

Core Strategy Review - Inspectors' Action Points

**Matter 7a – Strategy for the North Downs Area
and the New Garden Settlement - Policies SS6-
SS9**

24 February 2021

Core Strategy Review Examination – Inspectors’ Action Points

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Matter 7a – Strategy for the North Downs Area and the New Garden Settlement - Policies SS6-SS9

1. Introduction

Modifications identified through hearing session for Matter 7a

- 1.1. During the hearing session for Matter 7a, Strategy for the North Downs Area and the New Garden Settlement, the council undertook to review Policies SS6-SS9.
- 1.2. Proposed modifications were identified to:
 - Highlight structural landscaping as an integral part of the new garden settlement concept;
 - Provide greater clarity on mitigation measures regarding impacts on the setting of the Kent Downs Area of Outstanding Natural Beauty;
 - Set out a clear approach to waste water treatment including how the issue of nutrient enrichment is intended to be addressed and the measures required in the addendum to the Habitats Regulations Assessment (EB 02.95);
 - Provide greater clarity and detail on infrastructure requirements and how and when these will be delivered;
 - Provide a more detailed breakdown of retail requirements over the plan period to reflect the Lichfields’ evidence base, ensuring the amendments from the retail hearing session (Matter 10) are also addressed, including the threshold for retail impact assessment;

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- Modify references to ‘B Class’ uses in light of changes to the Use Classes Order (2020);
- Remove reference to a ‘minimum’ of 22 per cent affordable housing;
- Amend Policy SS7, part 2 b. in relation to the retail impact assessment; and
- Amend reference to the standard of 90 litres of water per person per day.

1.3. Further action points were identified for the council to:

- Provide a breakdown of infrastructure required to meet the planned 6,000 homes during the plan period, as well as requirements by phase of development (regarding education, open space, transport, etc) and to translate these requirements into policy; and
- Provide information on whether ‘blue light’ services may require provision within the new garden settlement. If this is identified as a requirement, the council is required to address this in policy.

Modifications identified through Statements of Common Ground

1.4. In addition to the points identified above, a number of modifications to Policies SS6-SS9 are proposed in Statements of Common Ground, including with:

- Ashford Borough Council (EB 13.20);
- Environment Agency (EB 13.70); and
- Natural England (EB 13.98).

1.5. Appendices 1 and 2 to this note puts forward the proposed modifications outlined above, for both the hearings sessions and Statements of Common Ground. Proposed modifications to the supporting text are also shown.

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- 1.6. The council is seeking further clarification on ‘blue light’ services and this will be provided as soon as possible.

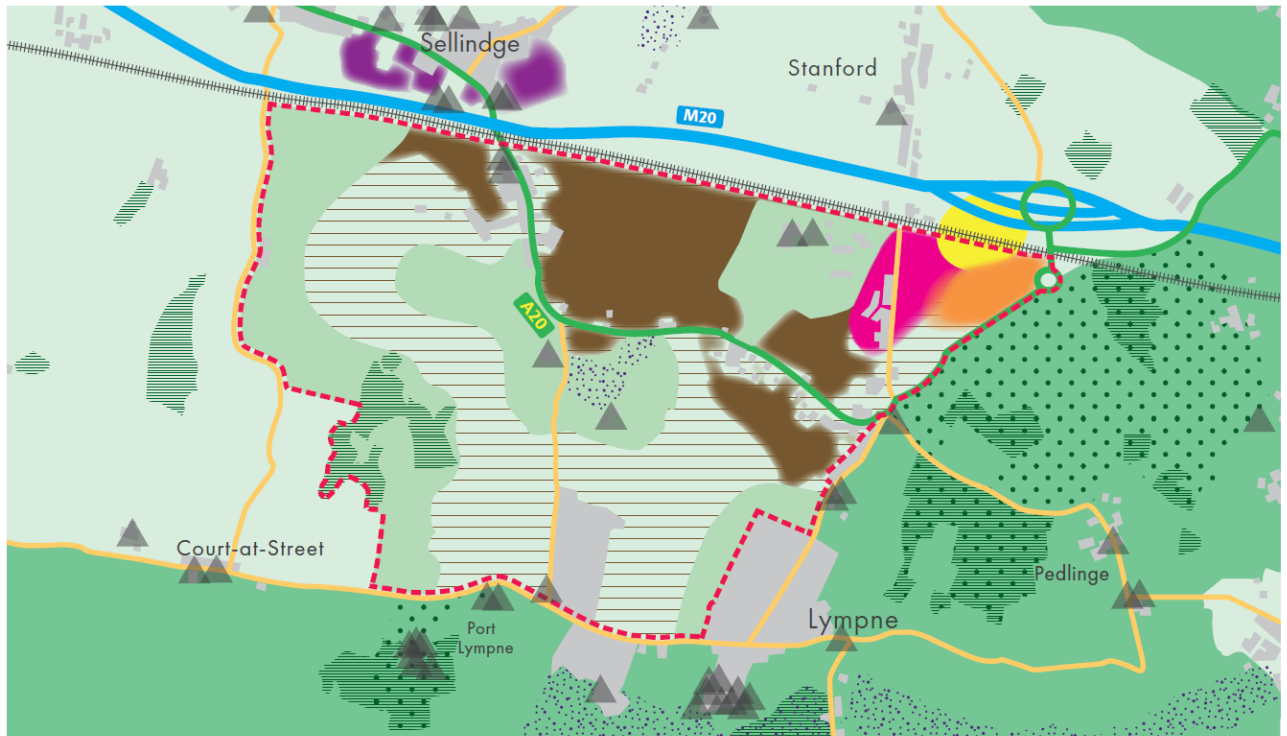
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**Appendix 1: Proposed Modifications to Policies SS6-SS9
and supporting text**

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New Garden Settlement - Development Requirements

4.170 The development of a new garden settlement provides the opportunity to meet the district’s housing needs on a strategic scale, within and beyond the plan period of this Core Strategy Review. An indicative strategy for Policy SS6 is shown below, based on the evidence work outlined in the preceding sections.



Policy SS6 - Garden Settlement North Downs - Indicative Strategy

A Roads	Policy SS6 Boundary	Town Centre	Business Hub	Historic Park/ Garden
Motorway	Railway	Westenhanger Station - Transport Hub	SSSI	Policy CSD9
Minor Roads	Strategic Open Space	Mixed-Use Neighbourhoods	Ancient Woodland	Heritage Assets
Existing Built Areas	Kent Downs AONB	Neighbourhoods with Landscape Mitigation		

Figure 4.5 Garden Settlement North Downs – Indicative Strategy

4.171 As well as providing strategic-scale growth the garden town also provides a unique opportunity for local self-build and custom-builders on a large scale¹. Custom and self-build housing can bring a level of innovation, diversity and choice not found in conventional housing developments, providing opportunity for small- and medium-sized enterprises through construction and the local supply chain. The garden settlement will place self-build and custom-build housing as a central element of housing delivery.

4.172 The council will explore whether a community-led homes fund can be established to enable local people, and groups of people working together, to build innovative forms of housing to meet their individual needs. In allocating sites for custom-build and self-build homes, priority will be given to people on the council’s self-build register, which

¹ 'Self-build' is the practice of aspiring homeowners creating their own homes. Self-builders' inputs may vary from undertaking the building work themselves to contracting out some or all of the work to an architect or building package company. Consequently the term 'custom house-building' is also commonly used.

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may include a local connection test. The council will actively review the requirement for self-build plots through the interest recorded on its self-build register; this should inform the proportion of plots to be released at each phase of the development. The council has an aspiration for 10 per cent self-build over the course of the plan period.

- 4.173 The council has undertaken an Employment Opportunities Study for Otterpool Park and an Employment Land Needs Assessment for the district (Lichfields) that have been used to inform the employment strategy for the garden settlement, including the provision of employment space, the types of businesses that could be attracted to the town and the numbers of jobs that could be created. Potential target sectors include:
- Green construction;
 - Environmental goods and services;
 - Advanced manufacturing;
 - Creative digital media and business; and
 - Professional and financial services.
- 4.174 The scale of the garden settlement offers the opportunity to create a vibrant local economy, supporting the sustainability of the town, growing new businesses and supporting local suppliers, as well as serving the wider district. The Employment Land Needs Assessment indicates that there is the potential to provide around 36,700 sqm of ‘B class’ employment floorspace within the settlement by 2037. Additional jobs will be generated by retail, food and drink and other town centre uses, as well as community uses, as part of a sustainable new town.
- 4.175 To promote job creation, the council will provide skills development and apprenticeships, working with local businesses and the construction industry. The garden settlement can offer a unique selling point to businesses, by promoting and delivering innovation, fostering new and growing sectors, being well-connected to outstanding infrastructure, the coast and countryside.
- 4.176 The required community infrastructure will be provided at the appropriate phase of development. Community facilities may include sport venues, open space (including accessible space for the elderly), cultural buildings, libraries, places of worship and public houses.

