

Authority Monitoring Report 2021



Folkestone
& Hythe



District Council

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1. Introduction

1.1. This is the Authority Monitoring Report (AMR) for the district of Folkestone & Hythe. Its purpose is to report on planning policy performance over the period 1 April 2020 to 31 March 2021 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 requirements of the AMR as set out in the Town and County Planning (Local Planning) (England) Regulations 2012 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. In light of this, the structure of the report is as follows:

Chapter 2: Local Plan Progress - summarising the work undertaken to plan for the future of the district, as well as progress against the Local Development Scheme (LDS), Duty to Cooperate and Neighbourhood Planning

Chapter 3: Plan Performance and Policy Monitoring - reviewing the effectiveness of adopted planning policies, and monitoring housing figures (including self-build and brownfield registers), employment and retail provision, transport and the natural environment

Chapter 4: Five Year Housing Land Supply - setting out the council's current position in relation to future housing land supply

Chapter 5: Infrastructure - reviewing the council's position relating to funding mechanisms such as the Community Infrastructure Levy (CIL) and developer contributions

2. Local Plan Progress

2.1. This section sets out the Local Development Scheme (LDS) which is a timetable for reviewing and updating Local Plan documents, together with details regarding duty to cooperate and neighbourhood planning.

Local Development Scheme

2.2. A revised [Local Development Scheme](#) was adopted by Cabinet on the 27th May 2020.

2.3. Table 1 sets out the timetable for the preparation of the documents in the current LDS (2020-23) and notes the council's progress against meeting key milestones.

Planning Document	Status	Timetable	Progress
Places and Policies Local Plan (PPLP)	Gathering of Evidence	Ongoing	The PPLP was adopted in September 2020
	Consultation of Preferred Options	October / November 2016	
	Consultation on draft Local Plan	February / March 2018	
	Submission to Planning Inspectorate (PINS)	August 2018	
	Examination in Public (EiP) (inc. public hearings)	September 2018 to May 2020	
	Adoption	July 2020	
Policies Map	Consultation on draft Local Plan	February / March 2018	The Policies Map was adopted alongside the PPLP
	Submission to PINS	August 2018	
	EiP (inc. public hearings)	September 2018 to May 2020	
	Adoption	July 2020	
Core Strategy Review (CSR)	Gathering of Evidence	Ongoing	The EiP was delayed due to the Coronavirus (CoVid-19) pandemic. Virtual hearings took place in December 2020 and January 2021; and a further hearing
	Consultation on Preferred Options	March to May 2018	
	Consultation on draft CSR and revised housing requirement	January to March 2019 and December 2019 to January 2020	
	Submission to PINS	March 2020	

	EiP (inc. public hearings)	March 2020 to October 2020	session has been scheduled for July 2021. Adoption of the CSR is now expected to be spring 2022.
	Adoption	November 2020	
Community Infrastructure Levy (CIL)	Gathering of evidence	Up to and including May 2020	The work on CIL has been delayed due to changes in Government legislation.
	Consultation on draft CIL Charging Schedule	June to July 2020	
	Submission to PINS	September 2020	
	EiP	December 2020	
	Adoption	February 2021	

Table 1 Local Development Scheme 2020-2023

Duty to Cooperate

- 2.4. To ensure that the Duty to Cooperate (as 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 sets out the council's full record of cooperation.
- 2.5. Significant collaborative work in the sub-region has 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).
- 2.6. 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 Kent Planning Policy Forum (KPPF) and the East Kent Authorities Duty to Cooperate meetings.
- 2.7. The duty also includes cooperation with other prescribed public bodies, such as Historic England, the Environment Agency, Natural England, the Marine Management Organisation and the Civil Aviation Authority (CAA). Local authorities must also cooperate with the Local Enterprise Partnership and local nature partnerships. District council officers took part in consultation exercises, in the form of a workshop and formulating responses to the South Marine Plan.

Officers also regularly attend the Kent and Medway Economic Partnership and Local Nature Partnership meetings.

2.8. 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.

2.9. Statements of Common Ground have also been agreed 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](#);

2.10. Further Statements have been prepared or updated with Natural England, Highways England and London Ashford Airport during the 2020/21 monitoring period.

2.11. 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.

Neighbourhood Planning

2.12. The St. Mary in the Marsh Neighbourhood Plan was brought into force by the District Council on the 13th March 2019 after a successful referendum.

2.13. The Neighbourhood Plan sets out five policies and forms part of the Development Plan for Folkestone & Hythe.

2.14. 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.

Assets of Community Value

2.15. During the 2020/21 monitoring period, there were no new Assets of Community Value added to the council's list of assets. A full list of Assets of Community Value is provided on the ['Right to bid'](#) page of the council's website.

3. Plan Performance and Policy Monitoring

3.1. This section sets out the plan and policy performance, monitoring the effectiveness of adopted planning policies.

Planning Applications

3.2. The council monitors the performance of planning policies in the Core Strategy and PPLP to ensure they remain effective in planning decisions.

3.3. It is important to review planning applications and decisions as these can provide an insight into the effectiveness of Local Plan policies.

3.4. Table 2 shows the total number of planning applications received for the 2020/21 monitoring year.

Total number of planning applications for 2020/21	
Received	927*
Granted	710
Refused	177
Considered by Planning Committee	25
Appeals determined** – an independent Planning Inspector has assessed the application and come to a decision, whether that is approve, approve with conditions, dismissed or a split decision	14
Percentage of appeals dismissed- applications where the decision by the officer or Planning Committee has been challenged, through an appeal, and the independent Planning Inspector has deemed that planning permission is denied.	86%
Departures from the Local Plan- applications that have been monitored and deemed to be a deviation from the Local Plan	1

Table 2 Total planning applications for 2020/21

*includes all planning applications (not including Lawful Development Certificates)

**appeals submitted and determined within the monitoring period

Planning Refusals

3.5. Planning applications are currently considered against the National Planning Policy Framework and the adopted Local Plan documents, which include the Shepway District Local Plan Review: Policies Applicable 2013 Onwards (up to the adoption of the PPLP in September 2020), the Core Strategy (2013) and the Places and Policies Local Plan (2020). Planning applications that fail to accord with these policies are refused.

3.6. Table 3 identifies which Local Plan policies have been cited the most frequently in the reasons for refusing planning applications this monitoring year.

