**SHEPWAY DISTRICT COUNCIL**

**Carrying out a high level viability assessment of the Shepway District Places and Policies Local Plan**



**APPENDIX A: SPECIFICATION**

**Prepared by:**

**Shepway District Council**

**Civic Centre**

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**Kent CT20 2QY 23 February 2017**

**Specification for the appointment of a consultancy to carry out a high level viability assessment of Shepway District Council’s *Places and Policies Local Plan*.**

**The assessment will contain recommendations for any modifications that may be necessary to the Places and Policies Local Plan to ensure the development allocations and development management policies it contains are viable. The consultant’s final report will form part of the evidence base for the submission of the plan to the Secretary of State, and so help to ensure that the plan is found ‘sound’ at public examination. The consultant may be called on to attend the examination to defend the findings of the assessment, if judged necessary by the District Council.**

**Shepway District Council**

**Places and Policies Local Plan – High Level Viability Assessment**

1. **Purpose**
	1. Shepway District Council (SDC) is seeking to appoint an experienced viability consultant to carry out a high level viability assessment of the Shepway District *Places and Policies Local Plan*. The assessment will support the plan through further consultation, submission to the Secretary of State and public examination. If necessary, the consultant may be required to attend the examination to support SDC in defending the findings of the assessment.
	2. It is envisaged that the assessment will be undertaken in three phases as outlined in Section 6 of this specification.
2. **Background**
	1. Shepway is a large and diverse coastal district in East Kent. As shown in Figure 1 below, it benefits from significant transport investment that includes the M20/A20 corridor, high speed rail, the channel tunnel terminus and easy access to the Port of Dover. Folkestone, the district’s primary town, is less than an hour from London on regular High Speed 1 rail services.

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*Figure 1 - Shepway’s strategic location*

* 1. The *Shepway Core Strategy Local Plan*[[1]](#footnote-1) identifies three broad character areas in the district, namely:
* The Urban Area of Folkestone and Hythe
* The Romney Marsh Area most of which is classified as lying in flood zone 3
* The North Downs Area, most of which falls within the Kent Downs Area of Outstanding Natural Beauty (AONB)
	1. The plan includes a settlement hierarchy as shown in Figure 2 which is the planning policy basis for apportioning growth in the district.



*Figure 2 – Core Strategy settlement hierarchy*

* 1. The *Core Strategy Local Plan* was adopted in 2013 as National Planning Policy Framework (NPPF) compliant and plans for a growth target of 400 new homes a year, with a minimum requirement of 350 homes a year to 2026.
	2. The Core Strategy seeks to strike an overall balance between regeneration aspirations and protecting the district’s sensitive landscapes and habitats.
	3. The Core Strategy includes strategic policies for the whole district as well as two strategic site allocations and two strategic broad locations for development, all of which now have planning permission.
1. **Policies and Places Local Plan Preparation**
	1. SDC is currently preparing the *Places and Policies Local Plan* which will allocate sites to meet the remaining development needs identified in the Core Strategy. The *Places and Policies Local Plan* will also set out a number of development management policies, including policies which require development contributions or set standards that new development should meet. The plan period is 2006-26.
	2. In preparing the *Places and Policies Local Plan* consultations have been undertaken on the following draft documents:
* Issues and Options (29 January - 11 March 2015)
* Preferred Options (7 October - 18 November 2016)[[2]](#footnote-2)
	1. Officers from SDC are currently assessing the consultation comments gathered through the Preferred Options consultation, including alternative site submissions, and are seeking to finalise the Local Plan prior to consultation and submission to the Secretary of State.
1. **Places and Policies - Site Allocations and Development Management Policies**

4.1 The *Places and Policies Local Plan* sets out a number of proposed site allocations in ‘Part One – Places’.

4.2 Draft policies in Part One allocate 55 sites for residential development (C3) and mixed use development including residential use. The great majority of the sites are allocated for residential development.

4.3 A number of sites already have planning permission or have planning applications for development which are currently being determined by the Council. Sites range in size from 0.15ha to 40 ha and in capacity from 5 dwellings to 400 dwellings. A range of sites are allocated from previously-developed town centre sites to greenfield rural sites. Taking minimum figures for the sites, where a range of is specified in the policies, the plan allocates 2,499 dwellings for the district for the plan period. These sites are given in full in the plan[[3]](#footnote-3) and highlighted in Appendix A1 to this specification.

4.3 Draft policies in Part Two set out general development management policy requirements in chapters covering: housing and the built environment; economy; community; transport; natural environment; climate change; health and well-being; and the historic environment. The full text of the development management policies can be viewed in the *Places and Policies Local Plan* on the Council’s website; Appendix A2 to this specification provides a summary of the policies for ease of reference.

1. **Scope and methodology**

Background

5.1 SDC is seeking to appoint an experienced viability consultant to undertake a high level viability assessment of the *Places and Policies Local Plan*.

