



# Authority Monitoring Report 2018

Shepway District Council

**Folkestone**

Hythe & Romney Marsh  
Shepway District Council



[www.shepway.gov.uk](http://www.shepway.gov.uk)

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## Notes

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This document reports on the monitoring year **1 April 2017 to 31 March 2018**.

Following the close of the monitoring period, on 1 April 2018, the local planning authority changed its name from 'Shepway District Council' to 'Folkestone & Hythe District Council'. For consistency the name of 'Shepway' is used when referring to the authority throughout the main body of this report. (As Appendix 1 deals with the district's housing land supply over the next five years, the name of the authority is referred to as 'Folkestone & Hythe District Council' in this section.)

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This document has not been formally adopted by the district council and is presented as a factual source of local data. Every effort has been made to provide accurate information but responsibility is not accepted for any errors that may be reproduced from this publication. Interested parties are strongly advised to raise any uncertainties or queries with the Planning Policy Team using the contact details below.

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## 1. Introduction

- 1.1. This is the Authority Monitoring Report (AMR) for the district of Shepway. Its purpose is to report on planning policy performance over the period 1 April 2017 to 31 March 2018 to:
- Enable the success of existing policies and planning decisions to be evaluated; and
  - Assist in the review and maintenance of up-to-date local planning policies.
- 1.2. This main body of the report is structured according to the aims and monitoring indicators set out in the Shepway Core Strategy Local Plan (2013). The data contained is based on the most recent information available at the time of writing relating to the monitoring year (2017/18) unless stated. The council is reviewing some of the indicators to ensure more accurate monitoring of the Core Strategy Local Plan.
- 1.3. The AMR is produced in accordance with the Town and County Planning (Local Planning) (England) Regulations 2012. These regulations are outlined in the paragraphs below.

### **Regulation 34(1): progress on producing local plan documents**

- 1.4. An 'Issues and Options' Places and Policies Local Plan was produced for consultation in January 2015, to deliver Core Strategy requirements through new land allocations and development management policies. The document also invited land submissions (incorporating a 'call for sites'). A Preferred Options Places and Policies Local Plan was published for consultation in October 2016. The ensuing Submission Draft was prepared and published for consultation in February 2018, comments are currently being processed ahead of the submission of the Places and Policies Local Plan for examination.

### **Regulation 34(2): implementation of local plan policies**

- 1.5. As stated in previous AMRs, the council is no longer applying a number of formerly 'saved' District Local Plan Review (2006) policies, particularly following adoption of the Shepway Core Strategy Local Plan (18 September 2013). The Core Strategy introduced five development plan policies under its 'spatial strategy' section, nine 'Core Strategy Delivery' policies, and Policy DSD: Delivering Sustainable Development, reflecting the national 'presumption in favour of sustainable development'. Appendix 5 of the adopted Core Strategy sets out the continuing saved Local Plan (2006) policies effectively supporting the Core Strategy. It also outlines applicable supplementary planning documents.

### **Regulation 34(3) and 34(7): housing supply and monitoring (respectively)**

- 1.6. Other sections in this Report deal with the monitoring of specific policies that have been applied in decision-making and provide further detail on housing supply.

### **Regulation 34(4): Neighbourhood Development Plans**

- 1.7. There is currently one Neighbourhood Development Plan being prepared within the district, for St Mary in the Marsh.
- 1.8. A draft of the St Mary in the Marsh Neighbourhood plan was submitted to the council for an initial assessment in August 2015. The district council has worked alongside the parish council to refine the content and policy of the plan, as well as to develop the supporting documents. Following a period of consultation, the draft Neighbourhood Plan was submitted to the Planning Inspectorate for Examination in Public (EiP) in December 2018. Rosemary Kidd was appointed as the independent examiner in January 2018. The examination into the St Mary in the Marsh Neighbourhood Plan is currently underway.
- 1.9. During the 2017/18 monitoring period, on 12 May 2017, the Dance Easy Studio, 19 The Bayle, Folkestone, Kent CT20 1SQ was added as an Asset of Community Value to the council's list of assets. A full list of Assets of Community Value is provided on the '[Right to bid](#)' page of the council's website.

### **Regulation 34(5): Community Infrastructure Levy (CIL)**

- 1.10. Regarding the examination of the council's Community Infrastructure Levy (CIL) draft Charging Schedule, an introductory letter and briefing note were sent to all representors on 21 October 2015. The Examiner's Matters, Issues and Questions and the Examination Programme were sent to all representors on 30 October 2015. Representors were provided with a period until 27 November 2015 to respond to the Examiner in writing.
- 1.11. The council was provided with a period until 16 December 2015 to consider whether the matters raised gave rise to the need for any modifications to the Charging Schedule. On 19 November 2015, the Department for Communities and Local Government (DCLG) commenced a review of CIL. The Examiner wrote to the council and representors, drawing attention to this review. A period was provided for representations about the implications of the review for the examination to be made by all parties until 16 December 2015. Following the close of the examination, the Examiner submitted his report to the council on 3 March 2016.
- 1.12. The council began operating CIL on 1 August 2016, and it has started to collect receipts, and the expectation is that there will be a relatively consistent flow of

payments in the future. Further information is provided on the [CIL pages](#) of the council's website.

### **Regulation 34(6): Duty to Cooperate**

- 1.13. To ensure that the council meets the Duty to Cooperate, set out in the 2011 Localism Act, the following issues have been identified as being of strategic importance to be agreed with partners:
- Housing (such as assisting with housing requirements, implications for schools or impacts on nature conservation sites);
  - Economic development and employment allocations;
  - Retail and town centre policies and allocations;
  - Strategic transport matters (including any implications relating to 'Operation Stack');
  - Gypsy and Travellers policies and allocations;
  - Renewable energy and climate change; and
  - Green infrastructure.
- 1.14. Significant collaborative work in the sub-region has already been undertaken by the East Kent Regeneration Board (EKRB) to confirm shared infrastructure priorities. This is informing Community Infrastructure Levy activity and influencing strategic funding bids, especially through the Kent and Medway Economic Partnership (a sub-regional board of the South East Local Enterprise Partnership).
- 1.15. General information sharing on strategic planning is well established in the county and East Kent through a number of existing professional groups such as the Kent Planning Officers Group (KPOG) and the Planning Policy Forum (PPF).
- 1.16. The EKRB also agreed a Memorandum of Understanding, initially drafted by Ashford Borough Council, to help formally tackle the duty. Shepway District Council formally agreed to this in June 2014. The Memorandum provides the basis for fulfilling the duty by setting out broad objectives and the topics where *"we will work together ... where possible"*.
- 1.17. Notable studies undertaken under the Duty to Cooperate in 2017/18 include:
- 1.18. A joint commission with Dover District Council of Peter Brett Associates (PBA) to prepare separate Strategic Housing Market Assessments (SHMAs). These analysed a range of economic and housing market indicators to define a Housing Market Area (HMA) and to assess the objectively assessed housing need (OAHN) for both Districts.
- 1.19. An update to the GTAA undertaken by external consultancy called Arc4. This study is a multi-authority study involving six East Kent local authorities including

Ashford Borough Council, Canterbury City Council, Dover District Council, Shepway District Council, Swale Borough Council and Thanet District Council. The revised GTAA will address the council's Duty to Cooperate obligations with neighbouring local planning authorities. The study aims to be published in the summer of 2018 and will inform the Development Plan.

- 1.20. Shepway and Rother District Councils are working in partnership for the development of the document (now named the Sustainable Access and Recreation Management Strategy, or SARMS) and have consulted Natural England when necessary, from conception to drafting of the emerging Strategy.
- 1.21. The duty also includes cooperation with other prescribed public bodies, such as Historic England, the Environment Agency, Natural England, the Marine Management Organisation and the Civil Aviation Authority (CAA). Local authorities must also cooperate with the Local Enterprise Partnership and local nature partnerships. District council officers took part in consultation exercises, in the form of a workshop and formulating responses to the South Marine Plan. Officers also regularly attend the Kent and Medway Economic Partnership and Local Nature Partnership meetings.



## **2. Strategic Need A: Challenge to improve employment, educational attainment and economic performance**

2.1. This section sets out performance against the aims in the Shepway Core Strategy Local Plan. The aims are listed in Core Strategy Appendix 3: Monitoring and Risk, and highlighted in bold in the coloured boxes below.

### **A1. Increase the population of settlements and their prosperity**

2.2. The most recent official statistics state that the population of the district has increased from 100,300 in 2006 to 108,000 in 2011, a growth of 7,700 over a five year period (Source: Census 2011).

2.3. The 2017 mid-year estimate from the Office of National Statistics (ONS) indicates that Shepway District currently has a population of 111,400, comprising 55,100 males (49.5 per cent) and 56,300 females (50.5 per cent).

2.4. The Core Strategy (2013) aims to deliver a total of 8,000 new dwellings between 2006 and 2026 resulting in an overall population growth of 7 per cent (0.4 per cent a year). To date this target is being exceeded, as the Office for National Statistics' population figures for Shepway District estimate that the district's population has grown by 11,100 since 2006, representing an actual population growth of 11 per cent.

2.5. A simple increase in population, will not necessarily add to the district's prosperity, however an increase in the 'economically active' proportion of the population would have a positive effect on prosperity by increasing overall purchasing capacity.

2.6. Based on the 2017 mid-year estimates from the Office for National Statistics, the profile for Shepway District shows that the district has an ageing population. With a median age of 43.9 years, Shepway is tied with Dover for the oldest average age of residents in the Kent districts. The median age in Kent is 41 years with the UK figure being 39.9 years.

2.7. The Nomis Official Labour Market Statistics for April 2017 to March 2018 show that there were 51,700 'economically active' people in the district aged 16 or over, either in employment or unemployed. Of this figure, 76 per cent fell within the 16 to 64 'working age' group, a decrease of 4.8 per cent on the previous year's figure of 80.8 per cent. The district is now below the South-East regional average of 81.3 per cent, and the national average of 78.4 per cent.

2.8. The annual average unemployment rate for 2017-18 in Shepway District is now estimated to be 4.4 per cent of the district's economically active population. This is up from 0.2 per cent in 2016 and above the current South-East regional

average of 3.4 per cent and the current national unemployment average of 4.3 per cent. (Source: Population Estimates Unit, ONS and Nomis).

