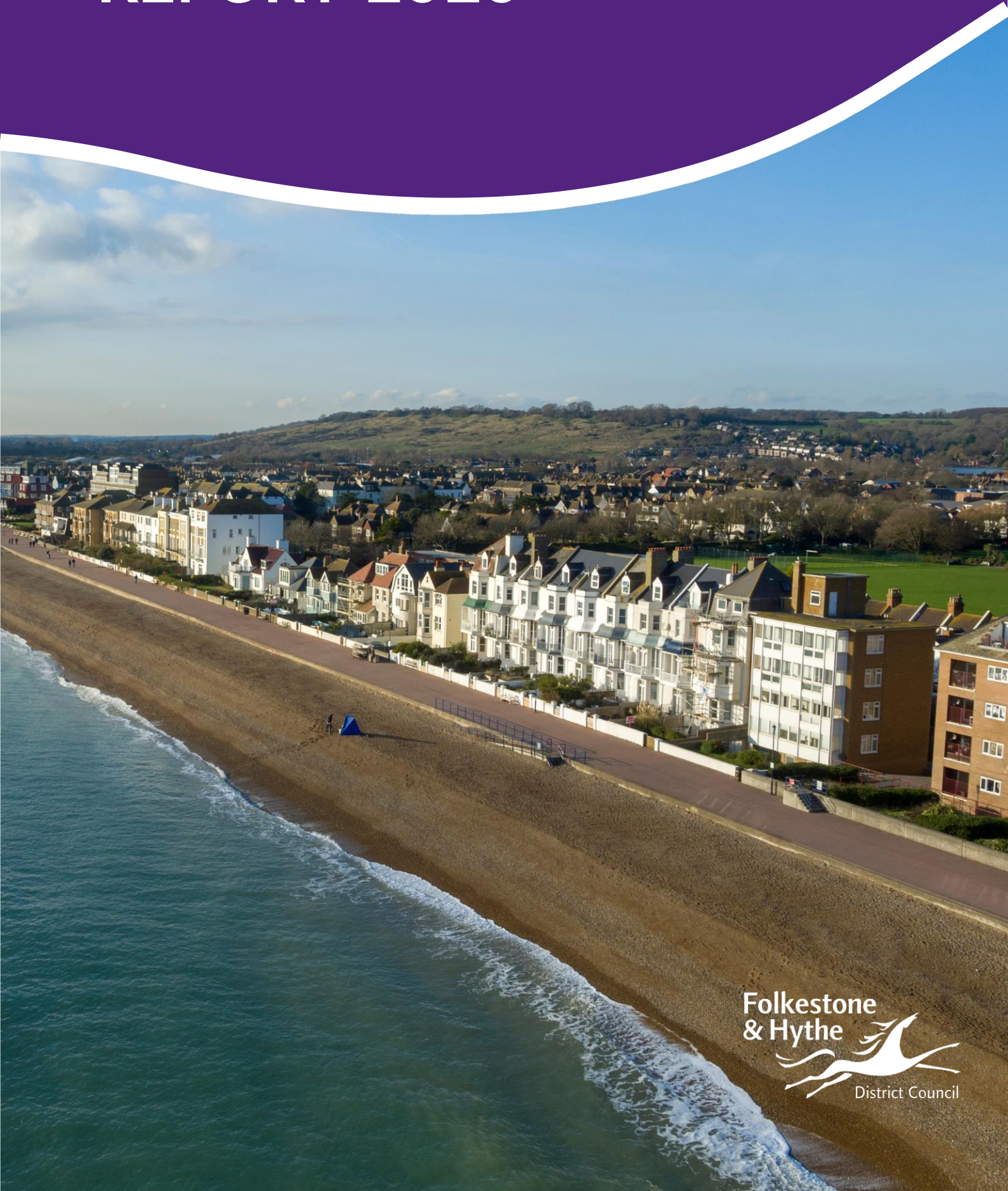


# AUTHORITY MONITORING REPORT 2020





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## Notes

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This document reports on the monitoring year **1 April 2019 to 31 March 2020**. Please note that the district council changed its name from 'Shepway District Council' to 'Folkestone & Hythe District Council' on the 1st April 2018. There may, therefore, be documents referred to in this monitoring report produced by the district council before the 1st April 2018 that will be referenced to 'Shepway'.

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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 Strategy & Policy Team using the contact details below.

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## Further Information

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## 1. Introduction

1.1. This is the Authority Monitoring Report (AMR) for the district of Folkestone and Hythe. Its purpose is to report on planning policy performance over the period 1 April 2019 to 31 March 2020 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. The section of the AMR below responds to the requirements set out in the Town and County Planning (Local Planning) (England) Regulations 2012. The requirements of the regulations are summarised below:

- Regulation 34(1): progress on producing local plan documents;
- Regulation 34(2): local plan policies that are not being implemented;
- Regulation 34(3) and 34(7): housing supply and monitoring (respectively);
- Regulation 34(4) and 34(8): Progress of Neighbourhood Development Plans;
- Regulation 34(5): Community Infrastructure Levy (CIL); and
- Regulation 34(6): Details on the Duty to Cooperate.

1.3. 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 (2019/20) unless stated. The council is reviewing some of the indicators to ensure more accurate monitoring of the Core Strategy Local Plan.

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

1.4. The Local Development Scheme (LDS) 2016<sup>1</sup> identifies five documents or plans. These are the:

- Places and Policies Local Plan;
- Policies Map;
- Community Infrastructure Levy;
- Authority Monitoring Report;
- Core Strategy Partial Review;

For the progress update for the Community Infrastructure Levy please see paragraph 1.22 below.

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<sup>1</sup> The LDS was updated in May 2020, just outside of this 2019-20 AMR time period.

## Places & Policies Local Plan

| Stage   | LDS Timetable  | Actual Date   | Reason  |
|---|----------------|---|---|
| Commencement of public consultation on options    | January 2015   | January 2015  | --  |
| Commencement of public consultation on draft plan | October 2016   | October 2016  | --  |
| Submission for Examination in Public              | July 2017      | September 2018  | Changing Legislation Requirements for SA and HRA          |
| Adoption (if found 'sound' at Examination).       | April/May 2018 | The Plan was adopted in September 2020, after the 2019-20 AMR time period | Additional work required for Gypsy & Traveller allocation |

- 1.5. The Places and Policies Local Plan (PPLP) 'Issues and Options' draft 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 Submission Draft was prepared and published for consultation in February 2018. The delay in publishing the Submission Draft was primarily due to further work carried out on the Habitats Regulations Assessment (HRA) to include an updated air quality assessment, undertaken in light of a High Court judgement in April 2017.
- 1.6. The Plan was then submitted to the Planning Inspectorate on the 28<sup>th</sup> September 2018.
- 1.7. Within the 2019-2020 monitoring period, the Plan has progressed with the public hearings for the Examination in Public being held from the 14<sup>th</sup> May 2019 for three days.
- 1.8. During the examination of the Places and Policies Local Plan, the Planning Inspector directed the council to allocate a site(s) to meet the future needs for the Gypsy and Traveller community. The council's preferred site was published for public consultation for a six week period between 2 September 2019 and 14 October 2019. The preferred site and the consultation responses were sent to the Inspector for consideration.

