

# Authority Monitoring Report 2023

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 2022 to 31 March 2023 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)
- Regulation 34(6): Details on the Duty to Cooperate

1.3. Considering 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: Infrastructure** - reviewing the council's position relating to funding mechanisms such as the Community Infrastructure Levy (CIL) and developer contributions.

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## 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 LDS was adopted by Cabinet on 27 May 2020.

2.3. Table 1 sets out the timetable for the preparation of the documents in the most recent LDS (2020-23) and notes the council's progress against meeting key milestones. Due to changes in the planning laws and regulations, the LDS has not been updated.

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	Further hearing sessions took place in July 2021, leading to the adoption of the CSR on 31 <sup>st</sup> March 2022.
	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	
	Adoption	November 2020	
Community Infrastructure Levy (CIL)	Gathering of evidence	Up to and including May 2020	The CIL charging schedule was revised to bring it in line with the adopted policies and allocations of the Core Strategy Review and was adopted in March 2023.
	Consultation on draft CIL charging schedule	June to July 2020	
	Submission to external examiner	September 2020	
	Examination in public (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 discussions with neighbouring authorities, agencies and providers. There have been periodic meetings between Folkestone & Hythe District Council, Dover District Council, Ashford Borough Council, Canterbury City Council and Thanet District Council to discuss national and cross-border issues affecting East Kent and local plan production. Meetings with individual councils have taken place:

- Dover District Council – Duty to Cooperate discussion regarding Dover District Council’s local plan proposals.
- Canterbury City Council – work to agree Statement of Common Ground with Canterbury City Council for Canterbury’s local plan.
- Maidstone Borough Council – meeting to discuss approach to Maidstone’s local plan held.

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 several 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. Meetings and collaborative work that officers have undertaken include the following:
- **Water Resources Management Plans:**
    - Review of water resources management plans for the South East and implications for Folkestone & Hythe district.
    - Water Resources South East, Draft Regional Plan for South East England (2025-2075)
    - Affinity Water – Draft Water Resources Management Plan (2025-2075)
    - South East Water – Draft Water Resources Management Plan (2025-2075)
  - **Kent County Council Developer Contributions Guide:**
    - Review of draft Kent County Council Developer Contributions Guide and submission of response from Folkestone & Hythe District Council on 2 February 2023.
  - **Kent County Council:**
    - Discussion of climate change mitigation and adaptation responses with lead Members and Directors from Kent County Council and Folkestone & Hythe District Council – meeting held on 7 April 2022.
  - **Nutrient Neutrality Working Group:**
    - Joint authority group
  - **Kent Downs AONB UNESCO Geo-Park event:**
    - Initial virtual event held on 20 March 2023.
  - **Kent County Council Minerals and Waste Plan**
  - **Developers Group of Small and Medium-sized Enterprises (SMEs):**
    - roundtable discussion with regional developers of issues affecting construction and the development industry in Kent.

#### [Neighbourhood Planning](#)

- 2.10. In November 2021, officers presented to several parish councils in the north of the district to provide an introduction to neighbourhood plans. Subsequently, on 22 September 2022, Lyminge has been designated a neighbourhood area.

2.11. Four other neighbourhood areas were designated between October 2012 and June 2014 (Hythe, New Romney, Sellindge and Lympne), however no subsequent neighbourhood development plans or orders have been produced for those areas.

#### Assets of community value

2.12. There have been no new additions to the asset of community value list during the 22/23 monitoring period.

2.13. 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 adopted local plan documents 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 2022/23 monitoring year.

<b>Total number of planning applications for 2022/23</b>	
Received*	822
Granted	684
Refused	107
Considered by planning committee	55
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	31
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	61%
Departures from the local plan- applications that have been monitored and deemed to be a deviation from the local plan	0

*Table 2 Total planning applications for 2022/23*

\*includes all planning applications (not including lawful development certificates)

\*\*appeals determined within the monitoring period

#### Planning refusals

3.5. Planning applications for the 2022/23 monitoring period were considered against the National Planning Policy Framework, adopted local plan documents, which include the Core Strategy Review (CSR) adopted March 2022, and the Places and Policies Local Plan 2020 (PPLP). 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	PPLP	78%
2	HB8	Alterations and extensions to buildings	PPLP	49%
3	SS3	Place-shaping and sustainable settlements strategy	CSR	18%
3	NE3	Protecting the district's landscape and countryside	PPLP	18%
4	HB3	Internal and external space standards	PPLP	11%
4	NE2	Biodiversity	PPLP	11%
5	SS1	District spatial strategy	CSR	10%
5	CSD3	Rural and tourism development	CSR	10%
6	HE1	Heritage assets	PPLP	9%

*Table 3 Planning policies cited the most for planning application refusals.*

3.7. From the table above it is clear that the two policies cited the most, and 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 CSR and PPLP will be kept under 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 are specific either to a site, use or piece of infrastructure and may not be used as frequently.