**A2. Enhance the viability/vitality and appeal of Town Centres, with Folkestone as a major commercial, cultural and tourism centre featuring upgraded connections and public realm**

2.9. Policy SS4 of the Shepway Core Strategy (2013) requires that all development in Town and District Centres should contribute to a mix of active ground floor uses with predominantly retail goods (A1) frontage shopping retained at the core of the centres. This is measured through an annual survey of town centre vacancy rates in Folkestone Primary, Hythe, New Romney, Cheriton and Sandgate shopping areas. Secondary shopping areas are not monitored. The vacancy rates are reported on shop frontage length not number of units. The target is that vacancy rates by frontage should not exceed 10 per cent.

2.10. The annual shop front survey revealed that Folkestone and Hythe have experienced minor increases in vacancy levels; whilst Cheriton vacancy levels have reduced compared with last year and now only just exceeds the maximum 10 per cent vacancy target.

2.11. The vacancy rates for each District Shopping Area for 2017/18 are as follows:

Shopping Area	Vacancy Rate 2016/17 (per cent)	Vacancy Rate 2017/18 (per cent)
Folkestone Primary	7.0	7.2
Hythe	4.1	5.1
New Romney	1.7	
Cheriton	13.1	9.8
Sandgate	6.0	6.0

2.12. Over the course of the monitoring period, the projects set out below have helped to enhance the viability, vitality and appeal of Town Centres.

**Folkestone**

2.13. The Masterplan setting out the regeneration of Folkestone seafront and harbour received outline planning permission in early 2015.

2.14. The first stage of realising the vision for the area was the £3.5 million renovation of the Harbour Arm, which was completed and opened to the public in August 2015. This includes a number of small independent restaurant (A3) and drinking (A4) establishments. There remains a large area of the Harbour Arm that is still under the control of Network Rail that is to be refurbished in due course.

- 2.15. In January 2017, work began on the beach nourishment and boardwalk that will create a new access to Folkestone Harbour Arm and connects it with the Lower Leas Coastal Park. This new path will connect to the former station, where work to repair and renovate the stone platforms and ironwork began in February, after Network Rail relinquished control of the final section of line. Works are currently ongoing and the station is expected to be completed and opened to the public in the summer of 2018.
- 2.16. Listed building consent for works in connection with the change of use and conversion of the former railway viaduct to public space was approved in February 2017. The first section of the new 'green walkway' was later opened to pedestrians in September 2017. Auxiliary works are ongoing including the construction of a stairway and lift from The Stade and Fish Market; these are expected to be concluded in the summer of 2018.
- 2.17. Examples of ongoing initiatives to regenerate the district and attract higher value employment opportunities into the district include the following:
- The Roger De Haan Creative Foundation's investment in the Old High Street and Tontine Street to enable the development of a growing creative industries quarter in the town;
  - Folkestone Harbour Company has developed a masterplan to transform the port area into a high quality visitor destination, commercial and residential location. Early signs of success include the re-opening of the port's harbour arm to local people and visitors during 2015;
  - Folkestone Townscape Heritage Initiative (THI) is encouraging property owners in Folkestone's Old Town to renovate and improve their buildings with funding from the Heritage Lottery Fund; and
  - Development of a tourism Destination Management Plan for Shepway which will bring the wide range of partner organisations and the private sector to work together to increase the number of visitors to the district.

## **Hythe**

- 2.18. A three month project to enhance the public realm of Mackeson Square in Hythe was completed in May 2016. This scheme was funded by utilising Section 106 contributions allocated for 'town centre purposes' including public realm improvements as a condition of the planning consent for Sainsbury's on Military Road, Hythe.
- 2.19. The purpose of the project was to revitalise Mackeson Square by creating a new, bright and vibrant public open space. It has enhanced the gateway and sense of arrival into Hythe; as well as aiding way-finding and the movement of pedestrians between Sainsbury's and the town, thus supporting the High Street's continued vitality and viability.

### **A3. Achieve real terms increases in gross incomes**

2.20. Recent figures for Shepway District (KCC 2018) show that the average gross weekly pay for residents in full-time employment was £519.70, a decrease of £5.10 since last year and significantly below the Kent and UK national average of £598.10 and £571.10 respectively.

2.21. The current average gross weekly pay of £519.70 is an increase of £21.7 over the period from 2013, equating to an average growth of £4.34 per annum and therefore exceeding the target as set out in the Core Strategy (2013) of £3.35 per annum. The data can also be used to compare female and male earnings; however, it does not show differences in rates of pay for comparable jobs. This is because they do not allow for the different employment characteristics of men and women, such as the proportion in different occupations and their length of time in jobs. In 2018, male full-time weekly earnings were £608.10, for females it was £461.00. Although both male and female earnings have grown, the difference between male and female earnings living in Kent has increased since 2002.

### **A4. Grow the proportion of residents with higher-level qualifications**

2.22. The Kent Economic Indicators report 2017/18 shows that the percentage of Shepway District residents (aged 16-64) with qualifications at NVQ Level 4 and above was 36.2 per cent, an increase of 4.1 per cent from last year's figure.

2.23. This has exceeded the annual 0.3 per cent growth target set out in the Core Strategy (2013), which sought to reduce the gap to the South East Region of attainment. In 2013, this gap stood at 12 per cent. In the time that has elapsed since this gap has narrowed slightly to 5.2 per cent, with Nomis data for December 2017 showing 41.4 per cent of residents in the South East Region having NVQ level 4 qualifications and above.

### **A5. Deliver a flexible supply of employment land in terms of location, size and type**

2.24. The 2017/18 Commercial Information Audit was not finalised in time for publication of the AMR (2018) as a consequence of the planning officer responsible for monitoring leaving their position. The net employment space gains for 2017/18 period will be reported in full in the AMR (2019), which will be published later this year.

2.25. A flexible supply of employment land in terms of location, size and type can be demonstrated by the following sample of planning applications received for B class uses during 2017/18:

- **Ross House, Ross Way, Folkestone (Y17/0004/PA):** Prior Approval for the change of use of a building and any land within its curtilage from a Class B1(a) use (offices) to Class C3 (16 self-contained apartments).
- **Kengate Industrial Estate, 142 Dymchurch Road, Hythe (Y17/1377/SH):** Erection of a new 1800sqm retail store with associated construction operations; car parking, servicing, landscaping and new vehicular access following removal of the existing buildings comprising of retail, industrial and commercial units of varying sizes.
- **3-5 Shorncliffe Road, Folkestone (Y17/0019/PA):** Prior Approval for the change of use and conversion from office (Class B1a) to 20no. residential flats (Class C3)
- **Love World Conference Centre, Cheriton High Street, Folkestone (Y17/0845/SH):** Change of use of exhibition centre & church (class d1) into managed office suites (class b1) with new shop fronts and glazing and other external alterations, together with gates, fencing and footpaths.
- **Land Adjoining Mountfield House Mountfield Road Mountfield Industrial Estate New Romney (Y17/1432/SH):** Erection of industrial unit, comprising offices and warehouse.
- **Land Adjoining Sewage Pumping Station Learoyd Road Mountfield Industrial Estate New Romney (Y17/0717/SH):** Erection of a proposed warehouse.

#### **A6. Maximise the efficient use of infrastructure and secure further improvements unlocking the development of priority sites, communities and areas**

2.26. In July 2014 the South East Local Enterprise Partnership secured a £442 million funding package as part of the Government's localism agenda to boost economic growth in the South East.

2.27. The funding was allocated based on the South East Local Enterprise Partnership Strategic Economic Plan. This set out the infrastructure and business needs required to support economic growth in the South East Local Enterprise Partnership area. Kent's allocation of the South East Local Enterprise Partnership award is £98 million for transport initiatives. This funding will be made available from April 2015 until March 2021.

2.28. During the 2017/18 period the following progress has been made toward the milestones identified in the Core Strategy (2013) to provide an overview of progress in the successful implementation of primary elements of the Spatial Strategy:

#### **Critical Infrastructure**



- **South of Hawkinge – A20/A260 junction:** These works have now been completed.
- **Cheriton High Street A20 Spur Junction:** The hybrid application (Ref 14/0300) for the redevelopment of land at Shorncliffe Garrison was granted permission in December 2015. This included technical approval for a series of highway improvements by Kent County Council (KCC) to be undertaken prior to first occupation. A deed of variation has been since agreed between KCC and the district council, which now requires this junction improvement to be provided by 300 dwellings on the Shorncliffe Barracks site – yet to be triggered. This trigger point has not currently been reached and so KCC does not currently have a timescale as to when these works will take place.
- **Newingreen - A20/A261/Stone Street junction:** The Highway Authority is designing a signal junction scheme at this location. The cost of the scheme will not be covered in full by existing Section 106 contributions (£330,000) from Nickolls Quarry and so other funding sources will need to be investigated once the outline cost of the scheme has been calculated.
- **New Romney A259/B2071 Church Road Junction:** The scheme is dependent on the two Section 106 contributions from the two Broad Location sites. One of the sites still does not have a signed Section 106 Agreement; although an application for this site (excluding the KCC land) has been submitted and is currently awaiting determination. The scheme is unlikely to be delivered in the short term due to this issue.
- **Scanlons Bridge, Hythe:** Junction modifications and improvements to the A259/A2621 at Scanlons Bridge, Hythe were completed between September and November 2015. The scheme, funded by Section 106 monies from Sainsbury's and Nickolls Quarry, was designed to remove the bottleneck and ease the flow of traffic by increasing Folkestone-bound lanes on part of the A261 from one to two.
- **Folkestone Seafront priority connections including Tram Road:** Works to make Tram Road, Folkestone a two-way road were completed on 5 May 2014, thereby improving accessibility to and from the harbour and seafront. Further highway improvements to make Tontine Street two-way for buses were completed in May 2016.
- **Folkestone Central Railway Station Access Upgrades:** A comprehensive way-finding initiative to improve linkages between Folkestone Central Railway Station and Folkestone Town Centre and Coastline was completed in 2015.
- **Folkestone West Railway Station:** Improvements to Folkestone West Station were completed in July 2015 as part of £1.7 million investment. In addition to an extra 200 car parking spaces, the station also has a new forecourt area with a customer drop-off point, and a new ticket office designed to meet accessibility requirements.

- **Shornccliffe Primary School:** The provision of a new two-form entry primary school is dependent on a series of phased Section 106 contributions as part of the redevelopment of land at Shornccliffe Garrison. Final payment would be the earliest of either the occupation of the 142 dwelling or 34 months after commencement – yet to be triggered. Timescale for the delivery thereafter is in the control of KCC
- **Seabrook / Shornccliffe Green Infrastructure:** The hybrid application (Ref 14/0300) for the redevelopment of land at Shornccliffe Garrison was granted permission in December 2015. The Interim Management Plan for the Backdoor Training Area was submitted and approved by the council in December 2016 under Condition 20(a) of the planning permission. The full management plan has been received as required by condition 20(b) of permission Y14/0300/SH and is currently under consideration including detailed input from consultees.
- **Folkestone Seafront Flood Defences:** A programme of flood defence work was completed by the council in 2004 and now undergoes maintenance twice yearly. Further sea defences, beach nourishment and other groundwork commenced in early 2017 as part of Seafront development.

