



OTTERPOOL PARK

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DOCUMENTS SUBMITTED IN SUPPORT
OP5 APPENDIX 2.6 – **COMMITMENTS REGISTER**

This Commitments Register (August 2022) has been produced to set out in one place the commitments that Otterpool Park LLP are proposing as part of the Outline Planning Application (OPA).

A tab is provided for each of the key OPA documents. Within each tab a table is provided which sets out the proposed commitments, which OPA document the commitments are made in, the justification for the commitments, the likely securing mechanism for the commitments (i.e. Planning Condition or Section 106 Legal Agreement), the timescales for carrying out the commitments, whether a financial commitment is expected to be secured through the S106 agreement and who is responsible for ensuring the commitments are

This document will be updated as necessary during the determination period of the outline planning application,

Governance Strategy (OP5 Appendix 4.13)

Source Document	Commitment Description	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
Governance and Stewardship Strategy	For each relevant Tier 3 Reserved Matters Application (RMA), the applicant will provide: detail on the assets (and liabilities) within the relevant land; the agreed governance approach for those assets and liabilities; and a Business Plan to balance assets and liabilities. A Business Plan will identify: <ul style="list-style-type: none"> - The land and/or assets and facilities in a relevant plot that will require ownership and long-term stewardship; - The anticipated costs of managing maintaining the asset based on actual figures where possible or examples of similar assets; - The proposed sources of income and revenue; - The most appropriate governance model to apply to each asset; - The timing of implementation of the chosen governance model and any interim measures required, including management by the LLP; - Any linkages between different assets that should be reflected and/or considered as part of the governance model. 	To ensure long term consistency in management, community involvement, accountability and financial sustainability.	Planning condition	To be submitted with each relevant RMA application.	N/A	Otterpool Park LLP / Developer
Governance and Stewardship Strategy	A Shadow Board will be established early in the process, as soon as there is certainty over planning/development timelines, to work with the LLP and ensure that the emerging detailed plans reflect the intended long-term approach. This details of this Shadow Board will be submitted as necessary as part of the row above.	To ensure that the emerging detailed plans reflect the intended long-term approach.	Planning condition	Details of the shadow board be submitted as appropriate with each relevant RMA application as per row above.	N/A	Otterpool Park LLP / Developer
Governance and Stewardship Strategy	A permanent governance structure will be established to ensure that the landscape, open spaces and new facilities are maintained to a high standard and that both current and future residents are involved in their planning and management. This details of the permanent governance structure will be submitted as necessary as part of the first row in this tab.	To ensure long term consistency in management, community involvement, accountability and financial sustainability	Planning condition	Details of the governance structure to be submitted as appropriate with each relevant RMA application as per row above.	N/A	Otterpool Park LLP / Developer

Overarching Delivery Management Strategy (ODMS) (OP5 Appendix 4.15)

Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial commitment	Responsible
ODMS, Section 4 and Section 6	The Tier 2 and Tier 3 masterplans and design codes will be prepared substantially in accordance with the Parameter Plans and Strategic Design Principles document.	Otterpool LLP are committed to good placemaking.	Planning condition	Submissions at Tier 2 and Tier 3.	N/A	Otterpool Park LLP/ Developer
ODMS, Section 10	Provision of 22% affordable housing across the site.	To ensure provision of affordable housing.	Planning condition	Submissions at Tier 2 and Tier 3 as per Housing Strategy Tab.	N/A	Otterpool Park LLP/ Developer
ODMS, Section 12	A biodiversity net gain report must be prepared for each phase to ensure that it contributes to the overall 20% biodiversity net gain across the site.	To ensure 20% net biodiversity gain across the site is achieved.	Planning condition	Submission for each relevant Tier 2 proposal.	N/A	Otterpool Park LLP/ Developer
ODMS, Section 12	Provision of full time Green Infrastructure Ranger	To ensure the enduring quality of the natural environment which is such a key feature of Otterpool Park.	S106 Obligation	Prior to occupation of the first home.	N/A	Otterpool Park LLP/ Developer

Housing Strategy (OP5 Appendix 4.14)						
Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial commitment	Responsible
Housing Strategy OP5 Appendix 4.14	For each phase a housing strategy will be produced. Within this document the proposed phase unit mix, bedroom mix and tenure mix must be set out and comply with the Outline Application housing scheme parameters i.e. The affordable housing delivered within the Outline Application shall be a minimum of 22% by unit across the Site. A minimum of 10% of all homes across the site will be affordable or social rent. The homes will be delivered between the minimum and maximum parameters set out in table 9.2 of the Housing Strategy. See table 9.2 adjacent. The scheme will be delivered between the minimum and maximum parameters set out in table 9.3 of the Housing Strategy. See table 9.3 adjacent.	Required to meet objectives of Policy CSD1, CSD2, SS6 of the Core Strategy Review	Planning condition	Submission prior to implementation of each relevant Tier 2 phase.	N/A	Otterpool Park LLP / Developer
Housing Strategy OP5 Appendix 4.14	The following points are required to be part of any relevant reserved matters application - The tenure mix for the proposed development on each plot. The proposed mix of flats/houses and bedrooms split by tenure. - A housing compliance statement should be provided, setting out how the proposed plot housing mix complies with the Outline Application and Phase requirements.	Required to meet objectives of Policy CSD1, CSD2 and SS6 of the Core Strategy Review	Planning condition	Submission prior to implementation of each relevant Tier 3 RMA permission.	N/A	Otterpool Park LLP/ Developer
Market Occupation Restrictions						
Housing Strategy OP5 Appendix 4.14	No more than 60% of private homes in each plot to be occupied until 60% of the approved affordable homes are delivered on that Plot, where applicable.	To ensure certainty of affordable housing delivery.	Planning condition	Across lifetime of the development.	N/A	Otterpool Park LLP/ Developer
Housing Strategy OP5 Appendix 4.14	No more than 90% of private homes in each Plot to be occupied until 100% of the approved affordable homes are delivered on that plot, where applicable.	To ensure certainty of affordable housing delivery.	Planning condition	Across lifetime of the development	N/A	Otterpool Park LLP/ Developer
Build to Rent						
Housing Strategy OP5 Appendix 4.14	For any RMAs including Built to Rent, the following restrictions will apply: <ul style="list-style-type: none"> the length of term for each letting will be a minimum of 1-3 years at the resident's choice, with an automatic right to renew all rent increases shall be in line with an index that is communicated to the tenant at the start of the new occupancy shall not require upfront fees to be paid shall be managed by a single property manager which: <ul style="list-style-type: none"> provides consistent and quality level of management has some daily staff presence at the site is part of an accredited ombudsmen scheme has a complaints procedure 	To ensure appropriate Built to Rent restrictions	Planning condition	Across lifetime of the development	N/A	Otterpool Park LLP/ Developer
Affordability / Rent Controls for Affordable Homes						
Housing Strategy OP5 Appendix 4.14	Affordable Homes – Set based on Rent Standard	To ensure appropriate affordability/rent controls	Planning condition	Across lifetime of the development	N/A	Otterpool Park LLP/ Developer
	Intermediate Rent – 80% of market rent, £80,000 income cap					
	Shared Ownership - £80,000 income cap					
Wheelchair Housing						
Housing Strategy OP5 Appendix 4.14	10% of homes (aligned to the elderly homes) in each substantive phase shall be built to meet M4(3) Category 3: Wheelchair User Dwelling standards as set out in Building Regulations (subject to need); and	Required by Policy SS6 of the Core Strategy Review	Planning condition	Across lifetime of the development	N/A	Otterpool Park LLP/ Developer
	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.	Required by Policy SS6 of the Core Strategy Review	Planning condition	Across lifetime of the development	N/A	Otterpool Park LLP/ Developer
Self-Build						
Housing Strategy OP5 Appendix 4.14	Submission of a self-build/custom build scheme to the LPA for approval which sets out a Self/Custom build Action Plan, monitoring arrangements and arrangements for plot passports where relevant.	Required by Policy SS6 of the Core Strategy Review	Planning condition	Submission of self-build/custom build scheme prior to [trigger to be agreed with LPA]	N/A	Otterpool Park LLP/ Developer
	The self-build / custom scheme shall be updated as RMAs are submitted for a new Development Area.	Required by Policy SS6 of the Core Strategy Review	Planning condition	Submission with each relevant RMA	N/A	Otterpool Park LLP/ Developer

Table 9.2			
Tenure	Type	Minimum Parameter	Maximum Parameter
Affordable Rent	Affordable	10%	15%
Affordable Elderly	Affordable		5%
NHS Step Down	Affordable		1%
Intermediate Elderly	Intermediate	8%	15%
Intermediate Rent	Intermediate		
Shared Ownership	Intermediate		
First Homes	Intermediate	0%	6%
Live / Work	Intermediate	0%	2%

Note - elderly could take the form of C2 or C3 accommodation

	Commitment to deliver 5% of market housing as self-build plots provided market demand for this exists. Where there is a shortfall in demand plots would be delivered as conventional market housing.	To meet the objectives of Policy SS6 of the Core Strategy Review.	Planning condition	Across lifetime of the development	N/A	Otterpool Park LLP/Developer
Housing Scheme - monitoring requirements						
Housing Strategy OP5 Appendix 4.14	A Housing Scheme will be maintained and updated with the details of future Phases and Plot RMAs. The council will have the ability to approve the housing scheme, or reject it, if it does not demonstrate that the various parameters will be met.	Will be required by LPA to ensure affordable housing delivery / ensure requirements of above policies are met.	Planning condition	Submission of Housing Scheme prior to [to be agreed with LPA during determination period].	N/A	Otterpool Park LLP
Space Standards						
Housing Strategy OP5 Appendix 4.14	All homes shall be built to national space standards.	To ensure high quality design and comply with national standards.	Planning condition	Across lifetime of the development	N/A	Otterpool Park LLP/ Developer
Proposed allocations process/nomination rights						
Housing Strategy OP5 Appendix 4.14	A process will be set out for allocating homes. This will include: • For a proportion of homes - an initial marketing / letting period for local residents, or those working in keyworker roles • A secondary period for those that work/live in Folkestone and Hythe • The homes can then be marketed to any households	Required to meet objectives of Policy CSD1, CSD2 and SS6 of the Core Strategy Review	Planning condition	Submission of process for allocating homes to be provided [to be agreed with LPA during determination].	N/A	Otterpool Park LLP/ Developer
Community led housing						
Housing Strategy OP5 Appendix 4.14	An engagement strategy shall be submitted prior to the occupation of each 2,000 homes setting out how Community Led Housing will be explored, enabling opportunities to be identified and delivered.	To facilitate community led housing	Planning condition	Submission required prior to the occupation of each 2,000 homes.	N/A	Otterpool Park LLP
Local needs survey						
Housing Strategy OP5 Appendix 4.14	A local needs survey will be conducted before each 2,000 homes are occupied. The survey will cover the area used for the original housing needs survey.	To ensure that a portion of the proposed housing responds to local needs at the time.	Planning condition	Survey must be conducted prior to occupation of each 2,000 homes	N/A	Otterpool Park LLP

Tenure	Max 1 Beds	Min 3 Bed or larger
Affordable Rent	15%	60%
Affordable Elderly	100%	-
NHS Step Down	100%	-
Intermediate Elderly	100%	-
Intermediate Rent	30%	45%
Shared Ownership	25%	55%
First Homes	25%	55%
Live / Work	25%	-
Market Elderly	75%	-
CLT / Self Build	-	55%
Sharer	100%	-
Build to Rent	25%	30%
Market Sale	25%	50%

Utilities Strategy (OP5 Appendix 4.8)

Source Document	Commitment Description	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Potable Water						
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.1.1	Water consumption within the residential buildings at Otterpool Park will be limited to 110litres/person/day with the inclusion of water efficient fittings and the adoption of recycling initiatives to ensure that this resource is managed effectively	Policy compliance (Policy SS8, Core Strategy Review)	Planning condition requiring compliance with this and submission of a scheme detailing water conservation and management measures for particular Development Parcels.	Prior to construction of the relevant part of the development.	N/A	Otterpool Park LLP/Developer
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.1.3	Whilst the first 1,500 homes can be serviced with potable water from the existing supply, beyond this, a new pipeline from Paddlesworth Reservoir will be required. Approximately 11km in length, it will follow the same route as the existing water main providing additional capacity with a second main 560mm in diameter as opposed to upsizing the existing main. The route of this new water main will need to cross both the HS1 rail and the M20 road infrastructure. This new pipeline is estimated to provide capacity for approximately 6,000 homes.	To provide adequate infrastructure to service the development.	Planning condition	A new pipeline from Paddlesworth Reservoir to the site to supply potable water must be delivered prior to occupation of 1,501st home (Required to be operational in 2029 with a four to five year build programme, which will need to commence in 2024/25).	N/A	Otterpool Park LLP/Developer
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.1.3	The final phase of the potable water works will be to complete the reinforcement around the HS1 and M20 crossings and local reconfiguration of the network to release capacity for up to 10,000 homes.	To provide adequate infrastructure to service the development.	Planning condition	Reinforcements to supply potable water must be delivered prior to occupation of 7,501st home.	N/A	Otterpool Park LLP/Developer
Electricity						
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.2.2	Electric vehicle charging points will be provided as part of the development.	Due to the Government intention to ban the sale of new petrol and diesel cars from 2030.	Planning condition requiring submission of electric vehicle charging provision strategy as part of each relevant Tier 2 submission.	Part of each relevant Tier 2 submission.	N/A	Otterpool Park LLP/Developer
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.2.4	The current allowance will provide power to 350 homes. Once the existing capacity is taken up from the surrounding network, a substantial upgrade is required to the existing UKPN system. To supply electricity to the site, a new on-site primary sub-station is required within the Otterpool Park red line boundary to cater for the full development.	To provide adequate infrastructure to service the development.	Planning condition	The upgrade to the UKPN system and delivery of a new on-site primary sub station is required prior to the occupation of the 351st home.	N/A	The works between the UKPN Grid substation and the point of connection for the primary substation are 'non-contestable' works which must be undertaken and procured through UKPN as it affects and alters their asset. The works from the point of connection including the construction of the primary substation, the 11kV package substations and cable laying to the individual development parcels are 'contestable' works. These contestable works can be undertaken by any suitably qualified, licenced organisation - responsibility sits with Otterpool Park LLP.

Utilities Strategy (OP5 Appendix 4.8)

Source Document	Commitment Description	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Gas						
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.3.2	Otterpool Park LLP is committed to no gas within the residential element of Otterpool even in advance of the government requirement for no gas boilers in new homes from 2025.	To align with government requirement.	Planning condition, requiring detailed proposals to be compliant with Tier 1 Energy Strategy (which specifies no gas for residential).	Across lifetime of the development we propose to submit: -An Energy Strategy with the Tier 1 outline planning application (i.e. this document) which sets the overall site wide approach for energy and key commitments that the development will deliver. We are happy to update this document periodically to reflect changes in national policy/regulations. -An Energy Strategy with each relevant tier 2 submission which demonstrates how the commitments in the Tier 1 Energy Strategy are being taken forward into the Energy Strategy for that Tier 2 area of land. -An Energy Statement with each relevant Tier 3 reserved matters application which will need to confirm how the proposed Development is consistent with the Tier 1 and Tier 2 Energy Strategy commitments.	N/A	Otterpool Park LLP/ Developer
Wastewater						
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.4.4	It is likely that a package treatment plant will be introduced to service the first 150 dwellings. Between 150 – 400 homes, the final part of the treatment process at the on-site WwTW can be utilised and beyond 400 homes, the works will be fully operational.	To manage waste water.	Planning condition	- Provision of package treatment works to manage waste water will be delivered prior to occupation of the first home. - Provision of the first phase of the WWTW will be delivered before occupation of the 151st home. - Provision of final phase of the WWTW will be delivered prior to occupation of 401st home.	N/A	Otterpool Park LLP/Developer
Telecommunications						
Utilites Strategy, OP5 Appendix 4.8, paragraph 3.4.4	Full fibre connections will be achieved, and the development will integrate the Government's current targets as stated.	To meet the Governments current targets	Planning condition	Throughout the development	N/A	Otterpool Park LLP/Developer

Energy Strategy (OP5 Appendix 4.9)						
Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial Commitment	Responsible
Energy Strategy, OP5 Appendix 4.9, paragraphs 1.1.6 & 1.1.7	Provide an Energy Strategy with each relevant Tier 2 submission which demonstrates how the commitments in the Tier 1 Energy Strategy are being taken forward into the Energy Strategy for that Tier 2 area of land. There is also a commitment to develop an Energy Statement with each relevant Tier 3 reserved matters application which will need to confirm how the proposed Development is consistent with the Tier 1 and Tier 2 Energy Strategy commitments.	The Tier 2 and Tier 3 Energy documents will set out the overall approach towards energy and carbon for that phase/plot with regard to national and local planning policy adopted at that time, and consideration also given to any supplementary guidance and relevant legislation whilst providing an opportunity to update solutions and commitments taking account of new technologies and opportunities in the energy market.	Planning condition/S106 Obligation	To be submitted as part of Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy, OP5 Appendix 4.9, paragraph 1.1.10	Future Energy Strategies and Statements to be submitted at Tier 2 and Tier 3 respectively will adhere to the operational Energy Hierarchy (Be Lean, Be Clean, Be Green and Be Smart) that ensures a Fabric First approach is embedded into designs that is committed to in this Tier 1 Strategy. This includes how the principles of Passive Design will be integrated into the design to minimise energy demand whilst maximising passive solar gain. There is a commitment to meet and, where feasible, exceed Fabric Energy Efficiency Standards (FEES) for new homes against the current Building Regulations at the time of Tier 2 or Tier 3 planning applications. To support this commitment, domestic properties will need to achieve the following FEES target: Blocks of flats and mid terrace houses <41 FEES (kWh/m2/yr) and for Semi-detached, end terrace and detached houses FEES <48 kWh/m2/yr). This target will be reviewed to ensure the commitments are driving energy efficiency measures at Tier 2 and Tier 3 application stage.	The development requires high level of thermal performance and energy efficiency and takes Fabric First approach whilst meeting standards and flexibility in the future.	Planning condition/S106 Obligation	To be submitted as part of Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy, OP5 Appendix 4.9, paragraph 1.1.10	A commitment is made at this Tier 1 stage to use reasonable endeavours to design-in and connect to off-site decentralised energy systems where feasible to reduce the reliance on grid infrastructure; and offsite renewable generation should demonstrate additionality. Tier 2 Energy Strategies to show consideration of this.	Potential to connect to offsite decentralised energy not known at this stage	Planning condition/S106 Obligation	Tier 2/3	N/A	Otterpool Park LLP
Energy Strategy, OP5 Appendix 4.9, paragraph 1.1.10	As part of long-term stewardship arrangements a commitment to undertake a feasibility study to assess the establishment of an ESCO is made with the purpose of managing the renewable and low carbon energy infrastructure and energy supplies to individual households and non-domestic users alongside maintaining the carbon offsets required to achieve the net zero aspiration in the application.	Stewardship using ESCO not known at this stage	Planning condition/S106 Obligation	Tiers 1 and Tiers 2/3	N/A	Otterpool Park LLP
Energy Strategy, OP5 Appendix 4.9, paragraph 1.1.10	A commitment is made to undertake a feasibility assessment to understand the potential to recover energy from the installation of a new WwTW through a combination of biogas CHP and/or extracting heat, digestate, heavy good transportation biofuel, and associated renewable products from incoming sewerage and processing of the waste and recycling for use within the development.	Potential to use energy from WwTW not known at this time	Planning condition/S106 Obligation	Tiers 2/3	N/A	Otterpool Park LLP
Energy Strategy, OP5 Appendix 4.9, paragraph 1.1.10	Tier 1 application sets a commitment for Otterpool Park to a 45% carbon emissions reduction against current Building Regulation Standards (2013) for new homes. Future Tiers of the planning application will ensure carbon dioxide emissions will be minimised, working towards the Council's goal of carbon net zero by 2030. Tier 2 and Tier 3 Energy Strategies and Statements will align with, and exceed where feasible, policy such as the Future Homes Standard and Future Buildings Standards (Ministry of Housing, Communities and Local Government, 2021) and set the Development on a path to carbon neutrality.	This Tier 1 Target exceeds the 31% carbon reduction target outlined in the Interim Future Home Standards for new homes (Ministry of Housing, Communities and Local Government, 2021). Provides ambition and flexibility for future regulations.	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP

Energy Strategy (OP5 Appendix 4.9)

Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial Commitment	Responsible
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	Tier 1 Energy Strategy commits to no gas for residential properties from the start of the development and for low carbon heating to be provided by electrically driven heat pumps from the outset of the development, whilst the viability for including emerging low carbon heating solutions such as hydrogen heating will be reviewed in future planning applications. Future Tiers of the planning application will also commit to no fossil fuels and will outline how low carbon heating will be included within building designs.	To minimise carbon emissions.	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	Tiers 2 and 3 will provide further design guidance on specific measures to minimise energy consumption such as implementing a zoned heating and heat recovery strategy within the homes alongside smart meters and smart controls.	To minimise energy consumption	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	At this Outline Energy Strategy stage there is a commitment to install renewable energy generation technology to meet a proportion of energy demand and help minimise exposure to energy costs. It is likely that solar PV will be the technology installed on buildings where feasible, or where it can be demonstrated that other renewable technologies will be installed such as solar thermal, which are more suitable. A renewable technology assessment demonstrating which suitable technologies, such as solar thermal and energy storage options will be solar PV technology on all buildings where feasible, with a review of suitable technologies, such as solar thermal and energy storage options undertaken for Tier 2 and Tier 3 planning applications, taking account of evolving technologies, viability, and policy	Meet planning requirements.	Planning condition/S106 Obligation	To be submitted as part of Tier 2 and 3 submissions.	N/A	Otterpool Park LLP

Energy Strategy (OP5 Appendix 4.9)						
Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial Commitment	Responsible
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	A commitment is made to meet and look to exceed where feasible Policy CC1 of the Places and Polices Local Plan (F&HDC, 2020) that outlines that the Planning applications for all major new build housing developments and new non-residential buildings of 1000 sqm or more gross floorspace will be required to reduce carbon emissions by a minimum of 10 per cent above the Target Emission Rate, as defined in Part L1A of the Building Regulations	Meet planning requirements.	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	Climate adaptation measures will be defined and incorporated into the design of the individual buildings, including reducing the impact of overheating in the home, preventing storm water ingress, mitigating the impact of flooding in the home and adopting climate adaptation measures in the immediate vicinity of homes and in public spaces. Specific measures will be defined and incorporated for Tiers 2 and 3 planning applications.	Take account of climate adaptation	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	A commitment is made to ensure overheating is considered and mitigated for new buildings taking account of climate change. Tiers 2 and Tier 3 planning applications will set out the methodology to ensure that this is achieved taking account of best practice guidance	Address overheating in future climate in buildings with high standards of thermal efficiency and air tightness	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	This Tier 1 Application commits to homes, businesses and community buildings being equipped with smart technology to support data collection, analysis and monitoring of energy, waste and water, allowing for aggregated and comparative data. Future applications will set out how these commitments can be met and also show how occupants will be provided with safe tools to access digital infrastructure and data across the development as smart technology evolves.	Ensure site uses and embraces digital technology now and in the future	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	In principle a commitment is made to disclose and minimise the anticipated Energy Use Intensity at construction stage in accordance with the UK Green Building Council's Net Zero Carbon Buildings: A Framework Definition, 2019, as well as disclosing the anticipated Energy Use Intensity at design at pre-occupation stage and monitor and report on energy use 5 years post-occupancy, however the practicality of these activities will be further assessed at Tier's 2 and 3 of the planning submission to ensure the process and systems are available to undertake these activities. This will also support understanding and review the customer experience to ensure lessons are learned and the best solutions that deliver tangible results on the path to net zero are being delivered.	Disclose and ongoing monitoring.	Planning condition/S106 Obligation	Considered as part of Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	BREEAM 'Excellent' will be set as a standard for all non-domestic buildings over 1,000m2 and evolve with any changes to BREEAM over time. Future planning applications will show how principles of BREEAM could be embedded into Design Standards if BREEAM standard does not last the lifetime of the proposed Development	BREEAM targets - ensures environmental benchmarking and meets policy requirements.	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP
Energy Strategy,OP5 Appendix 4.9, paragraph 1.1.10	A commitment is made that at the Tier 3 planning stage all new development is to calculate whole life-cycle carbon emissions in accordance with current RICS Whole Life Carbon Assessment guidelines and demonstrate actions taken or planned that will reduce life-cycle carbon emissions	Include whole life carbon in assessments.	Planning condition/S106 Obligation	Tier 2 and 3 submissions.	N/A	Otterpool Park LLP

Sustainability Strategy (OP9)

Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial Commitment	Responsible
Energy and carbon						
Sustainability Strategy, 4.1	Commit to an initial minimum 45% carbon reduction on current Building Regulations (2013) which exceeds the 31% carbon emission reduction for buildings outlined in the interim Future Homes Standards. When submit Tier 2 Energy Strategies and Tier 3 Energy Statements confirm this is being achieved.	To ensure that Otterpool strives for reduced carbon.	Planning Condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy, 4.1	Where feasible all buildings to include solar PV. When submit Tier 2 Energy Strategies and Tier 3 Energy Statements confirm this is being achieved.	To ensure that Otterpool strives for reduced carbon.	Planning Condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy, 4.1	Explore potential to use heat from sewers or from the on-site Water Treatment Works. Provide details of this when submit Tier 2 Energy Strategies and Tier 3 Energy Statements.	To ensure that Otterpool is at the forefront of energy efficiency.	Planning Condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy, 4.1	All domestic buildings to have low carbon electric heating (e.g. Air Source Heat Pumps).When submit Tier 2 Energy Strategies and Tier 3 Energy Statements confirm this is being achieved.	To ensure that Otterpool is at the forefront of energy efficiency.	Planning Condition	All Tiers	N/A	Otterpool Park LLP
Climate						
Sustainability Strategy, 4.1	Requirement to undertake whole life carbon assessment for non-domestic buildings.Prior to the occupation of the development a post-construction Whole Life-Cycle Carbon Assessment should be completed and submitted to the LPA for approval.	To ensure Otterpool is moving towards a zero carbon future.	Planning condition	Prior to occupation of non-domestic buildings.	N/A	Otterpool Park LLP
Sustainability Strategy, 4.1	Mitigation measures embedded within the design to reduce GHG emissions and vulnerability to climate change	To ensure Otterpool is moving towards a zero carbon future.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy, 4.1	Limit water consumption 110l/p/day.	To minimise water consumption.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Materials and Waste						
Sustainability Strategy 4.3	Introduce a zero landfill policy during construction.	To reduce carbon.	Planning condition	All Tiers	N/A	Main Contractor
Sustainability Strategy 4.3	85% of construction, demolition & excavation is to be reuses or recycled on or off site.	To reduce waste.	Planning condition	All Tiers	N/A	Main Contractor
Sustainability Strategy 4.3,	Outline a Site Waste Management Plan to monitor waste generated.	To reduce waste.	Part of OPA	All Tiers	N/A	Main Contractor
Sustainability Strategy 4.3	Operate within a Materials Management Plan.	To reduce waste.	Planning condition	All Tiers	N/A	Main Contractor
Sustainability Strategy 4.3	Ensure a sustainable and responsible procurement of materials policy is in place.	To resource the material through resonsible sources.	Planning condition	All Tiers	N/A	Main Contractor
Transport and Accessibility						
Sustainability Strategy 4.4	Encourage a step change in mode shift from private car by promoting walking, cycling and public transport use (with an objective of reducing driver mode share by up to 30%).	To encourage use of sustainable travel means.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.6	Conveniently locate community and social infrastructure facilities along safe walking and cycling routes and served by buses and trains.	To encourage use of sustainable travel means.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.4	Ensure majority of homes within 400m of a bus stop.	To encourage use of public transport.	Planning condition	All Tiers	N/A	Otterpool Park LLP

Sustainability Strategy (OP9)

Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial Commitment	Responsible
Sustainability Strategy 4.4	Explore opportunities for electric vehicles and integrate electric charging into the design (and be aware of future electrical capacity issues and future emerging technologies).	To encourage use of sustainable travel means.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Biodiversity						
Sustainability Strategy 4.8	Provision of approximately 50% open space across the outline planning application site.	To ensure a green environment at the heart of the community.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.8	Provision of approximately 20% Biodiversity Net Gain across the outline planning application site.	To enhance site ecology.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.8	Retain existing green spaces and create new Green Infrastructure.	To ensure a green environment at the heart of the community.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.8	Minimise environmental impact to Green Infrastructure via air, noise, vibration, light, soil and water.	To protect the existing environment.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.8	Create a place where landscape is integral to the form and structure of the proposed Development; and which provides a place for people to enjoy and relax.	To ensure a green environment at the heart of the community.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.8	Develop a Biodiversity Action Plan.	To ensure biodiversity measures are adhered to.	Planning condition	All Tiers	N/A	Otterpool Park LLP

Sustainability Strategy (OP9)

Source Document	Commitment Description	Justification	Securing mechanism	Timescales	Financial Commitment	Responsible
Buildings						
Sustainability Strategy 4.5	BREEAM Excellent for non-residential buildings.	To ensure sustainable buildings.	Planning condition	All Tiers	N/A	Otterpool Park LLP/ Developer
Community and Culture						
Sustainability Strategy 4.6	Conveniently locate community and social infrastructure facilities along safe walking and cycling routes and served by buses/trains.	To ensure Otterpool as an attractive place to live.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.6	Provide space for formal and informal community use. Provide allotments, community and private gardens that enable local food production. Provide space and a mechanism to enable farmers markets, festival and celebrations to be held.	To ensure Otterpool as an attractive place to live.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.5	Create 15-minute neighbourhoods.	To encourage active lifestyles.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.6	Minimise construction impact to natural and cultural features.	To minimise construction disruption.	Planning condition	All Tiers	N/A	Otterpool Park LLP
Local Economy						
Sustainability Strategy 4.2	Provide an appropriate number of schools (primary and secondary) and entry forms with excellent buildings and facilities to promote active learning, built to BREEAM Excellent rating.	To create a community where people live and work and reduce the need for car use.	Planning Condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.2	Provide high speed broadband.	To create a community where people live and work and reduce the need for car use.	Planning Condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.2	Provide town centre uses, including flexible office space.	To create a community where people live and work and reduce the need for car use.	Planning Condition	All Tiers	N/A	Otterpool Park LLP
Sustainability Strategy 4.2	Create local apprentice schemes relative to predicted build out.	To provide local employment opportunities.	Planning Condition	All Tiers	N/A	Otterpool Park LLP

Retail Impact Assessment (OP5 Appendix 11.2)

Source Document	Commitment Description	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Retail Impact Assessment	Limit any single retail (class A1) unit to 500sqm gross floor area	Limit the size of retail units	Planning condition	Across lifetime of the development	n/a	Otterpool Park LLP.

Green Infrastructure Strategy (OP5 Appendix 4.11)

Source Document	Commitment Description	Justification	Secured	Timescales	Financial Commitment	Responsible
Amount and Types of GI						
Green Infrastructure Strategy:Section 5 Commitments and Next steps Clause 5.2.3	Approximately 50% of the application site will be green space.	To promote Green Infrastructure and biodiversity	Planning Condition for future detailed proposals at Tier 2 and Tier 3 to be in substantial accordance with the parameter plans.	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Green Infrastructure Strategy:Section 5 Commitments and Next steps Clause 5.2.3 / Development Specification	Creation of strategic areas of open space as defined by the parameter plans. Shape the development around three key strategic open spaces.	To promote access to green open spaces	Planning Condition for future detailed proposals at Tier 2 and Tier 3 to be in substantial accordance with the parameter plans.	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Green Infrastructure Strategy:Section 5 Commitments and Next steps Clause 5.2.3.	To deliver the function of open spaces as set out in sections 4.9.4 to 4.9.8 of the GI Strategy.	To promote Green Infrastructure	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP /Developers
Green Infrastructure Strategy: paragraph 6.4.7 / Development Specification	Provide productive spaces such as allotments and orchards. Orchards will be a minimum of 50m in length/width	To promote Green Infrastructure and health and wellbeing	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.10.4 / Development Specification	To ensure accessibility of green open spaces, public toilets, cycle, scooter and pushchair parking should be provided. Allotments should cater for those with disabilities, for example, provide raised beds.	For good planning	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.10.2 / Development Specification	Provide green infrastructure that is multi-functional and supports different forms of recreation for all ages;	To support recreation for all ages	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 3.2.7 / Development Specification	Use green infrastructure elements such as trees and hedges (both existing and proposed) to define areas of play;	To promote Green Infrastructure	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.10.2 / Development Specification	Target for homes to be within 10 minute walking distance of a LEAP, a primary school and a local centre;	For good planning	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.10.2 / Development Specification	Target for homes to be within 20 minute walking distance of open space, a MUGA, allotments, community orchards, sports pitches and a NEAP	For good planning	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.2.2.	Building design should incorporate measures that maximise integration into the landscape i.e. earth sheltering and green/brown roofs where possible. PV's should be orientated south to have limited visibility from the AONB	To promote Green Infrastructure and help protect views	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 1.4.1 / Development Specification	Improve connectivity to the Public Rights of Way network within Otterpool Park and connections to the wider area.	To promote connectivity	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers

Green Infrastructure Strategy (OP5 Appendix 4.11)

Source Document	Commitment Description	Justification	Secured	Timescales	Financial Commitment	Responsible
Green Infrastructure Strategy: paragraph 1.4.2 / Development Specification	Increase accessibility, visibility, and wayfinding to help make Otterpool Park a walkable place with links across the community and into existing communities	To promote connectivity	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: 4.12.4 / Development Specification	Provision of green corridors for valuable and enhanced habitat connections: <ul style="list-style-type: none"> • Provide minimum 25m buffer from the East Stour River corridor from built development with exceptions where these features must be transected by movement. SuDS and planting are permitted in these areas.; • Minimum 50m buffer from built development around ancient woodlands, SuDS can be accommodated within the buffer; • Minimum 25m buffer from built development around other woodlands, SuDS can be accommodated within the buffer; • 25m buffer from the edge of each dark corridor asset (e.g. either side of a hedgerow) with exceptions where these features must be transected by movement and SuDS corridors. Movement corridors include roads, cycleways, and footpaths; • Minimum 5 m buffer around retained hedgerows (SuDS will be permitted in these buffers) and 10m from any major infrastructure with exceptions where these features must be transected by movement and SuDS corridors. Movement corridors include roads, cycleways, footpaths and SuDS crossings. • Minimum 25m buffer from the East Stour River corridor from built development with exceptions where these features must be transected by movement. SuDS and planting are permitted in these areas. 	Providing opportunity for green infrastructure elements and helping maintain habitat and wildlife corridors	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.7.4	Create plant species diversity within edge zones and 'run-off' areas. Consider inclusion of hibernacular. Promote the use of wildflower, native and locally occurring species	Providing opportunity for green infrastructure elements and helping maintain habitat and wildlife corridors	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.4.6	Planting should be used to create a landscape framework of small woodlands to the lower slopes of Greensand Ridge.	For landscape character purposes	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 6.4.1	Woodland areas should contain an 85%/15% ratio of deciduous to evergreen. New mixed native woodland planting should be over 50m in length / width, be positioned in visually prominent areas, be rectilinear, aligned perpendicular to the general view and / or follow field boundaries or contours.	To help with the effective visual integration of the built form into its setting	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 6.4.8 / Development Specification	Tree avenues should comprise standard to semi-mature stock.	To balance the need for the 'instant effect' initially provided by larger plants with the quicker growing character of younger, smaller plants	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 6.4.1 / Development Specification	Each planting area to use faster growing more densely planted species at the edges.	To shelter slower growing area specified in the middle	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.3.7 / Design Specification	The lighting design in open spaces shall comply with the lighting levels, uniformity and other parameters of current and relevant lighting standards and higher than recommended lighting levels should be avoided. Lighting should be positioned and directed only to where it is required to minimise glare, spillage and sky glow, no direct upward light	To protect dark corridors dark corridors which have been designed to link important habitat areas, providing wildlife corridors	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.3.7	Use of physical barriers e.g. proposed buildings, planting to reduce the effects of installed artificial light sources on sensitive receptors	To protect dark corridors dark corridors which have been designed to link important habitat areas, providing wildlife corridors	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 1.4.1	Consider climate change in the provision of green infrastructure. For example, temperature, shade and windbreak management, water supply, river and surface water flooding, reducing erosion and helping other species to adapt.	For climate change adaption	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Green Infrastructure Strategy: paragraph 4.9.2	Integrate blue and green infrastructure. Surface water management features should be integrated with open space	For good planning	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Structural Planting						

Green Infrastructure Strategy (OP5 Appendix 4.11)

