone Downs, Sandgate Escarpment, the Lower Leas Coastal Park and the East Cliff and The Warren. The publicly accessible sites and their scores and ratings are found within Appendix 6 and Appendix 3 of the Folkestone & Hythe Open Space Strategy (2017) respectively.
- 12.19 Future management should focus on enhancing the larger sub-regional open space sites such as The Warren. It should also seek to provide local scale open spaces, particularly in areas which experience the greatest levels of deprivation, together with communities which do not have access to gardens or other open spaces.
- 12.20 Opportunities should be sought to provide allotments and/or community gardens within the coastal margins in Folkestone, including within the vicinity of Shorncliffe Garrison. In addition civic spaces and pocket parks should be created within built-up areas alongside enhancing amenity green space sites through providing appropriate amenities e.g. site furniture and play areas in residential areas. Improving the quality of existing open spaces (particularly small local open spaces) should be another priority. Particular sites requiring quality enhancements include:
- M20 Screen (Site ID 119)
  - Folkestone West (Site ID 124)
- 12.21 Open spaces in areas which experience the most pronounced deficiencies should be conserved and enhanced to ensure these sites are attractive to the surrounding communities and are able to withstand an increase in use.

#### North Downs

- 12.22 Significant publicly accessible woodlands, which are managed by the Forestry Commission, are found within this analysis area including West Wood and Park Wood. The Kent Downs Area of Outstanding Natural Beauty and a number of Local Wildlife Sites also encompass this area for consideration. There is the opportunity to work with the Forestry Commission to improve public access and public recreation within woodland areas.
- 12.23 Deficiencies of open space are identified generally in the North Downs analysis area. Pockets of rural settlements with evident deficiencies include Lympne and Sellindge. Etchinghill Tunnel, a green corridor, requires potential enhancement, and opportunities for improvements to the former railway line between Etchinghill and Lympne are currently being explored. Proposed improvements in quality to small local parks and gardens include:
- Rhodes Minnis Recreation Ground (Site ID 228)
  - Strombers Lane (Site ID 231)

- Underwood (Site ID 238)

12.24 There is potential that the enhancement of such spaces could be delivered through securing funds through the Community Infrastructure Levy and S106. Opportunities should also be sought to ensure publicly accessible open spaces are provided within new developments, as described within the Places and Policies Local Plan and Core Strategy Review.

#### Romney Marsh

12.25 There are internationally-designated wildlife habitats within the Romney Marsh/Dungeness area for consideration. These areas are popular destinations for local visitors and visitors from across the county who value its natural beauty. There are high quantities of provision within this analysis area.

12.26 Notably there are a number of green corridors requiring improvements to quality including:

- Romney, Hythe and Dymchurch Railway (Site ID 135)
- Dymchurch Sewer and Environs (Site ID 137)
- New Sewer (Site ID 141)

12.27 These poorer quality sites could be addressed through securing developer contributions.

12.28 In reference to allotments, allotment provision could be increased within north-east Romney Marsh and northern areas within Walland and Denge Marsh.

12.29 Walland and Denge Marsh within the south of the district includes the settlements of Brookland and Brenzett which are deficient in access to two levels of the hierarchy. Opportunities should be sought to ensure publicly accessible open spaces are provided within new developments in the vicinity of these areas. The Places and Policies Local Plan highlights the proposed allocations.

12.30 Table 12.4 shows the current provision of allotments in the district compared to the proposed quantity standard. The findings of the study indicate that there is generally good provision of allotments available for use. The Urban analysis area is currently the area most deficient in allotment provision. Most of the allotment sites included in this study were assessed as being of high quality and value.