Policy SS6

New Garden Settlement - Development Requirements

Land is allocated within the North Downs area for a new garden settlement as shown on the Policies Map.

The settlement will be developed on garden town principles and will have a distinctive townscape and outstanding accessible landscape, both of which will be informed by the historic character of the area. It will be planned to be sustainable, providing new homes with a broad mix of tenures, employment opportunities and community facilities within easy walking and cycling distance. It will be a landscaped development that responds to its setting within the Kent Downs AONB landscape and the adjacent Lympe Escarpment with an emphasis on a network of

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green and blue spaces including woodland and other planting, open space and recreation that supports healthy living, encourages interaction between residents, enhances local biodiversity and mitigates impacts on views from the scarp of the Kent Downs. Environmentally the settlement will be a beacon of best practice, making best use of new technologies, and will be designed to achieve a low carbon, low waste and highly water efficient development.

Given the location of the proposed new settlement and its relationship with the Kent Downs AONB it is essential that the landscape-led proposals include appropriate structural landscaping in order to avoid or mitigate any visual impact on the setting of the AONB and views in and views out of the AONB in accordance with policy SS7.

Outline planning permission will be granted for a comprehensive proposal that is supported by a masterplan prepared by the site promoters. The masterplan shall be prepared in partnership and in consultation with the local planning authority, stakeholders, partner organisations, local people and interest groups and include a detailed phasing and delivery strategy.

(1) New homes

- a. The settlement shall provide for a minimum of ~~5,500~~ 6,097 new homes in a phased manner within this plan period (2019/20 to 2036/37) with potential for future growth to provide a total of 8000-10,000 homes (~~subject to detailed masterplanning~~) within the site allocation area beyond the plan period (subject to detailed masterplanning and an assessment of potential impacts on the Kent Downs AONB in line with Policy SS7);
- b. The mix of tenure and sizes of new homes shall be in accordance with Policies CSD1 and CSD2 and evidence in the Strategic Housing Market Assessment, Parts 1 and 2 (PBA, 2016/2017) (or subsequent revision to the evidence base) and shall include build for rent provision to meet identified need. ~~A minimum of~~ 22 per cent of all dwellings should be provided as affordable homes, subject to viability;
- c. All homes shall meet the adopted Nationally Described Space Standards in accordance with Policy HB3 of the Places and Policies Local Plan (or any revision to that policy);
- d. Within the early phases, development shall provide homes in neighbourhoods located in and around the new town centre (Policy SS7(2)), well-connected to the centre by a walking, cycling and public transport network. Close to the town centre there shall be a higher proportion of smaller residential units serving all age groups. Other phases of development may come forward in tandem if they are well-connected to an existing centre with capacity to provide for the needs of new residents, are in accordance with the masterplan for the garden town, maintain its quality and do not prejudice its overall delivery;
- e. Additional neighbourhoods will be masterplanned in future phases in accordance with Policy SS7(3). All neighbourhoods will be expected to provide a mix of home typologies, with plots provided for custom-build and self-build development in accordance with Policy SS6(2);
- f. A minimum of 10 per cent of homes in each substantial phase shall be built to meet the needs of the elderly, from active retired people to those requiring intensive

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nursing care, including specialist C2 provision. All such homes shall be built to meet M4(3) Category 3: Wheelchair User Dwellings standards as set out in Building Regulations; and

- g. The remaining 90 per cent of homes shall be built to meet M4(2) Category 2: Accessible and Adaptable Dwellings as set out in Building Regulations. Homes should be designed to be flexible to respond to the changing needs of families.

(2) Self-build and custom-build homes

- a. A proportion of proposed dwellings shall be provided as self-build or custom-build plots, having regard to the need identified by the council, with each substantial phase contributing a proportion of self-build and custom-build housing;
- b. Innovative self-build and custom-build designs will be encouraged that are flexible and incorporate new technologies, particularly those that achieve carbon and water neutrality. In small or single unit schemes the objective will be to achieve low carbon and high water efficiency; and
- c. Self-build and custom-build housing will not be required to be uniform in scale, plot width or materials. Design requirements will be established by:
 - i. Planning policy and a design code approach setting out principles of place-making and sustainability;
 - ii. A ‘plot passport’ scheme introduced alongside a Local Development Order (should a substantial self-build phase be pursued) or alternative approval mechanism, allowing plot purchasers to submit an application to the council for assessment of compliance against the code; and
 - iii. Where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) may either remain on the open market as self-build or be built out by the developer.

(3) Employment development

- a. The settlement shall provide approximately 36,700 sqm net of employment floorspace (which may include office, research and development and industrial uses within Class E, and uses falling within class B2) by 2037. Development beyond the plan period has the potential to provide for approximately 57,600 sqm of employment floorspace in total within the site allocation area. A different delivery rate or quantum of employment development will need to demonstrate that employment provision aligns with population growth to ensure that the town grows in a sustainable way following garden town principles. Other employment opportunities will be created by the retail and other town centre development set out in Policy SS7(2)(b) as well as community uses. The settlement’s location near the gateway to Europe (Channel Tunnel) provides the opportunity to deliver employment and town centre development that complements other centres including Folkestone town centre, Hythe and other growth areas across East Kent;

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- b. The employment development set out in 3(a) shall provide business space suitable to accommodate growing sectors operating in regional, national and international markets with a capacity to contribute to employment and GVA growth, as informed by the Employment Opportunities Study;
- c. Employment space should be delivered alongside infrastructure and new homes so that job opportunities are available when the first phases of housing are occupied; subsequent phases should show how further employment development will be delivered alongside new housing as agreed with the local planning authority. Interim business uses will be encouraged on suitable sites as successive phases are developed;
- d. An innovation centre or business hub shall be included within the initial phases of development (unless otherwise agreed with the local planning authority), to support business start-ups and provide space for growing businesses; and
- e. Details of interim uses which support the delivery of the garden town itself or the growth of future employment sectors shall form part of the implementation strategy in support of the outline planning application.

(4) Community and educational facilities

- a. Community facilities shall be provided at each phase of development in accordance with the neighbourhood principles set out in Policy SS7(3);
- b. A health centre shall be provided in the early phases of development, in partnership with local Clinical Commissioning Groups and the Kent Health and Wellbeing Board, drawing from exemplar facilities elsewhere. The centre shall be designed to deliver an integrated service for patients - including a cluster of general practitioners, a wide range of diagnostic services and primary care treatment - to minimise the requirement for secondary care treatment at local hospitals. The centre should be located on an accessible site close to other community services; and
- c. Primary, secondary, special and nursery school facilities shall be provided and fully funded by the development to meet projected needs in accordance with the forecast requirements of the Local Education Authority (LEA) and shall be delivered in partnership with appropriate providers. This includes the provision of land at nil cost (both on and off site) and the safeguarding of additional, suitable land to allow for future expansion in accordance with forecast needs. The layout of the development should demonstrate that walking distance of 800 metres/10 minutes from every home to the nearest primary school are achievable, with an aspiration that homes are within a 400 metre/5 minute walking distance.