#### Planning appeals

3.9. There have been **31 planning appeals determined** in this monitoring year. Of these appeals, **12 have been allowed**, whilst **19 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 monitoring year there have been **7 prior approval applications**, resulting in **20 new residential units/dwellings**.

## Housing and communities

3.12. This year, the council has granted full planning permission for **884 new homes**.

These are net figures and include reserved matters and prior approval permissions. In addition, **1 residential home** was granted outline planning permission.

3.13. The council has recorded **454 new homes** as being completed in the district.

3.14. In total, there have been **5,908 new homes** completed since the start of the previous 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
2021/22	454
2022/23	454
<b>Total</b>	<b>5,908</b>

*Table 4 Residential net completions since 2006*

3.15. This AMR reports on the first full monitoring year since the Core Strategy Review was adopted in March 2022. Looking at the new plan period (from 2019/20), due to economic uncertainty and impacts on construction activity, housing delivery has fallen below the levels anticipated in the Core Strategy Review housing trajectory. The Core Strategy requirement is 622 dwellings per annum for the first four years which would be a total of 2,488 dwellings but only 1,843 have been completed. This situation will continue to be monitored and may trigger action through the council's housing delivery action plan (see further below).

### Housing allocations

3.16. Throughout the monitoring year we have seen the completion of **354 new homes** on housing sites allocated in the CSR and PPLP (the total now completed is 1,605).

3.17. In addition, a total of **645 new homes** have been granted full planning permission (including reserved matters) on these housing allocations over the same period (the total number of dwellings allocated with planning permission is 4,964).

### Housing supply and delivery

3.18. The CSR includes a 'stepped' housing requirement to be delivered in four phases as follows:

- 2019/20 – 2023/24 = 622 dwellings a year
- 2024/25 – 2028/29 = 885 dwellings a year
- 2029/30 – 2033/34 = 730 dwellings a year
- 2034/35 – 2036/37 = 700 dwellings a year

3.19. The 'stepped' housing requirement balances 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.

3.20. The council's adopted plan is less than five years old, and the plan identified at least a five-year supply of specific, deliverable sites at the time its examination concluded. Therefore, the National Planning Policy Framework (NPPF) does not require the council to identify and update annually a supply of deliverable sites sufficient to provide a minimum of five years' worth of housing (NPPF December 2023, paragraph 76).

### Housing delivery test

3.21. 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.

3.22. If the HDT 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*

- 3.23. The council was required to publish its first housing delivery action plan (July 2021) following the release of the HDT measurement 2020 (covering years 2017/18 – 2019/20) and resulting in a score of 91%.
- 3.24. For the monitoring period 2018/19 – 2020/21, the council achieved a revised score of 97% against the HDT, following the adoption of the CSR. This result is 'a pass' and there was 'no consequence' to the council.
- 3.25. DLUHC published the HDT score for the monitoring period 2019/20 – 2021/22 in December 2023. The council received a score of 87%. This score requires the council to produce a Housing action plan providing an analysis of the reasons the rates of housebuilding have not met the levels of identified housing need, and set out actions to address these issues, with the aim of boosting the delivery of housing in the future. The Housing action plan must be produced and published on the council's website within six months of the HDT results being released.
- 3.26. The HDT results for 2020/21 – 2022/23 have not yet been published by DLUHC at the time of writing this AMR.

#### [Affordable housing](#)

- 3.27. CSR Policy CSD1 seeks provision of 22% affordable housing on qualifying sites. For this monitoring period **41 affordable dwellings** were granted permission across the district.
- 3.28. There have been **103 additional affordable homes** provided in the district during the 2022/23 monitoring period. Of these, **84** were new units delivered by housing associations in the district for rent and shared ownership, **five** were acquisitions of existing homes by the council for use as affordable housing and **14** council new builds for rent.

### Houses in multiple occupation

3.29. There are now **68 houses in multiple occupation (HMO)** licensed in total in the Folkestone & Hythe District. During the 2022/23 monitoring period, there were **13 licenses issued**, but only **four** of these were new licences.

### Gypsies and Travellers

3.30. 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.

3.31. In the 2022/23 monitoring period, no further Gypsy and Traveller pitches were granted planning permission.

### Self-build register

3.32. 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.