- 1.9. The Council published the Main Modifications to the Places and Policies Local Plan for a six week consultation period between the 13th January 2020 and 24th February 2020. The Modifications included the preferred Gypsy & Traveller site. The Inspector’s report on the examination was received in June 2020, outside of the 2019-20 AMR time period, and the Plan was adopted in September 2020.

Policies Map

- 1.10. This map shows all the allocations and designations arising from policies in the Local Plan, for example settlement boundaries, site-specific allocations, retail frontages, key local environmental characteristics etc. The Policies Map is currently being updated following the adoption of the PPLP in September 2020.

Authority Monitoring Report (AMR)

- 1.11. The AMR is published for each year. There is no formal process to map out other than to publish it at the end of each year. The publication of this year’s document has been delayed due to work relating to the adoption of the Places and Policies Local Plan and preparation for the Core Strategy Review (CRS) Examination in Public.

Core Strategy Partial Review

| <b>Stage</b>                                      | <b>LDS Timetable</b> | <b>Actual Date</b>                        | <b>Reason</b>   |
|---|----------------------|---|---|
| Commencement of public consultation on options    | Quarter 4 2016       | Options work carried during 2016 and 2017 | This stage was not statutory part of plan-making process. Council published Reg 18 draft first. |
| Commencement of public consultation on draft plan | Quarter 1 2018       | March 2018                                | Regulation 18 consultation within time.   |
| Submission for Examination in Public              | Quarter 1 2019       | January 2019                              | Regulation 19 consultation within time.   |
| Adoption (if found ‘sound’ at Examination).       | Quarter 4 2019       | ----                                      | Submission delayed due to changing Government methodology for the supply of housing             |



- 1.12. The Core Strategy Review Submission Draft (Reg 19) was published in January 2019 for a six week period of public consultation. However, during this period, the Government introduced a new methodology to calculate the housing requirement for each local authority.
- 1.13. Due to the change, and the increase of housing numbers for the district, the council decided to publish amendments to the Core Strategy Review Submission Draft, before formal submission. The consultation period ran from 2<sup>nd</sup> December 2019 to 20<sup>th</sup> January 2020.
- 1.14. The District Council formally submitted the Core Strategy Review in March 2020. The Planning Inspectorate appointed two Inspectors to oversee the Examination in Public in the same month. Due to the pandemic and the uncertainties of holding public events, the hearings did not start until December 2020, outside the time period of this AMR.

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

- 1.15. 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. These remained in force until the Places and Policies Local Plan was adopted in September 2020, outside of this monitoring period.

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

- 1.16. 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**

- 1.17. The St Mary in the Marsh Neighbourhood Plan was brought into force by the District Council on the 13<sup>th</sup> March 2019 after a successful referendum.
- 1.18. The Neighbourhood Plan sets out five policies. The policies, their objectives and their effectiveness are set out in the table below:

| <b>Policy</b>                            | <b>Objective</b>                | <b>2019-2020 monitoring year</b>                                 |
|--|---------------------------------|--|
| <b>Policy H1</b> General Housing Policy. | Encouraging smaller properties. | No new residential applications were granted during this period. |

|   |  |  |
|---|--|--|
| <b>Policy H2</b> New Housing Developments to Support an Agricultural or Rural Business. | Support for new residential properties in the countryside relating to rural business.              | No residential applications were granted during this period. |
| <b>Policy CF1</b> Proposals to develop a new Medical Surgery and or Pharmacy.           | Support for new medical facility.  | No applications have been submitted.                         |
| <b>Policy CF2</b> Extension to Burial Ground  | Support for extension to burial ground.  | No applications have been submitted.                         |
| <b>Policy LA1</b> Renewable and Low Carbon Energy Development                           | Ensuring impacts of renewable forms of energy do not have a detrimental impact on the environment. | No applications have been submitted.                         |

1.19. Four other Neighbourhood Areas were designated between October 2012 and June 2014 (Hythe, New Romney, Sellindge and Lympe) but no Neighbourhood Development Plans or Orders have been produced for those areas.

1.20. With regard to Assets of Community Value, during the 2019-20 monitoring period the 'Littlestone Warren Golf Club Clubhouse and adjacent tennis courts' site was added to the list of Assets of Community Value (4<sup>th</sup> April 2019). 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)**

1.21. 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.

1.22. With the introduction of the [Infrastructure Funding Statement](#) the monitoring of CIL, together with the Section 106 contributions, can be found in the Infrastructure Funding Statement (IFS) and the Infrastructure Schedule rather than in the AMR. The IFS for the 2019-2020 AMR monitoring period indicates that total payments received totals £388,357 with a further £19,800 outstanding.

1.23. The update of the CIL Charging Schedule was programmed in the LDS (2018) for 2019. The update was delayed due to changes in Government legislation.

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

1.24. To ensure that the council meets the Duty to Cooperate (set out in the 2011 Localism Act) has been met, the Council has had ongoing discussion with neighbouring authorities, agencies and providers. In February 2020 the council

published the [Duty to Cooperate Statement](#) for submission with the Core Strategy Review and this sets out the council's full record of cooperation.

- 1.25. 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).
- 1.26. 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), the Planning Policy Forum (PPF) and the East Kent Authorities Duty to Cooperate meetings.
- 1.27. 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.
- 1.28. An example of continued joint working is that of the Sustainable Access and Recreation Management Strategy (or SARMS). Folkestone & Hythe and Rother District Councils are working in partnership to implement the Strategy, with partners including Natural England, since it was adopted by the district council in 2019.
- 1.29. Statements of Common Ground have also been progressed for the Core Strategy Review. These have been prepared with neighbouring authorities, Government agencies and infrastructure providers. Statements have been prepared with:
  - [Kent County Council](#);
  - [Ashford Borough Council](#);
  - [Dover District Council](#);
  - [Canterbury City Council](#);
  - [Rother District Council](#);
  - [Affinity Water](#);
  - [The Environment Agency](#);
  - [Marine Management Organisation](#); and
  - [Highways England](#);

Further Statements have been prepared or updated with Natural England, Highways England and London Ashford Airport after the 31<sup>st</sup> March 2020<sup>2</sup>.

1.30. The issues identified through the Statements of Common Ground, are summarised below:

- Housing (such as assisting with housing requirements, implications for schools or impacts on nature conservation sites);
- Strategic transport matters (including any implications relating to 'Operation Stack')
- Infrastructure (such as flood risk, water resources and contamination);
- Marine planning; and
- Conservation and enhancement of natural environment and green infrastructure.