### Housing and Employment Delivery

2.29. The Core Strategy (2013) set a minimum target of 3,500 net additional dwelling completions from 2006/07 and 10ha net additional employment floor space by 2016.

Monitoring Period	Residential Net Completions	Employment Net completions (sqm)
2006/07	146	-5,440
2007/08	402	7,493
2008/09	562	5,729
2009/10	180	-8,765
2010/11	132	919
2011/12	207	6,148
2012/13	206	4,016
2013/14	165	2,800
2014/15	348	-1,679
2015/16	293	2,777
2016/17	567	-736.6
2017/18	411	**
<b>Total</b>	<b>3,619</b>	<b>13,261.1 (1.3 ha)</b>

\* Prior to 2008 only the B use classes were monitored and A2 was included with B1.

\*\* Employment monitoring not finalised in time for publication of the AMR (2018).

## **A7. Provide housing of a quality and type suited to long-term economic development needs**

2.30. A total of 120 new affordable homes (46 Affordable Rent, 16 Intermediate Rent and 58 Shared Ownership) were provided over the course of the 2017/18 monitoring period. A further 12 affordable homes are under construction.

## **A8. Regenerate deprived neighbourhoods, including Central and Northern Folkestone and in pockets within Romney Marsh**

2.31. The Department for Communities and Local Government (CLG) updated the indices of deprivation, including the Index of Multiple Deprivation (IMD) in 2015. The Index of Multiple Deprivation (IMD) combines information from the seven domains to produce an overall relative measure of deprivation. The domains are combined using the following weights:

- Income Deprivation (22.5 per cent);
- Employment Deprivation (22.5 per cent);
- Education, Skills and Training Deprivation (13.5 per cent);
- Health Deprivation and Disability (13.5 per cent);
- Crime (9.3 per cent);
- Barriers to Housing and Services (9.3 per cent); and
- Living Environment Deprivation (9.3 per cent).

2.32. There has been no new data since 2015 so Shepway remains ranked 113/326 of local authorities nationally and 3 of 12 in Kent. (A rank of 1 represents the most deprived area.) Shepway has moved down in the rankings from a position of 97/326 in 2010 which indicates that levels of deprivation have reduced between 2010 and 2015, relative to other local authorities in England.

Source: [https://www.kent.gov.uk/\\_\\_data/assets/pdf\\_file/0006/7953/Indices-of-Deprivation-headline-findings.pdf](https://www.kent.gov.uk/__data/assets/pdf_file/0006/7953/Indices-of-Deprivation-headline-findings.pdf)

2.33. The Core Strategy (2013) aims to monitor the regeneration of deprived neighbourhoods in Folkestone East, Foord, Harbour, Central, Lydd Ward and in the westernmost part of Romney Marsh Ward. Since the adoption of the Core Strategy ward names within Shepway District have been amended and ward names in this section refer to the old wards. This section uses the most recent data from 2015 and will be updated in future AMRs as new deprivation information becomes available from the Department for Communities and Local Government. A summary of ward deprivation data is provided below:

- **Folkestone East (LSOAs 003A, 003C, 003B):** Neighbourhoods within this ward range between the 10 per cent and 30 per cent most deprived in the country. Deprivation across all these areas has increased compared to the equivalent figures from 2010.
- **Folkestone Foord (LSOAs 004A, 004B, 004C, 004D):** Neighbourhoods within this ward range between the 20 per cent and 30 per cent most deprived in the country. Results have been mixed, with deprivation reducing in some areas but increasing in others.
- **Folkestone Harvey Central (LSOAs 015A, 014B, 014C, 014D):** Neighbourhoods within this ward range between the 10 per cent and 30 per cent most deprived neighbourhoods in the country. However, the LSOAs here are where there has been the most marked improvement in rankings. The development of the Creative Quarter is likely to have been the key driver of the improvement.
- **Folkestone Harbour (LSOAs 014A, 004E, 003D):** Neighbourhoods within this ward range between the 10 per cent and 50 per cent most deprived neighbourhoods in the country. Deprivation has increased in and around the harbour despite being earmarked for regeneration. The process of regeneration can cause an area to get worse before it gets better because of the negative effects for local communities associated with relocation, demolitions, void housing, environmental quality and general uncertainty.
- **Lydd (LSOAs 013A, 013B, 013C, 013D):** Neighbourhoods within this ward range between the 30 per cent and 50 per cent most deprived in the country.
- **Romney Marsh (LSOA 011D):** The neighbourhoods within the westernmost part of this ward are amongst the 30 per cent most deprived neighbourhoods in the country.

*Source: Index of multiple deprivation explorer 2015.*

#### **A9. Expand cultural and creative activity in the district, with refurbished premises and spaces in Folkestone's old town forming a vibrant Creative Quarter visitor attraction**

2.34. In May 2015, the council granted planning permission for the renovation of the building at the junction of Tontine Street and The Old High Street, covering the addresses of 3 to 7 Tontine Street and 77 to 79 The Old High Street. Renovation, refurbishment and remodelling of key buildings in Folkestone's Creative Quarter began in June 2016. The ground floor will be refurbished and improved to be used as a retail space. The upper floors will be converted into residential accommodation, with the addition of a striking new glazed third floor which will enhance the look of the building. The overall impression will be to create an exciting new gateway into the Creative Quarter. The project is expected to be complete by summer 2017.

- 2.35. In September 2015, the Heritage Lottery Fund announced that Folkestone Town Council's £1.95 million funding application had been successful for the renovation of Folkestone Town Hall to create a new museum and cultural hub. The project is part of the council's 'Folkestone HEART' project which is aiming to improve Folkestone's cultural and historic assets and support the regeneration of the town to boost tourism. Renovation and building works have been completed and the museum opened its doors to the public in May 2017.
- 2.36. In March 2016, the district council awarded planning approval for a new indoor Urban Sports Park. Following a series of public consultation events in May 2015, detailed proposals were developed by Guy Hollaway Architects for the new centre which will include a multi-storey skate park, together with state of the art facilities for climbing, bouldering and boxing. Construction work that sees the regeneration of the former Bingo Hall and Co-op buildings at the junction of Dover Road and Tontine Street began in October 2017 and is due for completion in the summer of 2018
- 2.37. Work is set to commence imminently at 11-13 Tontine Street & 69 The Old High Street. The works involve the demolition of the existing building at 69 The Old High Street and the construction of 2 interconnected 5 storey blocks, one facing The Old High Street and the other facing Tontine Street. The buildings will be a combination of commercial/retail space and residential units. Construction is expected to be completed sometime in 2019.



## **Strategic Need B: Challenge to enhance the management and maintenance of natural and historic assets**

### **B1. Expand green infrastructure and enhance its connectivity, making a positive contribution to managing the impacts of climate change through adaptation and mitigation**

- 3.1. There have been neither gains nor losses in the number of Local Wildlife Sites in Shepway for the period of this AMR.
- 3.2. In 2016 Natural England proposed an extension to the existing Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) to include important marine foraging areas used by little, common and Sandwich terns from breeding colonies within the existing SPA. Following a formal consultation took place from October 2016 to January 2017, the site extension was approved by DEFRA in December 2017.
- 3.3. The Marine and Coastal Access Act 2009 allows for the creation of a type of Marine Protected Area (MPA), called a Marine Conservation Zone (MCZ). MCZs protect a range of nationally important marine wildlife, habitats, geology and geomorphology and can be designated anywhere in English and Welsh inshore and UK offshore waters. There are two MCZs in the district, Folkestone Pomerania and Dover to Folkestone. A further site at Hythe Bay was proposed for designation as part of the 2013 DEFRA consultation. However as the proposal raised strong opposition from the fishing industry, the decision to designate was deferred to allow for further discussion with local fishing representatives. The decision on the Hythe Bay MCZ was deferred until 2018 and it was not included in the Tranche 3 proposals last year. It has therefore effectively been dropped from the network, despite this omission leaving an acknowledged gap in the national marine protected area network for the important mud habitat that it contains.

### **B2. Minimise local carbon emissions, maintain air quality, control pollutants and promote sustainable waste management**

- 3.4. In 2018 the Department for Business, Energy & Industrial Strategy has published revised figures for carbon emissions for local authorities for 2005 - 2016. In the production of the 2016 estimates, new data were introduced, together with some improvements to the underlying methodology. In order to ensure that the data for 2005 to 2015 are consistent with the data now available for 2016, the estimates for these years have been revised to incorporate both the new data and the improvements in the underlying methodology. For Shepway, as well as other local authorities, these revisions

have resulted in noticeable changes to the emissions estimates for previous years. The table below contains the updated figures from these new estimates.

3.5. It can be seen from the table that there is still an overall trend towards a decline in carbon emissions over the last ten years in Shepway.

Year	Industry and Commercial	Domestic	Transport	Total Per capita
2005	326.9	258.3	229.5	7.8
2006	331.6	257.7	236.9	7.8
2007	310.4	249.1	239.2	7.5
2008	232.9	250.1	229.2	6.6
2009	193.5	227.2	218.5	5.8
2010	206.6	245.3	211.3	6.0
2011	186.3	214.2	207.9	5.4
2012	191.0	228.6	209.5	5.6
2013	172.9	221.4	208.0	5.3
2014	152.0	187.1	212.1	4.8
2015	142.8	183.5	217.9	4.7
2016	119.9	171.1	222.4	4.4

3.6. Kent County Council granted planning permission for an Extension to Hope Farm Composting Facility. As a result of an anticipated need for additional capacity for the disposal of green waste arising from within East Kent the waste throughputs at Hope Farm be increased from 18,000 tonnes per annum to some 35,000 tonnes per annum.

3.7. The council monitors air quality across the district. The main source of air pollution in the district is road traffic emissions from major roads, notably the M20, A20, A259, A260 and A2034. Other pollution sources, including commercial, industrial and domestic sources, also make a contribution to background pollutant concentrations. There are no Air Quality Management Areas (AQMAs) in the district. There have never been any exceedances of the air quality strategy annual mean objective for NO<sub>2</sub> recorded by the current monitoring network across Shepway. Results from 2017, compared to 2016 report NO<sub>2</sub> annual mean concentrations to have increased at 7 out of the 13 monitoring locations with large increments observed at sites just off the A260, M20 and A20.

