

Folkestone & Hythe Comments

DRAFT CANTERBURY DISTRICT LOCAL PLAN 2045

January 2023

The district council does not raise any objections to the proposed Canterbury Local Plan.

Please find below some comments that you may find useful if you are considering making any further amendments to the Plan.

General Suggestions

1. Maintaining Design Quality and Allocation of suitable resources - There is a substantial focus on the design quality throughout the plan, for which allocation additional resources may need to be employed by the applicant to achieve the assured design quality. Does the council need to state that the developer or applicant must demonstrate they have the resources to do that?
2. A Design guide/code/manual for sustainable and landscape development - A council led design code and guidance or toolkit for landscape development may also be supported with Policy DS24 and DM15, for a consistent landscape character and strategy across common themes and methodologies. Preparation of design code for sustainability, which can potentially be categorised in terms of geographical context and suitable response to be drafted in consultation of neighbouring districts.
3. Use of 'simulations' as an evidence support – Should the council be clear that evidence, including necessary digital and computer driven simulations, would be required for demonstrating sustainable development and conservation of biodiversity to support planning applications (highlighted in, for example, policies DS19, 20 and 21)?

Chapter 1 – Spatial Strategies

Policy SS1 - Environmental Strategy for the district.

- 1. Point (g), should sports facilities to support new education provision to be aligned to biodiversity and natural environment conservation? Whilst acknowledging that individual development area diagrams are provided, would a map identifying all the policy extent and locations would be helpful?
- 2. Network of Green Blue Infrastructure. Due to the possibility of habitat encroachment, should guidelines for ecological response and behaviours be incorporated as the policy item identifies coexistence and access for recreation?
- 5. Sets out a requirement new housing development to provide tree cover. Should additional information be provided (in the appendix), or a reference to future design codes be included, to identify the selection of species for planting to support biodiversity net gain with preferences to native and green cover and soil retention?

Policy SS2 Sustainable development

- Placemaking, social and public realm development can form additional and overarching agendas for regeneration.

Chapter 6 - District wide strategic policies

DS6 – Sustainable design

- Point 4 Suggests a preparation of design code for sustainability, which can potentially be categorised in terms of geographical context and suitable response to be drafted in consultation of neighbouring districts of concern.
- The policy DS6 could also add re-use of existing buildings (such as historic buildings) subject to a feasibility test or evaluation.

DS11- Tourism development point 3. States that opportunities should avoid conflict with the other policies and foster growth in all respects to its local, and geographical heritage. Adaptive re-use and conservation of existing buildings should gain precedence over new structure for sustainability.

DS13 – Movement Hierarchy, Additional innovative NMT's (non-motorised transit) The policy relates to current modes of transport but there could be other sustainable modes in the future that could also be acceptable (electric, hydrogen etc) that could be incorporated alongside cycling which futureproofs the long-term policy vision for DLP 2045.

Open space, natural and historic environment

DS17, suitable ecosystem projections and digital simulations may also be carried out in support or contestation to respective proposals.

Policy D21 – Supporting Biodiversity recovery, Additional detail note and guidance on the trees selection and consideration of species so chosen to support existing biodiversity could be provided.

Policy DS22 – Landscape Character, Possible cross references to D19-21 can be made, with instruction for reading in conjunction with the same.

Chapter 7 – Development Management

DM5 Parking Design – Cross references on D21 as well as any guide on planting selections can be made.