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 1<sup>st</sup> April 2016 is shown in Table 6 below:

<b>Self-build register monitoring information</b>	
<b>Number of new entrants onto the register 31 October 2021 – 30 October 2022 (Base period 7)</b>	
Individuals	<b>22</b>
Associations / Groups	<b>1</b>
Total	<b>23</b>
<b>Number of new entrants onto the register 31 October 2020 – 30 October 2021 (Base period 6)</b>	
Individuals	47
Associations / Groups	0
Total	47
<b>Number of new entrants onto the register 31 October 2019 – 30 October 2020 (Base period 5)</b>	
Individuals	38
Associations / Groups	0
Total	38
<b>Number of new entrants onto the register 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 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 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 1 April 2016 – 30 October 2016 (Base period 1)</b>	
Individuals	32
Associations / Groups	0
Total	32
<b>TOTAL</b>	<b>304</b>

*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. Base periods run from October – October, so the applicable period for the 2022/23 monitoring report is Base Period 4, with the cumulative three years ending in October 2022.
- 3.35. There have been **101 plots permissioned**<sup>1</sup> for self-build development up to 31<sup>st</sup> October 2022.
- 3.36. The council has several ways to meet the self-build demand in the district. There is a standalone policy, policy HB4 in the PPLP, which supports self-build and custom housebuilding development by requiring sites over 40 dwellings in the Urban area, and 20 dwellings in the North Downs and Romney Marsh areas, to supply no less than 5 per cent of dwelling plots for sale to self-build or custom housebuilders on the council's register.
- 3.37. The PPLP also 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. It was estimated that the allocated sites in the local plan would provide at least 36 self-build and custom housing plots by 2031, with more plots coming from 'windfall' sites above the size thresholds in policy HB4.
- 3.38. In addition, part (2) of policy SS6, New Garden Settlement - Development Requirements in the CSR states that a proportion of the proposed dwellings shall be self-build and custom-build homes in the new garden settlement.

<sup>1</sup> Gross plots permissioned. Net plots permissioned = 88

3.39. Following the introduction of the Local Connection test in October 2021, the number of people who wished to remain on the register reduced significantly. As a result, there are currently 85 individuals or groups in total registered on our self-build register; with 76 on part one and 9 on part two (data correct in October 2023).

3.40. As a result, it is considered that the council can provide enough suitable serviced plots of land through local plan allocations and policies, 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.

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

#### [Brownfield land register](#)

3.42. 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.

3.43. 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.

3.44. As of March 2022, there were **104 sites** listed on the brownfield land register; of which **42** were recorded as **completed**, and **24 under construction**.



## Employment

3.45. The CSR sets a target of approximately 8.1 ha of strategic employment allocation providing 36,760 sqm of employment floorspace at the Otterpool Park development. Additionally, the PPLP allocations provide up to 140,878 sqm of new employment space.

3.46. Employment space is monitored through the Commercial Infrastructure Audit (CIA). The CIA will be reviewed and updated in 2024.

## Retail & town centres

3.47. In September 2020, amendments to the use classes order came into force. The town centre use classes included in this section are:

- B2 - General industrial
- B8 - Storage or distribution
- C2 - Residential institutions (residential care homes and nursing homes)
- C3 - Dwellinghouses
- E - Commercial, business and service (including shops, financial and professional services, restaurants and cafes and business)
- F1 - Learning and non-residential institutions (including schools, colleges, galleries, museums, public libraries, exhibition halls and churches)
- F2 - Local community uses (including community halls, outdoor sport or recreation locations.)
- Sui Generis – (including cinemas, launderettes, fuel stations, betting shops, drinking establishments and hot food takeaways)

### Shopping surveys

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

3.49. Policy SS4 of the CSR (2022) requires that all development in town and district centres should contribute to a mix of active ground floor uses with predominantly retail goods frontage shopping retained at the core of the centres. Elsewhere in town centres, an appropriate mix of offices, cultural, community and voluntary facilities, and other shop uses will be permitted; with a limited increase in the proportion of restaurants where they add to the vitality, tourist appeal and evening economy of town 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 shop frontage survey was carried out in late autumn 2022. The percentage of each use class for the centres of Folkestone, Hythe, New Romney, Cheriton and Sandgate are shown in the pie charts below.