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New Garden Settlement - Place-Shaping Principles

- 4.177 The new garden settlement will demonstrate a landscape-led approach to development that respects topography, views and historic character. The development will enhance existing networks of woodland, green spaces, ponds, rivers and streams (termed ‘green infrastructure’). Generous structural landscaping should be provided that includes advanced planting and habitat creation for future phases and buffers to the motorway and high speed rail corridor. The masterplan will be supported by a green infrastructure strategy which should enhance natural features while providing high levels of accessibility and enjoyment for those who live in the area. A long-term management plan of the green infrastructure estate should be set up in a way which gives the community control and custodianship, avoids fragmentation and degradation in future years, and ensures features provided as specific mitigation measures remain intact and functioning.
- 4.178 Landscape-led masterplanning and the high quality design and layout of the town (its ‘townscape’) will be key to the success of the settlement, with particular regard to the impact on views from the AONB. Each neighbourhood should have a distinctive character with different densities of development. The masterplan should show the relationship of different land uses, the height and massing of buildings, the legibility of streets and how the development will make use of high quality materials that are sensitive to, and sit comfortably alongside, the local environment. There is existing design guidance that can be drawn on, including the Kent Design Guide (Kent Design Initiative) and the Kent Downs Area of Outstanding Natural Beauty Landscape Design Handbook (Kent Downs AONB Unit), but the development will need to be informed by detailed design codes drawn up with the participation of the local community. The area’s heritage assets, in particular Westenhanger Castle and its setting, together with other non-designated heritage assets, can make a significant contribution to the character of the new settlement, that can help attract future residents, businesses and visitors and create a strong sense of place from the outset. Proposals must be accompanied by a comprehensive Landscape and Visual Impact Assessment prepared in accordance with the Landscape Institute’s and Institute of Environmental Management & Assessment’s ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition) or updates to this guidance.
- 4.179 At the heart of the development will be a vibrant town centre that will meet the needs of residents, workers and visitors with attractive cultural, community, shopping and leisure facilities, as well as spaces for events and meetings to foster community cohesion. The Retail and Leisure Need Assessment ~~2018 Update indicates that the new garden settlement can support approximately 12,900 sqm (gross) (June 2019 update) projections suggest the new town and local centres within the new Otterpool Park settlement could provide between 10,800 to 16,700sqm gross~~ of retail (convenience and comparison) and food and beverage floorspace by 2037. Service uses (class A1 non-retail and class A2 financial and professional services) could increase ~~this requirement to 15,500 sqm (gross) the Otterpool Park overall floorspace projection to 13,000 to 20,000sqm gross (Class A1 to A5)~~ by 2037. This will need to be carefully planned and phased, particularly any proposals above these indicative requirements, to avoid any detrimental impacts on nearby town centres (such as Folkestone, Hythe, New Romney, Ashford and Dover) or shops and facilities in nearby villages, yet also meet the everyday needs of the settlement and nearby communities. Each neighbourhood in the garden settlement will also need to be supported by educational, recreational and community facilities. It is expected that the

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retail provision will be provided as part of the new town centre, which should be located at the heart of the garden settlement, within easy walking distance of the station. Other small-scale retail development would be expected to be provided at ‘local centres’ in neighbourhoods through the separate phases of the development. It is expected that individual units provided for comparison retail, will not exceed in the region of 500sqm and that the majority of retail development will be provided as small local stores. Details of how the retail development is proposed to be phased across the development, to align with residential development should be submitted with the application.

4.180 The settlement presents a major opportunity to secure a high speed rail service between Westenhanger and London St Pancras. The council is pursuing this with the train operating companies, which are bidding for the new South Eastern franchise, infrastructure providers and also with Network Rail and other stakeholders. A transport hub should be provided, located at Westenhanger station, allowing easy transfer between walking, cycling, bus and train journeys. The railway station upgrade and hub will potentially deliver:

- Lengthening of the existing platforms;
- New and refurbished station buildings with improved customer facilities;
- A new footbridge between platforms; and
- Car parking to meet the needs of the new town and nearby villages.

Ways of integrating the station improvements with other land uses and facilities should also be explored.

4.181 In order to meet the demand for increased rail patronage on the high speed rail service from the increasing population of the garden settlement, and other development in the Folkestone & Hythe District and the rest of East Kent, there will be a need to engage with the relevant rail stakeholders including Network Rail, the rail franchise or concession operator, and the Department for Transport to encourage sufficient capacity to support the future population. Whilst the Council has limited direct control over this issue, it will work together with Ashford Borough Council, Kent County Council and other East Kent authorities to lobby the relevant stakeholders to increase the capacity on the high speed service, to ensure that the capacity exists to serve the additional demand created from new development.

4.18~~4~~² An innovative approach must be taken to maximise walking, cycling and the health and wellbeing of residents. This and other travel plan requirements, including the setting of targets, monitoring and the use of technology and incentives, will require detailed consideration and must support the emerging masterplan, with opportunity for revisions and amendments as the development is delivered.

4.18~~2~~³ Kent County Council’s Rights of Way Improvement Plan (ROWIP) is currently being reviewed and updated. A new ROWIP is expected to be published later this year. The Plan assesses the extent to which Public Rights of Way (PRoW) meet current demand and how they will need to evolve to meet future requirements.

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Policy SS7

New Garden Settlement - Place Shaping Principles

(1) A landscape-led approach

- a. The design and layout of the development shall be landscape-led and include within it structural landscaping in order to avoid or properly mitigate any visual impact on the setting of the Kent Downs AONB and views into and out of the AONB. Where required to mitigate any such impacts arising from the development, structural planting shall be planted at an appropriate stage in relation to each phase in order to optimize its effectiveness, and include the provision of new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme at a structural and local level. Proposals shall demonstrate a landscape-led approach that respects topography and views, particularly from the Kent Downs Area of Outstanding Natural Beauty and helps mitigate impact on views from the scarp of the Kent Downs, guided by a Landscape and Visual Impact Assessment. The assessment should consider the proposal itself and any cumulative impacts arising from developments in the vicinity of the proposal; and
- b. A green and blue infrastructure strategy shall be developed that enhances existing green and blue infrastructure assets in accordance with Policy CSD4. Additionally the strategy shall deliver:
 - i. Advanced woodland planting and habitat creation using native species to benefit later phases of development, particularly from prominent locations visible from the Kent Downs Area of Outstanding Natural Beauty, and to avoid as far as possible temporary loss of biodiversity value when construction begins. Advanced woodland planting, habitat creation and community green space shall also be designed to relate to local landscape character and to prevent the coalescence of the new settlement with Lympne and to separate neighbourhoods within the settlement itself. Planting and habitat creation should also be used to provide distance buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes;
 - ii. Clear net biodiversity gains over and above residual losses through the planting of native species and the creation of green ecological corridors to improve species’ ability to move through the environment in response to predicted climate change, and to prevent isolation of significant populations of species. The strategy shall enhance nearby Haringe Brooks ancient woodlands ~~(including ecological connections, future management and community access)~~, Local Wildlife Sites, Otterpool Quarry Site of Special Scientific Interest and other sensitive ecological features, including the existing pond at the former Folkestone Racecourse. Enhancements should include improvements to ecological connections both within and outside the allocation boundary, future management and community access, as appropriate to the particular qualities of the asset. Proposals must demonstrate that there will be no impact on the Lympne Escarpment Site of Special Scientific Interest, unless exceptional

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circumstances can be demonstrated, in line with Places and Policies Local Plan Policy NE2;

- iii. A pollinator network throughout the settlement with connection to the wider countryside, with the aim of providing all-year round support for pollinators, through the use of native species in line with Places and Policies Local Plan Policy NE2;
- iv. A new country park, easily accessible from the town centre and beyond and supported by and linked to other areas of strategic open space, that enhances the historic landscape setting of Westenhanger Castle;
- v. Playing fields and sports provision, play areas, informal open spaces, allotments and woodland located to maximise use and meet the sporting, leisure and recreational needs of the garden settlement as informed by the council's Playing Pitch and Sports Facilities Strategies;
- vi. Publicly accessible, well-managed and high quality open spaces, which are linked to the open countryside and adjoining settlements. This shall be informed by an access strategy that seeks to protect and enhance existing public rights of way, and create new public rights of way. The strategy shall balance demands for public access with ecological and landscape protection, taking into account the impacts of increased access on the Kent Downs AONB and Folkestone to Etchinghill Escarpment Special Area of Conservation and other protected areas, which might necessitate the need for mitigation to be secured;
- vii. Sustainable drainage systems (SuDS) to maximise landscape and biodiversity values and to ~~prevent~~ avoid any increase in, and where possible reduce, downstream flooding of the East Stour River, developed as part of an integrated water management solution; and
- viii. A long-term security and management plan of the Green Infrastructure estate which ensures community involvement and custodianship.