5.2 The assessment should, in line with national guidance, *“ensure that the Local Plan vision and policies are realistic and provide high level assurance that plan policies are viable.”[[4]](#footnote-4)*

5.3 The assessment should ensure that the plan meets the requirements of the NPPF and national Planning Practice Guidance (PPG), including particularly:

* ‘Ensuring viability and deliverability’, NPPF paragraphs 173-74[[5]](#footnote-5)
* ‘Viability – a general overview’, PPG Reference ID: 10-001-20140306 – 10-004-20140306[[6]](#footnote-6)
* ‘Viability and plan making’, PPG Paragraphs 005 Reference: ID: 10-005-20140306 - 10-015-20140306[[7]](#footnote-7)

5.4 In line with national guidance, the approach should take account of:

* Gross Development Value of sites
* Broad development costs
* Land values
* The expected competitive return to developers and land owners[[8]](#footnote-8)

5.5 The scope of the work should be informed by the PPG which states:

*“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence and more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.”[[9]](#footnote-9)*

In accordance with the PPG, attention should be given to ‘key sites’, specifically the larger allocations on which the plan’s development strategy depends.

5.6 In analysing costs, the assessment should take account of:

* Nationally required standards[[10]](#footnote-10)
* Requirements set out in the *Shepway Core Strategy Local Plan*
* Requirements set out in the *Places and Policies Local Plan,* ‘Part Two – Development Management Policies’
* Shepway District Council’s *Community Infrastructure Levy (CIL): Charging Schedule* (June 2016)[[11]](#footnote-11)

5.7 In line with the latest Government guidance in the PPG, for the operation of Core Strategy Policy CSD1: Balanced Neighbourhoods for Shepway, SDC requires:

* Development proposing 11 to 14 dwellings (net gain) should provide at least two affordable dwellings on-site, subject to viability
* Development proposing 15 or more dwellings (net gain) should provide 30% affordable dwelling on-site, subject to viability

Lower requirements operate within the Kent Downs Area of Outstanding Natural Beauty, in line with the PPG.

Individual site viability assessments

5.8 The Local Plan allocates a total of 55 sites for housing (C3 use). Sites with a capacity of 50 dwellings or above should be individually assessed for viability. **Table 1 below sets out 11 key sites of 50 dwellings or above that the consultant should individually assess for viability**.

| **Table 1: Places and Policies Local Plan – Key Residential Sites for Individual Assessment** |
| --- |
| **Policy**  | **Site address** | **Size**  | **Allocation**  | **Comments** | **CIL Zone** |
| **Folkestone (including Cheriton and Sandgate)** |
| UA7, p.53 | Rotunda and Marine Parade Car Parks, Marine Parade, Folkestone |  | 165 dwellings total | * Rotunda Car Park – 100 dwellings (1.02ha)
* Marine Car Park – 65 dwellings (0.7ha)
 | Zone A: Folkestone (£0/m2) |
| UA12, p.65 | Former Gas Works, Ship Street | 1.5 ha | 100 dwellings |  | Zone B: Folkestone (£50/m2) |
| UA16, p.75 | Affinity Water, Land at Cherry Garden Lane, Folkestone | 2.875 ha | 70 dwellings, 1ha public open space |  | Zone A: Folkestone (£0/m2) |
| UA18, p.80 | Land East of Coolinge Lane, Sandgate  | 4.54 ha | 60 dwellings, 1.2ha public open space |  | Zone C: Folkestone (£100/m2) |
| **Hythe** |
| UA21, p.89 | Smiths Medical Campus, Boundary Road, Hythe  | 3.2 ha | 80 dwellings, B1/B8 commercial |  | Zone C: Hythe (£100/m2) |
| UA24, p.97 | Foxwood School and St Saviours Hospital, Seabrook Road, Hythe  |  | 185 dwellings total | Foxwood School – 150 dwellings (6.3ha) | Zone C: Hythe (£100/m2) |
| **New Romney (including Littlestone)** |
| RM4, p.121 | Land west of Ashford Road, New Romney  | 3.22 ha | 60 dwellings |  | Zone B: Romney Marsh (£50/m2) |
| RM5, p.123 | Land to the South of New Romney  | 22 ha | 400 dwellings, improved access, health care and community facilities, open space, transport infrastructure |  | Zone B: Romney Marsh (£50/m2) |
| **Hawkinge** |
| ND3, p.160 | Land adjacent Kent Battle of Britain Museum, Aerodrome Road, Hawkinge  | 5.5 ha | 100 dwellings |  | Zone B: Hawkinge (£50/m2) |
| **Lympne** |
| ND7, p.179 | Former Lympne Airfield  | 40 ha  | 125 dwellings | 7 ha developable | Zone C: Hythe (£100/m2) |

5.9 Sites with recent planning permissions, subject to current planning applications or where there is known current developer interest are excluded from the assessment and Table 1.

Site typology assessments

5.10 Excluding the key sites listed for individual viability assessment (Table 1), and the sites with known developer interest, there are 29 remaining residential site allocations (sites with a capacity of 49 dwellings or below). For information these are listed in Appendix A3.