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<sup>2</sup> Please see CSR [Evidence Base Library](#)

## **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 adopted Core Strategy Local Plan (2013). 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 2019 mid-year estimate from the Office of National Statistics (ONS) indicates that Folkestone and Hythe District currently has a population of 113,000, comprising 55,900 males (49.50 per cent) and 57,100 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 Folkestone & Hythe District estimate that the district's population has grown by 12,700 since 2006, representing an actual population growth of 12.6 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 2019 mid-year estimates published by the Office for National Statistics, the profile for Folkestone & Hythe District shows an ageing population. With a median age of over 44.4 years, Folkestone & Hythe (along with Dover) have the oldest average age of residents in the Kent districts. The median age in Kent is 41.2 years, with the UK figure being 40.2 years.

2.7. The Nomis Official Labour Market Statistics for April 2019 to March 2020 show that there were 56,800 'economically active' people in the district aged 16 or over. This equates to 85.6 per cent of the population and represents an increase of 2.7 per cent on the previous year's figure of 82.9 per cent. The Folkestone & Hythe District is now above the South-East regional average of 82.3 per cent, and the national average of 79.1 per cent.

2.8. The annual average unemployment rate for 2019/20 in Folkestone & Hythe District is now estimated to be 3.8 per cent of the district's economically active population. This is up 0.2 per cent in 2018 and above the current South-East

regional average of 3.1 per cent, but just below the national unemployment average of 3.9 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 2019/20 are as follows:

| Shopping Area      | Vacancy Rate 2017/18 (per cent) | Vacancy Rate 2018/19 (per cent) |
|--------------------|---------------------------------|---------------------------------|
| Folkestone Primary | 7.2                             | 7.2                             |
| Hythe              | 5.1                             | 5.1                             |
| New Romney         | 3.3                             | 2.7                             |
| Cheriton           | 9.8                             | 10.6                            |
| Sandgate           | 6.0                             | 1.5                             |

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. To date, the implementation of the masterplan vision has seen the comprehensive renovation of the Harbour Arm in 2017 as a destination space which hosts an eclectic mix of bars and restaurants, complemented by a live entertainment programme. A new landscaped pedestrian route has also been created that links the Harbour Arm with Fountain Square and the Cultural Quarter via a ‘green walkway’ utilising the former railway viaduct; and the award winning Coastal Park by the ‘Boardwalk’ that meanders across the beach.



- 2.15. A Reserved Matters application for the first phase of the residential element of the masterplan was approved in December 2018. The first apartments are to be built at the western end of Marine Parade opposite to the Leas Lift, and will see the creation of 84 homes in a crescent form. Construction commenced in February 2020 and is expected to be completed in 2022.
- 2.16. In addition, there are a number of ongoing initiatives to regenerate the district and attract higher value employment opportunities into the district, including the following:
- The Roger De Haan Creative Foundation's investment continues in the Old High Street and Tontine Street to enable the development of a growing creative industries quarter in the town;
  - Folkestone Townscape Heritage Initiative (THI) continue to encourage property owners in Folkestone's Old Town to renovate and improve their buildings with funding from the Heritage Lottery Fund; and
  - The construction of a new Folkestone Urban Sports Park (F51) is ongoing. The multi-storey building will include a 15 metre climbing wall, a suspended skate bowl, offices and a café. It is sited on Tontine Street in Folkestone and is due to open in summer 2021.

## **Hythe**

- 2.17. A planning application for Princes Parade was approved by Planning Committee in August 2018. Proposals would see the construction of 150 homes, open space; and a new leisure centre, hotel, and other facilities. Construction is anticipated to start in 2021 following the outcome of the judicial review.
- 2.18. Regeneration of the Kengate Industrial Estate on Dymchurch Road, has been completed with the opening of a new 1,800 sqm Aldi supermarket in September 2019. The supermarket has vacated its former premises in the centre of Hythe High Street, which is currently on the market and offers an exciting mixed development opportunity to support the vitality and viability of the High Street.

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

- 2.19. Recent figures for Folkestone & Hythe District (Nomis, 2020) show that the average gross weekly pay for residents in full-time employment was £564.10, an increase of £2.80 from the previous year but significantly below the Kent and UK national average of £631.80 and £587.10 respectively.
- 2.20. The current average gross weekly pay of £564.10 is an increase of £63.60 over the period from 2013, equating to an average growth of £9.00 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 2020, male full-time weekly earnings were £607.90, and for females it was £440.50. 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**

- 2.21. The Kent Economic Indicators report 2019/20 shows that the percentage of Folkestone & Hythe District residents (aged 16-64) with qualifications at NVQ Level 4 and above was 30.8 per cent, an increase of 10.7 per cent from last year's figure. It should be noted that these figures are generated from a sample of the population and are therefore subject to fluctuation.
- 2.22. The aim of the Core Strategy is to achieve an annual growth rate of 0.3 per cent growth, which sought to reduce the attainment gap to the South East Region.
- 2.23. In 2013, a total of 26.8 per cent of the District's population had a qualification at NVQ Level 4 and above; and the attainment gap to the South East stood at 12 per cent. Following a period of growth, the figures published by Nomis for the current monitoring year 2019/20 show a rise in the proportion of the population with a NVQ4 or above qualification. However, attainment in the South East has increased at a similar rate and the attainment gap remains approximately the same at 12.6 cent to the South East.
- 2.24. As such, this indicator will need to be monitored carefully in subsequent years. It should be noted that the figures quoted are based on a sample survey and therefore the results at district level may fluctuate year to year.

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

- 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 2019/20:
- **Land Adjoining Cheriton Parc Hotel (Y19/0849/FH):** Erection of a three storey office/storage building (Class B1/B8), with external storage area, associated parking and delivery areas.

#### **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. In 2017, Kent County Council on behalf of Folkestone & Hythe District Council made a £281 million bid to the Housing Infrastructure Fund (HIF) to help pay for the upfront delivery of critical infrastructure to support proposals for Otterpool Park. However, it was announced in March 2018, that the bid would not proceed to the next round of the bidding process. Alternative funding streams are now to be investigated.
- 2.29. In December 2018, the Government launched its Future High Streets Fund to help local areas to respond to and adapt to changes. In March 2019, F&HDC submitted an expression of interest setting out the challenges and strategic approach to regenerating Folkestone Town Centre. The awarding of funds was announced in December 2019; however the Folkestone bid proved unsuccessful.