(2) A vibrant town centre

- a. A town centre shall be created, of higher density housing and town centre uses to act as a focal point to the settlement, providing for a mix of employment opportunities at the heart of the garden settlement. The town centre shall be planned so that it is within easy walking distance of the station and located within an area of higher density housing to increase its vitality and viability. Higher density mixed-use development with several storeys of residential use above commercial premises will be appropriate in the town centre;
- b. Food shopping (convenience retail) shall be provided within the town centre to allow choice and variety as well as reducing the need to travel for day-to-day needs. The Retail and Leisure Need Assessment ~~2018 Update~~ (June 2019 update) indicates that the new garden settlement can support ~~approximately 3,150 sqm up to 4,284sqm~~ (gross) of convenience retail floorspace within the plan period to 2037. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre. The ~~2018 Update~~ Retail and Leisure Need

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Assessment (June 2019 update) indicates that the new garden settlement can support ~~approximately 7,300 sqm~~ up to 9,108sqm (gross) of comparison retail floorspace within the plan period. A mix of other town centre uses should be provided, including food and beverage space (~~approximately 2,450 sqm gross~~ up to 3,305sqm gross) and non-retail and financial and professional services (~~approximately 2,600 sqm gross~~ 3,300sqm gross). ~~An impact assessment shall be undertaken~~ The stated floorspace projections by use class type (baseline values) as drawn from the Retail and Leisure Need Assessment (June 2019 update) are to represent the upper limit of floorspace provision within the garden settlement across the plan period, so that it only meets the needs generated by the development itself. Should any phase of development propose a provision of floorspace that, when considered cumulatively to take account of the total floorspace provision across the garden settlement, would lead to the exceedance of one or more of the floorspace values stated within this policy, or if any individual comparison retail unit were to exceed 500sqm gross floorspace, then the promoter shall have to submit an impact assessment to demonstrate that there would be no significant adverse impacts on the vitality and viability (including local consumer choice and trade) of nearby local village centres and other town centres including Folkestone, Hythe, New Romney, Dover and Ashford, by the scale and/or phasing of town centre development, particularly where provision above these indicative thresholds is proposed; and

- c. Street level frontages in the centre shall be active frontages that open up to public spaces to promote activity throughout the day and into the evening. Indoor and outdoor eating and drinking places and an adaptable town square shall be provided, designed to accommodate outdoor markets and public events.

(3) Village neighbourhoods

- a. The town centre shall be closely integrated with village neighbourhoods, reflecting garden town principles, easily accessible by walking and cycling links to the town centre and each other;
- b. Neighbourhoods and the town centre shall be connected by a legible network of active streets, footways, cycle ways and open spaces;
- c. Each neighbourhood centre will include a primary school, pre-school nursery, food (convenience) shopping, open space, recreational and community facilities in the first phase of its development; and
- d. Each neighbourhood shall be designed to have its own distinctive identity, to create a special character within the unique setting of the Kent Downs.

(4) A high quality townscape

- a. Neighbourhoods, buildings and spaces within the settlement shall be planned to create a unique and distinctive character, taking advantage of long-range and local views to create interest and drawing on the historic character and grain of the area;

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- b. Design codes shall be drawn up to guide all phases of development with the participation of the local community. The codes should establish the parameters for achieving the highest standards of urban design, architecture and landscaping;
- c. A high quality palette of building materials will be used throughout, drawing on a thorough understanding of local distinctiveness, landscape, local materials and tone. Building materials, landscaping, including the use of mature trees, and design should be of a consistently high quality regardless of tenure;
- d. Modern methods of construction will be encouraged where high standards of design, durability and sustainability can be demonstrated; and
- e. External lighting should be designed to support the aims of the Kent Downs Management Plan on Dark Skies and the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Light Pollution, to ensure the impact of lighting is minimised and that the most efficient technology is used.

(5) Enhanced heritage assets

- a. A heritage strategy shall be agreed that identifies how the development will conserve and enhance local heritage assets and their setting, including the Grade I listed Scheduled Monument of Westenhanger Castle (and its associated barns, stables and outbuildings), the Grade II listed Otterpool Manor Farm and Upper Otterpool and any other designated or non-designated heritage assets identified. The application shall be supported by a detailed heritage strategy, setting out how the long term, viable use of heritage assets will be established and where necessary providing mechanisms for their integration into the development. The Heritage Strategy shall be informed by a Conservation Management Plan (CMP) setting out the management and re-use of the site in relation to Westenhanger Castle, Manor and Barns. The implementation of the Heritage Strategy and undertaking of works on site with potential to affect heritage assets will need careful management; consideration should be given to appointing a Historic Environment Clerk of Works to fulfil this role;
- b. The heritage strategy should include an archaeology strategy, with an initial archaeological assessment guiding archaeological works and to inform decisions about preservation in situ or investigation. The archaeology strategy should then be kept under active review;
- c. The provision of public art should be an integral part of the heritage strategy;
- d. Westenhanger Castle and its setting shall become a focal point for the new settlement that informs its character. The development shall provide an enhanced setting for the Castle, including generous public open space through the delivery of a new park, and shall protect key historic views. Proposals shall explore the opportunity to recreate the historic southern approach to the Castle and provide mechanisms for its integration with the development;
- e. Other archaeological and heritage assets will be evaluated, conserved and, where appropriate, enhanced. Proposals must include an appropriate description of the

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significance of any heritage assets that may be affected, including the contribution of their setting; and

- f. Proposals should explore the potential for:
 - i. Renovating the existing buildings and barns to conserve the heritage assets at Westenhanger Castle and improve the setting of the building;
 - ii. Providing space for appropriate sustainable uses for the asset and its setting; and
 - iii. Enhancing and positively contributing to the conservation of all relevant heritage assets both within and outside the allocation boundary, such as the setting of Lympne Castle and the Lympne Conservation Area where appropriate.

(6) Sustainable access and movement

- a. The development shall be underpinned by a movement strategy which prioritises walking, cycling and access to public transport and demonstrates how this priority has informed the design of the new settlement. All homes shall be within 800 metres/10 minutes’ walk of a local neighbourhood centre with an aspiration that all homes are within 400 metres/5 minutes’ walk of such facilities;
- b. Development shall incorporate smart infrastructure to provide real-time and mobile-enabled public transport information in accordance with smart town principles (Policy SS9 (2));
- c. The capacity of M20 junction 11 shall be upgraded and other key junctions on the road network will be redesigned and improved in partnership with Highways England and Kent County Council. Where improvements are required to junctions or links outside of Folkestone and Hythe District, consultation shall take place with the relevant local authority prior to the proposals being agreed;
- d. A permeable network of tree-lined streets, lanes, pathways, bridleways, cycleways and spaces will be created that provides connections between neighbourhoods, the town centre, employment opportunities and public transport facilities. Footpaths, cycleways and bridleways should link to existing public rights of way, nearby villages and the wider countryside, including the North Downs Way and the Sustrans national cycle route network, taking account of the findings of the access strategy (Policy SS7 (1)) on sensitive habitats;
- e. Road infrastructure should be designed for a low speed environment, with priority given to pedestrians and cyclists through the use of shared space in ultra-low speed environments and dedicated cycle routes and separate pedestrian walkways where appropriate in line with Kent Design guidance. The use of grade separations, roundabouts, highway furniture and highway signage should be minimised;
- f. A parking strategy shall be developed that balances the necessity of car ownership with the need to avoid car parking that dominates the street scene to the detriment of local amenity. The parking strategy shall deliver well-designed and accessibly

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located cycle parking facilities within the town and neighbourhood centres, at Westenhanger Station and transport hub, as well as at employment developments;

- g. Westenhanger Station shall be upgraded at the earliest opportunity to provide the capacity required to enable a high speed service ready and integrated transport hub, in partnership with Network Rail, the rail operator and Kent County Council, which gives priority to pedestrians, cyclists, bus and train users. The council will continue to work with the rail operator to introduce high-speed rail services from Westenhanger to central London, subject to discussions with stakeholders; ~~and~~
- h. The existing bus network that serves the surrounding towns and villages will be upgraded and new services provided as an integral element of the transport hub and settlement. All new homes shall be within a five minute walk of a bus stop; ~~and~~
- i. A monitoring strategy shall be required to be submitted and agreed by the local planning authority in consultation with the local highways authority and other relevant local authorities in relation to traffic movement and impact on the surrounding road network.