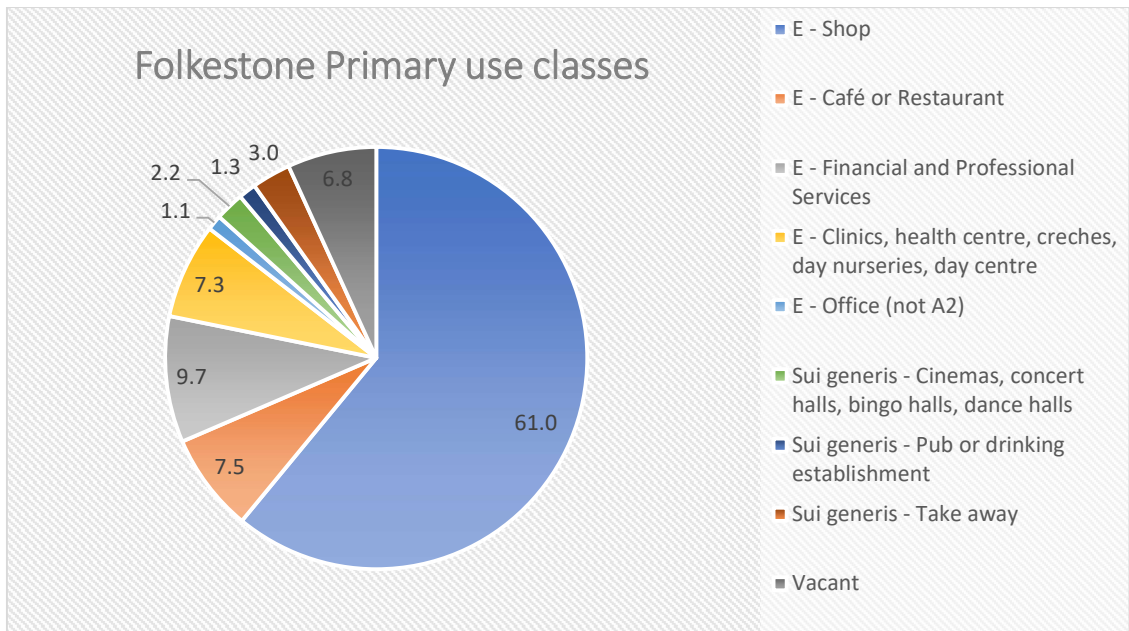


Figure 1 Folkestone percentage of each use class

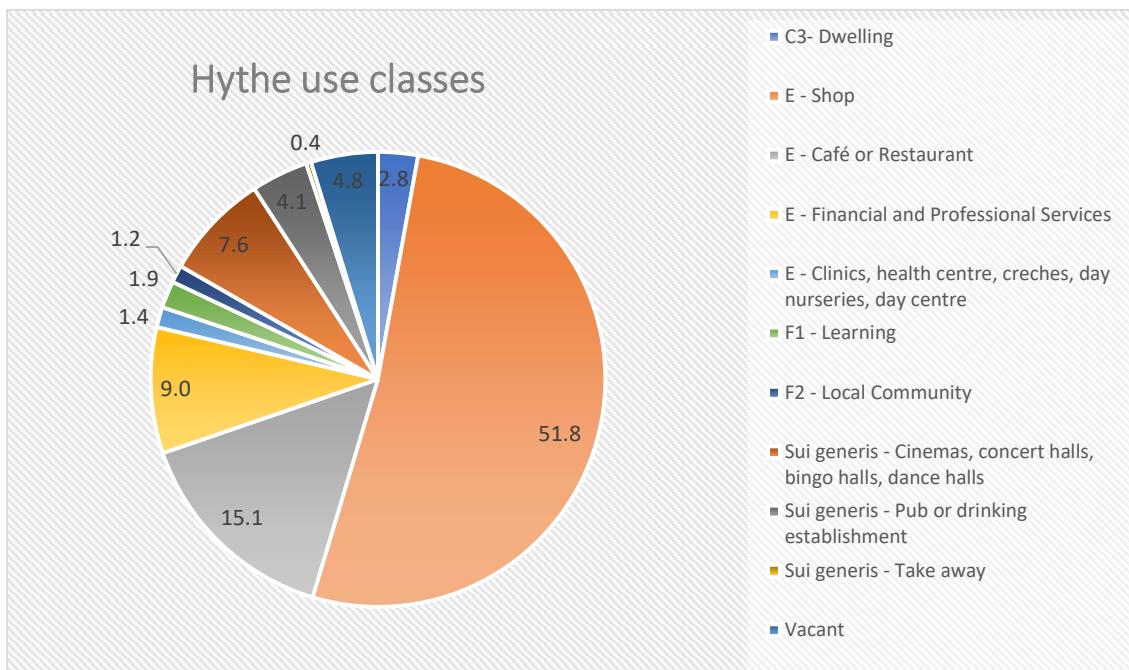


Figure 2 Hythe percentage of each use class

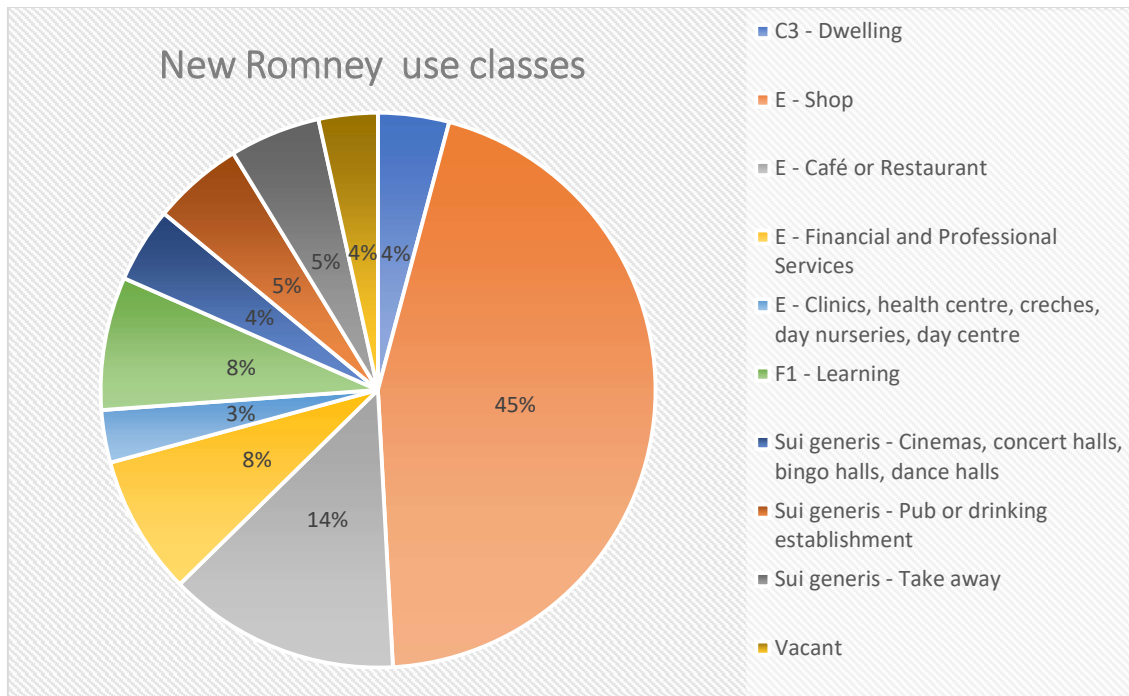


Figure 3 New Romney percentage of each use class

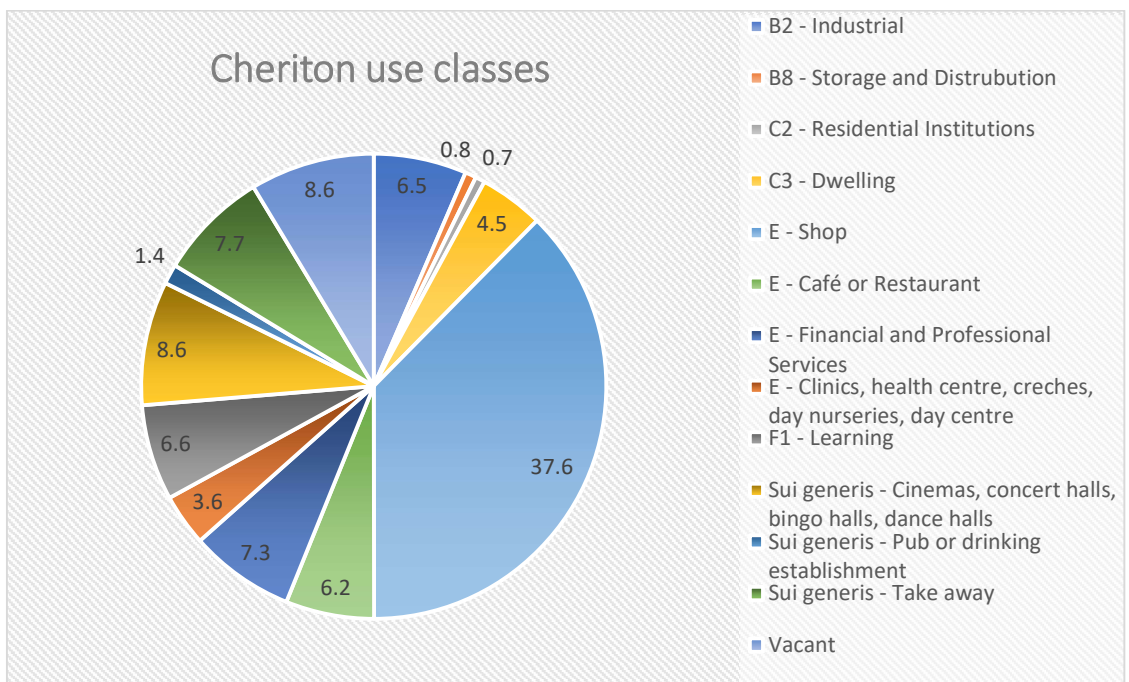


Figure 4 Cheriton percentage of each use class

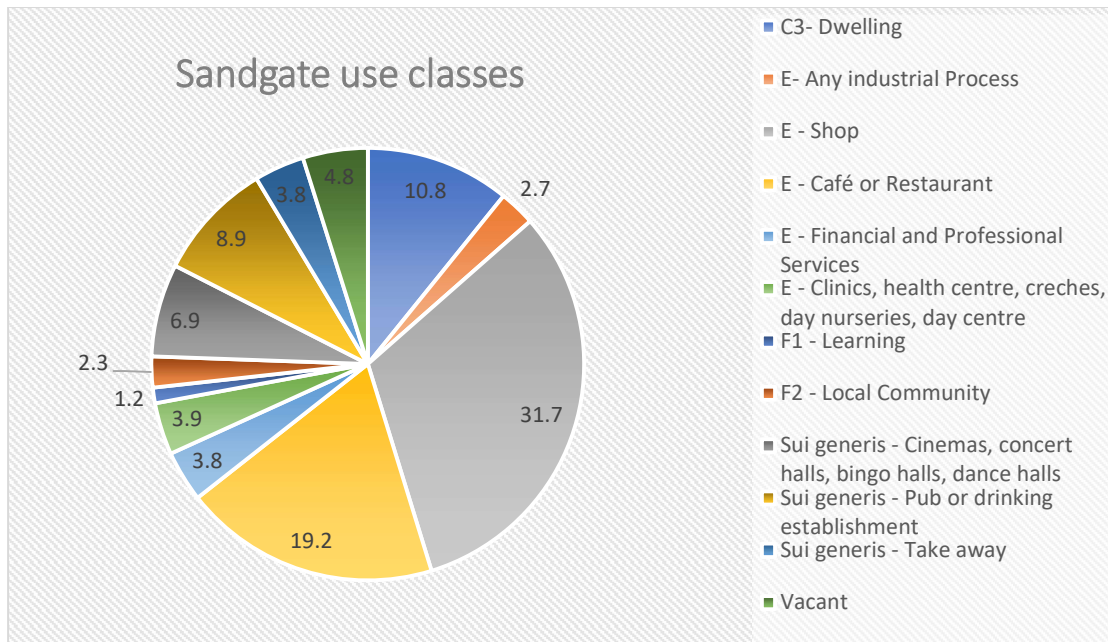


Figure 5 Sandgate percentage of each use class

3.51. 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. Unfortunately, the shop frontage surveys were not carried out in 2020 because of the covid pandemic.

Retail centre	2022 Vacancy level (%)	2021 vacancy level (%)	2019 vacancy level (%)	2018 vacancy level (%)
Folkestone	6.8%	6.8%	4.9%	7.2%
Hythe	4.8%	5.9%	6.9%	5.1%
New Romney	3.5%	2.2%	1%	2.7%
Cheriton	8.6%	8.5%	9.8%	10.6%
Sandgate	4.8%	1.5%	1.5%	1.5%

Table 7 Vacancy levels for primary shopping centres

3.52. Retail and hospitality businesses on the districts high streets have been through a very tough few years and Table 9 shows that the vacancy levels for Sandgate and New Romney have increased. However, in Hythe the vacancy level has reduced, and in Folkestone and Cheriton there has been little change.