### **Critical Infrastructure**

- 2.30. The following section provides an update on the progress made delivering critical infrastructure identified by the Core Strategy (2013) during the 2019/20 monitoring year
- **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 to the A20 / Cheriton High Street junction by Kent County Council (KCC) that are to be undertaken before the completion of the 300<sup>th</sup> dwellings. Development at Shorncliffe Barracks continues at pace and the A20 junction improvements have been scheduled for Summer / Autumn 2020
  - **Newingreen - A20/A261/Stone Street junction:** The requirement for any improvement at this junction will need to accommodate future traffic growth generated by Martello Lakes and Otterpool Park (the proposed new garden settlement). The final configuration of this junction (and thus its capacity) will depend upon the local road network arrangement to serve Otterpool Park.

- **New Romney A259/B2071 Church Road Junction:** The scheme is dependent on the receipt of two Section 106 contributions arising from the development of the broad location at New Romney. The first s.106 contributions arising from application Y15/0164/SH have been triggered and received. The second s.106 contribution will become payable on the first occupation of outline application Y18/14/04/FH; this trigger is not expected to be met until 2022/23. Delivery of the junction improvements will then be determined and managed by Kent Highways.
- **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. Southeastern are programmed to implement a 'cycle hub' project at this station by the end of March 2020 utilising funding made available from the Department for Transport (DfT) through the Cycle Rail funding scheme in combination with a component of match-funding from F&HDC from its capital budget to support initiatives that help to reduce car journeys.
- **Shorncliffe 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 Shorncliffe Garrison. Final payment would need to be made by the earliest date of either the occupation of the 142 dwelling or 34 months after commencement. The delivery of the primary school on site will be driven by Kent County Council, as the Local Education Authority. On the basis that contributions are to also flow from the Folkestone Seafront scheme, the lack of delivery of housing completions at the Folkestone Seafront site is likely to result in a pushing back of the programme for delivery of the primary school.
- **Seabrook / Shorncliffe Green Infrastructure:** The hybrid application (Ref 14/0300) for the redevelopment of land at Shorncliffe 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 as required by condition 20(b) of permission Y14/0300/SH subsequently approved in February 2019.

- **Folkestone Seafrost 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 Seafrost development.
- **Hythe Ranges Seafrost Flood Defences:** A programme of flood defence improvement works including the construction of a new rock revetment is scheduled to commence in 2020/21.

### Housing and Employment Delivery

2.31. 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                         | **                               |
| 2018/19           | 446                         | **                               |
| 2019/20           | 446                         | **                               |
| <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.

\*\* Due to work on the examination of the Places and Policies Local Plan and Core Strategy Review, it has not been possible to monitor employment floorspace at this time.

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

2.32. A total of 70 new affordable homes (23 Affordable Rent, 11 Social Rent 4 Intermediate Rent and 32 Shared Ownership) were provided over the course of the 2019/20 monitoring period.

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

2.33. The Department for Communities and Local Government (CLG) updated the indices of deprivation, including the Index of Multiple Deprivation (IMD) in 2019. 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).

2.34. The Indices of Multiple Deprivation (2019) ranks Folkestone & Hythe District 84/326 of local authorities nationally and 3 of 12 in Kent. (A rank of 1 represents the most deprived area.) The district has moved up in the rankings from a position of 101/326 in 2015 which indicates that levels of deprivation have increased between 2015 and 2019, relative to other local authorities in England.

2.35. 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 the 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, 003B, 003C):** Neighbourhoods within this ward range between the 10 per cent and 30 per cent most deprived in the country. Since 2015, deprivation across the ward has increased, with the exception being LSOA 003C, which has experienced a minor decrease.
- **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. All the LSOA's have seen a minor increase in deprivation since 2015.
- **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. The LSOAs continue to experience the most marked improvement in rankings with levels of deprivation falling in all areas since 2015. 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 started to decrease in the two most deprived LSOAs (014A and 004E) that are situated in the immediate Folkestone Harbour area. This can be attributed to the regeneration of the Harbour Arm and surrounding area, which has been taking place since 2016/17.
- **Lydd (LSOAs 013A, 013B, 013C, 013D):** Neighbourhoods within this ward range between the 20 per cent and 50 per cent most deprived in the country. Deprivation has increased in all LSOAs since 2015.
- **Romney Marsh (LSOA 011D):** The neighbourhoods within the westernmost part of this ward are amongst the 20 per cent most deprived neighbourhoods in the country. Deprivation has increased in all LSOAs since 2015.

*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**

- 2.36. 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 2021.
- 2.37. Construction work to regenerate 11-13 Tontine Street and 69 The Old High Street commenced in mid-2018. The development will re-establish the original building form and façade of 69 The Old High Street. It will also create four floors of flexible, high quality commercial studio/office space on the site of 11-13 Tontine Street, a fifth floor will incorporate a live/work unit. The design also includes a small courtyard and exhibition space. Construction was completed in 2019/2020.

### **3. 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 (LWS), and there have been no updates to Special Protection Areas (SPA) in the Folkestone & Hythe district for the period of this AMR.
- 3.2. 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 currently two MCZs in the district, Folkestone Pomerania and Dover to Folkestone.
- 3.3. A further two sites were proposed for designation at Hythe Bay however, the proposal was not supported by DEFRA due to concerns raised during the consultation process regarding the impact on the fishing industry and due to the designation of the Beachy Head East MCZ and the potential management measures being brought in as a result. As such, DEFRA did not support the two Hythe proposals and therefore they did not form part of the published 2019 MCZ designations. There are no plans at the current time for any future designation tranches within the Folkestone & Hythe District.

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

- 3.4. In June 2020, the Department for Business, Energy & Industrial Strategy published revised figures for carbon emissions for local authorities for 2005 - 2018. In the production of the 2018 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 2018, the estimates for these years have been revised to incorporate both the new data and the improvements in the underlying methodology. For Folkestone & Hythe district, 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 this district.

| Year | Industry and Commercial | Domestic | Transport | Total Per capita |
|------|-------------------------|----------|-----------|------------------|
| 2005 | 326.6                   | 258.0    | 225.9     | 7.8              |
| 2006 | 331.6                   | 257.5    | 232.4     | 7.8              |
| 2007 | 310.2                   | 248.8    | 235.8     | 7.5              |
| 2008 | 232.7                   | 249.7    | 225.9     | 6.6              |
| 2009 | 193.3                   | 226.5    | 215.9     | 5.8              |
| 2010 | 206.4                   | 244.6    | 211.0     | 6.0              |
| 2011 | 186.5                   | 213.6    | 207.1     | 5.4              |
| 2012 | 191.3                   | 228.3    | 206.2     | 5.6              |
| 2013 | 173.2                   | 221.3    | 204.6     | 5.3              |
| 2014 | 152.1                   | 188.2    | 207.2     | 4.8              |
| 2015 | 142.6                   | 183.6    | 212.1     | 4.7              |
| 2016 | 120.2                   | 172.0    | 216.6     | 4.4              |
| 2017 | 117.8                   | 162.1    | 218.2     | 4.2              |
| 2018 | 109.8                   | 159.6    | 215.1     | 4.1              |

- 3.6. There have been no significant planning applications granted for minerals and waste development in the Folkestone & Hythe district by Kent County Council during this monitoring period.
- 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 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 Folkestone & Hythe. As a result, no Air Quality Management Areas (AQMAs) have ever been declared within Folkestone and Hythe.
- 3.8. Similar to previous years, during 2019 there were no exceedances of the NO<sub>2</sub> annual mean objective. This meant Folkestone and Hythe District Council, within the current monitoring network, retained its achievement of not recording any exceedances within the past five years, the highest NO<sub>2</sub> annual mean concentration in 2019 was recorded at DT9 (Cherry Garden Avenue), with a reported concentration of 30.0 µg/m<sup>3</sup>.