- 3.8. Looking at the past five years, the 2017 annual mean NO<sub>2</sub> concentrations appear to be the highest (even if it is only slightly), with concentrations increasing at the majority of the sites since 2015.
- 3.9. The highest NO<sub>2</sub> annual mean concentration in 2017 was recorded at DT5 (Blackbull Road) with a concentration of 30.2µg/m<sup>3</sup>, this is well below the annual mean AQS objective of 40µg/m<sup>3</sup>. (Source: <https://www.folkestone-hythe.gov.uk/downloads/file/943/fhdc-air-quality-status-report-2018> )

**B3. Protect and enhance habitats and species to sustain biodiversity, particularly where of international and national significance including a focus on Dungeness and Folkestone Warren**

- 3.10. The status of Site of Special Scientific Interest (SSSI) land is monitored by Natural England. Surveys of SSSI land are not carried out by Natural England every year. There have been no new surveys of Folkestone Warren since last year's AMR. As mentioned above an extension to the existing Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) to include important marine foraging areas used by little, common and Sandwich terns from breeding colonies within the existing SPA was approved by DEFRA in December 2017.
- 3.11. An alternative indicator is being developed to consider all SSSI sites in the district on an annual basis given the infrequency of the surveys by Natural England.

**B4. Manage sensitive landscapes shaping the character of the district, especially on the edge of settlements or within the Kent Downs AONB and its setting**

- 3.12. The current Kent Downs Management Plan and associated Action Plan are for the years 2014-2019. Every year the action points given a RAG (Red, Amber, Green) rating and for the reporting year of the 88 actions: 47 were green, 39 amber and 2 red (removed from action plan as no longer relevant). The main ambers are around planning and in particular providing training in planning matters to local authority partners. This has not been possible with existing resources because of the planning pressures the unit is experiencing. Others are amber because they are projects or programmes for which the AONB sought but were unsuccessful in securing external funding. It should be noted that the action plan covers the whole AONB area made up of 12 authorities.

3.13. The Countryside and Rights of Way Act (CROW Act) 2000 (sections 89 and 90) created a statutory responsibility for local authorities to act jointly to prepare, adopt and subsequently review AONB Management Plans at intervals of not more than five years. In undertaking the review the AONB Unit conducted a series of 'expert opinion debates' focusing on each management plan 'chapter' and also carried out public consultation exercises.

## **B5. Increase the efficiency of water management to maintain local water resources and to improve the quality of watercourses and the sea**

3.14. The Environment Agency (EA) collects scientific data on the cleanliness of bathing waters each year from May to September. In Shepway, six beaches are measured: Folkestone, Hythe, Sandgate, Dymchurch, St Mary's Bay and Littlestone. A classification for each bathing water is calculated annually, based on all of the samples from the previous four years. These classifications, from best to worst, are: 'excellent', 'good', 'sufficient' or 'poor'. From 2015 there are new, tighter standards. The first official classification under these new standards was published towards the end of 2015, when a full four-year dataset was first available.

3.15. Folkestone, Hythe and Sandgate have again all met the 'excellent' standard, reflecting no change from the previous three years. Dymchurch, Littlestone and St Mary's Bay have again been classed as good. The Environment Agency state that at Dymchurch beach *"Marsh river drainage, which includes sewage effluent and diffuse agricultural runoff, may be the reason for occasional water quality of a lower standard."*

3.16. At St Mary's bay 4 warnings advising against swimming due to an increase risk of short term pollution were issued in 2017 for St Mary's Bay (Kent) bathing water. These warnings were issued because of the effects of heavy rain on the water quality. Environment Agency investigations have identified the New Sewer as a source of pollution to explain reduced water quality in the past. This river takes the drainage from the surrounding marshland, which includes agricultural runoff and private sewage effluents. Discharge from the long sea outfall in Hythe may also occasionally cause a reduction in water quality at St Mary's Bay.

3.17. At Littlestone there are a high number of private sewerage systems in place in this area, especially towards Greatstone. Since the sewer network was recently extended to serve this previously un-sewered area, the impact of private discharges on water quality should start to decrease as households connect to the new system. According to the Environment Agency's investigations some exceedances have been attributed to storm overflow discharges and contamination from marsh drains. The reason for the frequent exceedance of

guideline standards, which occur particularly during the holiday season, is not yet identified. There is a drainage ditch, which receives the effluent from New Romney sewage treatment works and discharges onto the beach in regular intervals. Diffuse agricultural pollution from the marsh drainage may also affect bathing water quality.

#### **B6. Maintain the sense of openness and tranquillity of the countryside and undeveloped coast**

3.18. Information relating to planning permissions for new build residential development is not currently available. Work will be undertaken to develop a more suitable indicator to monitor openness and tranquillity

#### **B7. Manage Shepway's coast to ensure resilience to climate change processes, reducing the risk to life and property from flood hazards, and actively managing coastal environments for green infrastructure and sustainable recreational purposes**

3.19. Much of Romney Marsh is below the present day high tide level and 14,500 homes, 700 businesses and nationally important critical infrastructure are at risk of flooding. Climate change and rising sea levels mean the number of people affected by flooding and erosion will increase significantly in the coming years if no new defences are constructed. In the Folkestone to Cliff End Strategy (FoCES), the Environment Agency set out plans to manage flood and erosion risks along the coastline of Romney Marsh over the next 100 years, taking the predicted impacts of climate change into account.

3.20. The Folkestone to Cliffs End strategy is led and maintained by the EA, but the district council does have an obligation to protect our sections of the coast in line with the strategy, although due to the high risk nature of the Marsh the EA manage that section in conjunction with the Lead Local Flood Authority (KCC) and the Internal Drainage Board. The district council is undertaking programmes to ensure the strategy is met. For example Coronation Parade phase 2&3, the annual beach recycling programme, the Greatstone dunes protection scheme, and the beach recharge scheme scheduled for 20/21.

3.21. Some of the existing defences are reaching the end of their design life, leaving areas at an increased risk of flooding. Much of Romney Marsh is below the present day high tide level and 14,500 homes, 700 businesses and nationally important critical infrastructure are at risk of flooding. The FoCES identified how the existing defences can be improved to reduce flood risk to Romney Marsh to a 0.5% chance. The Environment Agency have already completed several projects around the marsh at a value of £130 million. These include new defences on the western bank of the tidal River Rother (2007), a new



seawall and rock revetment at Dymchurch (2011) and 0.7km groyne field with shingle and a 1.8km rock revetment at Broomhill Sands (2016). To ensure that tidal flood risk is reduced to the entire marsh, four further schemes need to be constructed.

3.22. The four remaining schemes currently at Outline Business Case (OBC) development are Rother Tidal Walls East, Lydd Ranges, Hythe Ranges and Romney Sands. The Lydd Ranges frontage is approximately 7.5km long and consists of a shingle beach which provides protection to an earth embankment secondary defence, fronting low lying land used by the MoD as a training facility. There is limited public access along this frontage. The EA have been working closely with key stakeholders (MOD, Natural England, RSPB) to agree a preferred option for this frontage. They are now moving forward with a 'hold the line' option that will be phased over 50 years. In 2009 the strategy identified a policy of managed realignment for this frontage. However following discussions with the MOD, Lydd was identified as a key training ground and it was agreed that for a scheme to 'hold the line' in this area. This scheme will involve:

- Installing a 1.8km groyne field east of Jury's Gap.
- Recharging this section of beach with imported shingle
- Widening and raising sections of the Green Wall from Jury's Gap to the Wicks (2.2km) and at South Brooks (1km)
- Relocating the Denge Marsh outfall approximately 80m inland, to accommodate future erosion.

3.23. Periodic shingle recharge will take place at the groyne field once the scheme is complete as well as occasional work to repair any storm damage. The EA have carried out a range of habitat and species surveys and are working with Natural England to identify impacts and suitable compensatory habitat. They have identified land at Hythe Ranges (another MOD training facility), which will provide the compensatory shingle habitat required for this scheme.

3.24. The Hythe Ranges frontage is approximately 3km long and consists of a shingle beach with timber groynes backed by a clay wall with a poor rock revetment. In the 2009 strategy, the preferred option for this frontage was to hold the line. At this time a rock revetment was the most economic option. However, since then the cost of rock has increased (more than doubled) and a shingle beach recharge is now more economic, with a small section of rock revetment still required around Dymchurch Redoubt. This option is also environmentally preferred as it will support shingle vegetation. It will also have less of a visual impact on the Scheduled Monuments (the Redoubt and Martello Towers). The EA have been working closely with interested parties, including

Historic England and the County Archaeologist to reduce potential archaeological impacts.

- 3.25. The EA have completed a comprehensive study to assess the condition of the Romney Sands frontage. In spring 2016 they replenished shingle on the adjoining Littlestone frontage (53,000m<sup>3</sup>) to improve the standard of protection that the beach provides. This, together with a new terminal rock groyne at the southern end of Romney Sands near the lifeboat station built in 2014, has allowed shingle to build up reducing the overall level of flood risk. As a result, the majority of the frontage is providing a good standard of protection and a major shingle replenishment scheme is not required. Work is however required for a short section of the frontage adjacent to Varne Boat Club.
- 3.26. The Environment Agency will be producing a new beach management plan (BMP) covering the Littlestone and Romney Sands frontages. At present there are two separate BMPs in place, but analysis of sediment movement has shown that in order to manage this area effectively, these frontages will need to be looked at in combination.

#### **B8. Enhance the character and function of Shepway's historic towns and villages, and the management of historic assets/visitor attractions**

- 3.27. No further Conservation Area Appraisals have been produced or reviewed. Shepway District Council appointed Kent County Council to undertake a Heritage Strategy for the district. This strategy will ensure that the heritage of the district plays an important role in shaping future development by providing clear guidance for the Places and Policies Local Plan. It is also intended that the strategy will have a wider role, raising the awareness of heritage and assisting with regeneration and project funding bids by providing a strategic and clear approach in dealing with the many heritage assets in the district.

#### **B9. Promote choice in means of transport through opportunities for walking and cycling and improved public transport networks and information**

- 3.28. The total passenger numbers for District have been lower compared to the previous year, with an adverse variance of -2.67%. However that figure is for passengers that used paper tickets and the report excludes any mobile app or internet sales. KCC will be launching a consultation in 2018 on Bus Funding Reduction. The consultation will shape the criteria it uses to decide which bus journeys it funds with its socially necessary bus subsidy budget. The outcomes of this consultation will be reported in the next AMR.

