

Shepway District Council

Proposed Leisure Centre and
Mixed-Use Development at
Princes Parade
Hythe



Environmental Statement
Technical Annex 7
Socio-Economics

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Appendix 6: Policy References supporting ES Chapter 11

National Planning Policy Framework [NPPF] (2012)

Presumption in favour of Sustainable Development

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Shepway District Local Plan Core Strategy (2013)

Policy SS1: District Spatial Strategy

Major new development will be delivered with priority given to previously developed land in the Urban Area. Accordingly, the majority of Shepway's commercial floorspace and the majority of the Urban Area's housing development will take place in Folkestone, to enhance its role as a sub-regional centre.

Development to meet strategic needs will be led through strategically allocated developments at Folkestone Seafrost and Shorncliffe Garrison, Folkestone, and the delivery of strategic mixed-use development at Hythe.

Additional development should be focused on the most sustainable towns and villages as set out in policy SS3. Development in the open countryside and on the coast (defined as anywhere outside of settlements within Table 4.3 Shepway Settlement Hierarchy) will only be allowed exceptionally, where a rural/ coastal location is essential (policy CSD3).

This is supported by the following strategic priorities for the three character areas of the district:

- The future spatial priority for new development in the Urban (Folkestone and Hythe) Area is on promoting the development of vacant previously developed land, central Folkestone and the north of the town, and other locations within walking distance of Folkestone Central railway station; securing new accessible public green space, plus regenerating western Hythe.
- The future spatial priority for new development in the Romney Marsh Area is on accommodating development at the towns of New Romney and Lydd, and at sustainable villages; improving communications; protecting and enhancing the coast and the many special habitats and landscapes, especially at Dungeness; and avoiding further co-joining of settlements and localities at the most acute risk to life and property from tidal flooding.
- The future spatial priority for new development in the North Downs area is on accommodating development outside of the AONB and without material impact on its setting; consolidating Hawkinge's growth; and sensitively meeting the needs of communities within the AONB at better-served settlements.

The strategic growth of New Romney is also supported to allow the market town to fulfill its potential to sustainably provide for the bulk of the housing, community infrastructure and commercial needs of the

Romney Marsh Area. Development will also be planned at other identified settlements in line with the Settlement Hierarchy sufficient to ensure the achievement of growth requirements. In particular, development which helps to maintain and support the local role of the market town of Lydd, and rural centres including Sellindge, can meet priority needs. Within other identified settlements, development as agreed by the local community in formal plans will be encouraged where well related in scale and location to the Settlement Hierarchy, and in line with Shepway Local Plan aims.

In all locations throughout Shepway, development should be designed to directly contribute to the sense of place and sustainable design as set out in policy SS3.

Policy SS2: Housing and the Economy Growth Strategy

The core long-term objective is to ensure the delivery of a minimum of 350 dwellings (Class C3) per annum on average until 2030/31 (inclusive from 2006/7). This is an achievable rate and can address strategic needs. To promote sustainable development and prioritise urban regeneration, a target is set for at least 65% of dwellings to be provided on previously developed ('brownfield') land by the end of 2030/31.

To support housing delivery, a target is set to provide for approximately 8,000 dwellings by the end of 2025/26. This equates to an initial target average delivery of 400 dwellings per annum. This trajectory is set out to provide impetus to the transformation of the district's economy sought in the district spatial strategy, and to promote a good rate of delivery of new employment land and infrastructure.

Allied to this rate of housing delivery, business activity and the provision of jobs will be facilitated through supporting town centres, the protection of sufficient employment land across the district, allocations and concerted efforts to deliver rural regeneration (especially in south and west Shepway).

A balance of development will be secured, as follows:

Use	Target amount of additional development 2006/7 to 2025/26 (inclusive)	Delivery over plan period
Housing (Class C3)	Target approximately 8,000 (minimum 7,000) dwellings	<i>How/when:</i> In accordance with provisions set out in this policy, a rolling requirement is set that deliverable land for 1,750 dwellings and a sufficient buffer be continuously identified for the forthcoming five-year period. Completions total 1,621 dwellings in first six years of plan period.
Industrial, warehousing and offices (B classes)	Approximately 20ha gross	<i>How/when:</i> Target to be monitored and to inform Allocations plan document. Approximately 7 ha B-class employment land, and 28,000 sqm of A1 retail have been achieved in the first four years of the plan period.
Goods retailing (Class A1)	Approximately 35,000sqm gross	

Table 4.1

Provisions to ensure the effective implementation of this policy are detailed in section 5.3.

Policy SS5: District Infrastructure Planning

Development should provide, contribute to or otherwise address Shepway's current and future infrastructure needs. Infrastructure that is necessary to support development must exist already, or a reliable mechanism must be available to ensure that it will be provided at the time it is needed.

The Community Infrastructure Levy (CIL) will be introduced to ensure that resources are in place sufficient to meet the infrastructure needs of the district in line with the growth provisions of this strategy. CIL will apply to all qualifying forms of development across Shepway, and a meaningful proportion of levy revenues raised in each neighbourhood will be used to deliver infrastructure within that neighbourhood. Developer contributions via specific legal agreements will be negotiated taking appropriate account of the development's viability for required local infrastructure (including facilities essential for development to take place or to mitigate the immediate impact of development), and in all instances prior to the introduction of CIL in Shepway, on the basis of this policy.