## Mixed-use development

3.53. Progress has continued on a number of 'major' residential developments which will see many new community facilities, public services, and new build employment premises.

- **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 nearing completion at the end of 2023. Three further reserved matters applications have been approved in the 22/23 monitoring year providing 219 residential dwellings and two commercial units.
- **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 commercial units were completed in 2018. Reserved matters (Y14/0336/SH) for the retirement village consisting of 61 cottages and 50 apartments were approved in 2014. An amendment to the hub building (18/1267/FH) increased the total number of apartments to 52. The cottages and first apartment building are now complete. Ground works have started on the hub building providing the final 34 apartments and communal facilities, with completion expected in 2024. Several of the business units were subject to a change of use application (Y20/0657/FH) in 2020. Conversion of office blocks A, B and C to 23 residential units was completed early 2022. Planning permission (21/2178/FH) was granted in December 2022 for the conversion of four ground floor commercial units at 6 and 8 Defiant Close to residential use (class C3) to provide six apartments. Work on the conversion has not yet started.
- **Nickolls Quarry, Hythe** – Outline planning permission (Y06/1079/SH) was granted in 2010 (varied by Y15/0094/SH) for a residential led development providing 1,050 dwellings and include a major community facility on the former Nickolls Quarry site. Reserved matters (Y13/0736/SH) were granted for the first 192 dwellings as part of the first phase of the development, which was completed in 2020/21. A further 208 dwellings were approved as part of a reserved matters application (Y18/1306/SH) for Phase 2 in 2019. This site is currently under construction with 53 dwellings recorded as complete. The remaining 650 dwellings were subject to a further outline application (Y19/1492/FH) due to an expired time condition on the former outline permission, and this was approved in October 2023.