3.29. Station usage data, gathered by the Office of Rail and Road, for the estimated total number of entries and exits made at stations shows that for the year 2017/18 compared to 2016/17 there was:

- An increase in station usage at Folkestone West of 8.8 per cent;
- An increase at Folkestone Central of 7 per cent;
- A decrease at Sandling of 7.4 per cent; and
- An increase at Westenhanger of 0.9 per cent.

## **Strategic Need C: Challenge to improve the quality of life and sense of place, vibrancy and social mix**

### **C1. Maintain cohesive neighbourhoods and encourage increased voluntary activity, retention of viable local community buildings and civic interest in community development**

- 4.1. The Community Right to Bid allows local groups to nominate buildings and land that they consider are of value to the community to be included on a local authority maintained list. If any of the assets on the list are put up for sale, the group is given a window of time to organise a local bid to buy it. A nomination was received towards the end of the previous monitoring period for the Dance Easy Hall at 19 The Bayle. The nomination was determined as successful and the asset was added to the list on 12<sup>th</sup> May 2017. One nomination was received within the monitoring period, this was for the Ship Inn Field at Dymchurch on 3<sup>rd</sup> January 2018. The nomination was determined on 27<sup>th</sup> February 2018 and was unsuccessful because, although most of the requirements of the legislation were met, the space is not currently used for community events and it is not considered that it has been used to further the social wellbeing or interests of the local community in the “recent past”, as required by the legislation.
- 4.2. Further information on these nominations is available to view on the council’s website.
- 4.3. There is currently one Neighbourhood Plan that is being prepared within the district by St Mary in the Marsh Parish Council. The Plan was consulted upon between 9<sup>th</sup> November 2017 and 21<sup>st</sup> December 2017, the document and comments received can be viewed on the council’s website.
- 4.4. Following the consultation, Rosemary Kidd, Dip TP, MRTPI, was appointed as the Independent Examiner. The examination was held between January and February 2018, correspondence with the Examiner and the final Examiner’s report are available to view on the council’s website. Following the successful examination, the St Mary in the Marsh Neighbourhood Development Plan is now proceeding to a Neighbourhood Planning Referendum later in 2018.

### **C2. Ensure choice of high-quality residential accommodation is maximised within individual neighbourhoods and villages, with a mix of housing size, type and tenure**

- 4.5. The target for this aim is that 50 per cent of completions over the plan period will consist of 3 (or more) bedroom dwellings. For the period 2017 to 2018 this information was not available on all sites; however, the council continues to support and encourage the delivery of housing with a mix of housing size, type and tenure.

- 4.6. In October 2017 the council announced help for home buyers with the allocation of 7 of the 35 council houses being built at Military Road, Sandgate reserved to help new home buyers take their first step on to the property ladder. Five two-bedroom homes and two three-bedroom homes will be sold through Shared Ownership leaving the remaining 28 homes to be offered to people on its housing list. Shared Ownership is designed for people who cannot afford a mortgage to buy their home outright. Instead people have the chance to buy a share of their homes – this could be as little as 25 per cent - and pay rent on the remaining share. They can increase their stake in their home over time as their financial circumstances change.
- 4.7. More new council houses were announced and begun construction in autumn 2017 with 6 one-bedroom flats being built in Roman Way, off Horn Street in Folkestone. Two of the ground floor flats will be fully wheelchair friendly and the new flats will be offered to those on the council housing list. The council is committed to providing affordable homes and these flats are part of a £30m project to build 200 homes across the district over the next 10 years.

### **Self-build and Custom Housebuilding**

- 4.8. From 1<sup>st</sup> April 2016, the [Self-build and Custom Housebuilding Act 2015](#) required all local authorities, including the district council, to keep a register of individuals or associations / groups who are seeking to acquire serviced plots of land in the district on which to build their own homes.
- 4.9. The council has set up a register to determine the demand for sites from those interested in undertaking self-build and custom housebuilding projects. The number of entrants onto the self-build register during each base period from 1<sup>st</sup> April 2016 is shown in the table below:

<b>Self-build register monitoring information</b>	
<b>Number of new entrants onto the register 31 October 2016 – 30 October 2017 (Base period 2)</b>	
Individuals	52
Associations / Groups	0
<b>Total</b>	<b>52</b>
<b>Number of new entrants onto the register 1 April 2016 – 30 October 2016 (Base period 1)</b>	
Individuals	32
Associations / Groups	0
<b>Total</b>	<b>32</b>

- 4.10. More details about the self-build and custom housebuilding register, and how to apply, can be found on the council's website.

**C3. Assist in meeting the essential needs of vulnerable local social groups and provide more properties that allow people to remain living independently**

- 4.11. A new service is being offered to people who are at risk of sleeping rough in the district, funded by a £400,000 grant from the Department for Communities and Local Government. The Homelessness Prevention Service, available through the Porchlight charity, helps by tackling the root causes that can lead to someone losing their home. Porchlight works alongside debt advice services, local GPs and community centres as well as groups helping people who face homelessness because of unemployment or addiction. The aim is to collectively tackle issues before they escalate into a crisis and make sure there are no 'wrong doors' for people facing homelessness.
- 4.12. During summer 2017 a new personal alert system was launched as an addition to the Shepway Lifeline family. Unlike the traditional Lifeline, which is designed to use indoors or in the garden, Footprint has almost unlimited radius and will work anywhere that has a UK or European mobile phone signal - making it ideal for active elderly people. If necessary it can be used to find out where the wearer is as well as being used to contact them. Anyone wearing a Lifeline or Footprint pendant or bracelet can alert an operator at the monitoring centre who offers reassurance, alerts a friend or relative or summons the emergency services if needed. This system allows people to live independently, in their own homes for longer, by providing security and peace of mind that help can be summoned quickly if needed. Lifeline, which is part of Shepway District Council, is the first tele-care service to provide Footprint.
- 4.13. The government allocates funding to Local Housing Authorities through the Disabled Facilities Grant (DFG) to enable disabled residents to adapt their homes so that they can remain independent. In 2017/18 the DFG was £1,138,882 plus a further £103,000 in January 2018. A total of 61 adaptations in residents' homes were completed, these included installation of stair lifts, flush access bathrooms, ramping, door widening and lowering kitchen worktops. In addition to the adaptations, some of the allocation was used to fund further projects to enable disabled, vulnerable and elderly people remain independent in their homes or be discharged from hospital in a more timely manner.
- 4.14. The Shepway Home Enablement Scheme (Handyman Service) was launched in October 2016 for people who are either in hospital and cannot be discharged because of issues at homes, or to prevent admission in the first place. In May 2018 a Health and Housing Co-ordinator has been funded and is based at the William Harvey Hospital. Since the inception of both these services over 130 people have been helped to be discharged from hospital earlier, or potentially



prevented admission to hospital. The Handyman can carry out small works such as fitting grab rails, moving a bed from upstairs to downstairs and removing trip hazards and carrying out deep cleaning.

4.15. Other interventions include:

- A total of 11 Winter Warmth loans to replace broken boilers in elderly and chronically sick residents' homes; and
- A total of 6 Home Safe loans to improve and remove hazards in vulnerable people's homes.

#### **C4. Improve sports facilities and reduce relative disparities in the health of communities**

4.16. In March 2016, the district council awarded planning approval for a new indoor Urban Sports Park at the junction of Dover Road and Tontine Street in Folkestone. Following a series of public consultation events in May 2015, detailed proposals were developed by Guy Hollaway Architects for the new centre which will include a multi-storey skate park, together with state of the art facilities for climbing, bouldering and boxing. The Urban Sports Park will be managed by Shepway Sports Trust the Folkestone-based independent charity established to encourage participation and excellence in sport.

4.17. The project commenced in November 2017 and is due to be completed in summer 2019.

4.18. In autumn 2017, Shepway District Council commissioned Ploszajski Lynch Consulting Ltd (PLC) to produce a Playing Pitch Strategy (PPS) for the district. This is part of a wider assessment of sport and leisure provision in the district which also includes a Sports Facilities Strategy.

4.19. The objective of the PPS is to undertake an assessment of playing pitches and the future need for provision, driven by increased population and to identify any gaps in the existing network of provision.

4.20. The outputs of the PPS are as follows:

- The preparation of the strategy will enable the district council and other local providers to shape their future playing pitch offer. This may comprise direct provision by the council and that undertaken by education, voluntary, community and private sectors. The strategy will also inform site-specific and wider policies within the emerging Core Strategy Review.
- The strategy will underpin the contribution that sport can make in support of the health and well-being objectives in the council's Corporate Plan and

priority objectives. It will also help provide a rationale for other local and wider stakeholders to plan for current and future needs.

- The development of the strategy is an opportunity to set out a strategic vision for future provision of playing pitches, based on robust evidence and a needs assessment. This will guide and inform future investment and partnerships, influence the Local Plan and Core Strategy Review, future-proof and increase participation opportunities to 2037 and beyond.

4.21. One of a suite of documents that makes up the evidence base to the PPLP is the Play Area review. In 2016, the council commissioned Land Use Consultants to undertake a Play Area Review. The impetus of the study was to establish standards for future play area provision to inform the emerging Places and Policies Local Plan, which identifies sites for new homes and work spaces within the district. It will also include new policies on the provision of play areas in the district, which will be informed by the play review and the play strategy.

4.22. The recommendations of the Play Area review also define the desired level of play provision across the district in terms of quantity, quality and accessibility and will assist play providers in justifying continued expenditure on maintenance and enhancement of play features. The strategy will assist with the securing of external funding streams.

## **C5. Increase access to services that are appropriate to the needs of the local population and maintain essential rural services**

4.23. In 2016 Kent County Council took the decision to close Pent Valley Technological College at the end of the summer term 2017 due to a decline in pupil numbers and test results. However it was announced that a new non-selective 11 – 18 academy will open on the site of the closing school in September 2018. Folkestone Free School will be the first new secondary school in Folkestone for 10 years.

4.24. During this monitoring period the draft Places and Policies Local Plan began to look for potential locations to site a new medical hub in the town of New Romney.

4.25. Engagement with the South Kent Coast Clinical Commissioning Group (CCG) took place from spring 2017 throughout the remainder of the calendar year as part of the work to inform an update to the IDP resulted in the need for tailored dialogue to discuss the burgeoning requirement for new and/or improved healthcare facilities to serve the Romney Marsh area.