5.11 It is proposed that these sites are tested through the creation of a limited number of site typologies, based on the following considerations:

* Whether the site is greenfield or previously developed land
* The CIL zone that the site is located within
* Whether the allocation is above or below the affordable housing threshold
* Whether the allocation is above or below the threshold for provision of self-build/custom build plots (in line with Places and Policies Local Plan Policy HB6)

5.12 **Following this, it is proposed that seven generic site typologies are tested as listed in Table 2.**

| **Table 2: Places and Policies Local Plan – Generic Site Typologies** |
| --- |
| **Typology** | **Description** |
| A | Rural greenfield site. 5 dwellings. CIL Zone D: Elham (£125/m2). |
| B | Rural greenfield site. 11 dwellings. CIL Zone D: Elham (£125/m2). 2 affordable dwellings provided on site in accordance with Core Strategy Policy CSD1. |
| C | Urban greenfield site. 40 dwellings. CIL Zone C: Folkestone (£100/m2). 12 affordable dwellings provided on site in accordance with Core Strategy Policy CSD1. |
| D | Rural greenfield site. 25 dwellings. CIL Zone D: Elham (£125/m2). 2 self-build / custom build plots in line with Places and Policies Local Plan Policy HB6. 8 affordable dwellings provided on site in accordance with Core Strategy Policy CSD1. |
| E | Urban previously developed site. 10 dwellings. CIL Zone A: Folkestone (£0/m2). |
| F | Urban previously developed site. 30 dwellings. CIL Zone B: Romney Marsh (£50/m2). 2 self-build / custom build plots in line with Places and Policies Local Plan Policy HB6. 9 affordable dwellings provided on site in accordance with Core Strategy Policy CSD1. |
| G | Urban previously developed site. 27 dwellings. CIL Zone B: Folkestone (£50/m2). 8 affordable dwellings provided on site in accordance with Core Strategy Policy CSD1. |

1. **Timescales and delivery**

6.1 The expected outputs of the work and delivery deadlines are set out in the Invitation to Quote Section 1.2 and summarised below.

Stage 1: Draft Viability Assessment – Key Residential Sites

6.2 Stage 1 should conclude with the delivery of a **confidential draft report** setting out:

* The methodology, information sources and assumptions used in the assessment
* The conclusions of the viability assessment on key residential sites (Table 1)
* If necessary, recommendations as to how the Local Plan policies could be amended to overcome any viability problems identified

6.3 Stage 1 should be completed by **28 April 2017**.

Stage 2: Draft Viability Assessment – Generic Site Typologies

6.4 Stage 2 should provide an addendum to the Stage 1 **confidential draft report** assessing:

* The viability of the generic site typologies (Table 2)
* If necessary, recommendations as to how the Local Plan policies could be amended to overcome any viability problems identified

6.5 Stage 2 should be completed by **13 May 2017**.

Stage 3: Final Viability Assessment Report

6.6 Stage 3 of the project requires the publication of a **final viability assessment** report, taking account of the findings of Stages 1 and 2 and making final recommendations.

6.7 Stage 3 should be completed by **27 May 2017**.

6.8 **It is possible that further sites may need to be assessed for viability, beyond the sites outlined in this specification. This will depend on amendments to the Preferred Options plan arising from comments submitted during the recent consultation. These are likely to be small in number and if the need arises the appointed consultant will be asked to quote for this additional work separately**.

6.9 The final report will form part of the published evidence base supporting the *Places and Policies Local Plan.* It is intended that this will be submitted to the Secretary of State in September/October 2017.

6.10 As outlined above, the viability consultant may be required to attend the public examination into the Local Plan to support the results of the assessment. It is envisaged that the examination will be held during November/December 2017. Quotations should be given for this work as an hourly/daily rate.

**7 Background information**

7.1 In addition to the supporting documents referenced above, regard should also be had to the following:

* *Local Development Framework: Economic Viability Assessment* (Adams Integra, 2011)[[12]](#footnote-12)
* *CIL and Whole Plan Economic Viability Assessment* (Dixon Searle LLP, 2014)[[13]](#footnote-13)
* *CIL and Whole Plan Economic Viability Assessment – Appendices* (Dixon Searle LLP, 2014)[[14]](#footnote-14)
* *Core Strategy Local Plan Draft Infrastructure Assessment and Delivery Plan* (SDC, 2015)[[15]](#footnote-15)