CIL and developer contributions will be used to secure resources contributing towards essential infrastructure needs. Potential infrastructure requirements of this Core Strategy are identified in Appendix 2. Planning permissions will only be granted where suitable developer contributions are secured or are accompanied by a CIL liability notice, and where:

- a. the design of a development aims to reduce unnecessary or unsustainable demands on physical and social/community infrastructure, and environmental or utility network capacity;
- b. development does not jeopardise current or planned physical infrastructure;
- c. the location, design or management of development provides a choice of means of transport and allows sustainable travel patterns, for pedestrians, cyclists and/or public transport. All major trip-generating uses will provide Travel Plans.

Developments must reflect the principle that infrastructure should be used more efficiently, or demand managed more effectively, before the need to increase capacity or deliver new infrastructure is created.

Policy CSD1: Balanced Neighbourhoods for Shepway

Development resulting in new housing (class C3) will be allowed in line with policy SS3 (optimizing distinctiveness, appeal, sustainability and accessibility of places in Shepway) where it contributes to the creation of balanced and popular neighbourhoods through high-quality design proposals which address identified affordable housing needs.

All housing development should, subject to viability, include a broad range of tenures (incorporating market housing for sale, shared equity and other forms of intermediate housing, and affordable rented) wherever practicable. This requirement includes the following:

- Development proposing (or land capable of accommodating) 5 to 9 dwellings (net gain) should provide at least one affordable dwelling on-site, subject to viability.
- Development proposing (or land capable of accommodating) 10 to 14 dwellings (net gain) should provide at least two affordable dwellings on-site, subject to viability.
- Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) should provide 30% affordable dwellings on-site, subject to viability.

Provision should be made on-site (unless off-site provision through a financial contribution of broadly equivalent value can be robustly justified).

Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint (policy SS1) where it has been demonstrated that there is a requirement in terms of local need.

Provision of affordable housing within individual sites and settlements should not be concentrated in one location, and must be designed to integrate in function and appearance with private housing and existing properties.

Policy CSD2: District Residential Needs

Residential development and new accommodation should be designed and located in line with the Spatial Strategy's approach to managing demographic and labour market changes in Shepway and meeting the specific requirements of vulnerable or excluded groups existing with the district.

Housing supply will also be managed with an objective that at least half of new homes by 2026 will be three bedroom (or larger) dwellings. Development should maintain the vitality and mix of activity in the local

economy and neighbourhoods, or alternatively accommodation should directly contribute to meeting the long-term flexible living or care requirements of residents.

All developments of 10 dwellings (Class C3) or more should include 20% of market dwellings meeting Lifetime Homes standards, unless demonstrated to be unfeasible in design or viability terms.

Residential accommodation providing an element of care will only be permitted in line with the above and where:

- It does not lead to an over-concentration of socially vulnerable people in a neighbourhood, and
- It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and
- It is shown to be designed to provide a high quality of care.

The accommodation needs of specific groups will be addressed based on evidence of local need, including appropriate provision for Gypsies, Travellers and Travelling Showpeople. Policies will be included in Local Plans to provide criteria and make allocations for Traveller sites in line with national policy.

Policy CSD4: Green Infrastructure of Natural Networks, Open Spaces and Recreation

Improvements in green infrastructure (GI) assets in the district will be actively encouraged as will an increase in the quantity of GI delivered by Shepway District Council working with partners and developers in and around the sub-region, including through pursuing opportunities to achieve net gains in biodiversity, and positive management of areas of high landscape quality or high coastal/recreational potential.

Green infrastructure will be protected and enhanced and the loss of GI uses will not be allowed, other than where demonstrated to be in full accordance with national policy, or a significant quantitative or qualitative net GI benefit is realised or it is clearly demonstrated that the aims of this strategy are furthered and outweigh its impact on GI. Moreover:

- a. Development must avoid a net loss of biodiversity.
- b. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance.
- c. A high level of protection will be given to nationally designated sites (SSSI and Ancient Woodland) where development will avoid any significant impact.
- d. Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites (including Kent BAP habitats, and other sites of nature conservation interest).
- e. Planning decisions will have close regard to the need for conservation and enhancement of natural beauty in the AONB and its setting, which will take priority over other planning considerations. Elsewhere development must not jeopardise the protection and enhancement of the distinctive and diverse local landscapes in Shepway (especially where these support the setting of the AONB), and must reflect the need for attractive and high-quality open spaces throughout the district.

Shepway's GI network shown in Figure 5.3, and other strategic open space, will be managed with a focus on:

- Adapting to and managing climate change effects.
- Protecting and enhancing biodiversity and access to nature, particularly in green corridors and other GI Strategic Opportunities in Figure 5.3, with appropriate management of public access (including a Sustainable Access Strategy for Dungeness and together with a strategic approach to the international sites as detailed above); and also avoiding development which results in significant fragmentation or isolation of natural habitats.
- Identifying opportunities to expand the GI functions of greenspaces and their contribution to a positive sense of place (including enhancements to public open spaces and outdoor sports facilities).
- Tackling network and qualitative deficiencies in the most accessible, or ecologically or visually important GI elements, including improving the GI strategic fringe zones in Figure 5.3 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements.