4.26. 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 Places and Policies Local Plan Policy RM5: Land adjoining the Marsh Academy, Station Road, New Romney to make provision for the site to come forward to provide for healthcare facilities.

- 4.27. On the 5<sup>th</sup> January 2018 the inaugural meeting of the New Romney Reference Group was held in New Romney to bring together various stakeholders to discuss the provision of healthcare facilities on the Romney Marsh. Attendees included representatives of the CCG, practice leads from existing surgeries in New Romney and officers of the district council. At the meeting the CCG updated attendees on an Options Appraisal that had been carried out to consider the potential of four sites within New Romney town. The site adjacent to The Marsh Academy to accommodate a new building of 3,000 to 4,000 sq. m, with the potential provision of a health and social care ‘hub’ was discussed at the meeting.
- 4.28. A key action to take away from the meeting on the 5<sup>th</sup> January 2018 was for the CCG to formally write to KCC as landowner in order to advance discussions. Initial indications from KCC suggest a willingness to bring the site forward, potentially in partnership with the CCG. The prospect for the healthcare facility should become clearer in the first half of 2018.

**C6. Improve the urban environment, including the usage and sense of security of key public spaces including major parks, town centres and public transport stations**

- 4.29. The heritage lottery fund Folkestone townscape heritage initiative (THI) project is helping to transformed Folkestone. The five-year, £1.8million project has restored some of Folkestone’s most historic buildings to their former glory. The Folkestone Townscape Heritage Initiative, a partnership between Kent County Council, Shepway District Council and the Creative Foundation, has seen the restoration and refurbishment of almost 15 properties and Public Steps in the Old Town. By the end of the monitoring period the following work had been completed:

<b>Bringing Vacant Historic Floor Space Back Into Use</b>	
Nos. 18 to 24 & 25 to 29 Old High Street	Completed
<b>Building Repairs and Restoring Architectural Features</b>	
No.29 Rendezvous Street (Prince Albert)	Completed

No.30, 32 & 34 Rendezvous Street	Completed
No.1 Grace Hill (Metronome);	Completed
4a Church Street	Completed
61 Tontine Street	Completed
<i>The only remaining property to be completed is 40 Old High Street.</i>	
<b>Public Realm Steps Refurbishment Projects</b>	
Parade Steps	Completed
<i>Bayle and Tontine Street steps projects are outstanding.</i>	
<b>THI Activities</b>	
<i>All delivered, apart from the THI Closing Reception at East Kent College and the Evaluation Report</i>	

4.30. Cllr David Monk, Leader of Shepway District Council, which provided £100,000 towards the THI project, said: “The work of Folkestone THI is apparent as you walk around the Old Town and I have been hugely impressed with the scheme. The investment and delivery for the THI goes well beyond the Built Environment and has contributed in helping turn around local economies, not only by improving how they appear and are experienced, but by providing Heritage Skills training opportunities through East Kent College leaving Students with a lifelong impression and a legacy. The project was signed off by the HLF having received full grant funding in October 2018 (after this monitoring period).

4.31. During 2017 the district’s two popular Green Flag award-winning parks have been given the green light after a visit from a 'secret shopper'. A Green Flag judge visited the Coastal Park and Royal Military Canal to make sure that they were still up to the mark when it comes to cleanliness, maintenance, safety and other issues. The parks got the secret shopper's seal of approval in all 24 test areas - and an overall Green Light showing that they met award criteria with no areas of concern on the day of the visit.

**C7. Reintegrate physically divided or highly linear villages and neighbourhoods through central social infrastructure or community development**

4.32. Proposals that would include residential development, community buildings and a village green continued to be progressed at Sellindge following the approval of a hybrid application for the redevelopment of land between the A20 and M20. The application was for outline permission (with all matters reserved except access) comprising 200 dwellings, a local mixed-use centre containing parish offices, and associated storage and commercial space together with access from the A20, associated roads, parking, earthworks, open space including attenuation features and landscaping. The full application comprised 50 dwellings, village green and play equipment, access from the A20, associated

roads, community car parking, earthworks, open space including attenuation features and landscaping. During the monitoring period 15 dwellings were recorded as being under construction. This application was granted planning permission on 22 January 2016. Sellindge is currently highly linear and therefore lacks a central focus that helps to foster community development.

#### **C8. Improve Town Centre environments, facilities and communications for businesses and visitors in the Romney Marsh area**

4.33. The district council's Economic Development Team continues to work with local organisations to improve the economic prospects of the Romney Marsh. The RMP is chaired by Cllr Roger Wilkin of FHDC and supports their Romney Marsh Delivery Plan which aims to mitigate the impacts of the closure of Dungeness 'A' Nuclear Power Station. The RMP includes partners from Ashford, Rother, Kent and East Sussex County Councils, the nuclear industry, education, and the private sector. The council employs a Coordinator on the partnership's behalf. As part of this work the team secured funding from Magnox to masterplan the further development of Mountfield Road Industrial Estate at New Romney for employment and skills training/business development uses. This work has progressed during this year and plans have come forward for a new employment hub, together with new infrastructure to unlock the remaining plots for employment uses. In February 2017 an application was made for a contribution towards developing the employment hub to the Coastal Community Fund.

4.34. During the 2017 -18 AMR period the council also supported New Romney's successful bid for government funding to create a Coastal Community Team (CCT) and develop an economic plan.

4.35. The Team was instrumental in securing Heritage Lottery Fund grant support for the Kent Wildlife Trust-led Fifth Continent Romney Marsh Landscape Partnership Scheme, which has subsequently secured full funding. The approximately £2 million programme started in the summer of 2017 and the council continues to support the scheme, for example by providing office accommodation for the Fifth Continent Team.

4.36. During the period 2017/18 work was completed on the Dungeness Sustainable Access Strategy which identifies ways of managing visitor flows across the Dungeness Natura 2000 complex.

#### **C9. Consolidate communities that are hosting significant new developments including at Hawkinge and Hythe**

4.37. Progress has continued on a number of 'major' residential developments which will see many new community facilities, public services and new build employment premises. In addition to the planned new development at Sellindge discussed in Section C7, the following developments have also begun:

- **Folkestone Seafront** – The plan prepared by Sir Terry Farrell for the development of Folkestone seafront and the planning certificate was granted permission in early 2015. This was a key step forward and followed extensive public consultation and planning by teams of experts. Outline planning permission has established clear design principles and an overall vision for the site. Securing interest from potential developers who will be attracted by the seafront's undoubted potential will be largely driven by the prevailing economic climate, and in particular the strength of the housing market. The approach throughout has been governed by the ambition to create a new seafront for Folkestone that significantly enhances the town and provides benefits for its residents and for visitors. Central to this are attention to design excellence and the aspiration to realise long-term regeneration goals that complement initiatives elsewhere in the town. The plans include public spaces and leisure facilities and will make a major contribution to the attractiveness of Folkestone as a successful place where people can live, work and bring up their children;
- **Folkestone Harbour Arm** - The harbour arm reopened in the summer 2015 following the completion of an initial £3.5 million renovation project. Although still in the early stages of its redevelopment, it has rapidly become a food, drink and entertainment destination for the town. In January 2017, work began on the beach nourishment and seafront boardwalk to create a new access to Folkestone Harbour Arm and connect it with the Lower Leas Coastal Park. The boardwalk was completed in the monitoring period. The boardwalk connects to the former station, where work to repair and renovate the stone platforms and ironwork began in February 2017, after Network Rail relinquished control of the final section of line. Works are currently ongoing and the station is expected to be completed and opened to the public in the summer of 2018. Listed building consent for works in connection with the change of use and conversion of the former railway viaduct to public space was approved in February 2017. The first section of the new 'green walkway' was later opened to pedestrians in September 2017;
- **Hawkinge Mixed-use Land** – 43 units were completed at Plot 1 Hurricane Way and 26 units at Hurricane Way retirement village within this monitoring period;
- **Nickolls Quarry** – 26 dwellings were built within this monitoring period. This development will include a major community facility; and



- **Shorncliffe Garrison** – This development will provide a new primary school, leisure facilities including a pavilion for the football pitches and a large area of open space. Work commenced on 4 January 2016 and phases 1A (St Martin's Plain) and 1B (The Stadium) are both under construction with 60 dwellings completed in this monitoring period.

**FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE PERIOD 1 APRIL 2018 TO 31 MARCH 2023**

**FOLKESTONE & HYTHE DISTRICT COUNCIL**

**SUMMARY**

Folkestone & Hythe District has a supply of deliverable sites of up to 144.0% (7.19 years' supply) against the adopted Core Strategy Local Plan minimum requirement for the period April 2019 to March 2024 (inclusive).

Delivery rates from 2006/07 and a projection for the current year (2018/19) are taken into account to produce an annual requirement based on the 'Liverpool' methodology. The use of the 'Liverpool' methodology is backed by a recent High Court judgment (Case No. CO/4792/2014).

The number of identified sites is higher than the number of sites included in the previous year's supply with a total of 2,842 dwellings.

When considered against the requirements of the National Planning Policy Framework 2018 (paragraph 60), the five year supply is met with a 5 per cent buffer using the Liverpool Method.

59.9 per cent of the supply included is on sites that have planning permission (a further 16 per cent are applications pending a decision). Allocated sites in the Core Strategy and the 2006 Shepway Local Plan only account for 1 per cent, as the majority of these now have planning permission. Emerging sites within the Places and Policies Plan to 2031 that are shown to be deliverable have been included, and represent 19.2%. The supply assumes 3.9 per cent for windfall sites. The supply position include site allocations in the Places and Policies Local Plan considered to be deliverable at this point in time, i.e. where has been no formal engagement in pre-application discussions and/or the submission of a planning application.

**1. Introduction**

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The NPPF also requires an additional buffer of 5 per cent to ensure choice and competition in the housing market. In cases where there has been a record of persistent under delivery, then the NPPF states that local authorities should increase the buffer to 20 per cent (moved forward

from later in the plan period) to provide a realistic prospect of achieving the planned supply.

- 1.2 The council notes that in July 2018, a revised version of the NPPF was published which introduced a standard methodology for calculating housing need. Paragraph 60 of the revised Framework states that “to determine the minimum number of homes needed, strategic policies should be informed by a Local Housing Needs Assessment, conducted using the standard method in National Planning Guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals”. However, the new formula is not applicable to the preparation of the PPLP as the Local Plan was submitted to the Planning Inspectorate for examination prior to the 24th January 2019. The council is reviewing its Core Strategy alongside the Places and Policies Local Plan, and this will address longer-term housing needs using the standard methodology in national planning guidance.
- 1.3. This year, the council believes that a 5 per cent buffer should be provided due to the good delivery rates when a longer term is considered.
- 1.4 This document sets out Folkestone & Hythe District Council’s assessment of its five year supply of deliverable housing sites. It also considers the most appropriate method of calculation in light of national guidance as well as the decisions made by Planning Inspector Christina Downes in her Appeal Decision (APP/L2250/A/13/2210752) on the development proposed at the Land at the former Lympne Airfield in September 2014 and the subsequent High Court Judgment (CO/4792/2014) in March 2015.