Source Document	Commitment Description	Justification	Secured	Timescales	Financial Commitment	Responsible
Green Infrastructure Strategy: Appendix 6.5	The master developer will design, implement, manage and maintain the scheme/site-wide structural planting units that are shown indicatively on the Open Space & Vegetation parameter plan and which are set out in more detail on Figure 107 and in Appendix 6.5 of the GI strategy.	These are areas of site/scheme-wide importance, whose existence must not be compromised by the more narrow and confined demands and pressures associated with the design of individual development parcels - so must remain under the control of the Master Developer	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Green Infrastructure Strategy: Appendix 6.5	The design and implementation of the other phase/parcel-specific structural planting (such as those are of planting within currently unplanned open spaces and along secondary and tertiary roads) shall be undertaken when further development-phase masterplanning is underway.	The documents and plans for approval (ie the parameter plans and SDP) do not show sufficient design information to allow them to be planned at Tier 1	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/ Developer
Green Infrastructure Strategy: Appendix 6.5	A 'Structural Planting Strategy' containing a detailed site-wide planting palette and planting specification (based upon the general and type-specific design principles set out in in section 5.5 and appendix 6.4 of the GI Strategy, and informed by the description of scheme-wide structural planting units set out in the table within appendix 6.5 of the GI Strategy) and a site-wide landscape management plan would be developed for use by those designing, implementing, managing and maintaining both scheme/site-wide and phase/parcel-specific structural planting proposals.	This will ensure that the design, implementation, management and maintenance of the structural planting as a whole is consistent across the site, and so performs its function as quickly as possible	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/ Developer
Green Infrastructure Strategy: Appendix 6.4 and 6.5	The detailed design, implementation, management and maintenance of both scheme/site-wide and phase/parcel-specific structural planting must: adhere to the agreed site-wide Structural Planting Strategy; be based upon the planting proposals set out in appendix 6.5 of the GI Strategy; accord to the general and planting-type specific design principles set out in section 5.5 and appendix 6.4 the GI Strategy; and be informed by information collected in the further planning stages (such as detailed topographic and tree and vegetation surveys).	This will ensure that the designs for the structural planting are consistent across the site, and are a harmonious combination of greater understanding of the site and original planting principles	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/ Developer
Green Infrastructure Strategy: Appendix 6.5	The delivery of the scheme/site-wide structural planting should involve 'advanced woodland planting' to accord with F&HDC Core Strategy Policy SS7.	In accordance with Policy SS7 the advanced planting would 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 Lympe 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	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Green Infrastructure Strategy: Appendix 6.5	Implement those areas of 'advanced' structural planting (in terms of type, general location, extents and dimensions) by year 5 and by year 10 following commencement of the proposed Development's construction - as indicated upon the Structural Planting Proposals plan (Figure 107 of the GI Strategy) and the Proposed Structural Planting Units table in section Appendix 6.5 of the GI Strategy.	Integration of the scheme into its landscape and visual context, and assistance with the mitigation of effects on landscape character and visual amenity	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP

Green Infrastructure Strategy (OP5 Appendix 4.11)

Source Document	Commitment Description	Justification	Secured	Timescales	Financial Commitment	Responsible
Management and Stewardship						
Green Infrastructure Strategy:Section 5 Commitments and Next steps Clause 5.6	Develop a Governance and Stewardship strategy, which will set out the overall approach to managing assets (see Governance Tab).	To promote long term aftercare of the development	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Green Infrastructure Strategy:Section 5 Commitments and Next steps Clause 5.6	Establish a new governance body to manage green and other community assets.	To support the objectives of the governance and stewardship strategy	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Green Infrastructure Strategy: Section 4.9.1 and Appendix 6.7	Establish strategic guidelines for open spaces, particularly for each of the strategic green open spaces, considering dog exercising both on and off the lead.	To demonstrate dog exclusion from areas designated as mitigation habitats and also that there is sufficient recreational space of a suitable quality to avoid negative impacts on nearby designated sites	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Additional Green Infrastructure Commitments within Development Specification						
Development Specification	Delivery of a 10% Biodiversity Net Gain, to meet policy requirements. This is a minimum requirement and will contribute to the 20% BNG aspiration, across the site. Otterpool LLP will assess each phase as it is designed and delivered to ensure that it contributes to the overall net gain target.	To meet or exceed policy requirements	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Development Specification	Proposed planting is not to be at the expense of existing structural vegetation and habitats.	To protect existing structural vegetation	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification	Proposed planting should be resilient to climate change and to known diseases such as Ash die back. Planting should include a range of maturity.	To protect against disease	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification	Structural planting should be provided. It should be provided prior to construction of the relevant part of the development.	It should play a key role in mitigating air and noise pollution from HS1 and M20	Planning Condition	Prior to construction	N/A	Otterpool Park LLP
Development Specification / Green Infrastructure Strategy paragraphs 4.4.4 & 4.4.6	Planting should be used to create a landscape framework of small woodlands to the lower slopes of Greensand Ridge;	To reinforce and restore local landscape character and bolster wooded skyline views from the North Downs	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification	Native evergreen species have been included in the structural planting proposals . The 15% evergreen elements include the plantings' understorey species i.e.: Taxus baccata (yew), Ilex aquifolium (common holly) and Ligustrum vulgare (wild privet), and not just Pinus sylvestris (Scots pine). No other coniferous species have been proposed.	To assist with the visual integration of the proposed Development during winter months	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification / Green Infrastructure Strategy paragraphs 5.5.1 & 5.5.2	A detailed structural planting strategy setting out the exact species to be used must be developed at Tier 2, and then this must be approved by the LPA.	To comply with policy guidance and FHDC Adopted Core Strategy Review 2022 (where relevant)	Planning Condition	Tier 2	N/A	Otterpool Park LLP
Development Specification	With reference to dark corridors, cycling routes and footpaths will be permitted, assuming a start point for a design response in this area to avoid artificial light where possible. If lighting is required at a future date this should be assessed against key parameter being the darkness as a commuting route for bats is retained. This may include investigation of solutions like low level lighting, sensor-based lighting or red lighting.	To protect dark corridors dark corridors which have been designed to link important habitat areas, providing wildlife corridors	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Development Specification / Green Infrastructure Strategy paragraph 4.3.7	Use of physical barriers e.g. proposed buildings, planting to reduce the effects of installed artificial light sources on sensitive receptors;	To protect sensitive receptors from the effects of artificial light, and to comply with guidance from the Institute of Lighting Professionals (IPL)	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP/Developers
Development Specification	Integrate blue and green infrastructure. Surface water management features should be integrated with open space;	To make the best use of space and create additional benefits which enhance the performance of natural systems	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP

Green Infrastructure Strategy (OP5 Appendix 4.11)

Source Document	Commitment Description	Justification	Secured	Timescales	Financial Commitment	Responsible
Development Specification / Green Infrastructure Strategy: paragraph 5.3.3	Monitor biodiversity net gain; Otterpool Park is committed to delivering biodiversity net gain. Otterpool LLP as the master developer is committed to managing the delivery of BNG throughout the phases, ensuring that the overall development exceeds the 10% Net Gain required by the Environment Act. Otterpool LLP will assess each phase as it is designed and delivered to ensure that it contributes to the overall net gain target. Furthermore, the development is committed to targeting 20% net gain, this is one of the ways that the project will be assessed against its aspiration to be a truly exemplary green development	To meet or exceed the Environment Act and be a truly exemplary green development	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification	Avoiding impacts to all important ecological receptors both on and off site must be maintained throughout the construction and operation periods, this may include mitigation for impacts to habits and species. The favourable conservation status of all notable species must be maintained as per the approaches outlined in the Environmental Statement, chapter 7 (OP5).	To protect the local ecological receptors	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification	Additional woodlands are to be included within the design of greenspaces including a woodland belt along the west of the site, linking Harringe Brooks Woods to the East Stour River Corridor. The corridor is to consist of a 30m wide tree belt with two additional coppice areas.	To achieve biodiversity net gain and provide habitat for dormice	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification	A commitment to long term governance is illustrated through the Governance and Stewardship strategy, developed by Otterpool Park LLP. This includes the establishment of a new governance body to which all green and other community assets will be transferred.	To meet requirements set out in the Governance and Stewardship Strategy	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification	Use of native and pollinating species, in the development of the advance planting species lists, delivered through the advance structure planting.	To contribute to biodiversity	Planning Condition	Planning stages (Tiers 2 and 3)	N/A	Otterpool Park LLP
Development Specification / Green Infrastructure Strategy paragraph 4.2.2	Building design should incorporate measures that maximise integration into the landscape i.e. earth sheltering and green/brown roofs where possible. PV's should be orientated south to have limited visibility from the AONB.	To maximise integration with the landscape	Planning condition	Produced as part of design response at Tiers 2 and 3	N/A	Otterpool Park LLP/ Developer
Protection of Sensitive Areas						
Green Infrastructure Strategy appendix 4.11	Production of a Management Plan for Otterpool Quarry SSSI. The plan should consider the following practices, deemed likely to cause damage by the designation and include proposals for mitigation; <ul style="list-style-type: none"> • Cultivation, including ploughing, rotovating, harrowing, and reseeding. • Dumping, spreading or discharge of any materials. • The introduction of tree and/or woodland management including afforestation or tree planting. • Modification of the structure of watercourses (eg streams, springs), including their banks and beds, as by re-alignment and re-grading. • Construction, removal or destruction of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks, or the laying, maintenance or removal of pipelines and cables, above or below ground. • Storage of materials against faces of pit. • Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling. • Battering, buttressing, grading or seeding faces of pit. 	To maintain the current favourable condition of Otterpool Quarry	Planning condition	Produced as part of design response at Tiers 2 and 3	N/A	Otterpool Park LLP

Environmental Impact Assessment - Overarching (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Response to Interim Environmental Statement Review by Temple	An EIA Statement of Conformity (SoC) will be provided at future tiers of assessment. The EIA SoC will aim to demonstrate that the subsequent stages of design at Tiers 2 and 3 are in accordance with the scheme design parameters that formed the basis of the EIA and reported in the ES. Key to this will be the need to demonstrate that if any design departures do occur at Tiers 2-3 that they will not give rise to any new, additional or different likely significant environmental effects to those which have been identified and reported within the ES; ensure the existing ES findings remain robust and valid considering the amended development proposals; and ensure the mitigation is still appropriate and proportional to the original ES findings.	Additional	To account for any changes or further details in the development proposals.	Planning condition	Tiers 2 & 3	N/A	Otterpool Park LLP

Agriculture and Soils (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Construction							
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail prior to construction commencing.	Embedded	To ensure that construction mitigation measures identified in the Agriculture and Soils ES Chapter are effectively delivered.	Planning Condition	Construction	N/A	Contractor
ES Chapter 5, Section 5.4	During preparation of the CoCP, Otterpool Park LLP would undertake consultation with landowners to reduce the impacts on the farm businesses, as far as practicable. This will include agreement of assurances and obligations that Otterpool Park LLP will accept upon entering the land and compensation, where applicable. This would cover, for example, the loss of land, loss of stewardship payments, disruption, access restrictions and crop losses.	Additional	To help avoid severance and possibility of areas of land becoming unviable and ensure landowners concerns are addressed.	As part of CoCP to be approved through discharge of CoCP planning condition.	Construction	N/A	Otterpool Park LLP
Operational							
ES Chapter 5, Section 5.4 Development and Movement Corridors Parameter Plans (ES Appendix: 2.8) Strategic Design Principles (ES Appendix: 4.3).	The Development design would seek to ensure appropriate link up of footpaths and the appropriate design of access points to minimise the risk of areas being used for fly-tipping as secured through the Development and Movement Corridors Parameter Plans (ES Appendix: 2.8) and the Strategic Design Principles (ES Appendix: 4.3).	Embedded	Minimise the risk of flytipping	Planning Condition	Tier 2-3	N/A	Otterpool Park LLP

Air Quality (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Pre-Construction							
ES Chapter - Section 6.4	Quantitative assessment of odour associated with proposed Waste Water Treatment Works (WWTW) in development area HT.5 (north-west of the site) should be carried out at Tier 3.	Additional	To adequately assess odour effects and define further mitigation (if required) as quantitative odour assessment parameters are currently unavailable for WWTW owing to immaturity and uncertainty of design. The findings will supersede qualitative odour assessment presented in air quality chapter of ES for OPA.	Planning condition	Tier 3	N/A	Otterpool Park LLP
ES Chapter - Section 6.4	Development Phase specific damage assessment costs to be carried out at Tier 3 when there is greater design certainty.	N/A	To define the financial commitment required for offsetting emissions through the implementation of measures that reduce the overall emissions associated with transport generated by the proposed Development. Also to ensure more realistic emissions rates are used in the calculation to account for updates to Defra's Emission Factor Toolkit.	Planning condition	Tier 3	TBC	Otterpool Park LLP
Construction							
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To ensure that construction mitigation measures identified in the Air Quality ES Chapter are effectively delivered.	Planning condition	Prior to construction commencing.	N/A	Contractor
Operational							
ES Chapter - Section 6.4 Transport Strategy (ES Appendix 16.5)	Inclusion of integrated cycle paths into surrounding environments.	Embedded	To encourage sustainable travel options and reduce overall emissions.	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 6.4 Transport Strategy (ES Appendix 16.5)	Inclusion of pedestrian walkways into surrounding environments.	Embedded	To encourage sustainable travel options and reduce overall emissions.	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 6.4 Transport Strategy (ES Appendix 16.5)	Inclusion of electric charging points.	Embedded	To encourage electric vehicle use and reduce emissions.	Planning condition	Tier 2-3	N/A	Otterpool Park LLP / Developer
ES Chapter - Section 6.4 Transport Strategy (ES Appendix 16.5)	Implementation of a Travel Plan.	Embedded	To encourage sustainable transport modes and car sharing to reduce emissions.	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 6.4 Transport Strategy (ES Appendix 16.5)	Integration of public transport provisions.	Embedded	To encourage use of of transport options other than the car and reduce emissions.	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 6.4 Transport Strategy (ES Appendix 16.5)	Reduce the need to travel by providing relevant on-site facilities.	Embedded	To reduce emissions.	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Table 6-30	Use of Best Available Technology and/or Best Practice Measures for the on-site Waste Water Treatment Works – detail to be provided as and when design is finalised.	Embedded	To minimise any impacts as means of successfully gaining a PPC permit.	Planning condition	Tier 3	N/A	Severn Trent Connect

Biodiversity (OP5)							
Source Document	Commitment Description	Embedded/Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
Construction							
ES Appendix 4.17 Section 6.4	CoCP measures must be followed at all times during construction. This includes measures for protected and notable species surveys and licences, habitat safeguards, the need for method statements, clerk of works involvements etc.	Embedded	To ensure the protection of habitats and species during construction.	Planning Condition	Construction phases	N/A	Contractor
ES Chapter Paragraph 7.4.50	Invasive non-native plant species will be controlled on the site according to a management plan throughout construction.	Additional	To ensure that invasive non-native species are properly managed and removed from the site	Planning Condition	Construction phases	N/A	Contractor
ES Chapter 7 - ES Appendix 7.18	Badgers - suitable tunnels or underpasses must be created to allow badgers to move through the site during construction and operation.	Additional	To ensure badgers can move through the site during construction and operation.	Planning Condition	Construction phases	N/A	Contractor/ Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Table 7-32	Appropriate nest boxes Inc. barn owl nest boxes must be provided and maintained.	Additional	To ensure suitable nesting places	Planning Condition / conservation covenant / stewardship agreement	Construction phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter 7, ES Appendix 7.18	A Great Crested Newt Licence is likely to be required for activities which impact ponds or are in the vicinity of ponds. The preferred licensing approach may differ between phases, and may include a project licence or inclusion in district level licensing.	Additional	To ensure the protection of GCN and their habitat	Planning Condition / legal requirement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter Table 7-28	Birds - Pre-construction nest checks for barn owl and kingfisher should be undertaken where there is appropriate habit with the potential to be disturbed.	Additional	To safeguard birds and their habitat	Planning Condition / legal requirement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter Table 7-30	All impacts to kingfishers and barn owls should be avoided - if this not be possible, an appropriate licence must be obtained (likely from Natural England).	Additional	To safeguard birds and their habitat	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter Paragraphs 7.4.46	Dormouse - In advance of any site clearance, an updated assessment of dormouse presence will be required. Additional surveys may be necessitated.	Additional	To safeguard dormouse and their habitat	Planning Condition	Construction phase	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter, ES Appendix 7.20	Update and modify the BAP in line with policy and local input throughout the construction.	Additional	To guide ongoing biodiversity management and mitigation during the construction phase of the proposed Development	Planning Condition	Construction phase	N/A	Otterpool Park LLP then maintenance moving to a management organisation for a minimum of 30 years.
Operational							
ES Chapter 7 - Section 7.4 GI Strategy - Section 5.2.3 ES Appendix 7.21	The Development must deliver in excess of 10% net gain overall to be in line with the requirements of the Environment Bill, a target of 20% is set for the development. Throughout the design and development process each phase must contribute to the overall target. A biodiversity net gain report must be prepared for each phase to ensure that this contributes to the overall biodiversity net gain goals.	Embedded	To maximise biodiversity and be in line with The Environment Act.	Planning condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / House builder of each Phase then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter 7, Paragraph 7.5.7 - 7.5.10 Parameter Plan OPM(P) 4002	Suitable greenspace must be provided and designed for recreation and dog walking to prevent recreational impacts on designated sites.	Embedded	To prevent impacts to designated sites	Planning condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter 7 - Table 7.26 Plan in support OPM(P)1015 GI Strategy Section 4.12.4	Habitats to be created on site must include traditional orchards, hedgerows, semi improved neutral grassland, open mosaic habitats, standing water and ponds and woodland.	Embedded	To prevent impacts to designated sites	Planning condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter 7, Paragraph 7.4.36	On-site and off-site areas which are sensitive to human disturbance have been identified and buffered to minimise impacts. Footpaths in the vicinity of these areas are positioned and designed to deter access by members of the public. It is envisioned that these areas will remain private and access will be discouraged.	Embedded	To prevent impacts to designated sites	Planning condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter Table 7-35, GI Strategy 4.4.7	Within the development planting must be designed to create year round resources for pollinators. The planting within green spaces and within the development parcels must contribute to a pollinator network within the site and connecting to the wider environment.	Embedded	To meet planning requirements and maximise biodiversity value. Comply with local policy.	Planning condition	Design Stage (Tier 2-3)	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter Paragraph 7.4.55 - 7.4.57 and ES Appendix 7.20	Where practicable, habitat design and creation will contribute to an increase of habitats of principal importance, particularly ponds, grasslands, broad-leaved woodlands and hedgerows. Condition of rivers will be improved.	Embedded	To maximise biodiversity across the site. Comply with NERC Act	Planning Condition	Preconstruction - Secured in parameter plans and at design stage 2 / 3	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.