**Appendix A1: Places and Policies Local Plan Preferred Options – Residential Site Allocations**

| **Policy**  | **Address** | **Size** | **Allocation**  | **Comments** | **CIL Zone** | **Assessment** |
| --- | --- | --- | --- | --- | --- | --- |
| **Folkestone and Hythe Urban Area** |
| **Folkestone (including Cheriton and Sandgate)** |
| UA6, p.50 | East Station Goods Yard, Southern Way, Folkestone | 1.2ha | 40 dwellings, 1,000sqm B1/B8 | Planning permission granted in 2016 for a mixed use development of 41 dwellings and 1000sqm commercial space (reference: Y14/0928/SH) | Zone A: Folkestone |  |
| UA7, p.53 | Rotunda and Marine Parade Car Parks, Marine Parade, Folkestone |  | 165 dwellings total | Allocation comprising two sites:* Rotunda Car Park – 100 dwellings (1.02ha)
* Marine Car Park – 65 dwellings (0.7ha)
 | Zone A: Folkestone | Individual site assessments |
| UA8, p.56 | Royal Victoria Hospital, Radnor Park Avenue, Folkestone | 1ha | 42 dwellings | Planning application Y12/0980/SH under consideration for conversion to provide 16 dwellings and redevelopment of the remainder of the site to provide 26 dwellings | Zone B: Folkestone | Generic site assessment |
| UA9, p.58 | 3-5 Shorncliffe Road, Folkestone | 0.15ha | 20 residential apartments |  | Zone B: Folkestone | Generic site assessment |
| UA10, p.60 | Ingles Manor, Castle Hill Avenue, Folkestone | 1.9ha | 46 dwellings, 1,400 sqm B1a | Outline planning permission granted for 46 homes and 1,400sqm commercial floorspace. Phase 1 completed for 13 dwellings (application reference Y12/0767/SH) | Zone B: Folkestone | Generic site assessment |
| UA11, p.62 | Shepway Close, Folkestone | 0.79ha | 24 dwellings, 0.3ha public open space |  | Zone A: Folkestone |  |
| UA12, p.65 | Former Gas Works, Ship Street, Folkestone | 1.5ha | 100 dwellings, public open space |  | Zone A: Folkestone | Individual site assessment |
| UA13, p.67 | Highview School, Moat Farm Road, Folkestone | 0.9ha | 27 dwellings |  | Zone B: Folkestone | Generic site assessment |
| UA14, p.70 | Brockman Family Centre, Cheriton | 0.87ha | 26 houses or 50 apartment |  | Zone A: Folkestone | Generic site assessment |
| UA15, p.72 | The Cherry Pickers Public House, Cheriton  | 0.223ha | 10 houses or 20 apartments |  | Zone A: Folkestone | Generic site assessment |
| UA16, p.75 | Affinity Water, Land at Cherry Garden Lane, Folkestone | 2.875ha | 70 dwellings, 1ha public open space |  | Zone A: Folkestone | Individual site assessment |
| UA17, p.77 | Shepway Resource Centre, Military Road, Sandgate  | 0.64ha | 41 dwellings | Planning permission Y16/0463/SH for development of 23 dwellings and 18 apartments approved October 2016 | Zone C: Folkestone |  |
| UA18, p.80 | Land East of Coolinge Lane, Sandgate  | 4.54ha | 60 dwellings, 1.2ha public open space |  | Zone C: Folkestone | Individual site assessment |
| UA19, p.82 | Former Encombe House, Encombe, Sandgate  | 1.6ha | 36 apartments | Planning permission granted for erection of 36 two- and three-bedroom flats (application references Y11/0122/SH and Y15/1154/SH) | Zone C: Folkestone |  |
| **Hythe** |
| UA21, p.89 | Smiths Medical Campus, Boundary Road, Hythe  | 3.2ha | 80 dwellings, B1/B8 commercial |  | Zone C: Hythe | Individual site assessment |
| UA22, p.91 | Land at Station Road, Hythe  | 1.25ha | 40 dwellings |  | Zone C: Hythe | Generic site assessment |
| UA23, p.93 | Land at Saltwood Care Centre, Tanners Hill, Hythe  | 2ha | Extra care housing  | Planning application currently being considered for 84 extra care homes (reference Y15/0720/SH) | Zone C: Hythe |  |
| UA24, p.97 | Foxwood School and St Saviours Hospital, Seabrook Road, Hythe  |  | 185 dwellings total | Allocation comprising two sites:* Foxwood School – 150 dwellings (6.3ha)
* St Saviours Hospital – 35 dwellings (1.14ha)
 | Zone C: Hythe | * Individual site assessment (Foxwood School)
* Generic site assessment (St Saviours Hospital)
 |
| UA25, p.102 | Princes Parade, Hythe  | 7.2ha | 150 dwellings, leisure, public open space, commercial |  | Zone C: Hythe |  |
| UA26, p.104 | Hythe Swimming Pool, South Road, Hythe  | 0.5ha | 50 dwellings |  | Zone C: Hythe |  |
| **Romney Marsh** |
| **New Romney (including Littlestone)** |
| RM2, p.116 | Land off Victoria Road West, Littlestone | 10.00ha | 70 dwellings |  | Zone B: Romney Marsh |  |
| RM3, p.118 | Land rear of the Old School House, Church Lane, New Romney  |  | 20 dwellings total | Allocation comprising two sites:* Site 1 - 10 dwellings (0.4ha)
* Site 2 - 10 dwellings (0.44ha)