## **2. Housing Requirement Considerations**

- 2.1 Following the adoption of the Core Strategy Local Plan in September 2013, the housing delivery target confirmed as a minimum of 350 dwellings a year (Policy SS2: Housing and the Economy Growth Strategy). Further allowances are, however, required by the NPPF and need to be considered:

### **An additional buffer**

- 2.2 Since 2014, the district council calculated the housing requirement with a 20 per cent buffer because it had been considered at a planning appeal<sup>1</sup> that there had been a persistent under-delivery based on a time period from 2006/07 and using the target set out in the Core Strategy.
- 2.3 Whilst this was accepted, there are three issues that have been overlooked that would provide evidence as to why the district should not be considered as persistently under-delivering.

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<sup>1</sup> Planning Inspector Christina Downes in her Appeal Decision (APP/L2250/A/13/2210752)

- 2.4 The first issue relates to the change from the Kent Structure Plan to the Core Strategy Local Plan. When the Core Strategy was adopted in 2013, the requirement was backdated to 2006 (the base date for the plan). Before the adoption, the district council had been working in accordance with the requirement set out in the Kent Structure Plan (2006), which had set a reducing target for new homes over the plan period; this target had been met.
- 2.5 Table 1 below sets out the completions from 2001 until 2017, and the annual requirement for both the Core Strategy and that of the Kent Structure Plan up to the adoption of the Core Strategy in 2013.

Year	Number of completions (net new dwellings)	Plan requirement (net new dwellings)	% delivery	Cumulative total +/-	Structure Plan Requirement
2001/02	410	360	113.89	50	360
2002/03	400	360	111.11	90	360
2003/04	369	360	102.5	99	360
2004/05	376	360	104.44	115	360
2005/06	753	360	209.17	508	360
2006/07	146	350	41.71	304	300
2007/08	402	350	114.86	356	300
2008/09	562	350	160.57	568	300
2009/10	180	350	51.43	398	300
2010/11	132	350	37.71	180	300
2011/12	207	350	59.14	37	280
2012/13	206	350	58.86	-107	280
2013/14	165	350	47.14	-292	350
2014/15	348	350	99.43	-294	350
2015/16	293	350	83.71	-351	350
2016/17	567	350	162	-134	350
2017/18	413	350	118	-71	350
<b>Total</b>	<b>5929</b>	<b>6000</b>	<b>98.88</b>		<b>5610</b>

**Table 1: Residential Delivery 2001 to April 2018**

- 2.6 The second issue relates to the time period, which started from 2006/07. Whilst this period reflects the Core Strategy Local Plan period it excludes the very good completion rates from 2001 (Table 1 above). During this period the requirement was for 1,800 homes but completions totalled 2,308. This illustrates that when considering a longer time period, the District had not been under-delivering.

- 2.7 The third issue relates to the impact of the global recession from 2008. During favourable economic conditions over the eight years from 2001/02 to 2008/09, the council recorded delivery rates that exceeded the requirement (excluding one year, 2006/07). Completions have also risen over the last three years (2014/15 – 2016/17). For next year (2017/18) these are predicted to increase based on developments that are currently under construction. The slowdown in development in this District reflects the experience of the whole country during the recession.
- 2.8 A similar situation was highlighted in a neighbouring authority, Dover District Council, by the Planning Inspector considering their Land Allocations Local Plan in 2014. In his report he highlighted that:
- “In common with the rest of the country there has been a considerable slowdown in the rate of housing building in the District in recent years essentially because of the economic situation. However the evidence does not indicate a persistent under delivery of housing when economic conditions have been favourable. Consequently it is not considered that a buffer of 20% is justified at the present time.”*
- 2.9 In conclusion, the council believes that the evidence above indicates that the district has been, on the whole, delivering its targets. The only slowdown was due to the global economic situation of that time. For the above reasons the council considers that a 5 per cent buffer should be applied.

#### **Past under-delivery**

- 2.10 Planning Inspector Christina Downes concluded in her Appeal Decision in September 2014 that *“It is reasonable to start at the beginning of the Core Strategy period in 2006”*, and as such any under-delivery during this period should be included in any calculation for housing requirement.
- 2.11 The council’s previous housing delivery rates for the plan period are set out below in Table 2. Overall, this illustrates that in the 12 year period up to 31 March 2018, 3,621 dwellings were delivered in Folkestone & Hythe District (formerly Shepway). This represents a cumulative under-delivery of 579 dwellings. Factoring in the estimate for 2018/19, this leads to an under-delivery of 380 dwellings over a 12-year period:

Year	Completions	Core Strategy Target	Over/Under Delivery	Cumulative Over/Under Delivery
2006/07	146	350	-204	-204
2007/08	402	350	52	-152
2008/09	562	350	212	60
2009/10	180	350	-170	-110
2010/11	132	350	-218	-328
2011/12	207	350	-143	-471
2012/13	206	350	-144	-615
2013/14	165	350	-185	-800
2014/15	348	350	-2	-802
2015/16	293	350	-57	-859
2016/17	567	350	217	-642
2017/18	413	350	280	-579
<b>Sub-total</b>	<b>3,621</b>	<b>4,200</b>		<b>-579</b>
2018/19*	466	350	+116	-264
<b>TOTAL</b>	<b>4,087</b>	<b>4,550</b>		<b>-264</b>

(\*Estimated delivery for 2018/19)

**Table 2: Actual Housing Delivery 2006-2017 (with estimated delivery for 2017/18)**

- 2.9 The figure of 413 dwellings delivered during 2017/18 has been derived from the 2018 Housing Information Audit, which highlighted that 466 dwellings were under construction at the time of the audit (summer 2018), including a number of the district's strategic housing locations.

### 3. Calculating the Five Year Housing Requirement

- 3.1 In calculating the five year housing requirement for Folkestone & Hythe District, consideration needs to be given to the approach taken to the under-delivery. In effect, there are two approaches recognised nationally – the 'Liverpool' method and the 'Sedgefield' method. These are explained briefly below:

**The Sedgefield Method: fully including past under-delivery within the five year supply requirement, incorporating buffers etc.** This clearly addresses the wording and sentiments of national policy and its recent interpretation, wholly meeting under-delivery within the five years.

**The Liverpool Method: the residual requirement (total number of homes left to build taking into account delivery rates) is divided by the number of years remaining in the plan period.** This produces an annual residual



average amount to factor into the five year supply. This approach is commonplace in many parts of the country.

- 3.2 The Appeal Decision (APP/L2250/A/13/2210752) and subsequent High Court judgment (CO/4792/2014) both provide a useful steer in addressing which method should be used. The conclusion reached by the Planning Inspector (and supported at the High Court) was that:

*“The fact that the CS has been found sound so recently, and that the Liverpool approach was integral to the requirement on which it was based, is a matter of considerable weight ... In relation to the methodology to be applied in dealing with a shortfall, there is no prescription as to approach. It would not be in the interests of good planning or consistency to cast doubt on the CS Inspector’s judgement. I note that a similar conclusion was reached by the Inspector who recently determined the planning application for housing development at Blaby in Leicestershire.”*

- 3.3 As such, the clear steer from the above scrutiny is that any shortfall should be spread over the remaining Core Strategy period (**Liverpool Method to be employed rather than the Sedgefield Method**).

- 3.4 The table below (Table 3) illustrates the Liverpool method:

<b>Method B – Liverpool</b>
<p><i>Stage 1B.</i> Calculating the total plan residual, towards which the five year supply makes its proportionate contribution:  <math>(25 \times 350) - 146 - 402 - 562 - 180 - 132 - 207 - 206 - 165 - 348 - 293 - 567 - 612 - 413 = 4,517</math></p>
<p><i>2B.</i> Adding in additional buffer, required in national policy:  <math>4,517 + 5 \text{ per cent } [226] = 4,743</math></p>
<p><i>3B.</i> Establishing the annual residual (including buffer) element required:  <math>4,743 / 12 = 395</math></p>
<p><i>4B.</i> Deriving the requirement with buffered residual given the five year period:  <math>395 \times 5 = 1,975</math></p>
<p><b>Total requirement: 1,975</b></p>

**Table 3: Liverpool Method**

#### **4. Addressing the Housing Requirement**

- 4.1 Sources of supply can be categorised as follows:

**a) Sites with a residential allocation.** This includes sites allocated in the adopted Core Strategy Local Plan 2013 and Local Plan Review 2006 that

have been assessed to be deliverable within five years. Allocated sites that have been granted planning permission are counted under (b) below.

**b) Sites with planning permission.** Large applications (over 5 dwellings) identified in the 2017/18 Housing Information Audit (HIA) (base date end of March 2018) have been included. In addition small sites phased in the HIA for the first year has been identified. A few large sites with a resolution to grant have also been included.

**c) Windfall sites.** National policy allows inclusion (paragraph 48), where appropriate, of an allowance in the five year supply for 'windfall' sites – those locations that are not specified as they are not identified in plan making. In line with the Core Strategy, within the five year supply, two years' windfall allowance has been included (for 2021/22 and 2022/23) totalling 110 units (55 per annum). (Although the Core Strategy makes a provision for windfalls from the year 2018/19, only two years' of windfall allowance have been included within the five year supply to avoid any double-counting with sites already with permission.)

4.2 The council has not included sites identified in the emerging Places and Policies Local Plan this year. The Preferred Options draft Plan was published for consultation in 2016 and the next version, the Submission draft, is programmed to be published for consultation in 2018. These allocations may be included in the next year's figure if they are judged to be deliverable within the next five year period, as they would have been through the majority of the plan-making process and afforded greater weight at that time.

4.3 The council will also be considering other sources of supply in the future following proposed changes to the planning legislation by the Government. Such sources could include a 'Brownfield Land Register' or other sites that meet the criteria for sites with 'Permission in Principle'.