Rank	Policy Number	Policy Title	Development Plan Document	Percentage
1	HB1	Quality Places Through Design	Places and Policies Local Plan	72%
2	HB8	Alterations and Extensions to Buildings	Places and Policies Local Plan	64%
3	BE1	Standards expected for new development in terms of layout, design, materials etc.	Shepway District Local Plan Review: Policies Applicable 2013 Onwards	31%
4	BE8	Criteria for alterations and extensions to existing buildings.	Shepway District Local Plan Review: Policies Applicable 2013 Onwards	31%
5	SD1	All development proposals should take account of the broad aim of sustainable development	Shepway District Local Plan Review: Policies Applicable 2013 Onwards	21%
6	SS3	Place-Shaping and Sustainable Settlements Strategy	Core Strategy	14%
7	HE1	Heritage Assets	Places and Policies Local Plan	12%
8	DSD	Delivering Sustainable Development	Core Strategy	12%
9	SS1	District Spatial Strategy	Core Strategy	11%
10	NE3	Protecting the District's Landscape and Countryside	Places and Policies Local Plan	11%

Table 3 Planning policies cited the most for refusals

3.7. From the table above it is clear that the two policies cited the most, and are therefore the most effective at preventing unsuitable development, are Policies HB1 and HB8 from the PPLP; both of which are linked to design and the built environment.

3.8. The policies in the CS and PPLP will be kept in review. It is considered that the more a policy is used, the more effective it is at assessing unsuitable

applications. However, some of the policies within the CS and PPLP are specific either to a site, use or piece of infrastructure and may not be used as frequently, which does not necessarily mean that these policies are ineffective.

Planning Appeals

3.9. There have been **22 planning applications appealed** (and determined) in this monitoring year. Of these appeals, **4 have been allowed**, whilst **18 have been dismissed**. Overall this shows that the policies have mostly been effective in preventing appeals being allowed.

Prior Approval Applications

3.10. Permitted development rights (PDR) are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. However, some are subject to conditions and limitations to control impact and to protect local amenity, and in some cases a prior approval application may be required.

3.11. The council has been monitoring the number of prior notification applications that have been completed. This year **1 prior approval** application has resulted in a **loss** of B1a office space being changed into **7 residential units**. There have been **37 prior approval applications** in total, resulting in **12 new residential units/dwellings**.

Housing and Communities

3.12. This year, the council has granted permission for **328 new homes**. Please note these are net figures and include full, outline or prior approval permissions. A further **424 residential homes** were granted permission for reserve matters.

3.13. The council has also recorded **489 new homes** as being completed in the district.

3.14. In total, there have been **4,108 new homes** completed since the start of the current plan period in 2006. These are shown in Table 4 below.

Monitoring Period	Residential Net Completions
2006/07	146
2007/08	402
2008/09	562
2009/10	180
2010/11	132
2011/12	207
2012/13	206
2013/14	165
2014/15	348
2015/16	293
2016/17	567
2017/18	411
2018/19	446
2019/20	446
2020/21	489
Total	4,108

Table 4 Residential net completions since 2006

Housing Allocations

3.15. Throughout the monitoring year we have seen the completion of **198 new homes** on housing sites allocated in the Core Strategy (2013) and Places and Policies Local Plan (2020).

3.16. In addition, a total of **197 new homes** have been granted permission on these housing allocations over the same period. Please note these are net figures and include full, outline or prior approval permissions but not reserved matters.

3.17. A further **423 residential homes** have been granted reserved matters.

Housing Supply and Delivery

- 3.18. The National Planning Policy Framework (NPPF 2021), 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.
- 3.19. As the council does not currently have an up-to-date adopted Local Plan, the districts housing need for 2021/22 – 2025/26 is currently calculated using the Standard Methodology (See Chapter 4, Table 11), which sets a minimum housing figure of 785 dwellings per annum (dpa).
- 3.20.** Based on an annualised housing requirement of 785 dpa, the council is able to demonstrate a housing land supply of **5.3 years**.
- 3.21. The council is currently pursuing a 'stepped' housing requirement through its Core Strategy Review. This proposes to balance a reduced level of delivery in the early plan period with over-delivery in the later years in order to allow time for key strategic allocations to come forward for delivery.
- 3.22. Based on the proposed 'stepped' requirement of 622 dpa for 2021/22 – 2023/24 and 885 dpa for 2024/25 – 2025/26, the housing land supply position would increase to **5.7 years** should the Core Strategy Review be adopted in the forthcoming monitoring year.
- 3.23. Further information about the five year supply and calculations are set out in Chapter 4.

Housing Delivery Test

- 3.24. The Housing Delivery Test (HDT) is an annual measurement of housing delivery and is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.
- 3.25. If the Housing Delivery Test is not met, consequences of varying severity will be triggered according to the level of under-delivery, as set out in the Table below.

Level of delivery	Measure(s)
At or above 95%	No action triggered.
85% to 95%	Authority to publish a housing action plan.

75% to 85%	Authority to publish a housing action plan; additional 20% buffer placed on local authority's five-year housing land supply requirement.
Below 75%	Authority to publish a housing action plan; additional 20% buffer placed on local authority's five-year housing land supply requirement; 'presumption in favour of sustainable development' set out in the National Planning Policy Framework applies.

Table 5 Housing Delivery Test Measures

- 3.26. The council was required to published its first [Housing Delivery Action Plan](#) (July 2021) following the release of the Housing Delivery Test measurement 2020 (covering years 2017/18 – 2019/20) and resulting in a score of 91%
- 3.27. For the monitoring period 2018/19 – 2020/21, the council achieved a score of 85% against the HDT. Therefore, the requirement to publish a Housing Delivery Action Plan will remain in place until publication of any future re-run of the HDT measurement that results in a 'pass' of 95% or more.

Affordable Housing

- 3.28. Core Strategy Policy CSD1 seeks provision of 30% affordable housing on qualifying sites.
- 3.29. This year we have seen the completion of **3 new affordable homes** in the district. Unfortunately, many of the units on site, or due to start on site in 2020/21, were delayed due to the CoVid-19 pandemic. The Council has purchased 19 units on the open market for use as affordable housing, but these are not new housing units. There are approximately 50 affordable units on sites that are due to be completed by March 2022.