- 3.9. The monitoring results from 2019 show that NO<sub>2</sub> annual mean concentrations within Folkestone and Hythe remain well below the relevant AQS objectives at all monitoring sites. Nonetheless, Folkestone and Hythe District Council will continue to monitor air quality levels and act accordingly, to ensure any potential exceedances do not occur.

**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 and there have been no new surveys of Folkestone Warren during this AMR.
- 3.11. 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.
- 3.12. DEFRA released an alternative indicator in October 2020 to consider all SSSI sites in the district on an annual basis given the infrequency of the surveys by Natural England. The 2020 publication states that, where possible, each of the indicators (previously released in 2012) were revised or updated with the most recent data. In some cases, work to fill gaps or improve indicators is ongoing.

**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**

- 3.13. The Countryside and Rights of Way (CROW) Act 2000 requires local authorities to produce, adopt and keep under review Management Plans for Areas of Outstanding Natural Beauty (AONB). The Kent Downs AONB covers 24% of the district, predominantly in the northern half, but also running east-west through Saltwood and Lympne. The first AONB Management Plan was adopted by the council in 2004. The current version of the Management Plan, the second review, was published in April 2014, adopted by the council on 16 April 2014 and is available to view on the Kent Downs AONB Unit's website (<https://www.kentdowns.org.uk/landscape-management/management-plan/>). Work has now begun on the third revised Management Plan, with early drafting on the consultation document and discussions taking place with Natural England within the monitoring period. Subsequently, formal public consultation is planned for the summer/ early autumn of 2020 and adoption in 2021.

3.14. The AONB Management Plan has the potential to improve the quality of life for residents of Folkestone and Hythe District living and working in and around the Area of Outstanding Natural Beauty through the conservation and enhancement of its landscape and supporting the social and economic wellbeing of communities.

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

3.15. The Environment Agency (EA) collects scientific data on the cleanliness of bathing waters each year from May to September. In the district, 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.

3.16. Folkestone, Hythe and Sandgate have again all met the 'excellent' standard, reflecting no change from the previous four years. As per the previous year, Dymchurch, and Littlestone have again been classed as 'good' in 2019 however, St Marys Bay has reduced to being classed as 'sufficient' in 2019.

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 at regular intervals. Diffuse agricultural pollution from the marsh drainage may also affect bathing water quality.

3.18. The Environment Agency state that at St Marys Bay beach "investigations have identified 'New Sewer' as potential source of pollution to the bathing water. This river takes the drainage from the surrounding marshland, which includes agricultural runoff and private sewage effluents". The 'New Sewer' (Jesson outfall) drains into the sea 350 metres south of the bathing water sampling point and during periods of heavy rainfall, the risk of contamination from this stream is increased.

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

3.19. 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 Folkestone & Hythe District'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**

3.20. 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.

3.21. The FoCES 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 phases 2 and 3, the annual beach recycling programme, the Greatstone dunes protection scheme, and the beach recharge scheme.

3.22. Coronation Parade Phase 2 was to place rock armour to protect the UK Power Networks interconnector from France however, this was unable to go ahead due to UKPNs indemnity insurance being too high for any contractor willing to take it on. The council has since asked UKPN to take ownership of this project to protect their asset, discussions are still on-going. Coronation Parade Phase 3 works are on-going and the council is capturing information to produce a specification for the works, it is hoped works can begin winter 2021/spring 2022.

3.23. Annual beach recycling is continuing and the council has gained another 5 years funding in 2020 from the Environment Agency. Greatstone dunes protection scheme continues and the council applies to the EA to fund this every 5 years, currently ending in 2023.



- 3.24. Some of the existing defences are reaching the end of their design life, leaving areas at an increased 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).
- 3.25. To ensure that tidal flood risk is reduced to the entire marsh, four further schemes are required to be carried out. These are Rother Tidal Walls East, Lydd Ranges, Hythe Ranges and Romney Sands.
- 3.26. 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 Ministry of Defence (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. Work is due to start in April 2021 to improve the existing frontage to maintain a sea defence along the existing alignment with a 'hold the line' option. Lydd was identified as a key training ground and it was agreed that there was a need for a scheme to 'hold the line' in this area. This scheme will involve:
- installation of a 1.8 kilometre groyne field east of Jury's Gap and recharging of this section of beach with shingle
  - a further 5.6 kilometres of frontage will be left open to coastal processes, although some shingle re-profiling may be required
  - improvement of the existing track (the Green Wall) and relocation of an existing outfall at Denge, inland
  - periodic shingle recharge at the groyne field once the scheme is complete, as well as occasional work to repair any storm damage.
- 3.27. 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. Works commenced in spring 2020 and are ongoing. The scheme will involve:
- refurbishment and raising of 30 timber groynes
  - construction of a 200m rock revetment made from 37,000 tonnes of imported Norwegian granite
  - recharging the shingle beach with over 300,000 cubic metres of material.
- 3.28. The work to the beach and groynes will reduce the risk of flooding from the sea and the rock revetment will shield the Grand Redoubt, merging with the existing Dymchurch seafront. A number of environmental features will be introduced as

part of the scheme such as the creation of over 70 rock pools in the rock revetment.

- 3.29. The Rother tidal walls east flood risk management strategy forms part of the [FoCES](#) approved by Defra in 2010. Further defence improvements are planned for Rother tidal walls east and these are to commence in 2022. This scheme will raise and strengthen the existing flood embankments between Scots Float and Rye Harbour on the eastern bank of the River Rother. A flood wall will also be built between the railway bridge and A259 road bridge. The standard of flood protection will be improved to protect against a flood event with a 0.5% or 1 in 200 chance of occurring in any given year. The flood defences on the western bank of the Rother were improved in 2007. The scheme will include enhancements to allow natural processes to continue and intertidal habitat to establish. It is also proposed to set back the existing line of the defences at Camberfields in the centre of Rye, to create 4 hectares of additional intertidal habitat. This will offset intertidal habitat losses associated with the scheme and provide compensation as required under the Habitat Regulations.
- 3.30. The EA 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, 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 was however carried out by the EA in early 2020 moving shingle from the frontage adjacent to Varne Boat Club and the Littlestone Lifeboat Station to the water tower at Littlestone.