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New Garden Settlement - Sustainability Principles

- 4.18~~34~~³⁴ Sustainability principles are based on environmental, social and economic objectives as three integrated perspectives. While policy SS7 is more focussed on environmental sustainability the issues are often interwoven. For example sustainable transport options, such as cycling and walking, reduce environmental impact but also bring benefits for health and well-being. The NPPF makes it clear that the environmental objective includes “to contribute to protecting and enhancing our natural, built and historic environment”.
- 4.18~~45~~⁴⁵ There is the potential for the garden settlement to become a beacon of best practice for environmental sustainability, embracing new technologies to achieve a low carbon, low waste and low water environment, with an aspiration for carbon, water and waste neutrality to be further explored and investigated as masterplanning and policy develops. The need to plan for the supply of water and control water usage will be essential, as the district is an area of ‘serious water stress’.
- 4.18~~56~~⁵⁶ The sustainability of the town will be driven by an energy strategy that will set out how the lowest possible carbon targets will be achieved, in both the short- and long-term, making best use of renewable energy on- and off-site. As technology is rapidly evolving, the strategy will need to demonstrate how buildings can be designed to be adaptable with the potential to incorporate new technologies, such as battery energy storage, creating individual or decentralised energy networks. The strategy will show how the use of energy efficient technologies will result in significantly lower energy use than the national average.
- 4.18~~67~~⁶⁷ The council will work closely with local Clinical Commissioning Groups and the Kent Health and Wellbeing Board to develop a healthy new town programme that delivers high levels of public health for new residents, using the principles set out in Policy SS8. Neighbourhoods will be planned to foster community development and promote healthy living by encouraging people to be active. Providing spaces for local food growing, such as allotments and community orchards, is one way that health can be promoted. A scheme could be developed that encourages produce grown on allotments and in orchards to be sold in local shops or at a market, so promoting healthy living, encouraging community interaction and reducing ‘food miles’. Such a project would provide opportunity for local producers beyond the new settlement to benefit through direct sale and provision to the community.
- 4.18~~78~~⁷⁸ An element of the area allocated for the new garden settlement is protected by a minerals safeguarding designation within the Kent Minerals and Waste Local Plan 2013-2030 (Kent M&WLP). The purpose of minerals safeguarding is to protect the county's supply of minerals from development which could prevent its extraction; in this location the identified minerals are Limestone Hythe Formation (Kentish Ragstone), Sandstone – Sandgate Formation, Silica Sand/Construction sand – Sandstone: Folkestone Formation and Sub-Alluvial River Terrace Deposits. Proposals for development will, however, come forward within areas overlying mineral resources and the Minerals and Waste Local Plan provides policies for dealing with these proposals, which may include the requirement to remove the minerals before development begins. Further guidance is provided in Kent County Council's ‘Safeguarding Supplementary Planning Document’ (April 2017).

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4.18~~89~~ Moreover, the Kent M&WLP also emphasises the need to address the safeguarding considerations for waste management facilities. The garden settlement allocation coincides with a permitted waste recovery facility that has been implemented but not fully developed to date. As such, the proposals will need to satisfy Policy DM8 which requires an Infrastructure Assessment to be prepared to assess whether or not the development would be compatible with the use of the waste facility, particularly in regards to noise, dust, light and air that may legitimately arise from the waste activities that could take place on site. It should demonstrate that the future use of the safeguarded waste management facility would not be constrained by any incompatibility of the proposed development. If the proposed development does not demonstrably fall under the relevant clauses under Policy DM8, the applicant will need to demonstrate that the need for the development overrides the presumption to safeguard.

Policy SS8

New Garden Settlement - Sustainability and Healthy New Town Principles

(1) A sustainable new town

- a. Development shall be guided by an energy strategy. The strategy shall demonstrate how best practice in energy conservation and generation will be achieved at both the micro- and macro-level in homes and commercial buildings. The strategy shall include the potential for a site-wide heat and power network and decentralised energy networks, taking into account the AONB and its setting;
- b. All new build housing shall be built to water efficiency standards that exceed the current building regulations so as to achieve a maximum use of ~~90~~ 110 litres per person per day of potable water (including external water use). The development shall be informed by a Water Cycle Strategy which includes detail of:
 - i. Water efficiency, and demand management measures to be implemented to minimise water use and maximise the recycling and reuse of water resources (i.e. through the use of ‘grey’ water) across the settlement, utilising integrated water management solutions;
 - ii. The need to maintain the integrity of water quality, how it will be protected and improved, and how the development complies with the Water Framework Directive;
 - iii. Surface water management measures to avoid increasing, and where possible to reduce, flood risk through the use of Sustainable Drainage Systems (SuDS); and
 - iv. Water services infrastructure requirements and their delivery having regard to Policy CSD5, and as agreed with the relevant statutory providers, and the Environment Agency’s guidance on Water Cycle Studies;
- c. All proposed development will have to satisfy the requirements of policy CSD5 d. in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites.

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- e.d.** For non-residential development, development shall achieve BREEAM ‘**excellent Outstanding**’ standard including addressing maximum water efficiencies under the mandatory water credits;
- d.e.** The energy strategy shall demonstrate how the development takes a fabric-first approach, makes the maximum use of passive solar gain, as well as energy generation from the latest technologies in and on buildings and structures. All community buildings shall seek to meet zero carbon standards as exemplars, with an aspiration for the development to achieve carbon neutrality;
- e.f.** The energy strategy shall demonstrate how the settlement will meet the government’s commitment to ban all new petrol and diesel cars and vans by 2040 and include measures from the outset for all properties to have ready access to slow, fast and rapid electric charging points; with integration of technologies into work places, community buildings, car parks and infrastructure to facilitate the transition to electric vehicles and provide appropriate charging facilities for electric bus provision at the transport hub;
- f.g.** The application shall be accompanied by a site-wide waste strategy that demonstrate how a significant reduction in household waste and an increase in recycling rates will be delivered in comparison with the average across the county. Internal and external storage for recycling and waste shall be provided for all homes and businesses;
- g.h.** Construction and landforming of the settlement shall be soil neutral to avoid any importing or exporting of earth;
- h.i.** Proposals will be accompanied by a minerals assessment which includes information concerning the availability of minerals within the site, their scarcity, the timescale for the development and the practicality and viability of the prior extraction of any identified mineral resources. Reference should be made to ‘Safeguarding Supplementary Planning Document’ (KCC, 2017) and ‘Minerals Safeguarding in England: Good Practice Advice’ (British Geological Survey, 2011); and
- i.j.** Proposals shall set out measures for the remediation of contaminated land. The assessment of contaminated land should be phased, starting with a Phase 1 Investigation (or Desk Study) the results of which will determine the requirement for a Phase 2 Investigation (intrusive investigation), which will in turn determine any requirement for a Remediation Strategy and Verification Report.

(2) A healthy new town

- a. Proposals shall create a vibrant, healthy place to live by promoting physical activity and more active lifestyles for all age groups, facilitating community building. Preventative health care measures shall include:

 - i. The provision of high quality public open spaces that are easily accessible for all age groups;
 - ii. Noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the development, incorporating

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landscaping within the buffers designed to integrate with the wider green infrastructure network;

- iii. The design of streets and spaces shall encourage community outdoor activities including play and meeting places and the provision of tactile public art, with homes orientated to encourage informal overlooking. Provision should be made for elderly people through the careful consideration of access, mobility, facilities, shelter and seating, with opportunity given for intergenerational activity; and
 - iv. Sustainable access and transport shall be promoted in accordance with Policy SS7(6);
- b. Allotments and community orchards for local food growing shall be provided on fertile land with safe and convenient access from all residential neighbourhoods; and
 - c. In lower density areas generous gardens should be provided as part of an appropriate mix of housing, alongside high quality communal spaces. In higher density areas where larger gardens are not feasible, new homes should have access to an allotment or community orchard within 800m (10 minutes’ walk).

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New Garden Settlement - Infrastructure, Delivery and Management

4.1890 The creation of the new garden settlement will be a long-term initiative, lasting 20 to 30 years and delivered through a phased approach. Initial development will focus on new housing in and around a town centre (Policy SS7(2)) and additional village neighbourhoods will grow around this core.

4.1901 The creation of a new settlement generates economies of scale that can be used to deliver critical infrastructure at the earliest opportunity and throughout the town’s development. The uplift in land value that will be created by the granting of planning permission will be captured to provide:

- The highest quality townscape and landscape;
- High standards of energy and water efficiency;
- Early investment in infrastructure; and
- A sustainable funding stream for the management and maintenance of the community facilities and public realm over the long-term.

4.192 Policies for the new garden settlement are supported by the phasing plan and infrastructure delivery schedule set out in Appendix 5. These are intended to give adequate certainty to guide the different phases of the development as they come forward for approval. However, it is recognised that, for a development of this scale that will be built out over several decades with some phases beyond the plan period, it is not possible to fix every element of the scheme before the first phase. Some elements of infrastructure provision will be affected by new technologies, for example, or wider changes in society such as the ability to work from home, that cannot be predicted with certainty looking several decades ahead.

4.193 The National Planning Policy Framework recognises this issue. Paragraph 72 states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing towns and villages. However, the NPPF adds that the delivery of large-scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset (footnote 35). Anticipated rates of development and infrastructure requirements should, therefore, be kept under review and amended as policies are updated.

4.194 There will therefore need to be some flexibility regarding phasing and this will be kept under review through detailed monitoring. A three-tiered approach to approval and delivery has been agreed to allow for this, building on national best practice for large scale developments. Each phase of development will be supported by a sequence of submissions to the local planning authority to provide a progressive layering of increasingly detailed information from the over-arching and site-wide strategy (Tier 1), through substantive key phases (Tier 2) to detailed reserved matters applications for sub-phases within a specific phase and on individual development sites (Tier 3).