Houses in Multiple Occupation

- 3.30. There are now **65** houses in multiple occupation (HMO) licensed in total in the Folkestone & Hythe District. During the 2020/21 monitoring period, there were **6** licenses issued.

Gypsies and Travellers

- 3.31. The Gypsy and Traveller site allocation at Old Romney (Policy RM15) was realised in 2020/21; delivering **five pitches**. The development means that the Council has met in full (and exceeded) the needs identified by the Gypsy and Traveller Accommodation Assessment (2018) for permanent pitches in the district to 2036/37.

Self-build Register

3.32. From 1st 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.

3.33. 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 1st April 2016 is shown in Table 6 below:

Self-build register monitoring information	
Number of new entrants onto the register 31 October 2019 – 30 October 2020 (Base period 5)	
Individuals	38
Associations / Groups	0
Total	38
Number of new entrants onto the register 31 October 2018 – 30 October 2019 (Base period 4)	
Individuals	61
Associations / Groups	0
Total	61
Number of new entrants onto the register 31 October 2017 – 30 October 2018 (Base period 3)	
Individuals	49
Associations / Groups	0
Total	49
Number of new entrants onto the register 31 October 2016 – 30 October 2017 (Base period 2)	
Individuals	50
Associations / Groups	0
Total	50
Number of new entrants onto the register 1 April 2016 – 30 October 2016 (Base period 1)	
Individuals	32
Associations / Groups	0
Total	32
TOTAL	230

Table 6 Self-build register monitoring information

3.34. The council has three years following the end of each base period to permission equivalent plots of land for self-build development, as there are entries for that base period. Base periods run from October – October, so the applicable period for the 2020/21 monitoring report is Base Period 2, with the cumulative three years ending in October 2020.

- 3.35. There have been **62** permissions granted for self-build development up to October 2020.
- 3.36. The Places and Policies Local Plan (PPLP) (2020) allocates sites for housing in the district. Several larger sites have a proportion allocated for Custom Self Build (CSB) plots to help meet the demand on the register. Approximately 75 additional plots will be provided through allocated sites in the PPLP.
- 3.37. In addition, in Policy CSD9 of the emerging Core Strategy Review (CSR), criteria 2c. stipulates that 10% of 350 dwellings shall be self-build or custom-build, together with a proportion of self-build and custom-build homes in the new garden settlement in Policy SS5(2) of the emerging CSR.
- 3.38. As a result, the council consider that we currently have enough suitable serviced plots of land through local plan allocations, plus any windfall sites that may come forward through the planning process, to meet the demand for self-build and custom housebuilding in the district.
- 3.39. More details about the self-build and custom housebuilding register, and how to apply, can be found on the council's website on the [self-build page](#).

Brownfield Land Register

- 3.40. The Town and Country Planning (Brownfield Land Register) Regulations 2017 make it a statutory duty for the council to prepare, maintain and publish a register of brownfield land that meets all the criteria specified in the Regulations.
- 3.41. The Folkestone & Hythe District Brownfield Land Register will be reviewed and updated on an annual basis. More information can be found on the council's website on the [brownfield register page](#).
- 3.42. As of March 2021 there were **91 sites** listed on the Brownfield Land Register; of which **25** were recorded as completed, **18** under construction.

Employment

3.43. The Core Strategy (2013) set a minimum target of 10ha net additional employment floor space by 2016.

Monitoring Period	Employment Net completions (sqm)
2006/07	-5,440
2007/08	7,493
2008/09	5,729
2009/10	-8,765
2010/11	919
2011/12	6,148
2012/13	4,016
2013/14	2,800
2014/15	-1,679
2015/16	2,777
2016/17	-736.6
2017/18	**
2018/19	**
2019/20	**
2020/21	**
Total	13,261.1 (1.3 ha)

Table 7 Employment net completions since 2006

* 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.

3.44. The Commercial Information Audit (CIA) will be reviewed and updated during the 2021/2022 monitoring period.

Retail & Town Centres

3.45. The town centre use classes included in this section are:

- A1 - Shops;
- A2 - Financial and Professional Services;
- A3 - Restaurants and Cafes;
- A4 - Drinking Establishments;
- A5 - Hot Food takeaways;
- B1a - Offices (Excluding financial and professional services under the use class A2);
- D1 - Non-residential institutions such as health centres, schools, church halls and places of worship; and
- D2 - Assembly and leisure such as cinemas, indoor or outdoor sports and recreation.

3.46. In September 2020, amendments to the Use Classes Order came into force which removed Classes A, D and B1a. Three new use classes were introduced:

E - Commercial, Business and Service (Shops, Financial and Professional Services, Restaurants and Cafes and Business)

F1 - Learning and Non-Residential Institutions (Schools, Colleges, Galleries, Museums, Public Libraries, Exhibition Halls and Churches etc.)

F2 - Local Community Uses (Community Halls, Outdoor Sport or Recreation Locations, Swimming Pools and Ice Rinks etc.)

3.47. The Use Classes for Drinking Establishments and Hot Food Takeaways have changed to Sui Generis.

Shopping Surveys

3.48. The information for this section of the report has been collected from town centre shopping surveys.

3.49. 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. 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.

3.50. The most recent survey that was completed was in August 2019. Due to the CoVid-19 pandemic, the shopping survey was not completed for the 2020/21 monitoring period. Therefore, the old Use Classes have been included for this monitoring period. The new Use Classes will come into effect in the 2021/22 monitoring period.

3.51. The percentage of each Use Class for the centres of Folkestone, Hythe, New Romney, Cheriton and Sandgate are shown in the pie charts below.