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

- 3.31. No further Conservation Area Appraisals have been produced or reviewed. Folkestone & Hythe 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**

3.32. The Council has prepared a Local Cycling and Walking Infrastructure (LCWIP) dated November 2019 for the district to identify where future investment in improved walking and cycling routes might be targeted. The LCWIP document places the District Council in a positive position in the context of the Government's push for investment in "active travel" measures and interventions.

3.33. Train 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 2019/20 compared to 2018/19 there was:

- A decrease in station usage at Folkestone West of 2.2 per cent;
- A decrease at Folkestone Central of 2.2 per cent;
- An increase at Sandling of 2.1 per cent; and
- An increase at Westenhanger of 4.7 percent.

#### 4. 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. One asset was added to the list of Community Assets in the monitoring period, this was Littlestone Warren Golf Club Clubhouse and adjacent tennis Courts.
- 4.2. Further information on these nominations is available to view on the council's website at <https://www.folkestone-hythe.gov.uk/planning-policy/assets-community-value-community-right-bid>
- 4.3. One Neighbourhood Plan has been prepared within the district. The St. Mary in the Marsh Neighbourhood Plan was adopted by the council on 13th March 2019 and now forms part of the Development Plan. Policies within the neighbourhood plan now apply to development proposals within the parish.
- 4.4. The councils Local Area Officer team ensures the district is a welcoming and attractive place to live, work and visit. Part of their work involves engaging and empowering communities to help themselves by increasing the number of volunteer clear-ups, as well as events led by local businesses. In 2019/20 the Area Officers successfully oversaw 2,820 community volunteer hours and supported 81 community environmental events with participation from Lydd and Hawkinge Town Councils and Parish councils of Elham, Lyminge, Brookland, Stanford and Ivychurch as well as community organisations. Volunteers came from a range of backgrounds and the programme has been viewed as supporting integration amongst different community groups, reducing isolation, and promoting community involvement.
- 4.5. Within the monitoring period member ward grants have been awarded to groups for over 100 varied projects, further enhancing the council's involvement with local communities, and assisted with the delivery of efficient and effective projects and services to ward areas. These groups included 1<sup>st</sup> Cheriton Scout Group, All Saints Church Burmarsh, Bayle Residents Association, Channel Rotary, Cycle Shepway, East Cliff Community Association, Etchinghill Residents, Folkestone Trawler Race, Friends of Selsted School Headway and Litter Picking Watch Romney Marsh.

- 4.6. The council held a community networking event in October 2019 and a Meet the Funders event on 23<sup>rd</sup> May 2019 for local community groups at Three Hills Sports Park.
- 4.7. Each year the council grant Free Use Days for local community events at The Leas Cliff Hall and Quarterhouse. The council are keen to support events that give people from across the district, of all ages and backgrounds, the opportunity to take part. In particular the council encourage projects that embrace both community involvement and community learning.
- 4.8. The council's online community directory 'Spotlight' launched in 2018 has continued to be enhanced to connect people across the district with local activities and support services. A new digital tool kit was launched to enable greater promotion of activities and services in the district through social media platforms. In the wake of the Coronavirus pandemic, Spotlight has been successfully utilised to sign post users to 'virtual activities' and support during the lockdown as well as ensure community groups could continue providing their activities 'virtually' during the pandemic

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

- 4.9. To date the council has delivered 100 additional homes through the council's New Build and Acquisition Programme, including homes for rent and shared ownership purchase.
- 4.10. The New Build and Acquisition programme acquired the following units in 2019/2020:
- Acquired a block of 8 new build 2 bedroom flats in Myrtle Road/Princess Street, Folkestone. One of the ground floor units is fully wheelchair accessible, with wet room and outside space, now occupied by a fully dependent wheelchair user who has 24 hour care so the accommodation provides an extra room for his Carers too. This was a direct let in accordance with the council's Housing Allocation Policy the applicant was on the Housing List and we liaised with the Occupational Therapist for the applicant to make sure it was suitable for their client's needs making minor adjustments to meet his needs.
  - Acquired 2 buybacks ex-council properties - each let to applicants from the council's Housing List:
    - 1 x 3 bed terrace house in Hythe
    - 1 x 2 bed 2nd floor flat in Folkestone

## Self-build and Custom Housebuilding

- 4.11. From 1<sup>st</sup> April 2016, the [Self-build and Custom Housebuilding Act 2015](#) required all local authorities 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.
- 4.12. 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<br/>31 October 2018 – 30 October 2019 (Base period 4)</b> |    |
| Individuals   | 62 |
| Associations / Groups   | 0  |
| Total   | 62 |
| <b>Number of new entrants onto the register<br/>31 October 2017 – 30 October 2018 (Base period 3)</b> |    |
| Individuals   | 50 |
| Associations / Groups   | 0  |
| Total   | 50 |
| <b>Number of new entrants onto the register<br/>31 October 2016 – 30 October 2017 (Base period 2)</b> |    |
| Individuals   | 52 |
| Associations / Groups   | 0  |
| Total   | 52 |
| <b>Number of new entrants onto the register<br/>1 April 2016 – 30 October 2016 (Base period 1)</b>    |    |
| Individuals   | 32 |
| Associations / Groups   | 0  |
| Total   | 32 |

- 4.13. More details about the self-build and custom housebuilding register, and how to apply, can be found on the council's website at <https://www.folkestone-hythe.gov.uk/planning-policy/self-build-custom-housebuilding>

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

- 4.14. 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 2019/20 the DFG allocation was £1,326,767. A total of 83 adaptations were made to residents' homes, 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 to remain independent in their homes or be discharged from hospital in a timelier manner.

- 4.15. 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. In 2018/19 both these services have helped over 150 people to be discharged from hospital earlier, or potentially prevented an admission to hospital. In 2019/20 a further 172 people were assisted through the hospital discharge scheme. This ranges from deep cleans and declutters to the Handyman carrying out small works such as fitting grab rails, moving a bed from upstairs to downstairs and removing trip hazards and carrying out deep cleaning.
- 4.16. Other interventions include:
- A total of 15 Winter Warmth loans in 2019/20 to replace broken boilers in elderly and chronically sick residents' homes; and
  - A total of 8 Home Safe loans in 2019/20 to improve and remove hazards in vulnerable people's homes.
- 4.17. In December 2019 the Health and Housing Co-ordinator role was expanded. There are now two H&H co-ordinators based at the William Harvey hospital who enable discharges for residents from the F&H, Dover and Ashford areas. These are co-funded by the respective councils.
- 4.18. In April 2019 the council commissioned a Home Straight Service through Peabody. This is now 1.4FTE staff who are supporting clients who have hoarding disorder. The service works with the clients to encourage clearing and deep cleans of the home environment as well as supporting the person with signposting to organisations that can help to tackle the causes of hoarding and help to ensure that the hoarding does not reoccur. In 2019/20 there were 87 referrals of which 73 clients have been helped.
- 4.19. The DFG funding is also now being used to fund equipment for residents suffering from dementia, Alzheimer's and Parkinson's disease. Referrals are accepted from GPs, mental health professionals or hospital personnel for fully diagnosed patients who need items at home to help the patients themselves or their carers. Items include door monitors, sensor pads for beds and chairs, GPS tracking systems, large button telephones or large clocks, colour coded crockery/cutlery or lifeline system. Since its inception in July 2019 the referrals to this system have been few (only 2 or 3 so far), but more work will be done to ensure that the medical and mental health professionals are aware of the funding available.