Biodiversity (OP5)							
Source Document	Commitment Description	Embedded/Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter Paragraph 7.3.11	Where practicable, the proposed Development will contribute towards the targets of the Kent Biodiversity Strategy 'Biodiversity Opportunity Area' of the Gault and Greensand Ridge.	Embedded	To maximise biodiversity across the site and enhance measures elsewhere and comply with local guidance	Planning Condition	Preconstruction - Secured in parameter plans and at design stage 2 / 3	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter, ES Appendix 7.1 Table 8 Parameter Plan OPM(P)4002 Plan in support OPM(P)5009 Plan in support OPM(P)1007	Ponds, rivers and waterbodies are to be retained within the proposed Development and are to be buffered where retained by 50m from ancient woodland, 25m from other woodland, 5m from hedgerow, 25m from hedgerow if designated dark corridor, 25m from each bank of watercourse, 10-15m from individual trees (with exceptions where areas are bisected by transport corridors).	Embedded	to ensure that these areas are not adversely impacted by the proposed Development	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter, ES Appendix 7.1 Table 7 GI Strategy Section 4.3.7 and Figure 5	Provision of green corridors for valuable and enhanced habitat connections <ul style="list-style-type: none"> • 25m distance (minimum) from the East Stour River corridor from built development; • 25m grassland offsets to be provided from woodland with no lighting and any adjacent lighting should be directed away; • 5m grassland offset from retained hedges extended to 10m where there are significant trees with no lighting in these buffers and adjacent lighting should be directed away; • Minimum 50m buffer from built development around ancient woodlands, SuDS can be accommodated within the buffer. • Minimum 25m buffer from built development around other woodlands, SuDS can be accommodated within the buffer. • 25m buffer from the edge of each dark corridor asset (e.g. either side of a hedgerow) with exceptions where these features must be transected by movement and SuDS corridors. Movement corridors include roads, cycleways, and footpaths. • Minimum 5 m buffer around retained hedgerows (SuDS will be permitted in these buffers) and 10m from any major infrastructure) with exceptions where these features must be transected by movement and SuDS corridors. Movement corridors include roads, cycleways, footpaths and SuDS crossings.) • Minimum 25m buffer from the East Stour River corridor from built development with exceptions where these features must be transected by movement. SuDS and planting are permitted in these areas. 	Embedded	To allow species to utilise the site and travel through the site to habitats in the wider area. Compliance with local and national policy.	Planning Condition	Design Stage (Tier 2-3)	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter, GI Strategy Strategic Design Principles, Principle 2	Building integrated vegetation such as biodiversity roofs and green walls will be integrated into the design of the development parcels, particularly public buildings, where possible.	Embedded	To maximise biodiversity across the site and achieve biodiversity net gain.	Planning Condition	Design Stage (Tier 2-3)	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter 7, Table 7-27 and 7-31, ES Appendix 7.20	Bird and bat boxes as an enhancement will be included within the detailed designs, to be secured at Tier 2 and 3.	Embedded	To maximise biodiversity across the site	Planning Condition / design strategy / parameters	Design Stage (Tier 2-3)	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Appendix 7.19 - Habitats Regulations Assessment ES Appendix 15.2	It is necessary to include measures into the design to achieve nutrient neutrality in relation to Nitrates and Phosphates entering the East Stour Catchment or any waterway which leads to Stodmarsh Designated Site.	Embedded and Additional	To prevent impacts upon sites in the National Sites Network	Planning condition, local plan	Design Stage (Tier 2-3)	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter ES Appendix 7.20	It will be necessary to ensure that enhancements are included for otters within green spaces in line with the BAP.	Additional	So that the site will support and maintain habitats for otters in the future	Planning Condition	Design Stage (Tier 2-3)	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter 7 - Table 7-26, GI Strategy - Section Plan in support OPM(P)1015 GI Strategy Figure 25	Within the proposed Development additional woodlands are to be included within the design of greenspaces including a woodland belt along the west of the site, linking Harringe Brooks Woods to the East Stour River Corridor.	Embedded	To maximise biodiversity across the site, achieve biodiversity net gain, provide habitat for dormouse.	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace

Biodiversity (OP5)							
Source Document	Commitment Description	Embedded/Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, ES Appendix 7.1 Table 8 Parameter Plan OPM(P)4002 Plan in support OPM(P)5009 Plan in support OPM(P)1007	Existing woodland areas on-site must be retained and buffered in the GI design - 50m from ancient woodland, 25m from other woodland, 5m from hedgerow, 25m from a designated dark corridor (with exceptions where areas are bisected by transport corridors etc).	Embedded	To preserve and enhance biodiversity	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter, ES Appendix 7.20	It will be necessary to create a BAP (Biodiversity Action Plan) for the development to allow community involvement in the delivery of biodiversity improvements within the site. The Project BAP (Biodiversity Action Plan) Appendix 7.20 forms a strategy for nature within the site during and after construction. It is envisaged that this will be a live document, which is modified throughout the construction and operation of the Otterpool site.	Additional	To guide ongoing biodiversity management and mitigation during the operational phase of the proposed Development	Planning Condition	Design Stage (Tier 2-3)	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter / ES Appendix 7.4	Key areas of trees and arboricultural features within the masterplan site have been identified. At subsequent planning tiers, additional detail in the form of BS5837:2012 surveys and Arboricultural impact assessments must be provided to inform planning. At the Tier 2 and 3 stages, arboricultural features of value must be retained where possible.	Additional	To aid the retention of key arboricultural features and comply with local policy	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter 7 - Table 7-26, GI Strategy - Section Plan in support OPM(P)1015 GI Strategy Figure 25	The development is to include the creation of extensive areas of high quality public open space. The routing of footpaths must be designed to keep them away from certain sensitive adjacent areas and permit the creation of buffer areas, which will use planting and topography to discourage access to sensitive areas and habitats.	Embedded	To avoiding Indirect Habitat Degradation and Disturbance from Recreational Impacts	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter Table 7.25 and 7.26 Plan in support OPM(P)1015 GI Strategy Section 4.12.4	Provision of buffering to safeguard fauna 50m from ancient woodland, 25m from other woodland, 5m from hedgerow, 25m from hedgerow or feature if a designated dark corridor, 25m from each bank of watercourse, 10-15m from individual trees (unless otherwise agreed, for example where a feature requires bisecting by a road)	Embedded	Avoiding Indirect and Direct Mortality and Disturbance (from construction/operation)	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter Table 7.25 and 7.26 Plan in support OPM(P)1015 GI Strategy Section 4.12.4	To prevent negative impacts from domestic pets, buffers are to be included around key areas to deter access by domestic animals (sizes above), designated 'no dogs' areas must be provided within the green space, fencing of areas within the main parks is required to allow species rich meadows to be created and managed.	Embedded and Additional	Avoiding Indirect and Direct Mortality and Disturbance (Domestic Animals)	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter paragraph 7.5.5 ES Appendix 15.2	Drainage design must ensure that hydrological impacts upon nearby designated sites are avoided.	Embedded	Avoiding Indirect and Direct Hydrological Disruption	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter Table 7.32	A lighting design will be created In line within ILP guidance in consultation with an ecologist.	Additional	To minimise light disturbance in line with best practice guidance	Planning Condition	Design Stage (Tier 2-3)	N/A	Master developer / Housebuilder / organisation responsible for greenspace
ES Chapter Paragraphs 7.4.46	Updated habitat and species surveys are to be undertaken dependent upon the time elapsed since the previous surveys, in line with the guidance at the time of the construction.	Additional	To ensure that the correct mitigation is in place for the species present on site	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter Paragraphs 7.4.46	Invertebrates - detailed invertebrate surveys are required in key areas prior to construction, these areas include around the Racecourse Lake, in the areas around the periphery of Link Park (if these are to be impacted), the disused lorry park south of the A20 and aquatic features including the East Stour River and ponds (if they are to be impacted - standardised pond netting and sweeping/beating of marginal vegetation based surveys should be undertaken in May, June and July)	Additional	to inform design and mitigation	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7 - ES Appendix 7.18	Badgers - Should setts require removal, bait marking surveys / camera trapping may be required to identify the activity levels and home ranges of any badger clans to be impacted and inform the mitigation.	Additional	To inform the detailed planning of the proposed Development and to help further determine the boundaries of different clan territories	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7, ES Appendix 7.18	Bats - As the masterplan evolves into a detailed design, additional areas may require scoping for potential impacts to bats and to inform any necessary mitigation.	Additional	To ensure that bats and their habitat are protected	Planning Condition / legal requirement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7, ES Appendix 7.18	Bats - Further 'preliminary roost assessment' surveys of structures (PRA), as access to previously inaccessible areas is obtained. Further internal inspection and / or emergence surveys may be required to inform the need for licences / mitigation ahead of structure removal and to allow a Natural England licence to be obtained.	Additional	To ensure that bats and their habitat are protected	Planning Condition / legal requirement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace

Biodiversity (OP5)							
Source Document	Commitment Description	Embedded/Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter 7, ES Appendix 7.18	Bats - hibernation surveys will be required on buildings to be removed which have hibernation potential	Additional	To ensure that bats and their habitat are protected	Planning Condition / legal requirement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7, ES Appendix 7.18	Bats - No tree roosting potential has been considered to date. Assessment of the roosting potential of trees once the details of tree impacts and removal is known for bat roosting potential will be required.	Additional	To ensure that bats and their habitat are protected	Planning Condition / legal requirement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7, ES Appendix 7.18	Bats - updated surveys including ongoing monitoring of the bat usage of the site may need to be conducted dependent upon the age of survey data (in line with best practice at the time on construction).	Additional	to inform detailed design and the success of avoidance mitigation for existing roosts and commuting corridors	Planning Condition / legal requirement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7, ES Appendix 7.18	Suitable habitat to maintain bat foraging and commuting across the site must be retained and created. Features and / or conditions to permit bats safe passage across roads must be incorporated (these may include dark areas, vegetated hop-overs / underpasses etc.)	Embedded	To ensure that bats and their habitat are protected	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7, ES Appendix 7.18	GCN - if required, appropriate surveys to be undertaken subject to determination of the mitigation approach (i.e. if District Level licensing is not to be utilised)	Additional	To ensure the protection of GCN and their habitat	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7 - ES Appendix 7.18	Suitable Habitat Areas for GCN populations must be retained within the development and safeguarded for the lifespan of the development, including ponds and hibernacula.	Additional	To ensure the protection of GCN and their habitats	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter / ES Appendix 7.18	Water voles - Updated water vole surveys will be required prior to impacting any areas of suitable water vole habitat.	Additional	To inform the licencing to facilitate water vole mitigation and for detailed design iteration	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter Table 7-28	Habitat creation for water voles must be conducted in the north-west of the site.	Embedded	To ensure the protection of water voles and their habitat	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter Table 7-28	Birds - surveys to update the baseline information on the site will be required throughout the buildout of the site dependent upon the age of the survey data.	Additional	Due to the extended build out of the project	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter Table 7-28	Prior to any vegetation removal which may impact habitat suitable for dormouse, an update survey must be conducted.	Additional	To inform dormouse mitigation during the construction phase	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Chapter 7 - ES Appendix 7.18	Suitable Habitat Areas for reptile populations must be retained within the development and safeguarded for the lifespan of the development. Habitats including aquatic areas, hibernacula and rough grassland must be created and retained.	Additional	To ensure the protection of Reptiles and their habitats	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Table 7-32	Green infrastructure must be designed in detail at the operational stage to limit human accessibility to the most sensitive areas, GI design will minimise impacts to these areas, utilising topography, habitat and fencing to control recreational pressures. The success of this will need to be monitored.	Additional	To protect existing habitats and encourage biodiversity	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	A mixture of scrub and trees which are well linked are to be installed across the site which will result in an increase in habitat area for dormouse.	Embedded	To maintain high species diversity within woodland areas	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Complexity of existing and new water bodies will be created and enhanced to provide habitat for water voles. Habitat improvements for water voles.	Additional	to provide refugia	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	areas around retained and created reptile areas to limit impacts from humans and domestic animals.	Additional	To minimise impact on habitat	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Access to Harringe Brooks Woods will be discouraged through a 50m buffer area around the woodland which uses planting and topography.	Additional	to discourage access	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace

Biodiversity (OP5)							
Source Document	Commitment Description	Embedded/Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Section 7.9	Prior to commencing construction an off-site mitigation strategy – also termed “Offsetting” - will be required to be identified for species which require large areas of arable land, i.e. wintering and breeding farmland birds, wintering gulls, wintering thrushes, barn owl and brown hare. Offsetting areas will be as close to the site as possible so that benefits are as locally-linked to the site as far as is practicable. It is proposed to contribute funds to body such as a specifically created group or NGO, a wildlife trust or conservation group which would guarantee, through a legal agreement, that the money would be used to deliver the proposed benefits for farmland birds in the local area - money to be provided 6 months to 1 year prior to site clearance which is the biggest impactor. Funds should be sufficient to enhance farmland for 30 years	Additional / Offsetting	To provide additional space for habitat creation and ensure biodiversity	S106	Design Stage (Tier 2-3)	Yes	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Table 7-32	Additional protection will be given to Kiln Wood by moving the A20 away from the woodland.	Additional	To protect the woodland	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter / ES Appendix 7.21	Any actions targeted to achieve habitat improvement or creation, or safeguard / enhance protected or notable species conservation status must be monitored for an appropriate length of time and managed as required. As each proposed phase is brought forward for development, detailed strategies will be required for creation, management and maintenance of the habitats created	Additional	To ensure the protection of invertebrates	Planning Condition / conservation covenant / stewardship agreement	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / Housebuilder / organisation responsible for greenspace
ES Appendix 7.20	The Biodiversity Action Plan is to evolve and be monitored (ES Appendix 7.20). Local residents must be involved in the evolution of the BAP.	Additional	To ensure objectives are being achieved and are relevant	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	An Ecological Management Plan (EMP) is to be created to outline how created habitats will be managed through the development lifecycle. The habitats created will be managed via the Ecological Management Plan to achieve the target condition as outlined in the BAP. Monitoring will be required on a yearly basis to ensure that management is effective. Progressive updates of the EMP may be required to be reviewed following the monitoring reports.	Additional	To ensure the good management of ecology on the site	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	A Lighting Strategy is to be developed to prevent lighting impacts on retained habitats.	Additional	To ensure lighting provision is compatible with ecological constraints	Planning Condition	Tier 3	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Measures are to be in place to control and eradicate non-native invasive species within the site will need to continue in the operational phase	Additional	To ensure the ongoing management of invasive species	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-27	Fences and signage will be utilised and maintained to safeguard habitat areas for key protected and notable species from recreational impacts.	Additional	To ensure the protection of ecology on the site	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-27	Fishing will be controlled and managed across the GI estate in the operational phase	Additional	To ensure the protection of ecology on the site	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Buffers will be maintained around retained and created notable invertebrate areas	Additional	To protect existing habitats and encourage biodiversity	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Long-term management of the habitats (both retained and created) are to be agreed before the proposed Development commences and fulfilled throughout the operational Phase	Additional	To ensure that habitats are safeguarded	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Where areas which are of key importance for badgers are identified, the design of the proposed Development must limit human activity in these areas including the retention of key corridors	Embedded	To safeguard badger habitats	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Maintenance of mitigation features created, tunnels or crossings installed, and associated badger fences	Additional	To ensure the ongoing effectiveness of any mitigation	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Monitoring of any impacted badger setts or replacement setts, to ensure the success of mitigation.	Additional	To monitor the impacts of the development on existing setts	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Implementation and maintenance of a suitable lighting strategy is required to ensure that dark corridors and areas important for foraging bats are kept dark	Additional	To protect foraging routes	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Features are to be installed to limit access by humans in areas where disturbance may adversely impact bats	Additional	To safeguard bat habitats	Planning Condition / conservation covenant / stewardship agreement	Tier 3	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Maintenance and monitoring will be required of any retained or created habitats, including roosts. This will also be secured in the protected species licence.	Additional	To ensure the ongoing effectiveness of any mitigation	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Maintenance of hedgerows is required and must be cognisant of potential impacts to protected and notable species.	Additional	to ensure sufficient connectivity between suitable habitats	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace

Biodiversity (OP5)							
Source Document	Commitment Description	Embedded/Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Table 7-32	The provision and maintenance of bat boxes and bird nest boxes is required	Additional	To increase the carrying capacity of the habitat, increasing population density	Planning Condition	Tier 3	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Buffers with appropriate topography to deter access will be maintained around water vole areas to limit impacts from humans and pets	Additional	To limit impacts from humans and pets	Planning Condition	Design Stage (Tier 2-3)	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	The wildlife area to the north-west of the site will be a designated 'no dogs' area	Additional	To protect species and habitat	Planning Condition / conservation covenant / stewardship agreement	Tier 3	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Table 7-32	Impacts from dogs will be controlled within the north west wildlife and water treatment area through the layout of this area, with the water features (proposed for habitat creation and water quality attenuation) making this area unsuitable for dog exercising. Fenced areas within the major open spaces will also safeguard other areas from dogs	Additional	To protect species and habitat	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter, ES Appendix 7.20	<p>Update and modify the BAP in line with policy and local input throughout the operational phase of the development. This should include particular aspirations for key habitats and species. The goals of the BAP are to:</p> <ul style="list-style-type: none"> •Protect existing habitats and species following the proposed Development design (with appropriate targets and monitoring). •Enhance areas which are lacking in significant wildlife interest as per the proposed Development design (with appropriate targets and monitoring). •Ensure that existing and to be created wildlife sites are accessible to people, where appropriate; •Raise awareness of nature conservation issues and promote interaction with the developments wildlife; •Specify targets to which subsequent management and monitoring plans will aim; •Ensure that the detailed design evolution is faithful to the commitments of the consented masterplan design including biodiversity net gain of c.20%. <p>The BAP should be a live document and should be updated throughout the design / construction and operation process. The BAP should be updated in relation to the changing situation on site and input from stakeholders at appropriate intervals including:</p> <ul style="list-style-type: none"> •Local planning authority; •Otterpool residents and community groups; •Landscape management organisation (to be determined); •Further designers iterating detailed designs; •Contractors fulfilling the design; and •Local wildlife trust. 	Additional	To guide ongoing biodiversity management and mitigation during the operational phase of the proposed Development	Planning Condition / conservation covenant / stewardship agreement	Tier 2 and 3	N/A	Developer then maintenance moving to a management organisation for a minimum of 30 years.
ES Chapter, ES Appendix 7.20	Manage habitats for glow worms. For glow worm, managing the airfield in a way that nurtures areas of rough grassland and minimises eutrophication will benefit this species. Glow-worm will benefit from the cessation of intensive agriculture	Additional	To improve the conservation status of glow worm	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Chapter, ES Appendix 7.20	Create habitats for Kingfishers within the East Stour River corridor	Additional	To improve the conservation status of kingfisher	Planning Condition	Tier 3	N/A	Otterpool Park LLP / organisation responsible for greenspace
ES Section 7.9	Funding / input for any offsetting must be maintained for a minimum of 30 years	Additional	To protect species and habitat	Planning Condition / conservation covenant / stewardship agreement	Operational Phase	Yes	Otterpool Park LLP/ House builder (for funding) moving to organisation responsible for greenspace / appointed organisation