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New garden settlement and the Community Infrastructure Levy

In order to capture the uplift in land value created by the new settlement, the garden settlement will be excluded from the application of the Community Infrastructure Levy (CIL). This will maximise the funding that can be secured through Section 106 and Section 278 legal agreements to deliver the infrastructure and community facilities set out in Policies SS6-SS9 at the right phases of the development. The council will amend its Community Infrastructure Levy Charging Schedule to implement this approach.

The opportunity for Housing Infrastructure Fund (HIF) funding will continue to be monitored, and pursued, when appropriate. If achieved, this may provide opportunity for a tariff-based approach to Section 106 payments to enable the delivery of strategic infrastructure at the earliest opportunity.

4.192 However, there is a need to develop a more holistic solution for the phasing and development of wastewater infrastructure. In this regard there are currently three potential options for the provision of waste water infrastructure to support the needs of the development. The off-site option (upgrading Sellindge WWTW, option 1) and on-site option (on-site WWTW, option 2) are both viable options and these should be developed further to establish a preferred solution. Southern Water has confirmed that a second off-site option, to connect via Range Road Pumping Station, Hythe to the West Hythe Wastewater Treatment Works located approximately 7km to the south-east of the garden settlement, is not viable and should not be taken further. To ensure that there will be no negative impacts upon surrounding communities, water quality or flood risk as a result of the development, including upon the neighbouring authority of Ashford Borough, the provision of wastewater infrastructure will be controlled through appropriate trigger point(s) relating to the occupation of development, to reflect the required timing of the wastewater infrastructure, and secured through the S106 agreement.

4.19~~4~~³ The garden settlement will be designed as a ‘smart town’ to ensure infrastructure and services are made more efficient through the use of digital and telecommunications technology for the benefit of residents and businesses. Where feasible, the latest high speed internet technology should be made available to the neighbouring communities of Lympne, Postling, Stanford, Westenhangar and Barrow Hill, with 5G connectivity also explored as an early opportunity for innovation. This technology also offers opportunities to improve health, for example by providing elderly people with information links between their homes and the health centre and also allowing the monitoring of data about the town's infrastructure, energy and water usage.

4.19~~24~~ Arrangements will be put in place for the long-term maintenance and management of this infrastructure, through the creation of a Community Trust or elected local body. Although the exact model will need to be agreed, any structure must ensure that the settlement has an active community that can manage its own assets, with local people shaping the future of the town. The Trust or body must be capable of generating a sustainable income so that its future can be secured; increases in land value will be captured to provide funding for stewardship and maintenance of the community's assets.

4.19~~35~~ A key objective will be to develop a network of local volunteers. A community development programme should allow for governance arrangements to change as the

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town grows, with the potential for the creation of a Town Council or similar representative body. The creation of a post of community development worker could be invaluable in establishing and reinforcing a sense of community, and this should be explored as part of the Section 106 agreement. Businesses will also be active in the new community, helping to generate a spirit of entrepreneurship to further the economic prosperity of the town.

4.196 The fundamental purpose of the agreed strategy will be as a means of controlling off-site traffic movements such that they do not bring about unacceptable impacts on nearby communities. A key requirement of the monitoring strategy, therefore, is that it will need to include an action-response criteria, such that if it is shown that traffic levels generated by Otterpool Park exceed what was predicted from transport modelling and expressed in the Transport Assessment then it shall be contingent upon the associated developer(s) to implement associated traffic calming measures as a means of deterrent to seek to bring traffic volumes down to the distribution shown within the modelling. The S106 legal agreement will need to secure a funding commitment from the applicant for off-site traffic calming measures that can be drawn down in the event that traffic calming measures are required to be implemented. The applicant will need to provide costed examples of the type of traffic calming measures that could be implemented as part of a monitoring strategy from which the secured capital sum is to be calculated. Where impacts relate to the road network outside of the Folkestone & Hythe District, consultation shall take place with the relevant local authority on the proposals.

Policy SS9

New Garden Settlement - Infrastructure Delivery, Phasing and Management

(1) Delivery of infrastructure and phasing

- a. The settlement should be self-sufficient regarding education, health, community, transport and other infrastructure, where necessary allowing for the expansion and improvement of nearby facilities such as secondary education and waste;
- b. Critical infrastructure, such as including primary education and wastewater infrastructure should be provided in the first phases of development to support investment and community development in accordance with the indicative infrastructure delivery schedule at Appendix 5 and a phasing plan to be provided in support of the planning application(s), unless it can be demonstrated that:
 - i. Relevant infrastructure capacity is readily available to service the phase of development;
 - ii. The relevant infrastructure will be provided in advance of the phased period;
or
 - iii. Alternative provision can be secured and agreed with the relevant provider and the LPA to meet the relevant requirement.

Proposals which would deliver unsustainable, unconnected and isolated development will be refused.

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~~b-c.~~ A degree of overlap between one phase and another may be acceptable, providing it can be demonstrated that this ~~The provision of infrastructure should be phased in a way that~~ does not disadvantage early residents or neighbouring communities through placing pressure on existing infrastructure in the local area. The creation of a post of community development worker should be explored, to serve the early phases until the town is established, secured through the Section 106 agreement;

~~e-d.~~ The nearby communities of Lympe, Barrow Hill, Sellindge, Westenhangar, Saltwood, Stanford and Postling should have appropriate access to and benefit from the infrastructure provided. If it is appropriate for infrastructure to be shared with existing communities then this shall be decided through local consultation as part of the masterplanning process; and

~~d-e.~~ Infrastructure provision will be secured and/or funded through Section 106 and Section 278 legal agreements to ensure it is delivered at the appropriate phase of the development.

(2) A smart town

a. All residential, business, community and town centre buildings and public spaces shall be enabled for ultra-fast fibre-optic broadband provided to premises (FTTP). Broadband speeds shall be reviewed at periodic intervals to provide the highest standards of connectivity. Periodic reviews of the masterplan shall demonstrate how the latest information technology will be incorporated into each phase of development;

b. New dwellings shall provide adaptable space suitable for home working and other buildings (including shops, cafes, commercial buildings and community facilities) shall provide facilities for working on the move;

c. Data analysis and smart monitoring of water and energy use and waste generation shall be available to all new homes, business and community buildings. Aggregated and comparative data shall be accessible to allow households to compare usage against the average for the development; and

d. Ducting for fibre-optic and other cabling, energy and other service infrastructure shall be provided in multi-service corridors outside the public highway (where this is defined to be the trafficked surface, i.e. not inclusive of pavement) that are easily accessible to statutory undertakers to avoid unnecessary highway works and surface repairs.

(3) Long-term management and governance

a. Infrastructure, the urban realm, open spaces including informal pedestrian and cycle pathways, and facilities shall be designed to take into account long-term management and maintenance requirements; and

b. A strategy for the long-term stewardship of the settlement shall be developed. This shall include the creation of a Community Trust or new elected body. The infrastructure that will need to be managed and maintained by the Trust or elected body may include:

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- iv. Strategic and local open spaces;
 - v. Sports pitches;
 - vi. Leisure facilities;
 - vii. Community buildings;
 - viii. Public squares and spaces including public art and street furniture;
 - ix. Sustainable drainage systems (SuDS);
 - x. Allotments, community orchards and woodlands; and
 - xi. Heritage facility, such as a museum or archive storage.
- c. Requirements to ensure the quality of all open space and physical assets on handover to the Trust or elected body will be set out in a Section 106 legal agreement.