**Table 12.4.** Provision of allotments against the quantity standard to identify shortfall/surplus

Analysis Area	Area of allotments (ha)	Population 2015	Population 2031	Provision ha per 1000 people 2015	Provision ha per 1000 people 2031
Urban	6.64	66,883	-	0.10	-
North Downs	3.31	20,603	-	0.16	-
Romney Marsh	3.39	22,548	-	0.15	-
<b>Shepway</b>	<b>13.34</b>	<b>110,034</b>	<b>117,700</b>	<b>0.12</b>	<b>0.11</b>

12.31 In 2031 there is a small deficit of allotment provision for Folkestone & Hythe as a whole.

#### Quality, value and accessibility



- 12.32 Appendix 3 of the Folkestone & Hythe Open Space Strategy (2017) shows the full list of sites with their quality and value ratings. Application of the proposed quality, value and accessibility standards is explored at the district level below. The analysis is supported by accompanying figures which show deficiencies in access to open space provision in the district as well as the quality and value ratings for the sites.
- 12.33 The standards help to form the basis for redressing the quantitative and qualitative deficiencies through the planning process by highlighting where investment in existing spaces to enhance their role, or the provision of new spaces, should be focussed.
- 12.34 As a general district-wide theme, analysis of site benchmarking highlights a notable proportion of low value parks, natural and semi-natural green space and green corridors across the district that could benefit from investment to improve their functionality.
- 12.35 The communities which experience some of the greatest population densities are predominantly located within the Urban analysis area which also experiences high levels of Living Environment Deprivation. This area fortunately has a higher quantity of public open space in the district and has largely good sub-regional site access throughout, with the exception of Hythe Rural in the west. There are a few pockets within the district which have a notable lack of publicly accessible open space including areas within north-east Romney Marsh, northern areas within Walland and Denge Marsh and Hythe Rural. Furthermore, many of these communities fall outside the catchment areas of the larger sub-regional and district scale open spaces which are located in the northern and southern ends of the district. However, the larger open spaces in the north (including The Warren) are considered to be of lower quality and value.
- 12.36 The North Downs and Romney Marsh analysis areas have lower population densities and the areas do not meet the quantity standard for publicly accessible open space. However there is access to larger spaces away from the urban and residential context including West Wood and Park Wood and Dungeness respectively. Many of the area's residents are not within easy walking distance of a publicly accessible open space due to the lack of local scale provision, and the amount of open space that is in agricultural use.

#### Costs and funding

- 12.37 It is expected that developers of larger sites will make land available for green infrastructure provision as part of comprehensive masterplanning and the application/Section 106 process. Ongoing revenue funding is likely to prove the greatest challenge for maintain green infrastructure. Larger scale provision, particularly country parks, is preferred because of the greater ability to create multiple revenue streams through, for example, car parking, visitor attractions, cafes and restaurants and corporate activities.
- 12.38 Despite the challenges, the District Council has determined an integrated cost per m<sup>2</sup> which all developments should contribute towards the creation and maintenance of open space in accordance with policy C3 of the Places and Policies Local Plan. In accordance with advice provided within the Open Space Strategy (2017), contributions towards the provision or improvement of open spaces can be calculated using the capital cost of provision per person. This is irrespective of whether there is new provision or improvement of existing facilities and features. These calculations can be used to calculate developer contributions for on-site provision and where feasible any off-site projects. Cost of provision per square metre and quantity standard square metre per person can be used to determine cost of provision per person. The Council has retained the open space cost assumptions that underpinned policy LR9 of the Local Plan Review (2006). Pertinent details are provided below.

- Where full provision on site would not be appropriate or desirable the space needed may be met by commuted sum payment towards the provision or improvement of open space nearby on a scale related to the size and scale of the development
- The open space 10 year maintenance cost is based on a blended annual maintenance budget/areas of open space of £1.161 per m<sup>2</sup>
- Open space provision is based on an average total recreation area provision of £6.69 per m<sup>2</sup>

Contributions sought and/or sought and held by the Council

12.39 Table 12.5 presents information on open space contributions that have been secured by the District Council. There are a number of significant open space contributions that have not yet been triggered, most notably associated with the Shorncliffe Garrison, Folkestone Seafront and the broad location site at Sellindge. Together, the major schemes will deliver tangible open space improvements, for example the major schemes at Shorncliffe Garrison and Folkestone Seafront will facilitate increased accessibility and public use of open spaces at Seabrook Valley and The Warren Coastal Park respectively for the benefit of all users.