Climate Change (OP5)

Source Document	Source Document Reference	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Greenhouse Gas Emission- Construction								
ES Chapter 8 Section 8.4	CoCP (ES Appendix 4.17)	Follow best practice construction mitigation measures as defined in the outline COCP.	Embedded	To ensure that construction mitigation measures identified in the Climate Change ES Chapter are effectively delivered.	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	_	A Demolition Survey is required for each structure on site that will be demolished.	Embedded	To allow an assessment of reuse opportunities	Planning condition	Tier 2	N/A	Otterpool Park LLP / Developer
ES Chapter 8 Section 8.4	_	Where possible soil is to be retained on site.	Embedded	To reduce carbon emissions by reducing embodied carbon and transport carbon	Planning condition	Tier 2-3	N/A	Otterpool Park LLP / Developer
ES Chapter 8 Section 8.4	CoCP (ES Appendix 4.17)	Construction works to be undertaken in accordance with best practice to be detailed in the COCP.	Embedded	To ensure construction does not increase the risk due to climate change or increase carbon	Planning condition	Tier 2-3	N/A	Otterpool Park LLP / Developer
Greenhouse Gas Emission- Operation								
ES Chapter 8 Section 8.4	Energy Strategy Paragraph 6.1.5	Energy Hierarchy of Be Lean (considering energy efficiency measures), Be Clean (assessing the potential for district heating) and Be Green (introduction of low and zero carbon energy generation) has been used against current Part L 2013 of Building Regulations.	Embedded	To secure energy efficiency in order to minimise carbon emissions	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	Energy Strategy Paragraph 1.1.10	Commitment for Otterpool Park residential buildings to a 45% carbon emissions reduction against current Building Regulation Standards (2013) for new homes.	Embedded	To minimise carbon emissions	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	Energy Strategy Paragraph 1.1.10	Commitment for Otterpool Park non-residential buildings above 1,000m2 to a 10% carbon emissions reduction against current Building Regulation Standards (2013).	Embedded	To minimise carbon emissions	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	Energy Strategy Paragraph 1.1.10	Tier 1 Energy Strategy commits to no gas for residential properties from the start of the development and for low carbon heating to be provided by electrically driven heat pumps.	Embedded	To minimise carbon emissions	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	Energy Strategy Paragraph 1.1.10	The incorporation of renewable energy generation technology where feasible on all buildings with solar PV being the most viable technology in the initial phases although other renewable technologies may be more compatible - this will be determined through a feasibility assessment	Embedded	To minimise carbon emissions	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	_	For all buildings, opportunities for low carbon lean design structural elements would be investigated that will cut embodied carbon as well allow minute movement in structural elements.	Embedded	to reduced embodied carbon and counteract the impact of temperature increases	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	Waste Strategy Section 3.2	Opportunities to further reduce waste to be explored in detailed planning.	Embedded	to minimise waste	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter 8 Section 8.4	Framework Travel Plan (ES Appendix 16.6) Paragraph 7.7.1	A comprehensive range of measures are suggested for the proposed Development to promote sustainable travel and vehicle choices, in addition to the provision of infrastructure in the form of walking and cycling routes and bus services and cycle storage.	Embedded	to minimise transport carbon emissions	Planning condition	Tier 2-3	N/A	Otterpool Park LLP

Climate Change (OP5)

Source Document	Source Document Reference	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Chapter 8 Section 8.4	Framework Travel Plan (ES Appendix 16.6) Section 7.4	The proposed Development will need to provide for the future requirements for electric vehicles and give the flexibility to adapt to innovative transport solutions such as autonomous vehicles.	Embedded	to minimise transport carbon emissions	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
Climate resilience - Construction								
ES Chapter 8 Section 8.5	_	The construction programme should consider seasonal variations.	Embedded	To increase resilience to climate change	Planning condition (CoCP)	Tier 2-3	N/A	Developer
ES Chapter 8 Section 8.5	_	Construction activities to consider the impact of climate change ie materials to be stored outside the flood plain.	Embedded	To increase resilience to climate change	Planning condition (CoCP)	Tier 2-3	N/A	Developer
ES Chapter - Section 8.4	_	Projected heat stress of the next 30 years will be incorporated in the detailed structural design of domestic and non-domestic structures.	Embedded	To increase resilience to climate change	Planning condition (CoCP)	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.4	CoCP (ES Appendix 4.17, Section 6.12)	CoCP to consider flooding risk of the construction site, with mitigation and adaptation measures in place.	Embedded	To increase resilience to climate change	Planning condition (CoCP)	Tier 2-3	N/A	Developer
ES Chapter - Section 8.5	_	Construction Safety plan to consider risks from climate change.	Embedded	To increase resilience to climate change	Planning condition (CoCP)	Tier 2-3	N/A	Developer
Climate resilience - Operation								
ES Chapter - Section 8.5	_	Pavement foundations to be increased to address impact of extreme weather where applicable	Embedded	To increase resilience to climate change	Planning condition	Tier 2-3	N/A	Otterpool Park LLP / Housdebuilder
ES Chapter - Section 8.4	_	Materials that would not deteriorate due to high temperatures would be selected during the detailed design stages	Embedded	To ensure robust design in view of climate change	Planning condition	Tier 2-3	N/A	Otterpool Park LLP / Developer
ES Chapter - Section 8.4	_	Climate Change Action Plan which will include: •Details of each action (and sub-actions, if applicable) and associated processes and synergies •Roles and responsibilities in coordination and undertaking of actions •Timeframe for implementation •Estimation of human and financial resources needed and/or available funding schemes •Indicators of success to be used for monitoring and evaluation	Additional Mitigation	To increase resilience to climate change	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.4	Surface Water Drainage Strategy (ES Appendix 15.1)	External levels would be arranged to direct overland flows away from buildings and towards positively drained areas to limit the flooding potential to buildings	Embedded	To reduce the risk of flooding	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.4	Surface Water Drainage Strategy (ES Appendix 15.1)	Making a 40% allowance for climate change in a flood risk assessment will help to minimise vulnerability and provide resilience to flooding and coastal change in the future	Embedded	To reduce the risk of flooding	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.4	Surface Water Drainage Strategy (ES Appendix 15.1)	Prevent flooding by using sustainable drainage practices to reduce the risk of flooding.	Embedded	To reduce the risk of flooding	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.4	Surface Water Drainage Strategy (ES Appendix 15.1)	SuDS and drainage strategy to address issues of changes in ground water level.	Embedded	To guard against flooding	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.4	_	Road markings to be designed against any changes in climatic conditions	Embedded	To ensure road markings not compromised	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.4	_	Landscaping plan to address potential changes in growing regimes due to changing climates	Embedded	To ensure a resilient planting scheme	Planning condition	Tier 2-3	N/A	Otterpool Park LLP
ES Chapter - Section 8.5	_	Water pipes to be robust to reduce risk of leakage with digital equipment to monitor them	Embedded	To reduce the risk of household water supply interruptions during droughts and from burst pipes in cold weather	Planning condition	Tier 2-3	N/A	Otterpool Park LLP / Developer

Chapter 9 - Cultural Heritage (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy)	Preservation 'by record' of earthworks by earthwork survey - 123; 124; 125; WS16; WS17	Additional	Preservation by record	Planning Condition	Pre-construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy)	Preservation 'by record' involving fieldwalking and/or metal detecting. Asset 270. Other assets may be added to this.	Additional	Preservation by record	Planning Condition	Pre-construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy) ES Appendix 9.16 (Desk Based Geoarchaeological Assessment of Pleistocene and Early Holocene Stratigraphy - Oxford Archaeology August 2018)	Assessment and Mitigation - Archaeologically-led boreholes, augering and test-pits. Specific assets have not yet been defined however there are areas of the Site that have geoarchaeological potential.	Assessment and Additional mitigation	Assessment and preservation by record	Planning Condition	Pre-construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy)	Mitigation - for modern remains such as military features that are due to be recorded by excavation or historic building recording, an element of documentary and air photo research will be required	Additional	Preservation by record	Planning Condition	Pre-construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy)	Mitigation - Preservation 'by record' of archaeological remains by excavation. This will be on parts of the site where there is dense archaeology or archaeological potential is thought to be high. The following assets are needing mitigation by excavation however this is based on a 'worst case' assumption that they will be impacted by development - 40; part of 42; 60; 61; 64; 166; 168; 174; 175; 176; 177; 178; 179; 180; 182; 183; 184; 185; 186; 187; 188; 189; 190; 191; 192; 193; 194; 195; 197; 198; 199; 200; 201; 203; 209; 210; 212; 213; 214; 215; 216; 217; 218; 223; 225; 226; 227; 228; 229; 231; 238; 239; 251; 252; 253; 260; 261; 263; 284; 286; 287; 288; 289; 290; 291; 292; 293; 294; 296; 297; 298; 299; 300; 301; 302; 303; 304; 305; 306; 307; WS17. Other assets may be added to this list as they are discovered by further evaluation	Additional	Preservation by record	Planning Condition	Pre-construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy)	Mitigation - Preservation 'by record' of a standing buildings or structures prior to their demolition or adaption by way of historic building recording. Assets - 27; 29; 32; 60; 61; 271; 272; 273; 274; 275; 276; 277; BH32; BH43; BH44; BH45; BH46; BH47; WS19; WS20 (including WS30-WS34);	Additional	Preservation by record	Planning Condition	Pre-construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
CoCP (OP5 Appendix 4.17) - Section 6.6	Construction Mitigation - Protecting heritage assets from physical harm during construction - in particular those that are to be preserved <i>in situ</i> - see below row.	Embedded	Physical preservation	Planning Condition	Construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
CoCP (OP5 Appendix 4.17) - Section 6.6	Construction Mitigation - Reducing temporary effects to the settings of heritage receptors from increased noise including from construction traffic flow via traffic management .Control of vehicle movement through site speed limits and defined routes. Keep existing buffers provided by hedgerows and trees. This applies to most above ground heritage assets including SM6, LB1, LB5/BH34; LB11; LB15; LB20/BH20; LB21/BH11; LB27/BH27; LB29; LB38/BH12; RPG2; CA1; 30;31;32;35;36;37;38; 42; 44;45/285; 53; 54;58;69; 113;114;115;126;130;131;135;136;147;148;149;166;BH1;BH3;BH6;BH13;BH17;BH24;B H25;BH28;BH32;BH42;WS1;WS2;WS3;WS4;WS5;WS6;WS7;WS8;WS10;WS11;WS13; WS15;WS18;WS21;WS22;WS23;WS24;WS25;WS26;WS27;WS28;WS29;WS36	Embedded	preservation of setting	Planning Condition	Construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
CoCP (OP5 Appendix 4.17) - Section 6.6	Construction Mitigation - Reducing temporary impacts to the settings of heritage receptors caused by construction activity through increased visual intrusion, dust and noise. Use of hoarding and bunding, damping down of the construction area. Keep existing buffers provided by hedgerows and trees. This applies to most above ground heritage assets including SM6, LB1, LB5/BH34; LB11; LB15; LB20/BH20; LB21/BH11; LB27/BH27; LB29; LB38/BH12; RPG2; CA1; 30;31;32;35;36;37;38; 42; 44;45/285; 53; 54;58;69; 113;114;115;126;130;131;135;136;147;148;149;166;BH1;BH3;BH6;BH13;BH17;BH24;B H25;BH28;BH32;BH42;WS1;WS2;WS3;WS4;WS5;WS6;WS7;WS8;WS10;WS11;WS13; WS15;WS18;WS21;WS22;WS23;WS24;WS25;WS26;WS27;WS28;WS29;WS36	Embedded	Preservation of setting	Planning Condition	Construction	N/A	Developer/Main Contractor/Project Archaeological Consultant

Chapter 9 - Cultural Heritage (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
OP5 ES Chapter 9. Section 9.4 Mitigation Strategy (Appendix A of the Heritage Strategy)	Assessment to inform mitigation- geophysical survey of areas of the site that are to be impacted but have not yet been subject to geophysical survey.	Additional	Assessment to inform mitigation	Planning Condition	Design stage - Tier 2	N/A	Developer/Main Contractor/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy)	Assesment to inform mitigation -Trial trench evaluation of parts of the site that are going to be impacted but have not been evaluated so far, or require further trenches. Known archaeological assets that require trial trenching in order to inform detailed design are: MR1, MR2, MR3, MR4, 4, 27, 29, 33, 39, 40, 48, 75, 111, 112, 121, 123, 124, 125, 127-129, 132, 133, 134, 137, 138, 139, 144, 150, 151, 166, 169, 170, 171, 172, 173, 181, 196, 202, 204, 205, 207, 211, 221, 224, 232, 233, 234, 235, 236, 237, 240, 242, 243, 244, 245, 246, 247, 249, 258, 265, 288, 308, 309, 210, 311, 312, BH3, BH19, BH23, BH38. Mitgation for the above to be confirmed in later tiers may involve excavation	Additional	Assessment to inform mitigation	Planning Condition	Design stage - Tier 2	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9 Section 9.4 Heritage Strategy - Section 3 Parameter Plans - all Strategic Design Principles (SDP)- Sections 2.2, 3.1, 3.7, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7 GI Strategy - Sections 1.4, 3.2.5, 3.2.10, 4.1.6, 4.5, 4.9	Design mitigation - preserving the following heritage assets in situ: Stone Street Roman Road (5) although some groundworks may be involved ; WH Castle (SM6, LB5) and its Barns (LB1) ; Assets currently within the scheduled area of WH Castle but that may be impacted by further works at the castle as yet undecided and not part of the OPA (42, 53, 54, 45/285,259 266, 267, 268, 269); Barrows (44, 58, 113; 114; 115; 130; 131, 135, 136); Airfield remains (28, 36, 37, 60, 69, 126,152, BH42/162) Roman villa (167, 168); Tudor Garden (166, 227) although some groundworks will be involved; Field boundary that represents the deerpark boundary western edge (222); Winners Circle or Racecourse (279) and Ornamental pond of Racecourse (280); Hillhurst Farm historic elements (BH32, 282, 283); Castle Causeway (149) although there will be some groundworks involved; historic water features/habitat areas east of the causeway (147, 148) although some groundworks will be involved; Saxon pit group at southern end of causeway (295); former Pound House Track (158) although there will be some groundworks involved. Assets that will be preserved by virtue of being in areas of protected open space (Ridge and Furrow in Park Wood 122 and below ground features 206, 208, 219, 220, 230)	Embedded	Preservation and enhancement	Planning Condition	Operation	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Mitigation Strategy, Section 3 (Appendix A of the Heritage Strategy)	Mitigation -preservation 'by record' involving discrete areas of the site being subject to archaeological monitoring ('watching brief') - 5; 147; 148; 149; 158; 167;WS12; WS16 and during demolition of modern Racecourse stables and offices at WH Castle or clearing out of the moat. Other areas/assets may be added to this list as further assets are discovered through evaluation	Additional	Preservation by record	Planning Condition	During construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 ES Chapter 9, Section 9.4 Heritage Strategy Section 3 SDP Sections 2.2, 3.1, 3.8, 4.1, 4.2, 4.4, 4.5, 4.6, 4.7, 5.1, 5.2, 5.3, 5.4; GI Strategy Sections 3.2.10, 4.5, 4.9	Design mitigation -Preservation of setting of designated and other heritage assets.	Embedded	Preservation of setting	Planning Condition	Operation	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Specific Measures							
CoCP (OP5 Appendix 4.17) - Section	SM6, LB1, LB5, BH34 (Westenhanger Castle and Barns)SM6, LB1, LB5, BH34 (Westenhanger Castle and Barns): The flow of construction traffic would be controlled through and around the Development site using traffic management. Use of designed hoarding and bunding, damping down of the construction area, and control of vehicle movement through site speed limits and defined routes Enhancements brought through recreating part of its landscape and improving views. Public benefit resulting from increased accessibility and understanding. COCP to minimise impacts to Castle.	Embedded	Preservation of setting	Planning condition/CoCP	Construction	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant/Main Contractor
OP5 Appendix 4.1 - Development Specification (paragraph 4.13)	The Applicant commits to use best endeavours to submit for approval a full planning application for the future uses (likely to include E and F uses) and any built development to come forward at the castle and its immediate grounds (for the area shown as the indicative Westenhanger Castle development phase on plan OPM(P)4001_YY). The proposed application will be prepared in line with the principles enshrined within the Heritage Strategy and Conservation Management Plan, in order to secure the future viable use of the castle. An EIA addendum will be prepared as necessary when the future proposals for the castle are submitted for approval.	-	In order to secure the future viable use of Westenhanger Castle	S106 Obligation	Prior to any change of use of the Castle or built development at the Castle.	N/A	Otterpool Park LLP.
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	Section 3 of the Heritage Strategy sets out the heritage commitments related to Westenhanger Castle, the remains of Westenhanger Castle's historic deer park, Lympne Airfield and military remains, prehistoric barrows, the Roman Villa, former Folkestone racecourse, Hillhurst Farm, the wider historic environment within the outline planning application area, and heritage features outside the outline planning application area.	-	For heritage reasons.	Planning conditions / S106 obligations	Various	N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant

Chapter 9 - Cultural Heritage (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	All archaeological works should be carried out in reference to an agreed site-wide research strategy and mitigation strategy	Additional	Preservation by record and public benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
OP5 Environmental Statement Chapter 9; Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	The mitigation strategy will be updated post-determination and regularly thereafter as more information becomes available	Additional	Preservation by record and public benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3) and Mitigation Strategy (Appendix A)	Off-site infrastructure works (e.g. habitat creation, highways and utilities) will carried out with archaeological provision in place	Additional	Preservation by record	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant/ Statutory Undertakers
Heritage Strategy (OP5 Appendix 4.12) - (Section 3) and Mitigation Strategy (Appendix A)	Creation of an initial geoarchaeological deposit model	Additional	To guide detailed design and to mitigate impacts of the development			N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12)	Measures to ensure Public benefit will be embedded	Enhancement	Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	Provision of heritage interpretation boards	Enhancement	Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	The key heritage assets will be linked by a heritage trail that will provide a combination of on-site and digital interpretation	Enhancement	Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	Further visualisation work on the barrows and the castle will be carried out ahead of Tier 2	Embedded	To aid detailed design	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	Measures to secure the preservation and future management of the scheduled barrows	Embedded	Preservation in situ and Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	A Landscape Conservation Management Plan for the barrows	Embedded	Preservation in situ and Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3); Strategic Design Principles (OP5 Appendix 4.3)	Appropriate open space will be created around the scheduled barrows to preserve their setting	Embedded	Preservation in situ and Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3) and Mitigation Strategy (Appendix A)	A feasibility study on providing storage facilities for the archaeological archive (including display of artefacts), to be started ahead of Tier 2	Additional	Preservation by record and public benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3) and Mitigation Strategy (Appendix A)	A feasibility study/technical study on the Roman villa	Embedded	Preservation in situ and Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	Determine arrangements for and/or the mechanism required to establish the long-term stewardship and management of the villa site	Embedded	Preservation in situ and Public Benefit	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Governance and Stewardship Strategy (OP5 Appendix 4.17)	Ensuring historic buildings and structures (including military remains) are kept in good state of repair until a use for them is found or until they are formally incorporated into public open space.	Embedded	Preservation in situ and Public Benefit			N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3)	A desk-based assessment on the airfield and its military assets by a military archaeology specialist	Embedded	To aid detailed design and interpretation	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant

Chapter 9 - Cultural Heritage (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Strategic Design Principles (OP5 Appendix 4.3)	SUDS and water management features will not physically impact on any scheduled monuments or the Roman villa	Embedded	Preservation in situ			N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant
Heritage Strategy (OP5 Appendix 4.12) - (Section 3) and Mitigation Strategy (Appendix A)	Stewardship and governance across the whole site to include both known and unknown heritage	Embedded	Preservation in situ	Planning conditions / S106 obligations		N/A	Otterpool Park LLP /Developer/Project Archaeological Consultant

Geology, Hydrogeology and Land Quality (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To ensure that construction mitigation measures identified in the Geology, Hydrogeology and Land Quality ES Chapter are effectively delivered.	Planning condition	Construction	N/A	Contractor
ES Chapter, Section 10.4	On site minerals and materials found during further ground investigation are to be assessed for use with the works.	Additional	To limit materials importation where possible.	Planning condition	Prior to / during construction	N/A	Otterpool Park LLP / Housebuilder
ES Chapter, Section 10.4	The siting of the burial area would be in a location within the site which would protect the underlying groundwater, and therefore is given a moderate or low vulnerability. Burials should not take place within 30m of a watercourse or within 10m of any proposed suds drainage infrastructure. A ground investigation should be undertaken to confirm the location is suitable.	Additional	To protect watercourse and groundwater quality	Planning condition	Design stage - Tier 2,3	N/A	Otterpool Park LLP
ES Chapter, Section 10.4	Review of the risk to existing buildings and infrastructure to assess whether construction techniques such as pilings and excavations would have detrimental effects to the foundations of existing buildings and infrastructure.	Additional	To ensure that the foundations and structure of the existing buildings are not impacted by construction activities	Planning condition	Design stage - Tier 3	N/A	Otterpool Park LLP / Housebuilder
ES Chapter, Section 10.4	Completion of further intrusive ground investigation across the site, including gas monitoring. Archaeological supervision of the investigation would be undertaken. If unacceptable risks are identified during the ground investigation implementation of a remediation strategy.	Additional	To increase the understanding of ground conditions and potentially identify areas of contamination across the site, confirm the ground gas regime and review the present of archaeological remains across the site.	Planning condition	Design stage - Tier 2,3	N/A	Otterpool Park LLP / Housebuilder
ES Chapter, Section 10.4	Completion of a piling/foundation works risk assessment.	Additional	To avoid introducing contaminant pathways to underlying groundwater	Planning condition	Design stage - Tier 3	N/A	Otterpool Park LLP / Housebuilder
ES Chapter, Section 10.4	Design of deeper infrastructure, such as deep main sewers, would include clay stanks or similar if required.	Additional	To prevent deeper infrastructure acting as a preferential groundwater drainage pathway	Planning condition	Design stage - Tier 2, 3	N/A	Otterpool Park LLP / Housebuilder
ES Chapter, Section 10.4	The former quarry face will be maintained and enhanced by benching back (steps created in quarry face). Informative signage would be provided.	Additional	To expose additional areas of the Hythe Formation geology and signage for educational purposes, enhance the SSSI status.	Planning condition	Design stage - Tier 2, 3	N/A	Otterpool Park LLP

Health (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To ensure that construction mitigation measures identified in the Human Health ES Chapter are effectively delivered.	Planning condition	Construction	N/A	Contractor
Housing Strategy (ES Appendix 4.14)	Range of housing types and tenures with up to 22% affordable housing across the Site.	Embedded	To meet local housing needs (current and future).	Planning condition	Design Stage - Tier 2,3	N/A	Otterpool Park LLP
ES Chapter, Section 11.4	Early occupation phase includes provision of education and community space.	Additional	To ensure these facilities are in place from day 1 maximising place making.	Planning condition	Design Stage - Tier 2,3	N/A	Otterpool Park LLP
ES Chapter, Section 11.4 Development Specification (ES Appendix 4.1) and Community Development and Facilities Strategy (ES Appendix 4.10)	Provision of flexible floorspace for health and community services.	Embedded	To accommodate and promote community interaction, empowerment and community development.	Planning condition	Design Stage - Tier 2,3	N/A	Otterpool Park LLP
ES Chapter, Section 11.4 Development Specification (ES Appendix 4.1) and Community Development and Facilities Strategy (ES Appendix 4.10)	Provision of education facilities (early years, primary and secondary) within the Site.	Embedded	Ensure educational needs of the development are in place.	S106	Design Stage - Tier 2,3	N/A	Otterpool Park LLP
ES Chapter, Section 11.4 Development Specification (ES Appendix 4.1) and Community Development and Facilities Strategy (ES Appendix 4.10)	Special Education Needs (SEN) provision as part of the development.	Embedded	Ensure educational needs of the development are in place.	S106	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter, Section 11.4 Parameter Plans (ES Appendix 4.2), Development Specification (ES Appendix 4.1), Strategic Design Principles (ES Appendix 4.3) and Green Infrastructure Strategy (ES Appendix 4.11)	Ensure the provision of open space, sports and play provision in addition to greenways throughout the development connecting to existing communities.	Embedded	To meet the needs of Otterpool and ensure connectivity with other communities.	S106	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter, Section 11.4 Parameter Plans (ES Appendix 4.2), Development Specification (ES Appendix 4.1) and Transport Strategy (ES Appendix 16.5)	The proposed Development will be integrated with the local public transport network and will incorporate a comprehensive network of pedestrian and cycle routes.	Embedded	To ensure connectivity with other phases of the Development and provide access to infrastructure and services.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter, Section 11.4 Strategic Design Principles (ES Appendix 4.3)	Good scheme design and enhanced natural surveillance.	Embedded	To promote community safety.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter 11.4 Development Specification (ES Appendix 4.1)	Provision of community orchards and allotments.	Additional	To encourage healthy eating.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter 11.4 Development Specification (ES Appendix 4.1)	Provision of employment opportunities.	Embedded	To contribute to place-making principles, develop a sense of community and promote sustainability	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter 11.4 Energy Strategy (ES Appendix 4.9)	Ensure that high design standards regarding energy efficiency / use of renewable energy are implemented throughout all housing types and tenures.	Embedded	To ensure sustainable development.	Planning condition	Design Stage- Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter 11.4, Chapter 8: Climate Change	Provision of homes and buildings that are adaptive to climate change, including flood risk, storms, and extreme temperatures. Buildings and places are adaptable to future needs.	Embedded	To ensure sustainable development.	Planning condition	Design Stage- Tier 2, 3	N/A	Otterpool Park LLP

Health (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Human Health							
Community Facilities and Facilities Strategy - 4.59	The environmental constraints mentioned in relation to the River Stour sites (as identified and assessed in the ES and its technical documents) relate to drainage and protection of ecological assets. Aside from limiting the use of parts of the site for buildings or formal pitch areas, these constraints are not expected to pose any risk to pupils at the school and could be an asset in terms of natural landscaping and wildlife education. Should it be required, appropriate fencing could be provided around any areas of open water.	-	To ensure safety for the school community	Planning condition	Operation	N/A	Developer

Landscape & Visual Impact Assessment (OP5)

Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
Construction							
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To assist in mitigating the effects upon the landscape character and visual amenity receptors identified in the LVIA during the construction period.	Planning condition	Construction	N/A	Contractor
Existing Structural Vegetation							
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.2	Suitable tree quality and condition surveys to be carried out to BS:5837(2012) to determine the best places for new breaks in lines of existing vegetation.	Additional	To minimise impact on existing vegetation and preserve best quality specimens.	Planning condition	Design Stage - Tier 2, 3 (pre-construction)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.2	Detailed vegetation surveys would be required to identify areas of vegetation retention and inform the design code and masterplan for each phase of the development (particularly regarding the positioning of potential access routes through areas of existing structural vegetation-where priority would be given to utilising existing gaps, and then to those areas of vegetation of lesser quality and condition).	Additional	To ensure valued vegetation is retained and existing gaps in hedgerows and tree belts are utilised.	Planning condition	Design Stage - Tier 2, 3 (pre-construction)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) section 5.1	The existing pattern of the wider landscape, with woodlands, tree belts (shaws) and hedgerows will help shape the layout of the town and there will be a presumption in favour of retaining such existing vegetation.	Embedded	To help conserve the landscape structure and the intrinsic character of the place, as well as providing instant maturity to neighbourhoods.	Planning condition	Design Stage - Tier 2, 3 (pre-construction)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) section 5.1	Planting of new woodland, tree belts and hedgerows, along with tree avenues, community orchards and 'place-making' distinctive single trees.	Embedded	To reinforce the existing landscape structure, compensate for the loss of vegetation, and help integrate the town into its setting.	Planning condition	Design Stage - Tier 2, 3 (pre-construction)	N/A	Otterpool Park LLP / Developer
Structural Planting							
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.1	The Otterpool Park LLP would design, implement, manage and maintain the scheme/site-wide structural planting units that are shown indicatively on the Open Space & Vegetation parameter plan (ES Appendix 4.2) and which are set out in more detail on Figure 106 and in Appendix 6.5 of the GI Strategy (ES Appendix 4.11).	Embedded	These are areas of site/scheme-wide importance, whose existence must not be compromised by the more narrow and confined demands and pressures associated with the design of individual development parcels - so must remain under the control of the Master Developer.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.1	The design and implementation of the other phase/parcel-specific structural planting (such as those are of planting within currently unplanned open spaces and along secondary and tertiary roads) shall be undertaken when further development-phase masterplanning is underway.	Additional	The documents and plans for approval (i.e. the parameter plans and SDP) do not show sufficient design information to allow them to be planned at Tier 1.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.1	A 'Structural Planting Strategy' containing a detailed site-wide planting palette and planting specification (based upon the general and type-specific design principles set out in in section 5.5 and appendix 6.4 of the GI Strategy, and informed by the description of scheme-wide structural planting units set out in the table within appendix 6.5 of the GI Strategy) and a site-wide landscape management plan would be developed for use by those designing, implementing, managing and maintaining both scheme/site-wide and phase/parcel-specific structural planting proposals.	Embedded	This will ensure that the design, implementation, management and maintenance of the structural planting as a whole is consistent across the site, and so performs its function as quickly as possible.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.1	The detailed design, implementation, management and maintenance of both scheme/site-wide and phase/parcel-specific structural planting must: adhere to the agreed site-wide Structural Planting Strategy; be based upon the planting proposals set out in appendix 6.5 of the GI Strategy (ES Appendix 4.11); accord to the general and planting-type specific design principles set out in section 5.5 and appendix 6.4 the GI Strategy (ES Appendix 4.11); and be informed by information collected in the further planning stages (such as detailed topographic and tree and vegetation surveys).	Embedded	This will ensure that the designs for the structural planting are consistent across the site, and are a harmonious combination of greater understanding of the site and original planting principles.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.1	The delivery of the scheme/site-wide structural planting should involve 'advance planting' to accord with F&HDC Core Strategy Policy SS7.	Embedded	In accordance with Policy SS7 the advanced planting would 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 Lympe 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.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.1	The implementation of the 'advance' scheme/site-wide structural planting should happen in a phased manner - with those planting units implemented by year 5 and by year 10.	Embedded	The nature of the current outline planning application stage does not indicate sufficient detail to determine the precise location of built form and hence the location of all structural planting areas; Planting can only reasonably be expected to occur when the necessary 'reserved matters' planning approvals are in place; Not all the necessary land is in the ownership of the master developer; With a planned build-out period for the entire development of approximately 19 years, the order in which development parcels are constructed, and hence when planting is required is currently uncertain.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11) paragraph 5.5.1	Implement those areas of 'advance' structural planting (in terms of type, general location, extents and dimensions) by year 5 and by year 10 following commencement of the proposed Development's construction - as indicated upon the Structural Planting Proposals plan (Figure 107 of the GI Strategy) and the Proposed Structural Planting Units table in section Appendix 6.5 of the GI Strategy.	Embedded	Integration of the scheme into its landscape and visual context, and assistance with the mitigation of effects on landscape character and visual amenity.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
Landform							
ES Chapter, Section 12.4	The documents and plans for approval do not propose major changes to the existing landform. The natural undulating topography of the site would be a key driver in the development of a settlement layout which integrates with the local landscape character.	Embedded	Developing a settlement layout which integrates the local landscape character.	Planning Condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
Lighting & Reflectivity							
ES Chapter, Section 12.4 Green Infrastructure Strategy (ES Appendix 4.11)	The detailed assessment and design of lighting through the future reserved matters applications stages of the scheme should comply with the criteria for those Environmental Zones that are to be agreed with the local planning authority, as set out in the Institution of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' with regards to light levels, light spill, glare and sky glow.	Embedded	To assist in mitigating the effects upon landscape character and visual amenity.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3)	The preparation of a lighting strategy in Tier 2 for both the construction and operation of the proposed Development that accords with the recommendations within the Institution of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light', in particular with regards to light levels, light spill, glare and skyglow.	Embedded	To assist in mitigating the effects upon landscape character and visual amenity.	Planning condition	Design Stage - Tier 2 (Pre-construction)	N/A	Otterpool Park LLP
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3)	The preparation of lighting designs in Tier 2 and Tier 3 that accord with the lighting strategy and with the recommendations within the Institution of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light', in particular with regards to light levels, light spill, glare and skyglow, for both the construction and operation phases of the proposed Development.	Embedded	To assist in mitigating the effects upon landscape character and visual amenity.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3)	Adopt the specifications regarding the reduction of the potential reflectivity of built form in views from the north set out in Section 5.1 of the SDP (ES Appendix 4.3).	Embedded	To assist in sensitively integrating the settlement into the surrounding landscape and Kent Downs AONB.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
Built Development Land Use and Layout							
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) section 5.1	The existing pattern of the wider landscape, with woodlands, tree belts (shaws) and hedgerows as well as other existing field boundaries (and other valued existing features such the runways of the old Lympe Airfield) that must shape the emerging arrangement of development areas. In areas where such an intimate division of the landscape does not already exist new planted breaks between development blocks would be created - as shown on the Open Space & Vegetation Parameter Plan.	Embedded	To assist in mitigating the effects upon landscape character and visual amenity.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) figure 3.8 and section 4	Incorporate retention of the existing valued views from publicly accessible areas to the North Downs escarpment (as shown in Figure 3.8 and the figures in Section 4 of the Strategic Design Principles document) in the layout of the settlement.	Embedded	To assist in mitigating the effects upon landscape character and visual amenity.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) principle 19	The separation distances between existing residential properties and new development, including consideration of the gap between the habitable rooms of existing and new dwellings (particularly where such dwellings differ in their number of storeys or in their finished floor levels) would be subject to detailed design at planning Tiers 2 and 3 to avoid unacceptable overbearing and dominating effects upon occupiers.	Embedded	To assist in mitigating the effects upon visual amenity of existing residential receptors within the site and those immediately outside of it.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
Settlement Legibility							
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) section 5.1	Adopt the measures set out in ES Chapter, section 12.4 and the Strategic Design Principles document (section 5.1) with regard to contributing to the settlement's successful visual legibility as a town.	Embedded	To assist in the reduction of adverse effects upon the landscape character receptors surrounding the site, and upon the identified visual amenity receptors with views towards it – (particularly those upon the escarpment of the North Downs),	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
Building Development Character							