**Appendix 2: Proposed Core Strategy Review Appendix 5 –
New Garden Settlement Infrastructure Delivery and
Phasing**

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Appendix 5: Infrastructure Delivery and Phasing Schedule

Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
SECTION 278 HIGHWAYS		
The works will be undertaken via a S278 Agreement. The costs of the S278 works listed below are included within the scheme cost plan.		
A20 upgraded to good standard single carriageway from south of M20 J11 to Newingreen junction	Prior to first occupation	Otterpool LLP with Kent County Council (KCC)
Newingreen Junction	Prior to first occupation	Otterpool LLP with KCC
Dualling of A20 south of M20 J11	5,500 units	Otterpool LLP with KCC
Signalisation of southern arm of roundabout at north end of new dualling	5,500 units	Otterpool LLP with KCC
ON-SITE HIGHWAYS		
Where the works will be offered for adoption, they will be undertaken via a S38 Agreement. The costs of the works listed below are included within the scheme cost plan.		
Upgrading Otterpool Lane	1,900 units	Otterpool LLP with KCC
Westenhanger Station enhancement works	0 - 325 units	Otterpool LLP with KCC
New Primary Access Junctions	Delivered throughout construction of the development	Otterpool LLP with KCC

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Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
Primary Roads	Delivered throughout construction of the development	Otterpool LLP with KCC
Secondary Roads	Delivered throughout construction of the development	Otterpool LLP with KCC
Vehicular Bridge over East Stour River	1,000 units	Otterpool LLP with EA
Enhancements for high street sections	1,600 units	Otterpool LLP with KCC and FHDC
Newingreen Link	2,000 units	Otterpool LLP with KCC
Upgrading works to A20 (at either end of new site location)	4,600 units	Otterpool LLP with KCC
Highway Works to Barrow Hill	5,700 units	Otterpool LLP with KCC
Additional New Primary Access Junctions	2,500 units	Otterpool LLP with KCC
Business Park Access	4,000 units	Otterpool LLP with KCC
Strategic Street (A20)	2,500 units	Otterpool LLP with KCC
Strategic Street (B2067)	2,500 units	Otterpool LLP with KCC

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Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
Vehicular bridges (2 number) over East Stour River	4,000 units	Otterpool LLP with EA
ON-SITE PEDESTRIAN / CYCLE ROUTES (AWAY FROM SPINE ROADS)		
Temporary diversions of Pedestrian / cycle routes within the site	Delivered throughout construction of the development	Otterpool LLP with FHDC
Non Spine Road Cycleways	Delivered throughout construction of the development	Otterpool LLP with FHDC
Upgrade works to existing network	Delivered throughout construction of the development	Otterpool LLP with FHDC
Pedestrian Bridges over swales	Delivered throughout construction of the development	Otterpool LLP with FHDC
STRATEGIC SURFACE WATER (SW) DRAINAGE	Highway drainage will be to the approval of KCC via S278/S38 and other drainage will be to the approval of the regulated Water Company	
SW Drainage to Strategic Streets	Delivered throughout construction of the development	Otterpool LLP with KCC and regulated Water Company
SW Drainage Strategic Primary Roads	Delivered throughout construction of the development	Otterpool LLP with KCC and regulated Water Company
SW Drainage Strategic Secondary Roads	Delivered throughout construction of the development	Otterpool LLP with KCC and regulated Water Company

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Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
SW Drainage in Public Open Space	Delivered throughout construction of the development	Otterpool LLP with KCC and regulated Water Company
Attenuation Basins	Delivered throughout construction of the development	Otterpool LLP with KCC and regulated Water Company
Mitigation for Nutrients - wetlands	Prior to first occupation	Otterpool LLP with regulated Water Company
Existing Ditches, Pipes and Culverts	Delivered throughout construction of the development	Otterpool LLP with KCC and regulated Water Company
FOUL WATER DRAINAGE	Drainage will be to the approval of the regulated Water Company	
Wastewater Treatment – interim measures ²	0 – 400 units	Otterpool LLP with regulated Water Company
On-Site Wastewater Treatment – First 2 Phases	Phase 1 – 400 units Phase 2 – 3,000 units.	Otterpool LLP with regulated Water Company
Mitigation for Nutrients - wetlands	0 - 400 units subject to agreed interim option	Otterpool LLP with regulated Water Company

² The on-site wastewater treatment works require a minimum of 400 units to be connected for there to be sufficient flow through the works. An interim measure such as tankering off-site or the installation of a package treatment works will be required to treat the foul waste from the development prior to the occupation of 400 units. The interim measures will be agreed with the relevant regulated water company and the appropriate statutory bodies

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Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
UTILITIES		
Telecommunications		
TELECOMS - BWIC to on site highways	Delivered throughout construction of the development	Otterpool LLP
TELECOMS - Diversions	Delivered throughout construction of the development	Otterpool LLP with Telecoms provider
TELECOMS – Provision of Broadband	Delivered throughout construction of the development	Otterpool LLP with Telecoms provider
WATER - BWIC & Main to on-site highways	Delivered throughout construction of the development	Otterpool LLP with regulated Water Company
WATER - Diversions	Delivered throughout construction of the development	Otterpool LLP with regulated Water Company
WATER - Reinforcement	1,500 units	Otterpool LLP with regulated Water Company

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Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
ELECTRIC - BWIC to on-site highways	Delivered throughout construction of the development	Otterpool LLP
ELECTRIC - On Site mains	Delivered throughout construction of the development	Otterpool LLP with regulated network provider
ELECTRICITY - Diversions	Delivered throughout construction of the development	Otterpool LLP with regulated network provider
ELECTRICITY - Reinforcement	From first occupation	Otterpool LLP with regulated network provider and UKPN
GREEN INFRASTRUCTURE INCLUDING PLAY / SPORTS PROVISION		
Public Open Space	Provided in unison with residential phasing throughout the construction of the development to secure open space(s) for future residents and in the interest of place-making	Otterpool LLP. This will be secured through the S106 associated with the outline planning application.
Sports Pitches – 10.3ha and 2 No Sports Pavilions	From 750 units	Otterpool LLP. This will be secured through the S106 associated with the outline planning application.
Play Provision (NEAPs, LEAPs, etc)	Provided in unison with residential phasing throughout the construction of the development to secure open space(s) for future residents and in the interest of place-making	Otterpool LLP. This will be secured through the S106 associated with the outline planning application.

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Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
EDUCATION		
<p>Early Years A 2 class (54 pupil) nursery school located with every primary school</p>	Nursery schools co-located with primary schools well be brought forward using the same triggers as primary schools (see below)	KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.
<p>Early Years Additional 5-6 private/charitable settings in flexible high street space, subject to market demand.</p>	Building or land suitable for Private/charitable settings will be brought forward incrementally e.g. likely alongside other town centre uses, with one setting on average every 1,500 homes.	Tenancy made available by Otterpool LLP, occupation and fitout by private or charitable operator. This will be secured through the S106 associated with the outline planning application.
<p>Primary Schools A maximum of 5 primary schools of up to 3FE each.</p>	<p>The first primary school will be in the first phase and 2FE is likely to be triggered September after the first occupation of homes.</p> <p>Thereafter, every form of entry is likely to be triggered at a maximum of every 500 homes and a minimum of every 800 homes.</p> <p>Forms of Entry may be brought forward one at a time, in 2FE or in 3FE phases.</p>	KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.
<p>Secondary Schools A maximum of two secondary schools, one to be capped at 8FE and one to be capped at 6FE.</p>	<p>The first secondary school phase of 4FE will likely be triggered at between 2,000 and 3,000 homes, subject to monitoring.</p> <p>Off-site contributions may be required up to this</p>	KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.

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Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
	<p>point (including transport) subject to agreed S106 strategy. KCC has indicated that it would require least 2 FE of expansion at an existing Grammar School, which will help to address demand for the first homes.</p> <p>Thereafter, secondary school expansion will take place in phases of 2-4 FE, subject to monitoring, likely at a rate of 2 FE every 1,600 homes, subject to monitoring.</p> <p>Secondary schools will likely open at Year 7 and fill from the bottom up.</p>	
<p>Sixth form 250 places as part of secondary schools</p>	<p>Sixth form will be triggered with Secondary School places.</p>	<p>KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.</p>
<p>Special Educational Need 60-80 places</p>	<p>Phasing not yet known.</p> <p>Likely to be late in the development, alongside second secondary school at c. 6,000 homes but may be required in temporary or permanent form earlier subject to need.</p>	<p>KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.</p>
HEALTHCARE		
<p>Up to 6,160sqm GEA of floorspace is</p>	<p>The likely need required as a minimum to</p>	<p>Clinical Commissioning Groups and NHS Estates</p>

Core Strategy Review Examination – Inspectors’ Action Points

Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
proposed for health care (potentially one large practice and/or a combination of smaller sites)	provide primary care facilities is 2,000-3,000sqm GIA (for 10,000 homes), so the amount provided is well in excess of what is required to mitigate the impacts of development and provides an opportunity for additional services (that may be either NHS or privately or charitably run).	(additional facilities beyond General Practice may be privately or charitably delivered and operated). Partnership with Sellindge Surgery is one option the CCG is exploring.
	<p>GPs will be required roughly at the rate of 1 per 830 homes. Phasing options are likely to include (subject to detailed agreement with the CCGs):</p> <ul style="list-style-type: none"> • Prior to c.1,000 homes, a GP could operate temporarily from another building (e.g. a suitable community or commercial building) provided that the facilities and setting are appropriate to provide the quality of service and care required. • Between c.1,000 and 4,000 homes, a portion of the health centre could be built, with space that is not required for healthcare to be let out on a short-term lease to other retail or commercial uses. 	This will be secured through the S106 associated with the outline planning application.