 | Zone B: Romney Marsh | Generic site assessment |
| RM4, p.121 | Land west of Ashford Road, New Romney  | 3.22ha | 60 dwellings |  | Zone B: Romney Marsh | Individual site assessment |
| RM5, p.123 | Land to the South of New Romney  | 22ha | 400 dwellings, improved access, health care and community facilities, open space, transport infrastructure |  | Zone B: Romney Marsh | Individual site assessment |
| RM6, p.125 | Land adjoining The Marsh Academy, Station Road, New Romney | 0.98ha | 29 dwellings |  | Zone B: Romney Marsh | Generic site assessment |
| **Lydd** |
| RM7, p.129 | Development at North Lydd |  | 65 dwellings total | Allocation comprising four sites:* Kitewell Lane, rear of Ambulance Station, Lydd – 8 dwellings (0.39ha)
* Land south of Kitewell Lane, Lydd – 9 dwellings (0.51ha)
* Station Yard, Station Road, Lydd – 30 dwellings (0.87ha)
* Peak Welders, Lydd – 18 dwellings (0.7ha)
 | Zone A: Lydd | Generic site assessments |
| **St Mary’s Bay** |
| RM8, p.134 | Former Sands Motel, Land adjoining pumping station, Dymchurch Road, St Mary's Bay | 4ha total (1.6ha proposed for housing) | 85 dwellings | Planning permission granted in 2016 for erection of 85 dwellings (Y07/1566/SH) | Zone B: Romney Marsh |  |
| **Greatstone** |
| RM9, p.136 | Land rear Varne Boat Club, Coast Drive, Greatstone  | 0.23ha | 5 dwellings | Outline planning permission granted for erection of four detached dwellings (Y15/1132/SH) | Zone B: Romney Marsh |  |
| RM10, p.138 | Car Park, Coast Drive Greatstone  | 0.47ha | 16 dwellings |  | Zone B: Romney Marsh |  |
| **Brookland** |
| RM11, p.140 | The Old Slaughterhouse, 'Rosemary Corner', Brookland  | 0.27ha | 5 dwellings |  | Zone B: Romney Marsh | Generic site assessment |
| RM12, p.143 | Land north and south of Rye Road, Brookland | 0.72ha | 25 dwellings total | Allocation comprising two sites: * Land north of Rye Road – 15 dwellings (0.72ha)
* Land south of Rye Road – 10 dwellings (0.63ha)
 | Zone B: Romney Marsh | Generic site assessments |
| **Brenzett** |
| RM13, p.145 | Land adjacent Moore Close, Brenzett | 2.07ha | 20 dwellings |  | Zone B: Romney Marsh | Generic site assessment |
| **North Downs** |
| **Hawkinge** |
| ND1, p.156 | Former Officers Mess, Aerodrome Road, Hawkinge | 3.75ha | 70 dwellings | Outline application currently under consideration (Y15/0030/SH) | Zone B: Hawkinge |  |
| ND2, p.158 | Mill Lane, rear of Mill Farm, Hawkinge  | 1.1ha | 14 dwellings | Outline planning permission (Y15/0741/SH) granted in July 2016 for 14 dwellings | Zone B: Hawkinge |  |
| ND3, p.160 | Land adjacent Kent Battle of Britain Museum, Aerodrome Road, Hawkinge  | 5.5ha | 100 dwellings |  | Zone B: Hawkinge | Individual site assessment |
| **Elham** |
| ND4, p.163 | Land at Duck Street, Elham  | 0.3ha | 5 dwellings |  | Zone D: Elham | Generic site assessment |
| **Lyminge** |
| ND5, p.166 | Land South of Canterbury Road, Lyminge | 2.1ha | 30 dwellings |  | Zone D: Elham | Generic site assessment |
| **Sellindge** |
| ND6, p.175 | General Sellindge policy | 0.3ha | 54 dwellings total | Allocation comprising five sites:* The Piggeries, Main Road, Sellindge – 8 dwellings (0.3ha)
* Land west of Jubilee Cottage, Swan Lane, Sellindge – 15 dwellings (1.9ha)
* Land rear of Brook Lane Cottages, Brook Lane, Sellindge – 11 dwellings (0.45ha)
* Land at Barrow Hill, Sellindge – 15 dwellings (0.69ha)
* Silver Spray, Sellindge – 5 dwellings (0.45ha)
 | Zone D: Elham | Generic site assessments |
| **Lympne** |
| ND7, p.179 | Former Lympne Airfield  | 40ha (7ha developable area) | 125 dwellings |  | Zone C: Hythe | Individual site assessment |
| **Stanford** |
| ND8, p.182 | Land rear Barnstormers, Stone Street, Stanford | 0.5ha | 5 dwellings |  | Zone D: Elham | Generic site assessment |
| **Westenhanger** |
| ND9, p.184 | Folkestone Racecourse (parts), Westenhanger  | 4.6ha | 11 dwellings |  | Zone D: Elham |  |
| **Stelling Minnis** |
| ND10, p.187 | Camping and Caravan Site, Minnis Lane, Stelling Minnis | 0.47ha | 11 dwellings |  | Zone D: Elham | Generic site assessment |
| **Densole** |
| ND11, p.190 | Land adjoining 385 Canterbury Road, Densole | 3.232ha (1.5ha developable area) | 25 dwellings, allotment gardens |  | Zone D: Elham | Generic site assessment |
| **Etchinghill** |
| ND12, p.193 | Etchinghill Nursery, Etchinghill | 1.6ha | 30 dwellings |  | Zone D: Elham | Generic site assessment |
| ND13, p.195 | Land adjacent the Golf Course, Etchinghill  | 0.74ha | 11 dwellings |  | Zone D: Elham | Generic site assessment |