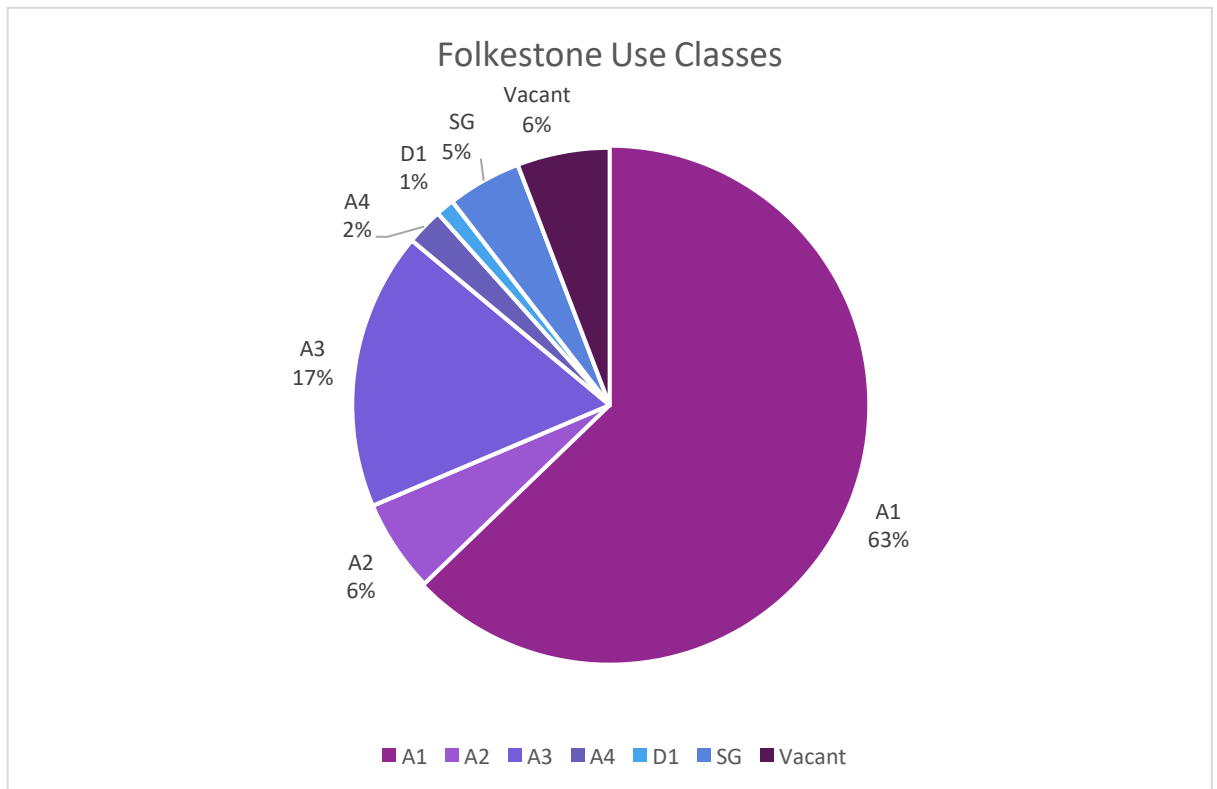


Figure 1 Folkestone use class survey

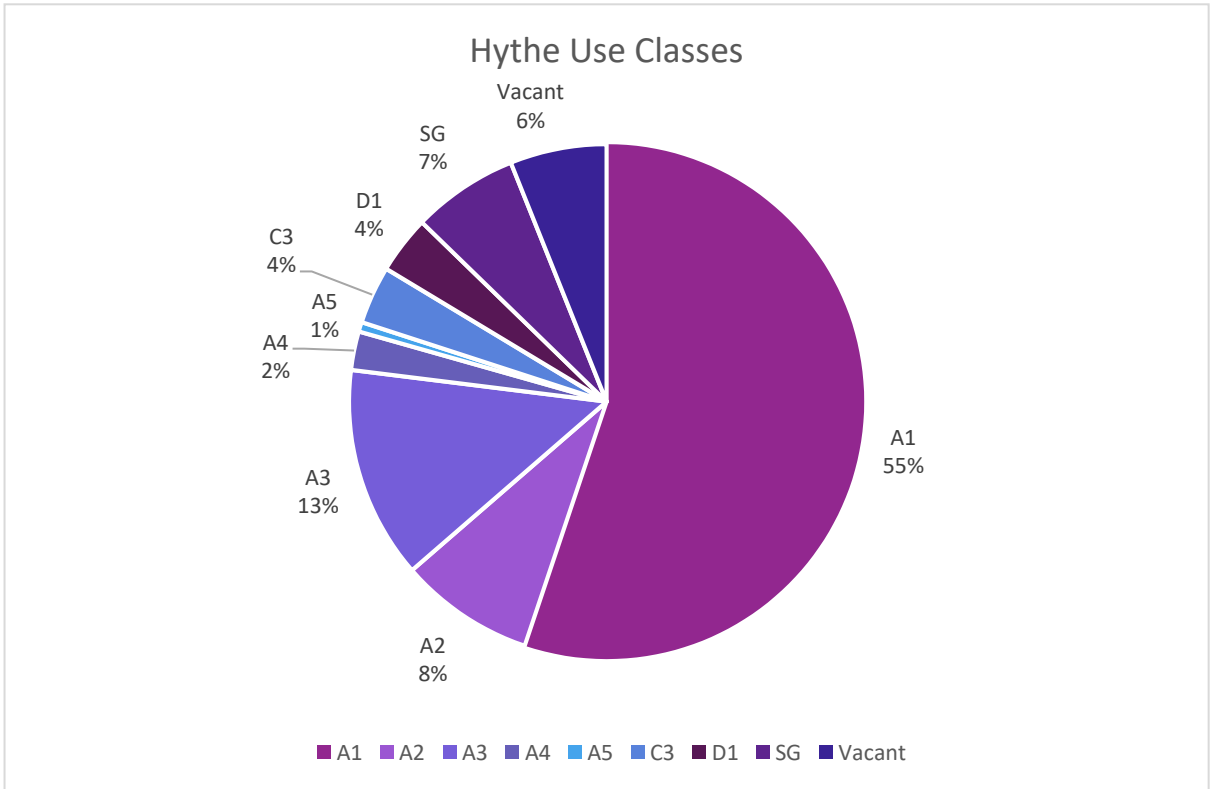


Figure 2 Hythe use class survey

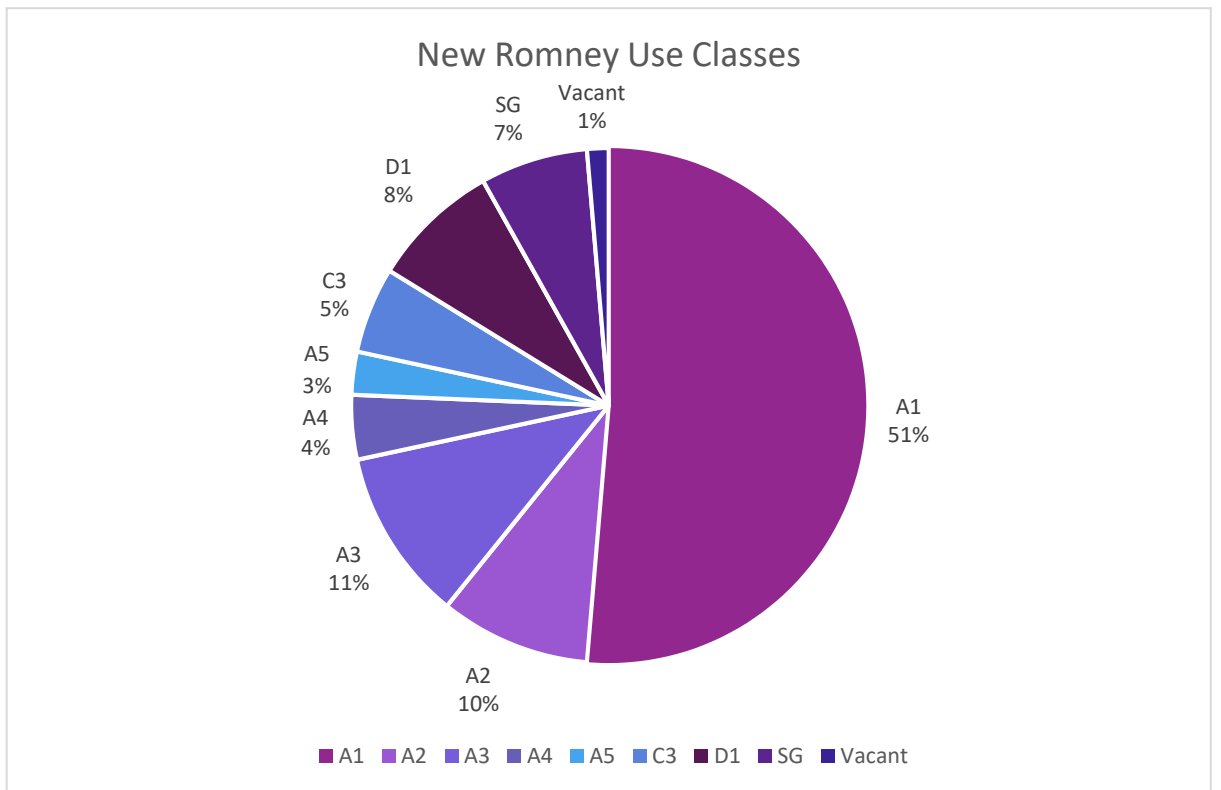


Figure 3 New Romney use class survey

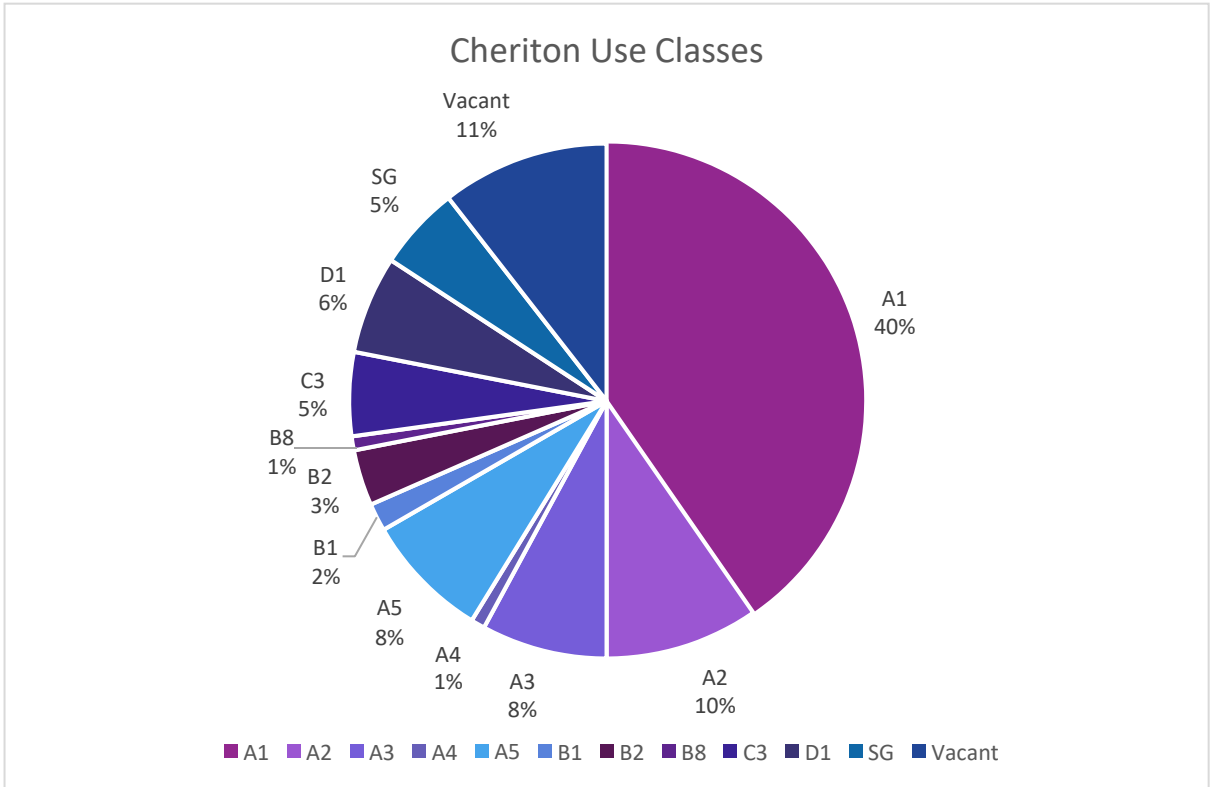


Figure 4 Cheriton use class survey

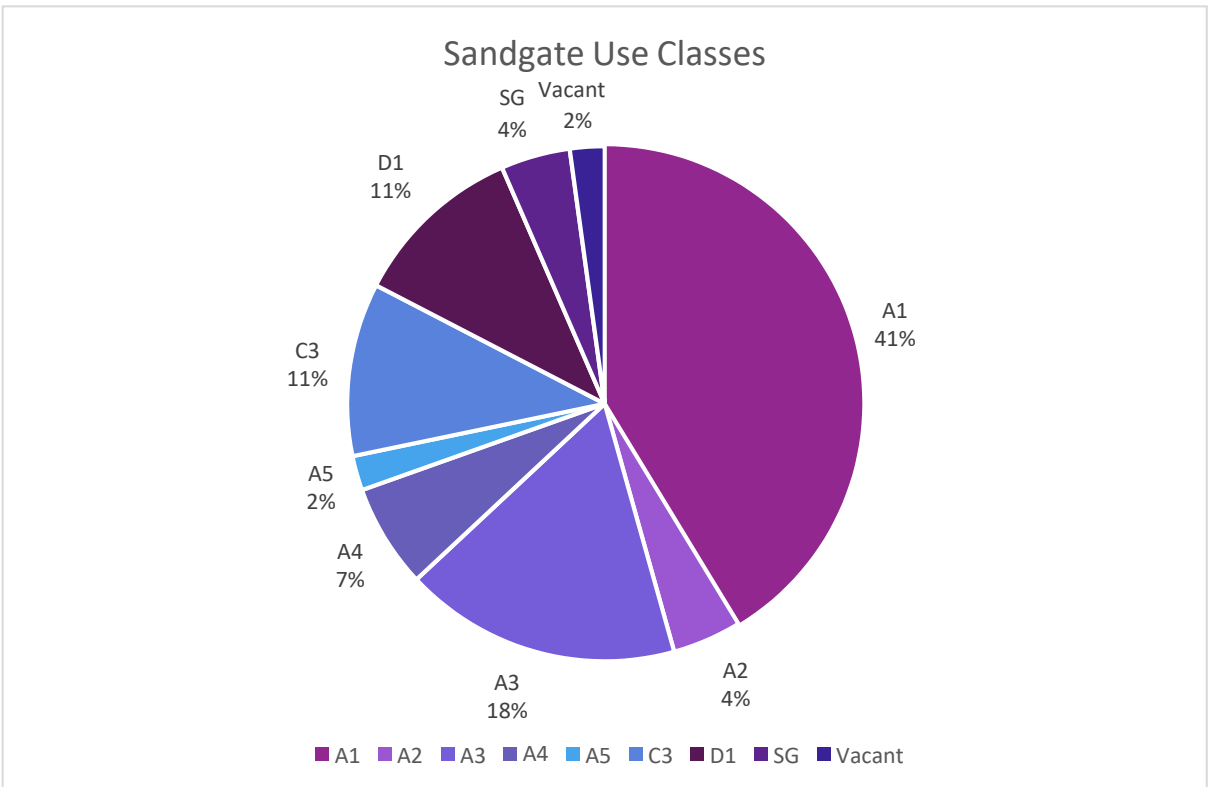


Figure 5 Sandgate use class survey

3.52. The vacancy levels for the primary shopping centres of Folkestone, Hythe, New Romney, Cheriton and Sandgate are shown in descending order in Table 8 below.

Retail Centre	2019 Vacancy Level (%)	2018 Vacancy Level (%)
Cheriton	9.8%	10.6%
Hythe	6.9%	5.1%
Folkestone	4.9%	7.2%
Sandgate	1.5%	1.5%
New Romney	1.0%	2.7%

Table 8 Vacancy levels for primary shopping centres

3.53. On the whole, the vacancy levels for each retail centre have reduced in every retail centre in the district, except in Sandgate which has remained the same. These results are positive for the district and show that each retail area has improved the number of vacant units within a year.

Mixed-Use Development

3.54. Progress has continued on a number of ‘major’ residential developments which will see many new community facilities, public services and new build employment premises. The following developments have now begun:

- **Folkestone Harbour and Seafront** - Outline planning consent (Y12/0897/SH) was granted in 2015 for a mixed development comprising up to 1,000 dwellings (C3); and 1,000 sqm of commercial floorspace (A1, A3, A4, A5, B1, D1, & D2). Reserved Matters (Y18/1252) were approved at the end of 2018 for the first residential phase (84 dwellings) of the project at the western end of the site (Plot B, opposite the Leas Lift). Construction started in January 2020 and is expected to be completed in Spring 2022.
- **Hawkinge Mixed-use Land** – Outline planning (Y10/0738/SH) was granted in 2011 for a mixed use development comprising of business units (Class B1/B8) and a retirement village (Class C2). The delivery of the commercial units were completed in 2018. Reserved Matters (Y14/0336/SH) for the retirement village consisting of 61 bungalows and 50 apartments were approved in 2014 and is currently under construction. Completion is expected in 2022/23.

- **Nickolls Quarry**– Reserved Matters (Y13/0736/SH) were granted for the first 192 dwellings as part of the first phase of the development. A further 208 dwellings were approved as part of a Reserved Matters application (Y18/1306/SH) for Phase 2 in 2019. Phase 1 completed in 2020/21. This residential led development will provide 1,050 dwellings in total and include a major community facility.
- **New Romney Broad Location** – A Reserved Matters application (Y17/0674/SH) for Phase 1 was approved in 2017 for 109 dwellings at Land Opposite Dorland in Cockreed Lane. This increased to 118 dwellings following a re-plan of plots 238 – 264).These dwellings were completed in 2020/21. An outline planning permission (Y18/1404/FH) for Phase 2 providing an additional 117 dwellings were approved in 2019. A Reserved Matters application (Y21/007/FH) was submitted in early 2021; and is awaiting determination.