Shepway District Preferred Option Places and Policies Local Plan (Emerging)

Policy UA25: 'Prince's Parade, Hythe'

The site is allocated for mixed-use redevelopment to include public open space, leisure, small scale commercial uses and up to 150 residential dwellings. Development proposals will be supported where:

1. They form a single comprehensive masterplan of the entire site which meets with the policy requirements of this plan and the Core Strategy (2013). The mix of uses shall include :

- A substantial community recreation and leisure offer including an appropriate replacement for Hythe Swimming Pool, with further investigation of the inclusion of other facilities
- High quality public open spaces incorporating the enhancement of and linking between the canal and beach front and accessibility east to west along the canal and coast
- An appropriate mix of well designed homes within a landscape led setting, including appropriate accommodation for the elderly, affordable housing and self/custom build

2. They are accompanied by appropriate heritage assessment to demonstrate that key features of the Royal Military Canal and its setting, which contribute to its significance as a Scheduled Monument would be preserved and enhanced and that the overall scheme would not result in substantial harm to the heritage asset

3. Any less than substantial harm is clearly and convincingly demonstrated to be outweighed by the public benefits of the proposal, which should include heritage benefits

4. Any potential contamination from former use is investigated and appropriately mitigated as part of the development.

5. Appropriate protection, preservation and integration of the Royal Military Canal Local Wildlife Site is provided.

Policy C1: Creating a Sense of Place

The council will expect all new major development to demonstrate a deliverable and fully resourced project for fostering a sense of place through such methods as landscaping, public art, water features and/or lighting. This programme and its logic will be fully outlined in the Design and Access Statement submitted as part of the application. This will apply to the following:

1. Residential developments comprising 10 or more dwellings

2. Other developments where the floor area to be built is 500m² gross or greater, including office, manufacturing, warehousing and retail developments.

In larger, phased development, it is acceptable for this to come forward in later phases so that it involves a critical mass of population.

Any programme for community-building and placemaking must engage the local community and could be community-led, having regard to the local circumstances of the site and/or local aspirations. Where physical public art is provided on a permanent basis, it needs to form part of managed open space or, if transferred to Town or Parish Councils, contributions and commuted maintenance sums for up to 10 years will be required to include the cost of decommissioning where appropriate.

Policy C3: Provision of Open Space

The Local Planning Authority considers it appropriate that development of 5 or more dwellings contributes or provides for the provision of open space, unless there is sufficient existing open space within close proximity that can accommodate the additional demand. This open space is expected to be in accordance with the standards set out by Fields in Trust as a benchmark guide for informal open space. It is to be noted that provision of or contributions towards each category will be sought as per this national guidance, with major development expected to provide to the standard of 3.2ha per 1,000 population.

	Minimum quantity guidelines (ha/1000 people)	Walking guidelines
Parks and gardens	0.80	710m
Amenity green space	0.60	480m
Natural and semi-natural	1.80	720m
Total / Average	3.2	637m

Table 11.1

It is to be noted that this gross open space calculation may include provision of sustainable urban drainage systems (SuDS) provided they do not compromise the safety of open space users; informal sports pitches; and formal play spaces providing they are made accessible to all.

Any new open space should be transferred to and maintained in perpetuity by a management company or, in certain cases, the local Town or Parish Council subject to payment of a commuted sum.

Policy C4: Formal Play Space Provision

The Council will seek the provision of an adequate level of public open space for leisure, recreation and amenity purposes.

Areas should be set out and located so as to minimise annoyance to nearby occupiers, maximise children's safety and be visible from neighbouring properties. Play areas should be within walking distance of all dwellings containing child bed spaces.

Planning permission for new residential or mixed-use development will be granted subject to the provision on site or contribution off site towards formal play space. The following table sets out the requirements:

	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
10-200 dwellings	‡	‡		£
201-500 dwellings	‡	‡	£	‡
Over 500 dwellings	‡	‡	‡	‡

Table 11.2

‡ = Provided on site

£ = Contribution required

A deferred contribution may be acceptable towards the improvement of an existing equipped/designated play space in lieu of on site provision.

In addition to the above, the following specifications must be observed so that a play space of an appropriate size is created and that disturbance to neighbouring residential properties is minimised:

	Minimum sizes (ha)	Minimum dimensions	Buffer Zone
LAP	0.01	10 x 10m (min activity zone 100sqm)	5m separation from residential curtilage
LEAP	0.04	20 x 20m (min activity zone 400sqm)	20m minimum separation from habitable room facade
NEAP	0.1	31.6 x 31.6 (min activity zone 1,000sqm ⁽¹⁾)	30m separation from residential curtilage
MUGA	0.1	40 x 20m	30m separation from residential curtilage

Table 10.3