**Appendix A2: Places and Policies Local Plan Preferred Options – Development Management Policies**

| **Policy**  | **Title** | **Policy Overview** |
| --- | --- | --- |
| **Housing and Built Environment** |
| HB1, p.204 | Quality Places Through Design | General design criteria |
| HB2, p.206 | Cohesive Design | Urban design criteria |
| HB3, p.208 | Development of Residential Gardens | Criteria to assess proposals for the redevelopment of residential garden land |
| HB4, p.212 | Alteration and Extensions to Existing Buildings | Detailed design criteria for extensions |
| HB5, p.216 | Internal and External Space Standards | Requirements to meet national internal space standards and standards for gardens / balconies |
| HB6, p.219 | Self-build / Custom Build Development | Requirement for delivery of dwelling plots for sale to self or custom builders:* Folkestone and Hythe Urban Area – all sites delivering more than 40 dwellings to supply no less than 5% of dwelling plots
* North Downs and Romney Marsh Areas – all sites delivering more than 20 dwellings to supply no less than 5% of dwelling plots
 |
| HB7, p.221 | Local Housing Needs in Rural Areas | General criteria for provision of ‘exceptions’ site affordable housing |
| HB8, p.223 | Residential Development in the Countryside | General criteria for replacement dwellings in the countryside |
| HB9, p.227 | Conversion and Reconfiguration of Residential Care Homes and Institutions | Criteria for conversion and reconfiguration of existing residential care homes. Requirement for Building for Life 12 criteria as far as reasonably practical |
| HB10, p.228 | Development of New or Extended Residential Institutions (C2 use)  | Criteria for the development or conversion of residential institutions (C2 use). Requirement for Care Quality Commission Fundamental Standards and Building for Life 12 criteria |
| HB11, p.230 | Accommodation for Gypsies and Travellers | General criteria for the development of new Gypsy and Traveller sites |
| **Economy** |
| E1, p.239 | Employment Sites | Sites protected for employment use |
| E2, p.241 | Tourism | Criteria for assessing proposals for tourism facilities |
| E3, p.242 | Hotels / Guest Houses | Criteria for assessing proposals for change of use or redevelopment of hotels, guest houses and self-catering units |
| E4, p.243 | Touring and Static Caravan Sites | Criteria for assessing proposals for upgrading existing touring and static caravan sites |
| E5, p.244 | Farm Diversification | Criteria for assessing proposals for farm diversification |
| E6, p.245 | Farm Shops | Criteria for assessing proposals for retail use on farms |
| E7, p.246 | Reuse of Rural Buildings | Criteria for assessing proposals for the re-use or adaption of rural buildings to alternative uses |
| E8, p.247 | Broadband Provision | Requirement to design in broadband provision to new developments |
| **Community** |
| C1, p.260 | Creating a Sense of Place | Requirement for developments of 10 or more dwellings or 500sqm (gross) or greater floor area for other uses to provide a fully resourced project for creating a sense of place through landscaping, public art, water features and/or lighting |
| C2, p.263 | Safeguarding Community Facilities | Criteria for judging proposals for the loss of a community facility |
| C3, p.266 | Provision of Open Space | Standards for the provision of open space as part of developments of 5 or more dwellings |
| C4, p.268 | Formal Play Space Provision  | Requirements for the provision of formal play space as part of residential or mixed-use development of 10 or more dwellings |
| C5, p.275 | Local Green Space | Criteria for protecting Local Green Spaces from development |
| **Transport** |
| T1, p.280 | Street Hierarchy and Site Layout | Criteria for street hierarchy, walking routes and active frontages as part of new developments |
| T2, p.290 | Residential Parking | Criteria for the provision of parking as part of new residential developments |
| T3, p.293 | Residential Garages  | Treatment of new garages as part of developments |
| T4, p.297 | Lorry Parking  | Criteria for assessing proposals for lorry parking and service facilities |
| T5, p.298 | Cycle Parking | Standards for the provision of cycle parking as part of residential developments |
| **Natural Environment** |
| NE1, p.301 | Enhancing and Managing Access to the Natural Environment | General criteria for enhancing access to the natural environment |
| NE2, p.304 | Biodiversity | Criteria for assessing proposals affecting biodiversity |
| NE3, p.309 | To Protect the District’s Landscapes and Countryside | Criteria for assessing impact on the Kent Downs Area of Outstanding Natural Beauty and its setting, the Special Landscape Area and Local Landscape Areas |
| NE4, p.313 | Equestrian Development | Criteria for assessing proposals for equestrian development |
| NE5, p.317 | Light Pollution and External Illumination | Lighting standards applying to major development, and development including significant external lighting. Requirement for Institution of Lighting Professionals Guidance |
| NE6, p.319 | Land Stability | Requirement for the production of a risk assessment in areas of land instability |
| NE7, p.321 | Contaminated Land | Requirement for measures to treat, contain and/or control contamination |
| NE8, p.325 | Integrated Coastal Zone Management | Requirements for development to have regard to the Shoreline Management Plan and Marine Plan |
| NE9, p.328 | Development around the Coast | Criteria based policy protecting coastal areas and the Folkestone and Dover Heritage Coast |
| **Climate Change** |
| CC1, p.335 | Reducing Carbon Emissions | Standards for the reduction of carbon emissions by a minimum of 10% for developments of 1,000sqm and above  |
| CC2, p.339 | Sustainable Construction | General criteria for sustainable construction to be met by all development, including the target to meet water use not greater than 110 litres per person per day. All new non-residential developments of 1,000sqm (gross) or greater to achieve BREEAM ‘Very Good’ standard |
| CC3, p.345 | SuDS | Requirements for Sustainable Drainage System (SuDS) standards in accordance with CIRIA C753 and Kent County Council SuDS policy |
| CC4, p.348 | Wind Turbine Development | Support for wind turbine developments identified in Neighbourhood Plans |
| CC5, p.350 | Domestic Wind Turbines and Existing Residential Development | Criteria for assessing wind turbine developments for existing residential dwellings |
| CC6, p.352 | Solar Farms | Criteria for assessing proposals for solar farms |
| **Health and Wellbeing** |
| HW1, p.358 | Promoting Healthier Food Environments | Criteria for assessing proposals for hot food take-away shops |
| HW2, p.360 | Improving the Health and Wellbeing of the Local Population and Reducing Health Inequalities | Requirement to produce a Health Impact Assessment for all proposals of 100 or more dwellings or non-residential development in excess of 1,000sqm |
| HW3, p.362 | Development that Supports Healthy, Fulfilling and Active Lifestyles | Requirement for major developments to incorporate food growing in the design and layout of buildings and landscaping |
| HW4, p.365 | Protecting and Enhancing Rights of Way | Requirements for the provision of new cycle and walking routes  |
| **Historic Environment** |
| HE1, p.370 | Heritage Assets | Support for the reuse of heritage assets |
| HE2, p.372 | Archaeology | Requirements for the assessment of archaeological assets as part of new developments |
| HE3, p.373 | Local List of Buildings and Sites of Architectural or Historic Interest | Requirement to protect and conserve buildings or sites identified on the Local List of Buildings of Architectural of Historic Interest |
| HE4, p.375 | Communal Gardens | Policy restricting development of gardens in specified areas |