- **Princes Parade** – Planning permission (Y17/1042/SH) was approved at planning committee in 2018 and comprises a swimming pool and leisure centre, public open space, up to 150 homes (including up to 45 affordable units), a widened public promenade for walking and cycling, and some commercial units including a café, restaurant and boutique hotel.
- **Shorncliffe Garrison (Y14/0300/SH)** – A hybrid application (Y14/0300/SH) was approved in 2016 including detailed consent for the first 294 dwellings; and outline permission for a remaining of 906 as well as a new primary school, leisure facilities including a pavilion for the football pitches. The first 294 dwellings were completed in 2019/20, with several subsequent phases currently under construction. In 2020/21, Reserved Matters were approved for a total of 423 dwellings.
- **Sellindge Broad Location** – A hybrid application (Y14/0873/SH) for Phase 1 was granted planning permission in January 2016, which comprised an outline for up to 200 dwellings and full permission for 50 dwellings, a village green and play equipment. In 2019, a Reserved Matters application (Y18/0402) was approved for 190 dwellings together with a mixed use local centre containing Parish offices, associated storage and commercial floor space. In 2019, an outline permission was also approved for Phase 2 (Site B) 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. A Reserved Matters application (Y21/0279/FH) was submitted in early 2021; and is awaiting determination.