12.40 The process of tabulating information on S106 open space contributions secured to date also acts as a prompt for officers to identify what projects or schemes could benefit from funding by drawing down on monies held on account by the District Council.

**Table 12.5.** S106 monies secured for open space

Site	S106 contribution (sum) and on-site or off-site provision	Status (already provided or to be provided)	Timescale for delivery
Folkestone Academy Park Farm Road	£125,000 (off-site) for play and open space	Identified to be used for play & open space improvements at Radnor Park	Already delivered
Shorncliffe Garrison Folkestone Kent	£164,865.00 for The Stadium and LEAP; £280,432.00 for Le Quesne and the NEAP	Upon completion of transfer of land to the Council	TBC
Land adjoining Ingles Manor Castle Hill Avenue Folkestone	Public open space contribution of £45,235	Prior to 50% occupancy of Phase 2	TBC
Land adjoining Siskin Close Hawkinge	Open space contribution of £37,570	Money paid to F&HDC but not yet spent	TBC
Land rear of Victoria Road Littlestone	£2,800 (off-site) towards open space and play equipment	Money collected and held by F&HDC but not yet spent	TBC
Romney Marsh Potato Co Ltd Cockreed Lane New Romney	Open space contribution of £13,000 (off-site)  Prior to occupation of 30th dwelling & on transfer of open space	Money not collected by F&HDC	TBC
Land on South West side of Shorncliffe Road, Folkestone	Public open space contribution of £8,000 to be paid upon 50% occupation	Money not collected by F&HDC	TBC
Leas Pavilion	Open space provision £42,384.06 (off-site) and open space maintenance of £24,187.17	Money not collected by F&HDC	TBC
Mill Farm ,Mill Lane Hawkinge	£13,705.84 towards open space (off-site)	Money not collected by F&HDC	TBC
7 - 8 Salisbury Road Folkestone	Open space/play space £9,789.89	Money collected by F&HDC and drawdown	Money spent
Marine Parade Coach Park Marine Parade & Lower Sandgate Road Folkestone	Open space contribution of £31,508	Payment not triggered	TBC

Land at Former Aerodrome Hawkinge	Open space contribution of £155,000	Balance of £91,331.31 held on account by F&HDC	TBC
Former Folkestone Youth Centre Folkestone and Hythe Close Folkestone	Open space contribution of £12,000	Money collected and held by F&HDC but not spent	TBC
Encombe the Esplanade Sandgate	Open space contribution of £50,823.30	Money not collected by F&HDC Providing equipment and the improvement of the coastal park	TBC
Land Adjacent The Surgery Main Road Sellindge	Village Green & Open Space Maintenance contribution of £626,320	Money not collected by F&HDC	TBC
Land opposite Dorland Cockcreed Lane New Romney	Open space £163,350	Money not collected by F&HDC Infrastructure to St Nicholas School playing fields with residue to be applied to improve open space facilities at St Martins Field and Fairfield Rd Recreation Ground	TBC
Land at Elvington Lane, Hawkinge	£119,325 - provision and maintenance of open space within the site for a period of 10 years.	Trigger point to be confirmed	TBC

### The role of CIL

12.41 Open space and recreational facilities are included in the types of infrastructure that are eligible for CIL funding. The NPPF states that the CIL should ‘support and incentivise new development’ and encourages local authorities to test the feasibility of proposed CIL charges alongside the Local Plan. As stated in the National Planning Practice Guidance (NPPG):

*“The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.”*

12.42 The findings of the Folkestone & Hythe Open Space Strategy (2017) can be used to inform where investment is targeted in the future, both in terms of on-site open space provision, and also developer contributions in the form of CIL and/ or S106. Consideration of the typology, size, and function (including scope for multi-functionality) will all be important in ensuring investment alleviates existing and future deficiencies.