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

- 4.20. 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, titled F51 will be managed by Shepway Sports Trust the Folkestone-based independent charity established to encourage participation and excellence in sport.
- 4.21. The project commenced in November 2017 and was due to be completed in summer 2020, however because of the delays caused by the global pandemic the completion date has now moved to summer 2021.
- 4.22. In July 2019, the council installed a new wheelchair swing in Radnor Park to enable local disabled children to experience the unique sensation of being on a swing. The local Radnor Park community group raised funds for the wheelchair swing which the council match funded through the Roger De Haan Charitable Trust. The remaining costs were funded through Kent County Council and via local councillor ward grants.
- 4.23. In addition to a new wheelchair swing, outdoor gym facilities were introduced for adults and young people aged 14 and over in Radnor Park, Folkestone in September 2019. The new facilities included gym rings, high bars, plyometric step boxes, and easy fixing points for TRX strength bands. The project was also funded through the Radnor Park Community Group with additional funding provided by Kent County Council and local ward councillor grants.
- 4.24. The council work closely with Shepway Sports Trust on sport-related initiatives. During 2019/20 the district council's elected members awarded grants for equipment to the following groups:
- Folkestone Arrows- Equipment for wheelchair basketball
  - For Young People- Football shirts
  - Seapoint Canoe Centre- New canoes & equipment
- 4.25. The council provides support to Cycle Shepway to improve cycling facilities in the district. New cycle routes and Sheffield bike stands have been installed in Folkestone and Cheriton including at Folkestone West. Progress is continuing on the Cinque Ports Cycleway, which will connect Folkestone and Dungeness along the coast.

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

4.26. During this monitoring period the Places and Policies Local Plan (PPLP) proposed a draft allocation (Policy RM5) to safeguard land in New Romney for a new medical hub facility. Engagement with the South Kent Coast Clinical Commissioning Group (CCG) has been ongoing regarding the requirement for new and/or improved healthcare facilities to serve the Romney Marsh area. The PPLP was adopted in September 2020 and Land adjoining The Marsh Academy, Station Road, New Romney has been safeguarded for a medical facility under the 'hub' model that could provide for other community uses, in addition to a pharmacy.

**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**

4.27. The Folkestone & Hythe £3 million 'High Street Fund' was launched in October 2019 with the aim of supporting projects to drive the regeneration of our town centre and high streets.

4.28. Grants are offered to:

- Bring high street properties back into commercial use
- Upgrade and adapt commercial properties which improve their appearance
- Improve the townscape, such as the introduction of signage, new route ways, new public realm
- Introduce technology and new innovative products to support the development of commercial operations
- Bring forward initiatives and events to increase the vitality of the high street
- Work towards developing a project as a precursor to a further application to the fund or other funding source.

4.29. Folkestone town centre will benefit from up to £2.2m of the fund, with the remaining £800,000 allocated to other high streets across the district. These are Cheriton, Sandgate, Hythe, Dymchurch, New Romney, Lydd, Hawkinge, Lyminge, Sellindge and Elham.

- 4.30. The High Streets Fund will run until the end of March 2021 – or when all of the funds have been allocated. By the end of 2019/20 a total of 38 applications had been received and 22 grants had been awarded totalling over £338,000.
- 4.31. Following the closure of Debenhams in Folkestone Town Centre in January 2020, the council successfully agreed terms to purchase the freehold of the former department store as a centrepiece of the town’s regeneration. Proposals for site include a health centre, leisure facilities, flexible work space and residential properties.
- 4.32. In November 2018 the council consulted on new Public Spaces Protection Orders (PSPOs) for the district. PSPOs are aimed at ensuring public spaces can be enjoyed free from anti-social behaviour which may have a detrimental effect on communities. The creation of bespoke PSPOs provides officers and partners (Kent Police) with an additional tool on top of existing powers and legislation to help tackle specific issues of antisocial behaviour affecting parts of the District.
- 4.33. Residents and businesses fed back on those behaviours which concerned them the most .Following the consultation seven measures were identified that cover anti-social alcohol consumption; unauthorised street fundraising and marketing (known as chugging); begging; urinating, spitting and defecating in a public area; unauthorised camping; anti-social street entertainment and using intoxicating substances. New signs have now gone up across the district advising of measures to tackle anti-social behaviour in public areas. The content of the signs will vary according to the nature of previously identified problems in different areas.
- 4.34. The Lower Leas Coastal Park, Royal Military Canal and Radnor Park were all awarded the prestigious Green Flag Award again this year for having excellent facilities and being well-maintained. Green Flags are a sign of quality, indicating the parks are among some of the very best in the world. This is the 10th Green Flag Award for the Royal Military Canal and 13th for Lower Leas Coastal Park. Radnor Park received the award for the second consecutive year.

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

- 4.35. Proposals for residential development within and around Sellindge have continued to gain planning permission consistent with the broad location. A hybrid application was granted planning permission in January 2016 as mentioned in the previous AMR for 250 dwellings which comprised of an outline for up to 200 dwellings and full permission granted for 50 dwellings, a village green and play equipment. Since the hybrid was granted, the reserved matters application was

approved in June 2019 for 190 dwellings together with a mixed use local centre containing Parish offices, associated storage and commercial floor space. Sellindge is currently highly linear and therefore lacks a central focus that helps to foster community development, which this development hopes to provide.

- 4.36. Outline permission was also approved in January 2019 for up to 162 houses including affordable, self-build and retirement housing, up to 929 square metres Class B1 Business floor space, allotments, a recreational ground and multi-use games area and a nature reserve. The application site consists of six arable fields located on the south-east edge of Sellindge, north of the M20.