Transport

3.55. It is important to understand the modes of transport being used by the public against the PPLP transport policies. The street hierarchy within the PPLP is:

- Pedestrians
- Cyclists
- Public Transport
- Private vehicles

Pedestrians and Cyclists

3.56. Walking is not currently recorded by any measure other than a question in the census relating to travel to work. The next update will be available in 2023.

3.57. 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.

Public Transport

3.58. Train station usage data, gathered by the Office of Rail and Road, for the estimated total number of entries and exits made at stations reveals the dramatic effect the Coronavirus (CoVid-19) pandemic has had on all rail travel in the district, as shown in Table 9 below.

Station Name	Entries and Exits (2020-21)	Entries and Exits (2019-20)
Folkestone Central	267,698	1,031,302
Folkestone West	201,292	775,466
Sandling	20,000	96,612
Westenhanger	18,902	80,168

Table 9 Train station usage data

3.59. Folkestone Central, which has the high-speed service to London, remains the most used station within the district.

Natural Environment

Green Infrastructure Strategy

3.60. Consultants have been commissioned to produce a Green Infrastructure Strategy to replace the 2011 Green Infrastructure Plan. They have carried out a comprehensive evidence gathering exercise, which was followed by an examination of evidence that included analysis of mapped datasets and the review of documents and strategies, from both Folkestone & Hythe District Council and other organisations.

3.61. Workshops and meetings to explore green and blue infrastructure priorities with stakeholders, local councils and elected councillors were held via Zoom during Spring 2021. The findings from the workshops and the consultation responses will be taken into account in the GI strategy.

Climate Change

3.62. Folkestone & Hythe District Council declared a climate emergency along with many other councils in 2019 and a budget of £4.75m has been set aside for initiatives which will help the council hit its net-zero carbon emissions by 2030.

3.63. Following the declaration of the climate and ecological Emergency, a low carbon and sustainability specialist was appointed to support the Climate and Ecological Emergency Working Group with the process of producing a Carbon Action Plan.

3.64. The Carbon Action Plan was adopted by cabinet in February 2021. It includes a baseline of the council's current carbon emissions and sets out 33 actions to continue our journey to reduce carbon emissions to zero by 2030.

3.65. The council is already taking steps to reduce the council's carbon footprint including:

- Planting trees across the district, including small, native and semi-mature trees
- Installing a network of electric vehicle charging points across the district, including charging points in the council's own Civic Centre car park
- Planting wildflower areas and managing land to promote biodiversity
- Reducing strimmer use and pesticide application around trees and obstacles where suitable. Discussion is also taking place about trialling alternatives to pesticides
- Purchasing battery operated grounds maintenance equipment where suitable to replace petrol powered equipment.

Carbon Emissions

- 3.66. The emergency declaration also commits the council to play a leadership role to help the local community meet a 2030 carbon neutral target.
- 3.67. Council officers have used the SCATTER cities tool and government figures to calculate the greenhouse gas emissions for the district as a whole.
- 3.68. This showed that the most significant sources were road travel and domestic energy.
- 3.69. Whilst it is recognised that the council has limited direct influence over these factors, the working group will consider ways in which the council can support local residents to reduce their own carbon footprint and how the council can lobby the government and Kent County Council on these issues.
- 3.70. In June 2020, the Department for Business, Energy & Industrial Strategy published revised figures for carbon emissions for local authorities for 2005 - 2018. For Folkestone & Hythe district, as well as other local authorities, these revisions have resulted in noticeable changes to the emissions estimates for previous years. Table 10 sets out the updated figures from these new estimates.

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

Table 10 Carbon emissions for Folkestone & Hythe

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

Air Quality

3.72. 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.

3.73. Folkestone & Hythe District experiences relatively good air quality, with no reported exceedances of the annual mean NO₂ AQS objective since monitoring begun in the district. As a result of this, there have never been any declared Air Quality Management Areas (AQMAs) within the District.

3.74. The council continues to review its monitoring network, deploying new monitoring sites in areas where there has either never been any monitoring conducted, or where there is a possibility of there being elevated NO₂ concentrations. Two new monitoring locations were deployed in 2020; DT17 and DT18, respectively located on St Andrews Road and Littlestone Road in Littlestone-on-Sea. This allows the council to continue to ensure that its residents can experience relatively good and compliant air quality conditions.

3.75. The monitoring results from 2020 show that annual mean NO₂ concentrations within the Folkestone & Hythe District continue to be well below the relevant AQS objectives at all monitoring locations. Further information on Air Quality can be found in the Air Quality Annual Status Report 2021 available to view on the council's website:

<https://www.folkestone-hythe.gov.uk/pollution/air-quality>

4. Five Year Housing Land Supply

- 4.1. The National Planning Policy Framework (NPPF 2021), 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.
- 4.2. 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.
- 4.3. A formal assessment is conducted on five-year housing land supply annually, with a year running from 1st April to the 31st March the following year. The relevant five-year period is currently 1st April 2021 to the 31st March 2026.
- 4.4. As the council does not currently have an up-to-date adopted Local Plan, the district's housing need for 2021/22 – 2025/26 has been calculated using the Standard Methodology (Table 11), which sets a minimum annualised housing figure of **785**.