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) design principle 18	Have regard for the building design vernacular set out in the Contemporary Kentish Vernacular Study (ES Appendix 12.5) when designing new buildings.	Embedded	To assist in mitigating the effects upon landscape character and visual amenity.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
Building Density							
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) section 5.1	Adopt the specifications regarding building density set out in Section 5.1 of the SDP (ES Appendix 4.3).	Embedded	To assist in sensitively integrating the settlement into the surrounding landscape and Kent Downs AONB.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
Building Form and Massing							
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3) section 5.1	Adopt the specifications regarding building form and massing set out in Section 5.1 of the SDP (ES Appendix 4.3).	Embedded	To assist in sensitively integrating the settlement into the surrounding landscape and Kent Downs AONB.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3), A Contemporary Kentish Vernacular Study (ES Appendix 12.5)	Have regard for the ten key defining character principles set out in the Contemporary Kentish Vernacular Study (ES Appendix 12.5) when designing new buildings.	Embedded	To assist in mitigating the effects upon landscape character and visual amenity.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
Building Heights							
ES Chapter Section 12.5, Strategic Design Principles (ES Appendix 4.3) section 5.1	Adopt the specifications regarding building heights and massing set out in Section 5.1 of the SDP.	Embedded	To assist in sensitively integrating the settlement into the surrounding landscape and Kent Downs AONB.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
Public Rights of Way							
ES Chapter, Section 12.4 Strategic Design Principles (ES Appendix 4.3), Parameter Plans (ES Appendix 4.2)	All existing public rights of way within the application site boundary shall be retained along their general current route and alignment, and accommodated within proposed open spaces and / or alongside a belt/area of structural planting as shown in the parameter plans described in the Design Specifications (Appendix 2) of the Strategic Design Principles Document.	Embedded	To assist in the mitigation of adverse effects upon the visual amenity of users of the existing public rights of way within the site.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
Commitments grouped per Site Specific LCA Area: The codes used in the cells below reference the structural planting units whose general location is shown on Figure 107 of the Green Infrastructure Strategy and for which the type, general location, extents and dimensions area set out in the table within Appendix 6.5 of the Green Infrastructure Strategy)							
1) Lower East Stour River Corridor							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Native species hedgerow with trees (7Y) would be planted.	Embedded	To conserve and reinforce the corridor of the East Stour River and so assist in mitigating the effects of the proposed Development upon: the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Scalloped-edged 10m wide native species tree belts (7F) and 15m wide wet woodland belts (7Z) would be planted along the site's northern boundary within this LCA Area .	Embedded	To assist in visually integrating the proposed Development into its setting and so assist in mitigating the effects of the proposed Development upon: the visual amenity of: the users of PRoW HE302 within the site, users of PRoW within 2km and between 2-4km to the north of the site, and residents of Sellindge. And upon: the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07 and 08, ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26 Strategic Design Principles (ES Appendix 4.3) section 4.0	Design of the WWTW as an attractive, well integrated 'barn'-like structure with appropriate yet discreet access within wetland landscape.	Embedded	To assist in mitigating the effects of the proposed Development upon the visual amenity of the users of PRoW HE302 within the site, users of PRoW within 2km, and between 2-4km to the west of the site, and users of local roads within 0-2km of the site i.e. Harringe Lane.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Proposed 20-30m wide native species tree belts would be planted along the Site's western boundary (7B) and around the waste water treatment works (7A) within this LCA Area.	Embedded	To assist in visually integrating the proposed Development into its setting, to reinforce the existing defensible edge of Harringe Lane, and to provide a defensible edge along this side of the overall proposed Development, so assisting in the mitigation of the effects upon the visual amenity of the users of PRoW HE302 within the site, users of PRoW within 2km, and between 2-4km to the west of the site, and users of local roads within 0-2km of the site i.e. Harringe Lane.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Existing field boundaries throughout would be strengthened with proposed native tree and hedgerow vegetation (7E).	Embedded	To assist in visually integrating the proposed Development into its setting, so assisting in mitigating the effects of the proposed Development upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26	No floodlighting to the proposed sports pitches within this site-specific LCA.	Additional	Assisting in the mitigation of the effects of the proposed Development upon: the visual amenity at night of the: residents of Sellindge; residents of Harringe Court; users of PRoW HE302 within the site; users of localised/close range PRoW within 2km to the south and west of the site; users of the North Downs Way -National Trail (NDW-NT); users of intermediate/medium range PRoW between 2-5km to the north and west of the site; users of Open Access Land upon the North Downs scarp slopes within medium range; and users of roads within 0-2km of the site i.e. Harringe Lane. Assisting in the mitigation of the effects of the proposed Development upon: the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; ABC-10, 29 and 25; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2)	A proposed 40-85m wide public open space containing wide tree belts and hedgerows would be created between the edge of the rear gardens of Barrow Hill-Sellindge and the nearest areas of proposed housing.	Embedded	To assist in visually integrating the proposed Development into its setting, so assisting in the mitigation of the effects of the proposed Development upon: the visual amenity of the users of PRoW HE303 within the site, and the residents and users of Barrow Hill, Sellindge. And upon the individual townscape identity of the settlement of Barrow Hill, Sellindge.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
2) Harringe Open Farmland Slopes							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Proposed substantial 30m wide native species tree belts (7D) and coppice woodland blocks (7C) would be planted along the western boundary of the site through this site-specific LCA Area.	Embedded	To assist in visually integrating the proposed Development into its setting and to provide a defensible edge to it along its this edge, so assisting in mitigating the effects of the proposed Development upon: The visual amenity of: the residents of Harringe Court, Court-at-Street and Aldington Church; users of localised/close range PRoW within 2km to the west of the site; and users of roads within 0-2km of the site i.e. Harringe Lane.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26 Strategic Design Principles (ES Appendix 4.3) section 4.0	Lower density built form on the site's west side interspersed with green spaces (containing tree belts).	Embedded	To form a transition, and a robust edge to surrounding countryside, so assisting in the mitigation of the effects of the proposed Development upon: the visual amenity of: the residents of Harringe Court, Court-at-Street and Aldington Church; users of localised/close range PRoW within 2km to the west of the site; and users of roads within 0-2km of the site i.e. Harringe Lane.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26	Views to the North Downs escarpment from the upper areas of this site-specific LCA (outside of the Site boundary) over the top of proposed structural planting, particularly between Harringe Lane and Springfield Wood, from PRoW HE302 have been retained.	Embedded	To assist in mitigating the effects of the proposed Development upon: the visual amenity of: users of localised/close range PRoW within 2km to the west of the site; and users of roads within 0-2km of the site including Harringe Lane and upon: the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Existing field boundaries throughout would be strengthened with proposed 15m wide native tree belts (7O, 7P, 7Q & 7R) and hedgerow vegetation (7N).	Embedded	To assist in mitigating the effects of the proposed Development upon: the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26	No floodlighting to the proposed sports pitches within this site-specific LCA.	Embedded	Assistance in mitigating the effects of the proposed Development upon: the visual amenity at night of the: residents of Sellindge; residents of Harringe Court; users of PRoW HE302 within the site; users of localised/close range PRoW within 2km to the south and west of the site; users of the NDW-NT; users of intermediate/medium range PRoW between 2-5km to the north and west of the site; users of Open Access Land upon the North Downs scarp slopes within medium range; and users of roads within 0-2km of the site i.e. Harringe Lane. And upon: the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; ABC-10, 29 and 25; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	10-15m wide native species tree belts (7H & 7K) would be aligned north-south dividing the proposed Development blocks in the adjacent site-specific LCA no.3.	Embedded	Assistance with mitigating the effects of the proposed Development upon the visual amenity of: the residents of Harringe Court; users of localised/close range PRoW within 2km to the west of the site; and users of roads within 0-2km of the site i.e. Harringe Lane.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
3) Somerfield Court Open Farmland Slopes							
ES Chapter, Table 12-26 Strategic Design Principles (ES Appendix 4.3) section 4.0	The arrangement of proposed Development blocks, access roads and public open space across this Site-specific LCA would reflect the distinctive shape of the underlying outlier/knoll landform and retain existing vegetated field boundaries.	Embedded	Assistance with mitigating the effects of the proposed Development upon: the landscape character of this LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Urban blocks would be developed within a framework of 15m wide native tree belts (7K, 7L, 7M, 7O & 7R) and tree lined streets (7J) and edges (7I) loosely radiating out from the landform and running along its contours.	Embedded	Assistance with mitigating the effects of the proposed Development upon: the visual amenity of: users of localised/close range PRoW within 2km to the north and west of the site; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north and west of the site; and users of Open Access Land upon the North Downs scarp slopes within medium range. And upon: the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; ABC-10, 25, and 29; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26 Strategic Design Principles (ES Appendix 4.3) section 4.0	The positioning of the proposed local centre upon the brow of Barrow Hill, making visually apparent the planned pattern of a nucleated settlement. Plus the placement of the proposed lowest height Development areas within this site-specific LCA. The built form on the edges of proposed Development area would have a reduced density and would be integrated with green spaces (containing tree belts along the site's west side) to form transition and robust edge to surrounding countryside.	Embedded	Assistance with mitigating the effects of the proposed Development upon the visual amenity of: the residents of Barrow Hill, Sellindge and Harringe Court; users of localised/close range PRoW within 2km to the north, south and west of the site; users of intermediate/medium range PRoW between 2-5km to the north and west of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium range; and users of roads within 0-2km of the site i.e. Harringe Lane, by making it visually apparent the planned pattern of a nucleated settlement so that a clear understanding of its purpose is possible, and so that it is not visually perceived simply as 'sprawl'.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Existing field boundaries throughout would be strengthened with proposed native tree and hedgerow vegetation, and 10-20m wide native species tree belts (3K, 3L, 7S, 7T) would be planted.	Embedded	To divide proposed Development blocks in this site-specific LCA, and so assist in visually integrating them into their setting, and restoring a stronger landscape pattern – to assist in mitigating the effects upon the visual amenity of: the residents and users of Barrow Hill, Sellindge, Court-at-Street, Aldington Church, Brabourne and Harringe Court; users of localised/close range PRoW within 2km to the north, south and west of the site; users of intermediate/medium range PRoW between 2-5km to the north and west of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium range; and users of roads within 0-2km of the site i.e. Harringe Lane. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; ABC-10, 25, 29, 30 and 31; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2)	A proposed 40-85m wide public open space containing tree belts and hedgerows would be created between the edge of the rear gardens of Barrow Hill-Sellindge and the nearest areas of proposed housing.	Embedded	To assist in visually integrating the proposed Development into its setting, so assisting in the mitigating the effects upon the visual amenity of the users of PRoW HE303 within the site, and the residents and users of Barrow Hill, Sellindge. And upon the Individual townscape identity of the settlement of Barrow Hill, Sellindge.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
4) Harringe Brooks Woodland							
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2)	A proposed approximate 50m wide open space buffer would be created between the edge the woodland and the closest area of proposed built proposed Development.	Embedded	To maintain the integrity of the woodland and its visual distinctiveness in the surrounding landscape, and assist in the mitigation of effects upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Operation)		Otterpool Park LLP / Developer
5) Otterpool Manor Open Farmland Slopes							
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2)	A proposed open space buffer around the residual estate of Otterpool Manor would be created.	Embedded	To conserve the farmstead's immediate rural setting, and conserve publicly accessible views out from this area to the North Downs escarpment, and so assist in mitigation the effects of the proposed Development upon the visual amenity of users of PRoW HE315 (that runs through this farmstead) and of Otterpool Lane. And upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26	The placement of the proposed tallest development blocks within this site-specific LCA on the lowest part of its northern side, away from the southern boundary of the site and from the upper slopes of the greensand ridge.	Additional	To help visually integrate the proposed Development into its setting and so assist in mitigating the effects of it upon the visual amenity of: users of localised/close range PRoW within 2km to the north, west and south of the site; the residents and users of Court-at-Street and Aldington Church, Brabourne; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north and west of the site; and users of Open Access Land upon the North Downs scarp slopes within medium range. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; ABC-10, 25, 29, 30 and 31; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Existing field boundaries would be strengthened with 12.5-20m wide proposed native tree and hedgerow vegetation and tree belts would be planted through the centre (3D, 3G, 3H, 3K and 3P) and along parts of the eastern (3E, 3F, 3I, 3J & 3N) western (3C) and northern (3M & 3O) boundaries of the development blocks of this site-specific LCA.	Embedded	To help visually integrate the proposed Development into its setting and so assist in mitigating the effects of it upon the visual amenity of: users of PRoW HE316 within the site; the residents of Barrow Hill, Sellindge, Court-at-Street, Aldington Church, Brabourne, and Otterpool Manor; users of localised/close range PRoW within 2km to the north, south and west of the site; users of intermediate/medium range PRoW between 2-4km to the north and west of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium and long range; and users of roads within 0-2km of the site i.e. Otterpool Lane. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; ABC-10, 25, 29, 30 and 31; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	12.5m wide native tree belts (3A & 3B) would be planted along the southern edge of this site-specific LCA.	Embedded	To help visually integrate the proposed Development into its setting and to create better definition between it and the parkland estate of Port Lympne Animal Park and so assist in mitigating the effects of it upon the visual amenity of users of the Port Lympne Animal Park (arriving and leaving along the entrance drive off Otterpool Lane) and users of roads within 0-2km of the site i.e. Otterpool Lane.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
6) Port Lympe Wooded Parkland							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	12.5-20m wide native tree belts (3A, 3B & 3C) would be planted along the northern edge of this site-specific LCA.	Embedded	To help visually integrate the proposed Development into its setting and to create better definition between it and the parkland estate of Port Lympe Animal Park and so assist in mitigating the effects of it upon the visual amenity of users of the Port Lympe Animal Park (arriving and leaving along the entrance drive off Otterpool Lane) and users of roads within 0-2km of the site i.e. Otterpool Lane.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26	The placement of the proposed tallest development blocks within the area of the site closest to this away from its edge – i.e. away from the upper slopes of the greensand ridge.	Additional	To help visually integrate the proposed Development into its setting and so assist in mitigating the effects of it upon the visual amenity of users of the Port Lympe Animal Park (arriving and leaving along the entrance drive off Otterpool Lane).	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
7) Barrow Hill-Sellindge Linear Settlement							
Parameter Plans, the GI Strategy (section 6.5) & LVIA table 12-26	A proposed 40-85m wide public open space containing 20m wide native tree belts (7U and 7X) and hedgerows (3M & 7W) would be created between the west edge of the rear gardens of Barrow Hill-Sellindge and the nearest areas of proposed housing.	Embedded	To help visually integrate the proposed Development into its setting and so assist in mitigating the effects of it upon the visual amenity of users of PRoW HE303 within the site, and the residents and users of Barrow Hill, Sellindge. And upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	A proposed 10m wide native tree belt (5I) and hedgerow with trees (5J along the east edge of Barrow Hill-Sellindge (where the existing residential properties here already have relatively long and well vegetated rear gardens) would be planted.	Embedded	To help in visually integrate the proposed Development into its setting and conserve the individual townscape identity of the settlement of Barrow Hill, Sellindge, so assisting in mitigating the effects of it upon the visual amenity of the users of PRoW HE271A within the site, and the residents and users of Barrow Hill, Sellindge. And upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	A proposed landscape of trees, sports pitches, and riverside parkland would be created along the south-east edge of Barrow Hill-Sellindge.	Embedded	To help in the retention of existing views from this part of settlement area across the open landscape and to the North Downs escarpment, so assisting in mitigating the effects of the proposed Development upon the visual amenity of the residents and users of Barrow Hill, Sellindge.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
8) M20 / Railway Linear Infrastructure							
There are no commitments within this area							
9) Upper East Stour Open Farmlands							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The existing wavy edge field boundaries already created by the East Stour River, and its tributaries would be retained and strengthened with hedgerow planting (1G, 5E, 5L) and areas of diverse semi-natural landscape.	Embedded	To assist in mitigating the effects of the proposed Development upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26	The placement of the proposed tallest development blocks within this Site-specific LCA away from its edges with Westenhanger Castle and Barrow Hill-Sellindge.	Additional	To assist in visually integrating this part of the proposed Development into its setting so helping mitigate the effects of it upon the visual amenity of: users of localised/close range PRoW within 2km to the north of the site; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north of the site; users of Open Access Land upon the North Downs scarp slopes within medium range; users and residents Westenhanger Castle; and residents and users of Barrow Hill, Sellindge. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26 Strategic Design Principles (ES Appendix 4.3) section 6.5	The positioning of the proposed local centre near the brow of higher land within this Site-specific LCA.	Embedded	To make visually apparent the planned pattern of a nucleated settlement so that a clear understanding of its purpose is possible, and so that it is not visually perceived simply as 'sprawl' so helping mitigate the effects of the proposed Development upon the visual amenity of: users of PRoW HE271A, 275 and 227 within the site; the residents and users of localised/close range PRoW within 2km to the north of the site; users of intermediate/medium range PRoW between 2-5km to the north of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium and long range; users of roads within the site i.e. A20 Ashford Road; and users of roads 0-2km of the site i.e. Kennett Lane.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Existing field boundaries would be strengthened with proposed native tree lines (1C & 5G), and hedgerow (1G, 5E & 5H) vegetation and by 10-20m wide native species tree belts (1F, 5C & 5D) planted between development blocks through the centre, along either side of the planned riverside park, and along the northern edge of the site-specific LCA (1A, 5A, 5B & 5K).	Embedded	To assist in visually integrating this part of the proposed Development into its setting, restore a stronger landscape pattern throughout this site-specific LCA, and reinforce the existing defensible edge created by the railway to the north. This would help mitigate the effects of the proposed Development upon the visual amenity of: users of PRoW HE271A, 275 and 227 within the site; the residents and users of localised/close range PRoW within 2km to the north of the site; users of intermediate/medium range PRoW between 2-5km to the north of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium and long range; users of roads within the site i.e. Otterpool Lane and A20 Ashford Road; and users of roads 0-2km of the site i.e. Kennett Lane. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 06, 07, 08 and 09; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26, Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	A proposed landscape of trees, sports pitches, and riverside parkland would be created along the south-east edge of Barrow Hill-Sellindge.	Embedded	To help in the retention of existing views from this part of settlement area across the open landscape and to the North Downs escarpment, so assisting in mitigating the effects of the proposed Development upon the visual amenity of the residents and users of Barrow Hill, Sellindge and users of PRoW HE315 and HE275 within the site.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
10) Upper Otterpool Enclosed Farmlands							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Existing field boundaries would be strengthened with proposed 10m wide native tree belt (6I) and field corner planting (6J), hedgerow vegetation (6F), 10-20m wide native species tree belts (6K, 6L, 6O, 8F & 8H) and tree lines (6H, 6M, 6N & 6O) would be planted around and between development blocks through the centre, alongside of the East Stour River tributary.	Embedded	To assist in visually integrating this part of the proposed Development into its setting and restore a stronger landscape pattern throughout this site-specific LCA, so helping mitigate the effects of it upon the visual amenity of: users of PRoW HE314 within the site; the residents and users of Lympne, Newingreen, and Brabourne; users of localised/close range PRoW within 2km to the north of the site; users of intermediate/medium range PRoW between 2-5km to the north of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium and long range; and users of roads within 0-2km of the site i.e. Stone Street, Otterpool Lane and Kennett Lane. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 06, 07, 08 and 09; ABC-30 and 31; and ABC-AONB-01, 02 and 03	Planning condition	Design Stage - Tier 2, 3 (Construction and Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	An informal country park would be created with native field corner tree planting (6E) and coppice (6G), 10-15m wide tree belts (6A, 6B), scrub and hedgerow planting, and tussocky grasslands which conserves the setting of the geological SSSI and the recently discovered Roman villa, which retains elements of this site-specific LCA's semi-naturalised character, and which create new publicly-accessible views to the North Downs escarpment.	Embedded	To conserve the setting of the geological SSSI and the recently discovered Roman villa, and retain elements of this Site-specific LCA semi-naturalised character so helping mitigate the effects of the proposed Development upon the visual amenity of: users of PRoW HE315 within the site; users of roads within 0-2km of the site i.e. Ashford Road, Otterpool Lane; and residents of Upper Otterpool. And upon the landscape character of this LCA: SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction and Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26	The placement of the proposed tallest development blocks within this Site-specific LCA away from the upper slopes of the greensand ridge, and its edges with Upper Otterpool, Newingreen and Lympne, the northern edge of the Site.	Additional	To assist in visually integrating this part of the proposed Development into its setting and to avoid the introduction of built form that would break the skyline in views to it from the North Downs escarpment, so helping mitigate the effects of it upon the visual amenity of: users of localised/close range PRoW within 2km to the north of the site; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north of the site; users of Open Access Land upon the North Downs scarp slopes within medium range; users and residents Westenhanger Castle; residents and users of Barrow Hill, Sellindge. And upon the landscape character of this LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The existing wavy edge field boundaries already created by the East Stour River, and its tributaries would be retained and strengthened with tree lines (1K), wet woodland (2B & 2F) hedgerow planting (2D) and areas of diverse semi-natural landscape created.	Embedded	To assist in mitigating the effects of the proposed Development upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0	A proposed public open space would be created between the southern edge of Newingreen and the nearest areas of proposed housing. New orchard planting (6Q), hedgerow with trees (6P), and 10-15m wide tree belts (2E, 2G & 6R) would be used to reinforce the landscape structure in this area.	Embedded	To assist in visually integrating the proposed Development into its setting, reinforcing the existing defensible edge created by the Stone Street to the east, and protecting the individual identity of the settlement (as well as that of Lymgne) and its rural setting, and so helping to mitigate the effect of it upon the visual amenity of: the residents and users of Newingreen and Lymgne (including Berwick House); users of PRoW HE314 within the site; users of localised/close range PRoW, within 2km to the east of the site; and users of roads within 0-2km of the site i.e. Stone Street. And upon the landscape character of LCA: SDC-12.	Planning condition	Design Stage - Tier 2, 3 (Construction and Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 6.5	A proposed 75-175m wide public open space would be created between the edge of the built-up area of Lymgne and the nearest areas of proposed housing. New 20-30m wide native tree belts (8D, 8F, 8G & 8H) field corner tree planting (8E) would be used to reinforce the landscape structure in this area.	Embedded	To assist in visually integrating the proposed Development into its setting, avoiding coalesce, and protecting individual identity of the village and its rural setting, so helping to mitigate the effects of it upon the visual amenity of the residents and users of Lymgne.	Planning condition	Design Stage - Tier 2, 3 (Construction and Operation)	N/A	Otterpool Park LLP
11) Lymgne Plateau Industry							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The boundaries to this Site-specific LCA (including at its entrance off Otterpool Lane) would be strengthened with woodland blocks (8M), proposed native tree line/avenue (8J), and hedgerow vegetation (8K) and 10m wide native species tree belts (8L).	Embedded	To assist in visually integrating this part of the proposed Development into its setting, restoring a stronger landscape pattern throughout this site-specific LCA and ameliorating existing discordant views to the Lymgne Industrial Estate, so helping to mitigate the effects of the proposed Development upon the visual amenity on users of PRoW HE316 within the site; the residents of Lymgne, Newingreen; users of localised/close range PRoW within 2km to the north and west of the site; users of intermediate/medium range PRoW between 2-5km to the north and west of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium and long range; and users of roads within the site i.e. Otterpool Lane.	Planning condition	Design Stage - Tier 2, 3 (Construction and Operation)	N/A	Otterpool Park LLP / Developer
12) Lymgne Plateau Open Grassland							
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.4	A proposed 75-175m wide public open space, woodland block (8C), and 30m wide native tree belt (8D) buffer would be created between the edge of the built-up area of Lymgne and the nearest areas of proposed housing.	Embedded	To assist in visually integrating the proposed Development into its setting, avoiding coalescence with the village of Lymgne, protecting the individual identity of the settlement and its rural setting, creating a defensible edge to the proposed Development, and allow retention of views out from here to the North Downs escarpment so helping to mitigate the effects of the proposed Development upon the visual amenity of residents and users of Lymgne and upon the landscape character of LCA SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction and Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	A proposed 75m minimum wide public open space, woodland block (8B), and 15m wide native tree belt (8A) buffer would be created between the B2067 Aldington Road and the nearest areas of proposed housing.	Embedded	To assist in visually integrating the proposed Development into its setting, creating a defensible edge to the proposed Development, and allow retention of views out from here to the North Downs escarpment, so helping to mitigate the effects of the proposed Development upon the visual amenity of the residents of properties along Aldington Road; users of localised/close range PRoW within 2km to the south of the site; and users of the SSW-LDP.	Planning condition	Design Stage - Tier 2, 3 (Construction and Operation)	N/A	Otterpool Park LLP