**Appendix A3: Places and Policies Local Plan Preferred Options – Proposed Site Allocations of 49 Dwellings or Below**

| **Places and Policies Local Plan – Proposed Site Allocations of 49 Dwellings or Below** |
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| **Policy**  | **Site address** | **Allocation**  | **Comments** | **CIL Zone** |
| **Folkestone and Hythe Urban Area** |
| **Folkestone (including Cheriton and Sandgate)** |
| UA8, p.56 | The Royal Victoria Hospital, Radnor Park Avenue | 42 dwellings | * 16 homes through residential conversion
* 26 new build
 | Zone B: Folkestone (£50/m2) |
| UA9, p.58 | 3-5 Shorncliffe Road, Folkestone | 20 residential apartments |  | Zone B: Folkestone (£50/m2) |
| UA10, p.60 | Ingles Manor, Castle Hill Avenue, Folkestone | 46 dwellings, 1,400m2 B1a commercial floorspace |  | Zone B: Folkestone (£50/m2) |
| UA13, p.67 | Highview School, Moat Farm Road, Folkestone | 27 dwellings |  | Zone B: Folkestone (£50/m2) |
| UA14, p.70 | Brockman Family Centre, Cheriton | 26 houses or 50 apartment |  | Zone A: Folkestone (£0/m2) |
| UA15, p.72 | The Cherry Pickers Public House, Cheriton  | 10 houses or 20 apartments |  | Zone A: Folkestone (£0/m2) |
| **Hythe** |
| UA22, p.91 | Land at Station Road, Hythe  | 40 dwellings |  | Zone C: Hythe (£100/m2) |
| UA24, p.97 | Foxwood School and St Saviours Hospital, Seabrook Road, Hythe  | 185 dwellings total | St Saviours Hospital – 35 dwellings  | Zone C: Hythe (£100/m2) |
| **Romney Marsh** |
| **New Romney (including Littlestone)** |
| RM3, p.118 | Land rear of the Old School House, Church Lane, New Romney  | 20 dwellings total | * Site 1 - 10 dwellings
* Site 2 - 10 dwellings
 | Zone B: Romney Marsh (£50/m2) |
| RM6, p.125 | Land adjoining The Marsh Academy, Station Road, New Romney | 29 dwellings |  | Zone B: Romney Marsh (£50/m2) |
| **Lydd** |
| RM7, p.129 | Development at North Lydd | 65 dwellings total | * Kitewell Lane, rear of Ambulance Station, Lydd – 8 dwellings
* Land south of Kitewell Lane, Lydd – 9 dwellings
* Station Yard, Station Road, Lydd – 30 dwellings
* Peak Welders, Lydd – 18 dwellings
 | Zone A: Lydd (£0/m2) |
| **Brookland** |
| RM11, p.140 | The Old Slaughterhouse, 'Rosemary Corner', Brookland  | 5 dwellings |  | Zone B: Romney Marsh (£50/m2) |
| **Brenzett** |
| RM13, p.145 | Land adjacent Moore Close, Brenzett | 20 dwellings |  | Zone B: Romney Marsh (£50/m2) |
| **North Downs** |
| **Elham** |
| ND4, p.163 | Land at Duck Street, Elham  | 5 dwellings |  | Zone D: Elham (£125/m2) |
| **Lyminge** |
| ND5, p.166 | Land South of Canterbury Road, Lyminge | 30 dwellings |  | Zone D: Elham (£125/m2) |
| **Sellindge** |
| ND6, p.175 | General Sellindge policy | 54 dwellings total | * The Piggeries, Main Road, Sellindge – 8 dwellings
* Land west of Jubilee Cottage, Swan Lane, Sellindge – 15 dwellings
* Land rear of Brook Lane Cottages, Brook Lane, Sellindge – 11 dwellings
* Land at Barrow Hill, Sellindge – 15 dwellings
* Silver Spray, Sellindge – 5 dwellings
 | Zone D: Elham (£125/m2) |
| **Stanford** |
| ND8, p.182 | Land rear Barnstormers, Stone Street, Stanford | 5 dwellings |  | Zone D: Elham (£125/m2) |
| **Stelling Minnis** |
| ND10, p.187 | Camping and Caravan Site, Minnis Lane, Stelling Minnis | 11 dwellings |  | Zone D: Elham (£125/m2) |
| **Densole** |
| ND11, p.190 | Land adjoining 385 Canterbury Road, Densole | 25 dwellings, allotment gardens |  | Zone D: Elham (£125/m2) |
| **Etchinghill** |
| ND12, p.193 | Etchinghill Nursery, Etchinghill | 30 dwellings |  | Zone D: Elham (£125/m2) |
| ND13, p.195 | Land adjacent the Golf Course, Etchinghill  | 11 dwellings |  | Zone D: Elham (£125/m2) |