- **New Romney broad location** – Phase 1 of the development was completed in 2020/21, delivering a total of 173 dwellings. Outline planning permission (Y18/1404/FH) for phase 2 for 117 dwellings was approved in 2019, with a reserved matters application (Y21/0007/FH) for 104 dwellings granted in 2021. Construction of phase 2 is progressing with 81 dwellings recorded as complete. Full planning permission (19/1275) for 25 dwellings was granted on the former garden centre site in June 2021. Construction is progressing across the site with first completions expected in summer 2023.
- **Shorncliffe Garrison, Folkestone** – 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. During the current monitoring year work has been progressing on the Burgoyne Barracks North site, the site consists of 173 plots with 63 dwellings recorded as complete. To date 592 dwellings have been recorded as complete across the site. A further reserved matters scheme was approved in July 2022 for 230 dwelling on the Risborough Barracks site.
- **Sellindge broad location** – A hybrid application (Y14/0873/SH) for phase 1 was granted planning permission in 2016. This included full planning permission for 50 dwellings and outline permission for a further 200 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. This phase of the development is now complete.  
 In 2019, outline permission (Y16/1122/FH) was 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) for 34 dwellings and 20 self-build plots together with drainage features, wetlands and open space was approved in 2022, work has started on site with two of the 34 dwellings recorded as complete. A reserved matters application for the remainder of site B was submitted in early 2022 and is awaiting determination.
- **Princes Parade, Hythe** – 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 commercial units including a café, restaurant and boutique hotel. In December 2022 cabinet agreed to pause the project due to the changed

and difficult economic climate and agreed to do the necessary works to implement the planning permission. Following the local elections in May 2023, the majority of the new councillors elected did not support the scheme and so the new administration has agreed to explore options for the expansion of green open accessible space and allow engagement with the community, and their representatives, on the future use of the site before any further formal decisions are made. To enable this a non-material amendment application was submitted (23/0990/FH) to extend the implementation date of the planning permission by 3 years.



## Transport

3.54. 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

3.55. Walking is not currently recorded by any measure other than a question in the census relating to travel to work.

3.56. The council has prepared a local cycling and walking infrastructure plan (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

3.57. At the time of the 2021 Census, UK government guidance and lockdown restrictions resulted in unprecedented changes to travel behaviour and patterns. It is likely that restrictions contributed to changes in the way people travelled to work, including fewer people using public transport, which must be considered when viewing the results below.

3.58. Figure 6 uses data from the 2021 census to show the methods used to travel to work for residents aged 16 years and over in employment, living in the district. The "work mainly at or from home" category has been excluded from this chart to make it easier to clearly see the methods used to travel to work.

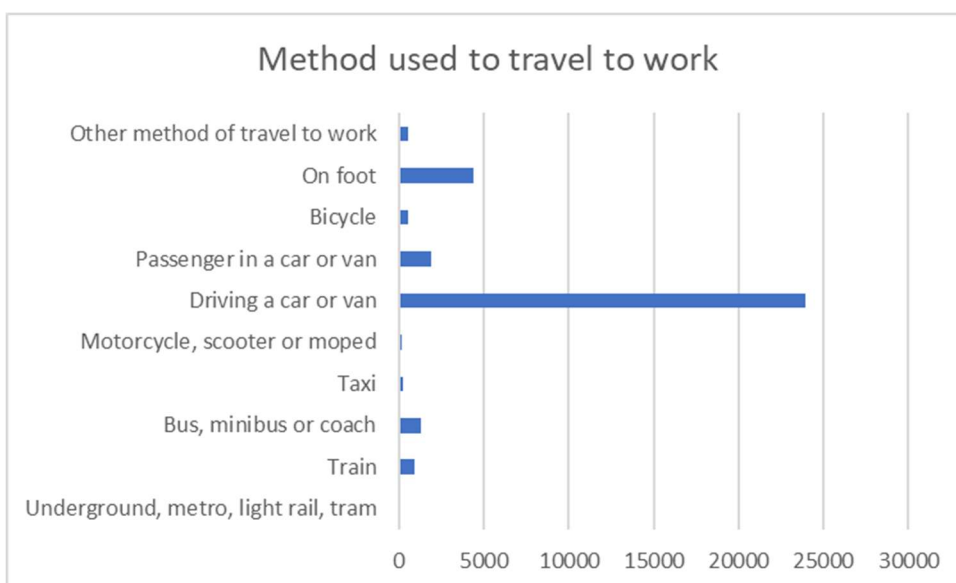


Figure 6 Census 2021 data - Folkestone and Hythe method used to travel to workplace, out of all usual residents aged 16 years and over in employment.

3.59. 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 10 below.

Station name	Entries and exits (2021-22)	Entries and exits (2020-21)	Entries and exits (2019-20)
Folkestone Central	682,674	267,698	1,031,302
Folkestone West	513,322	201,292	775,466
Sandling	53,828	20,000	96,612
Westenhanger	45,092	18,902	80,168

Table 8 Train station usage data

3.60. Folkestone Central and Folkestone West, which have the high-speed service to London, remain the most used stations within the district.