4.4 The sites for the housing land supply are set out in Appendix 1. Table 4 below sets out the breakdown of the various categories:

Source of Land Supply	Dwellings
Sites with a residential allocation (1 site) but without planning consent (Table A)	30
Large sites with/pending planning permission (33 sites) as drawn from HIA (Tables B + C + D)	2,102
Small sites with planning permission (2016/2017 HIA) (Table E)	55
Sites to be allocated within the Places and Policies Local Plan deemed 'deliverable' within a 5-year time horizon (Table F)	545

<b>Sub-total</b>	2,732
Windfall allowance (55pa over two years) (Table G)	110
<b>GRAND TOTAL</b>	<b>2842</b>

**Table 4: Source of Land Supply**

This shows a deliverable supply of 2,842 dwellings (including windfalls) over the forthcoming five year period. Based on the calculations set out under paragraph 3.4, this supply equates to:

**$(2,842 / 1,975) \times 5 = 7.19$  years' supply (144 per cent of requirement)**

(Liverpool Method)

- 4.5 This increase over last year's figures can be attributed, in part, to the fact a number of sites that are proposed to be allocated in the Places and Policies Local Plan and where there is sufficient confidence that these sites will come forward have been included. Importantly, the sites in question are now progressing such that the council can impart a high level of confidence in their forward delivery towards the future housing target (Appendix 1 below).
- 4.6 The council expects the supply position to be the subject of change following adoption of Core Strategy with higher housing target, but with the inclusion of the garden settlement and residual growth at Sellindge as part of the forward supply position this will make up a material part of the 5-year supply going forward, subject to annual updating.

## Appendix 1: Schedule of Five Year Supply Sites

**Table A.** Sites with a residential allocation but without planning consent

Locations	Years				
	18/19	19/20	20/21	21/22	22/23
<b>Allocated sites without planning permission (net gain)</b>					
Gas Works Site, Ship Street, Folkestone			10	20	
<b>Annual Totals</b>			<b>10</b>	<b>20</b>	
<b>GRAND TOTAL</b>					<b>30</b>

**Tables B, C & D.** Large sites with/pending planning permission

**HIA 2017/18 (with planning permission) sites with five or more dwellings (net gain)**

Locations	Years				
	18/19	19/20	20/21	21/22	22/23
Shorncliffe Garrison, Folkestone	44	118	99	78	80
Folkestone Harbour And Seafront, Folkestone		17	36	28	30
Land Rear Church and Dwight, Caesars Way, Folkestone, Kent			25	25	27
23-25 Tontine Street, Folkestone	5	-	-	-	
The Paddocks, 13 Prospect Road, Hythe	-	-	9	-	-
Nickolls Quarry, Dymchurch Road, Hythe	40	40	40	40	40
Land Adjacent The Surgery, Sellindge	40	51	50	50	
Land Adjoining 143 Queens Road, Littlestone	-	18	-	-	
Land Adjoining Fairlight Terrace, Lydd Road, New Romney	-	10	11	-	
Former St Mary's Bay Holiday Village, Dunstall Lane, St Mary's Bay		10	19	20	20
Land Adjoining Pumping Station, Dymchurch Road, St Mary's Bay	-	40	45	-	-
East Station Goods Yard, Southern Way, Folkestone	-	20	21	-	-
Land Bounded By Cockreed Lane And Rolfe Lane (also Known as Land Opposite Dorland), Cockreed Lane, New Romney	40	49	-	-	-
Land Rear The Old School House, Church Lane, New Romney	-	7	7	-	-

Sea Close, Cannongate Road, Hythe	8	-	-	-	-
Land Adjacent 44 – 46 High Street, Dymchurch	-	8	-	-	-
Land Adjacent 49 Adie Road, Greatstone	-	7	7	-	-
84 Cheriton High Street, Folkestone	-	-	10	-	-
Land Rear 74 High Street, New Romney	-	-	6	-	-
Land Adjoining 88 Meehan Road, Greatstone	6	7	-	-	-
<b>Annual Totals</b>	183	402	385	241	197
<b>GRAND TOTAL</b>					<b>1,408</b>
<b>Applications with five or more dwellings granted since the HIA 2017/18 (net gain)</b>					
<b>Locations</b>					
<b>Locations</b>	<b>Years</b>				
	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>
Hawkinge Youth Adventure Centre, Elvington Lane, Hawkinge	-	-	20	30	26
Land At Ingles Manor And Land At Folkestone Garden Centre Castle Hill Avenue Folkestone Kent	8	20	12	-	-
39 Bouverie Square Folkestone Kent	-	8	-	-	-
39 Cheriton Gardens Folkestone	-	13	-	-	-
Manor House Manor Road Lydd Romney Marsh	-	-	12	-	-
5 Trinity Crescent Folkestone	-	5	-	-	-
12 Jointon Road, Folkestone	-	-	-	-	-
11 Church Street Folkestone	-	-	10	-	-
Land Adjacent Framlea, Rye Road, Brookland	-	-	4	5	-
Land Opposite Dorland New Romney Kent	8	-	-	-	-
Coach Depot King Street Brenzett Kent	-	5	6	-	-
2 - 10 Queens House Guildhall Street Folkestone	-	-	24	-	-

Stoneleigh House The Tram Road Folkestone	-	14	-	-	-
34 Canterbury Road Hawkinge	-	-	8	-	-
<b>Annual Totals</b>	16	65	96	35	26
<b>GRAND TOTAL</b>					<b>238</b>
<b>Applications pending permission (net gain)</b>					
<b>Locations</b>					
Royal Hospital, Radnor Park Avenue, Folkestone			16	20	
Land Adjoining Hope All Saints Garden Centre Ashford Road New Romney		19	30	30	30
St Saviours Hospital			4	10	27
Land rear Rhodes House, Sellindge			40	40	40
Land at Princes Parade			50	50	50
<b>Applications pending permission (net gain)</b>	-	<b>19</b>	<b>140</b>	<b>150</b>	<b>147</b>
<b>GRAND TOTAL</b>					<b>456</b>
<b>Table E. Small sites with planning permission</b>					
<b>HIA 2017/18 (with planning permission) sites with less than five dwellings (net gain)</b>					
<b>Locations</b>					
<b>Locations</b>					
Various	55	0	0	0	0
<b>Net gain</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL</b>					<b>55</b>



<b>Table F.</b> Sites to be allocated within the Places and Policies Local Plan deemed 'deliverable' within a 5-year time horizon					
					<b>Years</b>
<b>Locations</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>
UA1 - 'East Station Goods Yard, Folkestone' (40 dwellings) – already profiled	-	-	-	-	-
UA2 - 'Rotunda and Marine Parade Car Parks, Lower Sandgate Road, Folkestone' – lower number, part sold to Seafront					
UA3 - 'The Royal Victoria Hospital, Radnor Park Avenue, Folkestone' (42 units)	-	-	26	16	-
UA4 - '3-5 Shorncliffe Road, Folkestone' (20 units)	-	-	20	-	-
UA5 - 'Ingles Manor, Castle Hill Avenue, Folkestone' – already profiled	-	-	-	-	-
UA6 – Shepway Close (35 dwellings)	-	12	15	8	
UA7 - 'Former Gas Works, Ship Street, Folkestone' – already profiled					
UA8 - 'Highview School, Moat Farm Road, Folkestone (27 units)'	-	-	13	14	-
UA9 - 'Brockman Family Centre, Cheriton' (26 houses or 50 apartments)		13	13		
UA10 - 'The Cherry Pickers Public House, Cheriton'					
UA11 - 'Affinity Water, Shearway Road, Cheriton'					
UA12 - 'Encombe House, Sandgate'					
UA13 – Smiths Medical Campus (80 units)	-	15	30	30	5

UA14 - 'Land at Station Road, Hythe'					
UA15 - 'Land at the Saltwood Care Centre, Hythe'					
UA16 - 'St Saviour's Hospital, Seabrook Road, Hythe'					
UA17 – Foxwood School (150 units)	-	20	50	50	20
UA18 - Policy UA18 'Princes Parade, Hythe' (already profiled)					
UA19 - 'Hythe Swimming Pool, Hythe'					
RM1 - 'Land off Cherry Gardens, Littlestone'					
RM2 – Victoria Road West (70 units)	-	-	25	25	20
RM3 – Land rear the Old School House – has planning permission (Y15/0235/SH) for parcel 1 – 14 units	7	7	-	-	-
RM4 - 'Land west of Ashford Road, New Romney' (60 units)	-	-	20	20	20
RM5 - 'Land adjoining The Marsh Academy, Station Road, New Romney'					
RM6 - 'Kitewell Lane, rear of the Ambulance Station, Lydd'					
RM7 - 'Land South of Kitewell Lane, Lydd'					
RM8 - 'Station Yard, Station Road, Lydd'					
RM9 - 'Former Sands Motel, Land adjoining pumping station, Dymchurch Road, St Mary's Bay'					
RM10 - 'Land rear of Varne Boat Club, Coast Drive, Greatstone'					
RM11 – Coast Drive – live undetermined planning application Y16/1017/SH (20 units)	-	10	10	-	-
RM12 - 'The Old Slaughterhouse,					

'Rosemary Corner', Brookland'					
RM13 - 'Lands north and south of Rye Road, Brookland'					
RM14 - 'Land adjacent to Moore Close, Brenzett'					
ND1 - 'Former Officers' Mess, Aerodrome Road, Hawkinge'					
ND2 - 'Mill Lane to the rear of Mill Farm, Hawkinge'					
ND3 - 'Land adjacent Kent Battle of Britain Museum, Aerodrome Road, Hawkinge'					
ND4 - 'Land east of Broad Street, Lyminge'					
ND5 – General Sellindge policy – live undetermined planning application at the Barrow Hill site Y18/1035/FH	-	11	-	-	-
ND6 - 'Former Lymyne Airfield'					
ND7 - 'Camping and Caravan Site, Stelling Minnis'					
ND8 - 'Land adjoining 385 Canterbury Road, Densole'					
ND9 - 'Etchinghill Nursery, Etchinghill'					
ND10 - 'Land adjacent to the Golf Course, Etchinghill'					
	<b>7</b>	<b>88</b>	<b>222</b>	<b>163</b>	<b>65</b>
<b>TOTAL</b>					<b>545</b>

**Table G: Windfall allowance**

	Years				
	18/19	19/20	20/21	21/22	22/23

<b>Annual Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>55</b>
<b>GRAND TOTAL</b>					<b>110</b>

**TOTALS (INCLUDING WINDFALLS)**

	Years				
	18/19	19/20	20/21	21/22	22/23
<b>Annual Totals</b>	<b>261</b>	<b>574</b>	<b>853</b>	<b>664</b>	<b>490</b>
<b>GRAND TOTAL</b>					<b>2,842</b>