1. <http://www.shepway.gov.uk/media/1811/Core-Strategy-Local-Plan-2013/pdf/Core_Strategy_Local_Plan_2013_v2.pdf> [↑](#footnote-ref-1)
2. See: <http://consult.shepway.gov.uk/portal> [↑](#footnote-ref-2)
3. See: <http://www.shepway.gov.uk/media/3897/Places-and-Policies-Local-Plan-Oct-2016/pdf/Places_and_Policies_Local_Plan__Final_Plan_2.pdf> [↑](#footnote-ref-3)
4. Planning Practice Guidance Reference ID: 10-005-20140306 [↑](#footnote-ref-4)
5. See: <https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf> [↑](#footnote-ref-5)
6. See: <https://www.gov.uk/guidance/viability> [↑](#footnote-ref-6)
7. See: <https://www.gov.uk/guidance/viability> [↑](#footnote-ref-7)
8. PPG Reference ID: 10-012-20140306 - 10-015-20140306 [↑](#footnote-ref-8)
9. PPG Reference ID: 10-006-20140306 [↑](#footnote-ref-9)
10. NPPF, paragraph 174 [↑](#footnote-ref-10)
11. See: <http://www.shepway.gov.uk/planning-policy/planning-applications-and-CIL> [↑](#footnote-ref-11)
12. See: [http://www.shepway.gov.uk/media/2906/Economic-Viability-Assessment--Doc-Ref-A5/pdf/Economic\_Viability\_Assessment\_\_(Doc\_Ref\_A5).pdf](http://www.shepway.gov.uk/media/2906/Economic-Viability-Assessment--Doc-Ref-A5/pdf/Economic_Viability_Assessment__%28Doc_Ref_A5%29.pdf) [↑](#footnote-ref-12)
13. See: [http://www.shepway.gov.uk/media/3045/Shepway-CILWPVS-July14/pdf/Shepway\_CIL\_WPVS\_(July14).pdf](http://www.shepway.gov.uk/media/3045/Shepway-CILWPVS-July14/pdf/Shepway_CIL_WPVS_%28July14%29.pdf) [↑](#footnote-ref-13)
14. See: [http://www.shepway.gov.uk/media/1736/Shepway-CILWPVS-appends-July14/pdf/Shepway\_CIL\_WPVS\_appends\_(July14).pdf](http://www.shepway.gov.uk/media/1736/Shepway-CILWPVS-appends-July14/pdf/Shepway_CIL_WPVS_appends_%28July14%29.pdf) [↑](#footnote-ref-14)
15. See: [http://www.shepway.gov.uk/media/3051/Shepway-DC-draft-IDP-June15/pdf/Shepway\_DC\_draft\_IDP\_(June15).pdf](http://www.shepway.gov.uk/media/3051/Shepway-DC-draft-IDP-June15/pdf/Shepway_DC_draft_IDP_%28June15%29.pdf) [↑](#footnote-ref-15)