#### Private vehicles

3.61. Figure 7 compares census estimates from 2021, 2011 and 2001 on the number of cars or vans available to members of households in the district. During the 20 year period it can be seen that the number of households with no car or van has decreased and households with 3 or more cars or vans has increased.

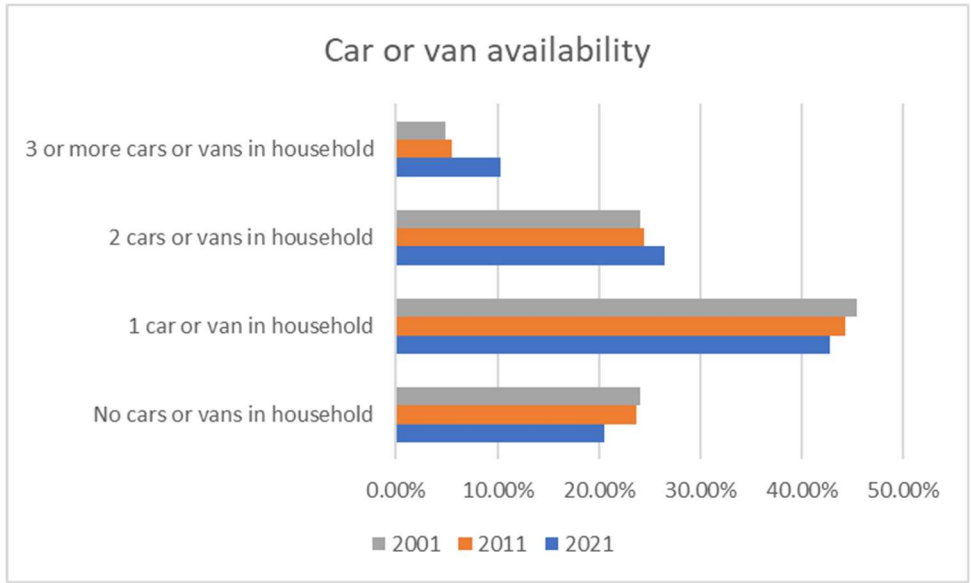


Figure 7 Census 2021 Car or van availability, Folkestone & Hythe District

## Natural environment

### Green & Blue Infrastructure Strategy

3.62. Consultants were commissioned to produce a green & blue infrastructure strategy to replace the 2011 green infrastructure plan. They carried out a comprehensive evidence gathering exercise and 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.

3.63. 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 were used to shape the draft GI strategy. A draft version of the document was the subject of a 'focused' consultation with parish and town councils and other organisations in 2022. A summary document was produced as a response to representations during that consultation.

3.64. There were **64 planning applications** on which Natural England were consulted and **50** were **approved**. The Kent Downs AONB unit were consulted on **54 planning applications** of which **44** were **approved**.

### Climate change

3.65. Since declaring a climate & ecological emergency in July 2019, progress has been made towards achieving our ambitious net zero targets for 2030 such as:

- A proposal for developing a district-wide carbon plan was presented to the cabinet in March 2022
- Formation of a Carbon Innovation Lab (CI-Lab) - an informal voluntary forum consisting of local businesses, community groups, and special interest groups to develop and deliver actions to reduce emissions across the district.
- All planning applications for new residential development are conditioned to achieve a maximum use of 110 litres per person per day.
- As a council, we are taking actions across a wide range of services to tackle our own carbon emissions and we are also working with others to look at emissions across the district. Further information on some of the projects we are delivering, such as insulating homes, providing electric vehicle charging points, installing solar panels, helping businesses to become more energy efficient and improving biodiversity can be found on the council's website: <https://folkestone-hythe.gov.uk/climatechange>

## Air quality

- 3.66. 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.
- 3.67. Folkestone & Hythe District experiences relatively good air quality, with no reported exceedances of the annual mean NO<sub>2</sub> 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.
- 3.68. 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 NO<sub>2</sub> 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.
- 3.69. The monitoring results from 2021 show that annual mean NO<sub>2</sub> 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 Reports available to view on the council's website: <https://www.folkestone-hythe.gov.uk/environmental-protection/pollution/air-quality>

## 4. Infrastructure

- 4.1. 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 formally adopted its revised Community Infrastructure Levy (CIL) Charging Schedule on 29 March 2023, and it came into effect on 1 April 2023.
- 4.2. The council began operating CIL on 1 August 2016, 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: <https://www.folkestone-hythe.gov.uk/planning/community-infrastructure-levy>
- 4.3. With the introduction of the infrastructure funding statement (IFS), the monitoring of CIL, together with the section 106 contributions, can now be found in the IFS and the infrastructure schedule rather than in the AMR. Further information on headline figures can be found in the IFS pages on the council's website: <https://www.folkestone-hythe.gov.uk/planning/infrastructure-funding-statement>