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

- 4.37. The district council continues to work with local organisations to improve the economic prospects of the Romney Marsh. The Romney Marsh Partnership (RMP) supports the 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 a funding package of over £2million to build and operate a new business centre at Mountfield Road Industrial Estate, New Romney in partnership with the Nuclear De-commissioning Authority and East Kent Spatial Development Company. The Business Centre is due to open in September 2021. 200 jobs are anticipated to be created over the next 10 years to help compensate for job losses arising from the de-commissioning of Dungeness A power station.

- 4.38. The council 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.

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

- 4.39. 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 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.

The first phase of the project at the western end of the site received detailed planning permission at the end of 2018 and work started in January 2020. The new homes will be situated close to the Leas Lift and Coastal Park.

- **Folkestone Harbour Arm** - The harbour arm reopened in the summer 2015 following the completion of an initial £3.5 million renovation project and 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 completed boardwalk is 800m long and made from old railway sleepers. The former station and its platforms were restored and reopened in spring 2018. The platforms are now a sheltered space with stepped seating areas down to the track bed which allow the space to be used for events and performances. The swing bridge and viaduct, the route that once carried the boat train is now a linear park, a landscaped pedestrian link through from the town out to the Harbour Arm.
- **Hawkinge Mixed-use Land (Y14/0336/SH)** –This development was approved in 2014 for 69 retirement bungalows and 52 apartments. The 69 bungalows were completed in 2019/20, with construction of the apartments and communal buildings / spaces underway. Once complete the development will consist of a retirement village and care facilities.
- **Nickolls Quarry (Y13/0736/SH and Y18/1306/FH)** –Phase 1 of this development was approved in 2013 and Phase 2 in 2019. The first 192 dwellings were completed in 2019/20. This residential led development will provide 1,050 dwellings in total and include a major community facility.
- **Shorncliffe Garrison (Y14/0300/SH)** – This application was approved in 2016 with construction started the same year. This development will provide 1,200 dwellings in total, as well as a new primary school, leisure facilities

including a pavilion for the football pitches and a large area of open space.  
The first 294 dwellings were completed in 2019/20.



## **5. FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE PERIOD 1 APRIL 2020 TO 31 MARCH 2025**

- 5.1 The National Planning Policy Framework (NPPF), Paragraph 73, 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.
- 5.2 The five-year housing land supply calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district in the next five years.
- 5.3 A formal assessment is conducted on five-year housing land supply annually, with a year running from 1<sup>st</sup> April to the 31<sup>st</sup> March the following year. The relevant five-year period is currently 1<sup>st</sup> April 2020 to the 31<sup>st</sup> March 2025.
- 5.4 Using net housing figures, the assessment demonstrates that as of the 1<sup>st</sup> April 2020 the Council has a 4.9 year housing land supply based upon an annualised requirement of 775 dwellings to ensure choice and competition in the market for land. This equates to a deficit of 59 dwellings over the five year period.
- 5.5 The NPPF (Paragraph 75) applies a Housing Delivery Test (HDT) aimed at monitoring where delivery has fallen below 95% of a local planning authority's housing requirement over a three year period; and if necessary to take action to assess the causes of under-delivery and identify actions to address these.
- 5.6 The Folkestone & Hythe District continues to perform extremely well against the Housing Delivery Test (HDT). The council's housing completions performance over the last three years has resulted in an overall HDT score of 91% - confirmed by the Ministry of Housing, Communities and Local Government (MHCLG) in January 2021.
- 5.7 Consequently, the Council must prepare and publish a Housing Delivery Action Plan on its analysis of the reasons why the rates of housebuilding within its authoritative area have not met the levels of identified housing needs, and set out actions to address these issues, with the aim of boosting the delivery of housing in the future. LPA's subject to preparing a Housing Delivery Action Plan must do so and published on their webpage within 6 months of the HDT results being released.
- 5.8 The five-year housing land supply figures across Folkestone & Hythe District are summarised in table 5.1 below:

**Table 5.1 Five Year Housing Land Supply 2020/21 – 2024/25**

| <b>Row</b> |  |   | <b>5-YHLS</b> |
|------------|--|---|---------------|
| 1          | Annualised Figure across Five Year Period    | Calculated using the Standard Methodology which uses the recently updated Housing Projections (updated 20/09/2018)  | 738           |
| 2          | Five Year Requirement                        | Row 1 multiplied by 5   | 3690          |
| 3          | Current Shortfall                            | The new Standard Method used to calculate housing requirements takes into account Current Shortfall past under supply, therefore there is no need to address previous under delivery or a shortfall | 0             |
| 4          | Five-Year Requirement plus Shortfall         | Row 2 plus Row 3  | 3690          |
| 5          | Annualised Figure with Shortfall             | Row 4 divided by 5  | 738           |
| 6          | 5% buffer                                    | Add 5% buffer as required by paragraph 73 in the NPPF. Calculate as 5% of Row 4   | 185           |
| 7          | Total 5 Year Land Supply Figure              | Row 4 plus Row 6  | 3875          |
| 8          | Total 5 Year Land Supply Figure (Annualised) | Row 7 divided by 5  | 775           |
| 9          | Capacity of identified sites                 | Capacity used is that expected to be delivered within five years by CSR / PPLP housing allocations without Full / RM planning permission.   | 1,500         |
| 10         | Extant planning permissions                  | Capacity used is that expected to be delivered within five years from extant permissions; including CS and PPLP housing allocations with Full / RM planning permission.                             | 2,182         |

|    |                         |   |                         |
|----|-------------------------|---|-------------------------|
| 11 | Windfalls (Years 4 & 5) | This figure is calculated at 95 units per year base on work carried out by the Planning Policy Team as part of the preparation for the new Local Plan | 190                     |
| 12 | Total Identified Supply | Total of Rows 9, 10 and 11  | 3,872                   |
| 13 | Supply Position (Years) | The number of Years Supply ((Row 12 minus Row 7) divided by (Row 8)) plus 5   | <b>5.0</b><br>(rounded) |

5.9 Further information on the Council's methodology in determining its five-year housing land supply calculation can be found in the Core Strategy Review (CSR) Housing Supply Update Evidence Paper (Document EX053) , which is listed as part of the Examination Documents for the CSR Examination at <https://www.folkestone-hythe.gov.uk/core-strategy-review/core-strategy-review-examination-documents>

5.10 The five year housing land supply is always a snapshot in time and the calculation is based on the current housing requirement set by the government's Standard Methodology. It is important to remember that the objective of the five year housing land supply is not simply to achieve a five year supply of housing, but to maintain a minimum of five years' worth of housing supply plus the required buffer on an ongoing basis.

5.11 It should be noted that the Council is pursuing a stepped housing requirement as part of the Core Strategy Review EiP. This would reduce the Districts housing requirement to 3,280 over the 5 year period 2020/21-2024/25 and would ensure that the Council can maintain a robust 5 year housing land supply. Should the Inspectors overseeing the EiP agree to the Council's proposed stepped trajectory then 5 year land supply calculation above will be updated accordingly.