Minimum Local Housing Need Figure (2021/22)			
	NPPG Methodology	Calculation	F&H Figures
Step 1: Setting the baseline	Set the baseline using the national housing growth projections. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).	Household projection 2021	52,595
		Household projection 2031	58,200
		The 10 year difference between 2021 – 2031 (i.e. 58,200 – 52,595 = 5,605)	5,605
		The annual average projected growth (i.e. 5,605 / 10 = 560.5)	560.5
Step 2: An adjustment to take account of affordability	Adjust the annual average projected household growth figure (as calculated in Step 1) based on the affordability of the area. The most recent median workplace-based affordability rents, published by the Office for National Statistics at a local authority level, should be used.	Affordability factor for Folkestone & Hythe (2020)	10.83
		Local affordability ratio – 4 (i.e. 10.83 – 4 = 6.83)	6.83
		6.83 / 4 = 1.7075	1.7075
		1.7075 x 0.25	0.426875
		0.426875 + 1	1.426875
		Adjustment factor for Folkestone & Hythe	1.426875

	The adjustment factor for Folkestone & Hythe is 1.426875 and is used as: Minimum annual local housing need figure = (adjustment factor) x projected household growth	Minimum annual local housing need figure = 1.426875 x 560.5 = 799.7634375	800 (rounded)
Step 3: Capping the level of any increase	A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.	Shepway District Council adopted the Core Strategy in 2013	2013
	Where these policies were adopted in the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.	The average annual housing requirement figure in the existing Core Strategy is 350.	350
	This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.	The average annual household growth over 10 years is 560.5 (as per Step 1)	560.5
	For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan the figure in the spatial development strategy should be used.	The minimum annual local housing need figure is 800 (as per Step 2).	800
	Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of: a. The projected household growth for the area over the 10 year period identified in step 1: or b. The average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists)	The cap is set at 40% above the higher of the most recent average annual housing requirement figure (350) or average annual household growth over 10 years (560.5) (i.e. Cap = 560.5 / 100 x 140) = 784.7)	= 785 (rounded)
Folkestone & Hythe Local Housing Need result	The minimum annual local housing need figure is greater than the capped figure and therefore limits the increase to the local authority's minimum annual housing need figure.	The minimum annual local housing need figure for Folkestone & Hythe is 785	785

Table 11 Minimum Local Housing Need Figure

- 4.5. Table 12 below shows that as of the 1st April 2021, the council can demonstrate a **5.3 year housing land supply** based upon an annualised requirement of **785 dpa** set by the Standard Method.

Five Year Housing Land Supply 2021/22 – 2025/26 (Annualised Requirement)			
Row			5-YHLS
1	Annualised Figure across Five Year Period	Calculated using the Standard Methodology (01.04.2021)	785
2	Five Year Requirement	Row 1 multiplied by 5	3,925
3	Current Shortfall	The new Standard Method used to calculate housing requirements takes into account pass under-delivery	0
4	Five-Year Requirement plus Shortfall	Row 2 plus Row 3	3,925
5	Annualised Figure with Shortfall	Row 4 divided by 5	785
6	5% buffer	Add 5% buffer as required by paragraph 73 in the NPPF. Calculate as 5% of Row 4	39
7	Total 5 Year Land Supply Figure	Row 4 plus Row 6	3,964
8	Total 5 Year Land Supply Figure (Annualised)	Row 7 divided by 5	793
9	Capacity of identified sites	Capacity used is that expected to be delivered within five years by CSR / PPLP housing allocations	1,110
10	Extant planning permissions	Capacity used is that expected to be delivered within five years from extant permissions	2,931
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	4,231
13	Supply Position (Years)	The number of Years Supply ((Row 12 minus Row 7) divided by (Row 8)) plus 5	5.3

Table 12 Five Year Housing Land Supply 2021/22 – 2025/26 (Annualised Requirement)

- 4.6. However, it is expected that the council is likely to adopt its Core Strategy Review, which is currently being examined by a two independent Planning Inspectors, during the forthcoming monitoring year.
- 4.7. The Core Strategy Review proposes a ‘stepped’ rather than an annualised approach to meeting its housing need requirement over the plan period to 2036/37. Therefore, a second 5-YHLS calculation has been undertaken that takes account of this should the Inspectors find the plan ‘sound’. The stepped requirement would set a minimum housing figure of 622 dpa for years 2021/22 – 2023/24 and 885 dpa for years 2024/25 – 2025/26.
- 4.8. Table 13 shows that as of the 1st April 2021, the council could demonstrate a **5.7** 5-YHLS based upon its proposed ‘stepped’ requirement.

Five Year Housing Land Supply 2021/22 – 2025/26 (stepped requirement)			
Row			5-YHLS
1	Annualised Figure across Five Year Period	Calculated using the Standard Methodology	622 622 622 885 885
2	Five Year Requirement	Calculated as the sum of Row 1	3,636
3	Current Shortfall	19/20 = 569-462= -107 20/21 - 415-489= +74 *DLUHC discounted the housing requirements for years 19/20 and 20/21 by 31 days and 122 days respectfully due to the impact of Covid-19.	33
4	Five-Year Requirement plus Shortfall	Row 2 plus Row 3 how many is that	3,669
5	Annualised Figure with Shortfall	Row 4 divided by 5	734
6	5% buffer	Add 5% buffer as required by paragraph 73 in the NPPF. Calculate as 5% of Row 4	37
7	Total 5 Year Land Supply Figure	Row 4 plus Row 6	3,706
8	Total 5 Year Land Supply Figure (Annualised)	Row 7 divided by 5	741
9	Capacity of identified sites	Capacity used is that expected to be delivered within five years by CSR / PPLP housing allocations without planning permission.	1,110
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 planning permission.	2,931
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	4,231
13	Supply Position (Years)	The number of Years Supply ((Row 12 minus Row 7) divided by (Row 8)) plus 5	5.7

Table 13 Five Year Housing Land Supply 2021/22 – 2025/26 (Stepped requirement)

5. Infrastructure

- 5.1. The Community Infrastructure Levy (CIL) is a charge on new floorspace that local authorities can choose to introduce on new development to raise money for a range of infrastructure needs. These include transport, education, community uses, open spaces and leisure facilities. The council adopted its CIL charging schedule and supporting policies on 20 July 2016.
- 5.2. 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.
- 5.3. 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 sets out that the amount of CIL receipts received in 2020/21 was £318,292.41 and CIL expenditure (as passed to Parish and Town Councils and CIL Admin) was £113,377.71. Further information on headline figures can be found in the IFS.
- 5.4. The update of the CIL Charging Schedule was programmed in the LDS (2020-23) for 2019, however it has been delayed due to changes in Government legislation.

