

# Core Strategy Review - Inspectors' Action Points

**Matter 7a – Otterpool Park LLP – Update on  
Planning Application for New Garden  
Settlement**

14 July 2021

## **Contents**

New Garden Settlement Outline Planning Application – Background Paper for Inspectors, July 2021 .....	3
1. Introduction .....	3
2. Revisions to Outline Planning Application .....	3
Application Structure .....	3
Red Line Boundary (Minor Updates) .....	4
Other Updates .....	5
Appendix 1: Planning Application Tiered Structure .....	6

# **New Garden Settlement Outline Planning Application – Background Paper for Inspectors, July 2021**

## **1. Introduction**

- 1.1. During the administration and procedural session for the Core Strategy Review examination on 1 July 2021, the council offered to provide the Inspectors with an update note on the planning application for the new garden settlement, including anticipated timescales for consultation and determination.
- 1.2. As set out below, the application remains largely the same as that which is currently under consideration (submitted February 2019, reference number Y19/0257/FH)<sup>1</sup>, with essentially the same overall spatial plan being proposed as that which has been subject to consultation in the live application, with minor enhancements to address consultee comments raised to date.

## **2. Revisions to Outline Planning Application**

- 2.1. Changes proposed to be made to the application can be summarised as follows:

### **Application Structure**

- 2.2. The currently submitted application is prescriptive in terms of phasing across the delivery trajectory and it provides detailed parameter plans. To help provide appropriate flexibility and ensure deliverability, a three-tiered approach is now proposed to be taken (see Appendix 1).

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<sup>1</sup> See: <https://www.folkestone-hythe.gov.uk/otterpool-park/otterpool-park-planning-application-2019>

## **Outline Planning Application – Background Paper for Inspectors – July 2021**

2.3. In recognition of the scale of the site, development of the new garden settlement will be brought forward in a number of key phases which will be defined and agreed with the local planning authority individually as the development progresses. Each key phase will relate to a specific part of the site, for which a greater level of design guidance and technical information will be provided, secured by planning conditions. The application is currently being updated to reflect this:

- **Tier 1** – The site-wide outline planning application (which will include more flexible parameter plans compared to the February 2019 submission and the phasing plan will now be submitted indicatively);
- **Tier 2** – Detailed masterplan and design code for a specific phase of development. This will need to align with the information submitted under Tier 1 (The Tier 2 work for the early delivery of Phase 1 of the development, which includes the town centre, is being progressed in tandem with the Tier 1 work); and
- **Tier 3** - Reserved matters applications - these will follow the Tier 1 and 2 consents. The reserved matters applications will deal with the outstanding details of the outline application proposal including the detail of appearance, means of access, landscaping, layout and scale within a specific area of the Masterplan.

### **Red Line Boundary (Minor Updates)**

2.4. A revised red line will be submitted as part of the updated outline planning application. The revised red line will reflect:

- The inclusion of the Westenhanger Castle site within the application red line boundary, enabling the castle and its grounds to form part of the application site;
- The inclusion of additional land to the north west of the site to facilitate the delivery of waste water infrastructure; and

## Outline Planning Application – Background Paper for Inspectors – July 2021

- Minor updates to reflect land ownership boundaries.

### Other Updates

2.5. Other updates are as follows:

- **Scheme Updates** - The application remains largely the same as that which is currently under consideration, with essentially the same overall spatial plan being proposed as that which was the subject of consultation in the live application. Minor enhancements have been made to address consultation comments received during the consultation on the February 2019 application and continued engagement since then (for example, the Phase 1 consultation held in March 2021).
- **Phase One** - Updates to application documents to reflect the design evolution of the proposals, particularly for phase 1, bringing greater detail forward for inclusion within the outline application determination. This added detail builds on the same spatial plan as that which is currently proposed in the live planning application, and reflects guidance and responses received from stakeholders in response to the proposals; and
- **Policy/Methodology Updates** - Updates to application documents to reflect the latest policy, guidance and data (for example, local policy changes, Natural England updated guidance on biodiversity net gain and transport, heritage, ecology and survey data).

2.6. The updated outline planning application is expected to be submitted in autumn 2021 and determination is expected by the end of April 2022.

# **Appendix 1: Planning Application Tiered Structure**

# The Planning Process – Planning Application

## Tier 1

### Outline Planning Application

- This agrees the overall numbers, land uses and Development Framework for the whole development.
- It includes a series of site-wide strategies.
- It does not agree specific locations for each dwelling or road.

### SITE WIDE – STRATEGIES

- Housing
- Economic Development
- Green Infrastructure

## Tier 2

### Key Phase

- Parts of the site identified as Key Phases agreed by the LPA
- Location and land uses agreed with District Council.
- Each phase will have a detailed framework and Design Code

### KEY PHASE - DEFINITION

- e.g. Extent of Key Phase
- Schedule of Uses
- Quantum of Development

### KEY PHASE FRAMEWORK

- e.g. Design Code
- Delivery Plan
- Affordable Housing
- Site Wide Strategy Supplements

## Tier 3

### Reserved Matters

- Once a Key Phase has been fully approved, including the relevant documents, detailed development proposals will be brought forward for individual parcels or infrastructure within that Key Phase.
- Once these 'reserved matters' applications have been approved, development can commence.

### RESERVED MATTERS

- Detailed Design
- Landscape
- Environmental Mitigation
- Travel Plan
- Management
- Contamination & Remediation