Core Strategy Review Examination – Inspectors’ Action Points

Policy SS9: New Garden Settlement – Infrastructure, Delivery, Phasing and Management		
Description	Estimated Delivery Based on Housing Triggers	Delivered By
	<ul style="list-style-type: none"> At c.4,000-6,000 homes and above the full GP surgery would be delivered, and any additional services. 	
COMMUNITY USES		
Up to 6,930 sqm GEA of floorspace is proposed for community uses (such as community halls, places of worship, youth centres, library/training centre, exhibition or archive space)	<p>No detail yet determined.</p> <p>The detailed planning process will require OPDCL to engage with FHDC, KCC, local parish councils and other local stakeholders and future operators to understand specific needs at the time of delivery.</p>	Community uses will be secured through the S106 associated with the outline planning application.

Core Strategy Review Examination – Inspectors’ Action Points

10,000 Units		
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
SECTION 278 HIGHWAYS	The works will be undertaken via a S278 Agreement. The costs of the S278 works listed below are included within the scheme cost plan.	
M20 Junction 11	6,500 units	Otterpool LLP with Highways England and KCC
ON-SITE PEDESTRIAN / CYCLE ROUTES (AWAY FROM SPINE ROADS)		
Temporary diversions of Pedestrian / cycle routes within the site	Delivered throughout construction of the development	Otterpool LLP with FHDC
Non Spine Road Cycleways	Delivered throughout construction of the development	Otterpool LLP with FHDC
Upgrade works to existing network	Delivered throughout construction of the development	Otterpool LLP with FHDC
Pedestrian Bridges over swales	Delivered throughout construction of the development	Otterpool LLP with FHDC
STRATEGIC SURFACE WATER DRAINAGE	Highway drainage will be to the approval of KCC via S278/S38 and other drainage will be to the approval of the regulated Water Co.	
SW Drainage Strategic Primary Roads	Delivered throughout construction of the development	Otterpool LLP with KCC & regulated Water Co

Core Strategy Review Examination – Inspectors’ Action Points

10,000 Units		
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
SW Drainage Strategic Secondary Roads	Delivered throughout construction of the development	Otterpool LLP with KCC & regulated Water Co
SW Drainage in Public Open Space	Delivered throughout construction of the development	Otterpool LLP with KCC & regulated Water Co
Attenuation Basins	Delivered throughout construction of the development	Otterpool LLP with KCC & regulated Water Co
Mitigation for Nutrients - wetlands	Prior to first occupation	Otterpool LLP with regulated Water Co.
Existing Ditches, Pipes and Culverts	Delivered throughout construction of the development	Otterpool LLP with KCC & regulated Water Co
FOUL WATER DRAINAGE	Drainage will be to the approval of the regulated Water Co.	
On-Site Wastewater Treatment	Final Phase – 6,600 units	Otterpool LLP with regulated Water Co.
UTILITIES		
TELECOMS - BWIC to on site highways	Delivered throughout construction of the development	Otterpool LLP

Core Strategy Review Examination – Inspectors’ Action Points

10,000 Units		
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
TELECOMS - Diversions	Delivered throughout construction of the development	Otterpool LLP with Telecoms provider
TELECOMS – Provision of Broadband	Delivered throughout construction of the development	Otterpool LLP with Telecoms provider
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
WATER - BWIC & Main to on-site highways	Delivered throughout construction of the development	Otterpool LLP with regulated Water Co
WATER - Diversions	Delivered throughout construction of the development	Otterpool LLP with regulated Water Co
ELECTRIC - BWIC to on-site highways	Delivered throughout construction of the development	Otterpool LLP
ELECTRIC - On Site mains	Delivered throughout construction of the development	Otterpool LLP with regulated network provider
ELECTRICITY - Diversions	Delivered throughout construction of the development	Otterpool LLP with regulated network provider
ELECTRICITY - Reinforcement	From first occupation	Otterpool LLP with regulated network provider and UKPN

Core Strategy Review Examination – Inspectors’ Action Points

10,000 Units		
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
GREEN INFRASTRUCTURE INCLUDING PLAY / SPORTS PROVISION		
Public Open Space	Provided in unison with residential phasing throughout the construction of the development to secure open space(s) for future residents and in the interest of place-making	Otterpool LLP. This will be secured through the S106 associated with the outline planning application.
Sports Pitches - 2.9ha and a Sports Pavilion	From 6,097 Units	Otterpool LLP. This will be secured through the S106 associated with the outline planning application.
Play Provision (NEAP’S, LEAP’s, etc)	Provided in unison with residential phasing throughout the construction of the development to secure open space(s) for future residents and in the interest of place-making	Otterpool LLP. This will be secured through the S106 associated with the outline planning application.
EDUCATION		
Early Years: A 2 class (54 pupil) nursery school located with every primary school	Nursery schools co-located with primary schools will be brought forward using the same triggers as primary schools (see below)	KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.

Core Strategy Review Examination – Inspectors’ Action Points

10,000 Units		
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
<p>Early Years: Additional 5-6 private/charitable settings in flexible high street space, subject to market demand.</p>	<p>Building or land suitable for Private/charitable settings will be brought forward incrementally e.g. likely alongside other town centre uses, with one setting on average every 1,500 homes.</p>	<p>Tenancy made available by Otterpool LLP, occupation and fitout by private or charitable operator. This will be secured through the S106 associated with the outline planning application.</p>
<p>Primary Schools A maximum of 5 primary schools of up to 3FE each.</p>	<p>The first primary school will be in the first phase and 2FE is likely to be triggered the September after the first occupation of homes.</p> <p>Thereafter, every form of entry is likely to be triggered at a maximum of every 500 homes and a minimum of every 800 homes.</p> <p>Forms of Entry may be brought forward one at a time, in 2FE or in 3FE phases.</p>	<p>KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.</p>

Core Strategy Review Examination – Inspectors’ Action Points

10,000 Units		
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
<p>Secondary Schools A maximum of two secondary schools, one to be capped at 8FE and one to be capped at 6FE.</p>	<p>The first secondary school phase of 4FE will likely be triggered at between 2,000 and 3,000 homes, subject to monitoring.</p> <p>Off-site contributions may be required up to this point (including transport) subject to agreed S106 strategy. KCC has indicated they would want at least 2 FE of expansion at an existing Grammar School, which will help to address demand for the first homes.</p> <p>Thereafter, secondary school expansion will take place in phases of 2-4 FE, subject to monitoring, likely at a rate of 2 FE every 1,600 homes, subject to monitoring.</p> <p>Secondary schools will likely open at Year 7 and fill from the bottom up.</p>	<p>KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.</p>
<p>Sixth form 250 places as part of secondary schools</p>	<p>Sixth form will be triggered with Secondary School places.</p>	<p>KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.</p>
<p>Special Educational Need 60-80 places</p>	<p>Phasing not yet known.</p> <p>Likely to be late in the development, alongside second secondary school at c. 6,000 homes but may be required in temporary or permanent form earlier subject to need.</p>	<p>KCC (with the option for Otterpool LLP to deliver). This will be secured through the S106 associated with the outline planning application.</p>

Core Strategy Review Examination – Inspectors’ Action Points

10,000 Units		
DESCRIPTION	ESTIMATED DELIVERY BASED ON HOUSING TRIGGERS	DELIVERED BY
HEALTHCARE		
Up to 6,160sqm GEA of floorspace is proposed for health care (potentially one large practice and/or a combination of smaller sites)	<p>The likely need required as a minimum to provide primary care facilities is 2,000-3,000sqm GIA (for 10,000 homes), so the amount provided is well in excess of what is required to mitigate the impacts of development and provides an opportunity for additional services (that may be either NHS or privately or charitably run).</p> <p>GPs will be required roughly at the rate of 1 per 830 homes. Phasing options are likely to include (subject to detailed agreement with the CCGs):</p> <ul style="list-style-type: none"> • at c.4,000-6,000 homes+ the full GP surgery would be delivered, and any additional services. 	<p>Clinical Commissioning Groups and NHS Estates (additional facilities beyond General Practice may be privately or charitably delivered and operated).</p> <p>Partnership with Sellindge Surgery is one option the CCG is exploring.</p> <p>This will be secured through the S106 associated with the outline planning application.</p>
COMMUNITY USES		
Up to 6,930 sqm GEA of floorspace is proposed for community uses (such as community halls, places of worship, youth centres, library/training centre, exhibition or archive space)	<p>No detail yet decided.</p> <p>The detailed planning process will require OPDCL to engage with FHDC, KCC, local parish councils and other local stakeholders and future operators to understand specific needs at the time of delivery.</p>	Community uses will be secured through the S106 associated with the outline planning application.