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Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26	The placement of the proposed tallest development blocks within this Site-specific LCA away from the crest of the greensand ridge, the southern edge of the Site, and its boundary with Lymgne.	Additional	To assist in visually integrating this part of the proposed Development into its setting, and to maintain a wooded crest to the greensand ridge in views from the North Downs escarpment, so helping to mitigate the effects of the it upon the visual amenity of: users of the SSW-LDP; users of localised/close range PRoW within 2km to the north and south of the site; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north of the site; and users of Open Access Land upon the North Downs scarp slopes within medium and long range. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07 and 08; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	10-20m wide tree belts (8I, 8P, 8Q & 8R) and hedgerows with trees (8N) would be planted along the edges and through the centre (including alongside the line of the old airfield runway 8O) of areas new built development within this LCA to assist in: visually integrating them into their setting; ameliorating existing views to the Lymgne Industrial Estate; restoring a stronger landscape pattern throughout the site Specific LCA; and reflecting the airfield's history.	Embedded	To assist in visually integrating the proposed Development into its setting; ameliorating existing views to the Lymgne Industrial Estate; and restoring a stronger landscape pattern throughout the site Specific LCA, so helping to mitigate the effects of the it upon the visual amenity of: users of the SSW-LDP; users of localised/close range PRoW within 2km to the north and south of the site; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north of the site; and users of Open Access Land upon the North Downs scarp slopes within medium and long range. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 07, 08 and 09; ABC-30; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
13) Westenhanger Scattered Settlement							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Retention of some of the existing mature trees around the existing racecourse buildings and planting of 10m wide native tree belts (1B & 1J) along the northern boundary of the Site (so reinforcing the existing defensible edge created by the railway to the north), along the edge with the settlement of Westenhanger (1H), and tree planting around the edge of the built development (1C, 1D & 1E) within this site-specific LCA	Embedded	To assist in: visually integrating the proposed Development here into its setting and restoring a stronger landscape structure throughout, so helping to mitigate the effects of the it upon the visual amenity of: residents and users of Westenhanger and Stanford; users of the PRoW HE227; users of Stone Street; users of localised/close range PRoW within 2km to the north of the site; users of intermediate/medium range PRoW, between 2-5km to the north of the site; users of the NDW-NT; and users of Open Access Land upon the North Downs scarp slopes within medium and long range.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The proposed conservation and reinforcement of the existing landscape pattern that the East Stour River, and its tributaries, have already created. The old Racecourse pond and the watercourse from here to the East Stour River would be retained and strengthened with new riparian planting, and areas of diverse semi-natural landscape created.	Embedded	To assist in visually integrating the proposed Development here into its setting, so helping to mitigate the effects of it on the landscape character of LCA: SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26	The placement of the proposed tallest development blocks within this site-specific LCA away from its edges with Westenhanger Castle and the settlement of Westenhanger to assist in visually integrating this part of the proposed Development into its setting. Ensure sensitive treatment of the phase's edges adjoining existing communities	Additional	To assist in visually integrating the proposed Development here into its setting, so helping to mitigate the effects of it upon the visual amenity of: users of the PRoW HE227; users and residents Westenhanger Castle; and residents and users of Westenhanger.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer

Landscape & Visual Impact Assessment (OP5)

Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The creation of a historically appropriate and publicly accessible parkland setting to Westenhanger Castle from its southerly edge to the A20 Ashford Road (on land that was previously part of the old Racecourse), including gardens, open parkland, and new non-vehicular drive upon the historic approach to the Castle, areas of play and formal/informal recreation.	Embedded	To assist in visually integrating the proposed Development here into its setting, so helping to mitigate the effects of it upon the visual amenity of: users of the PRoW HE227 and HE275; and users of Westenhanger Castle.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The conservation of the character of Stone Street as an intimate lane and the protection of the individual identity of the settlement of Westenhanger along it with new 10m wide native tree belt planting (1I, 4I & 4M).	Embedded	To assist in visually integrating the proposed Development here into its setting, so helping to mitigate the effects of it upon the visual amenity of: users of the PRoW HE221A and HE281; and users and residents of Westenhanger.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
14) Hillhurst Open Farmland							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The majority of the existing mature trees around the existing Hillhurst Farm buildings would be retained and 10-30m wide native tree belts would be planted along the northern (4A) and eastern boundaries (4I, 4J, 4N, 4O) of the Site along the edge with the settlement of Westenhanger (4I & 4M), and through the centre of areas new built development (4B, 4C, 4D, 4E, 4F, 4G & 4H) within this site-specific LCA.	Embedded	To assist in: visually integrating the proposed Development into its setting; restoring a stronger landscape pattern throughout the LCA; conserving the individual identity of Westenhanger; and reinforcing the existing defensible edge created by the railway to the north and Kiln Wood and Sandling Park to the east so helping mitigate the effect of the Development upon the visual amenity of: users of PRoW HE281 and HE221A within the site; the residents and users of Westenhanger (including the properties of Little Greys and Twin Chimneys), Stanford; users of localised/close range PRoW within 2km to the north and east of the site; users of intermediate/medium range PRoW between 2-5km to the north of the site; users of the NDW-NT; users of Open Access Land upon the North Downs scarp slopes within medium and long range; users of roads within the site i.e. Stone Street and A20 Ashford Road; and users of roads 0-2km north of the site i.e. Kennett Lane; and Users of Junction 11 of the M20 and the adjacent Service Station. And upon the landscape character of LCA SDC-11 and adjoining LCAs: SDC-05, 06, 07, 08 and 12; and ABC-AONB-01, 02 and 03.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer

Landscape & Visual Impact Assessment (OP5)

Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The proposed upgrading, part-realignment and potential dualling of the A20 Ashford Road note dualling between junction 11 of the M20 and Newingreen, and the earthworks associated with these would be mitigated by: minimising the amount of new road that would be 'off-line' from its current alignment, so to reduce the quantity of visible highway design-associated earthworks (i.e. steep cuttings and embankments); retaining the majority of the existing tree belt that lies on the west side of the current road near to Little Greys; bolstering this with additional 10m wide native tree belt planting (4J) immediately to the south west between the new alignment and the boundary with the AONB / Sandling Park; further 10m wide native tree belt planting (4J) around the boundary of the current roundabout in the far north-east corner of the Site and the adjacent AONB; gapping up the current hedgerow between the roundabout and Kiln Wood on the east side of the current road with new hedge species and 10m wide tree planting (4J); new native hedge planting between the A261 at the Newingreen junction and Kiln Wood; creating a vegetated median within any potential dual carriageway, planted with native tree and understorey species; 10m wide planting tree belt (4N & 4O) along the north-western side of the road between it and the nearest area of proposed built development.	Embedded and Additional	These would assist in visually integrating the works into their setting, and reinforcing the defensible edge to the eastern side of the proposed Development so helping mitigate the effect of it upon the visual amenity of: users of PRoW HE281 and users of localised/close range PRoW within 2km to the east of the site. And upon the landscape character of LCA SDC-12.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
ES Chapter, Table 12-26	The placement of the proposed tallest development blocks within this Site-specific LCA away from its edges with the existing residential areas of Stone Street and the AONB.	Additional	To assist in visually integrating this part of the proposed Development into its setting, so mitigating the effect of it upon the visual amenity of the residents and users of Westenhangar (including the properties of Little Greys and Twin Chimneys).	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26 Strategic Design Principles (ES Appendix 4.3) section 4.0	Placement of the main area of business premises along the northern edge of the Site adjacent to the railway line, junction 11 of the M20 and the motorway service station.	Embedded	To assist in visually integrating this part of the proposed Development into its setting, so mitigating the effect of it The visual amenity of: users of PRoW HE281, users of localised/close range PRoW within 2km to the north of the site; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north of the site; users of Open Access Land upon the North Downs scarp slopes within medium range; and residents and users of Westenhangar.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Creation of tree lined (4K) village green at the southerly most section of this Site-specific LCA.	Embedded	To assist in the conservation of the views towards the North Downs escarpment from PRoW HE313 within the adjacent Site Specific LCA no.20, and from Hythe Road, so mitigating the effect of the proposed Development upon the visual amenity of: users of localised/close range PRoW within 2km to the west of the site; and users of roads within 0-2km of the site including Hythe Road. And upon the landscape character of LCA SDC-12.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer

Landscape & Visual Impact Assessment (OP5)

Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26	The creation of appropriate separation distances between those scattered dwellings along Stone Street (i.e. Little Greys, Twin Chimneys and Tollgate Cottage) within or adjacent to the application boundary, which are reasonably assumed to be retained and occupied in the same way as they are currently throughout the entirety of the construction period, and any proposed built form, including consideration in particular of the gap between the habitable rooms of existing and new buildings (particularly where such dwellings differ in their number of storeys or in their finished floor levels). Plus, the use of existing mature structural vegetation or planting of new structural vegetation immediately beyond the boundary these properties' curtilages and access drives where they adjoin areas of proposed built form and/or infrastructure. The design of new built form must also respect the scale of such residential buildings in terms of their heights and character.	Additional	To avoid unacceptable overbearing and dominating visual effects upon occupiers of existing dwellings.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
15) A20 Scattered Settlement							
ES Chapter, Table 12-26, Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Creation of space for tree planting (1K & 5F) along the A20.	Embedded	To assist in visually integrating adjacent development blocks into their setting and creating an improved cohesion to the landscape along the length the road, so mitigating the effect of the proposed Development upon the visual amenity of: users of PRoW HE275; users of the NDW-NT; users of intermediate/medium range PRoW, between 2-5km to the north of the site; users of Open Access Land upon the North Downs scarp slopes within medium range; residents along the A20; residents and users of Newingreen; users of the A20 Ashford Road.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26	The creation of appropriate separation distances between those dwellings (i.e. the scattered houses along the A20 and at the edge of Newingreen) within or adjacent to the application boundary, which are reasonably assumed to be retained and occupied in the same way as they are currently throughout the entirety of the construction period, and any proposed built form, including consideration in particular of the gap between the habitable rooms of existing and new buildings (particularly where such dwellings differ in their number of storeys or in their finished floor levels). Plus, the use of existing mature structural vegetation or planting of new structural vegetation immediately beyond the boundary these properties' curtilages and access drives where they adjoin areas of proposed built form and/or infrastructure. The design of new built form must also respect the scale of such residential buildings in terms of their heights and character.	Additional	To avoid unacceptable overbearing and dominating visual effects upon occupiers of existing dwellings.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 12-26 Strategic Design Principles (ES Appendix 4.3) section 4.0	The creation of proposed wide openings between areas of proposed Development blocks, including: the proposed non-vehicular drive along the historic approach to Westenhanger Castle; the public open space along the tributary to the East Stour River; and the open space leading to the site of the Roman Villa and geological SSSI.	Embedded	To assist in reinforcing the visual links from the road to the surrounding landscape and allowing views to Westenhanger Castle and the North Downs escarpment, so mitigating the effect of the proposed Development upon the visual amenity of: users of PRoW HE275; and users of the A20 Ashford Road.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer

Landscape & Visual Impact Assessment (OP5)

Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
16) Newingreen Linear Settlement							
ES Chapter, Table 12-25, Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	A proposed open space, woodland blocks and 10m wide tree belt buffer (1M & 2E) would be created between the southern edge of Newingreen and the nearest areas of proposed housing.	Embedded	To assist in visually integrating the proposed Development into its setting and protecting the individual identity of the settlement and its rural setting, so mitigating the effect of the proposed Development upon the visual amenity of: the residents and users of Newingreen; users of PRoW HE314 within the site; users of localised/close range PRoW, within 2km to the east of the site; and users of roads within 0-2km of the site, i.e. Stone Street.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
17) Lympne Settlement Core							
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	A proposed 75-175m minimum wide public open space, woodland block (8B, 8C, 8D & 8E), and tree belt (6R & 8G) buffer would be created within the adjoining site-specific LCA between the edge of the built-up area of Lympne and the nearest areas of proposed housing.	Embedded	To assist in visually integrating the proposed Development into its setting, protecting individual identity of the village and its rural setting, so mitigating the effect of the proposed Development upon the visual amenity of the residents and users of Lympne, and upon the landscape character of LCA: SDC-11.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP / Developer
18) Sandling Park Open Farmlands and 19 Sandling Wooded Parkland							
ES Chapter, Table 12-26, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	The proposed upgrading, part-realignment and potential dualling of the A20 Ashford Road note dualling between junction 11 of the M20 and Newingreen, and the earthworks associated with these would be mitigated by: minimising the amount of new road that would be 'off-line' from its current alignment, so to reduce the quantity of visible highway design-associated earthworks (i.e. steep cuttings and embankments); retaining the majority of the existing tree belt that lies on the west side of the current road near to Little Greys; bolstering this with additional native tree belt planting (4J) immediately to the south west between the new alignment and the boundary with the AONB / Sandling Park; further native tree belt planting (4J) around the boundary of the current roundabout in the far north-east corner of the Site and the adjacent AONB; gapping up the current hedgerow between the roundabout and Kiln Wood on the east side of the current road with new hedge species and tree planting (4J); new native hedge planting (4J) between the A261 at the Newingreen junction and Kiln Wood; creating a vegetated median within any potential dual carriageway, planted with native tree and understorey species; planting tree belt (4N & 4O) along the north-western side of the road between it and the nearest area of proposed built development.	Embedded and Additional	To assist in visually integrating the works into their setting, and reinforcing the defensible edge to the eastern side of the proposed Development, so helping to mitigate the visual amenity of: users of localised/close range PRoW within 2km to the east of the site, and upon the landscape character of LCA SDC-12.	Planning condition	Design Stage - Tier 2, 3 (Construction & Operation)	N/A	Otterpool Park LLP
20) Berwick Enclosed Farmland							
ES Chapter, Table 12-26, Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	Creation of a tree lined (4K) village green at the southerly most section of adjacent Site-specific LCA no.14.	Embedded	To assist in the conservation of the views towards the North Downs escarpment from PRoW HE313 within the adjacent Site Specific LCA no.20, and from Hythe Road, so mitigating the effect of the proposed Development upon the visual amenity of: users of localised/close range PRoW within 2km to the west of the site; and users of roads within 0-2km of the site including Hythe Road. And upon the landscape character of LCA SDC-12.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer

Landscape & Visual Impact Assessment (OP5)

Source Document(s)	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial commitment	Responsible
ES Chapter, Table 12-26, Strategic Design Principles (ES Appendix 4.3) section 4.0, Green Infrastructure Strategy (ES Appendix 4.11) section 6.5	A proposed public open space would be created between the southern edge of Newingreen and the nearest areas of proposed housing. New orchard planting (6Q), hedgerow (2G &6P), and 10-15m wide tree belts (2E & 6R) would be implemented.	Embedded	To assist in visually integrating the proposed Development into its setting, to reinforce the landscape structure in this area, to reinforce the existing defensible edge created by the Stone Street to the east, and to protect the individual identity of the settlement (as well as that of Lympne) and its rural setting, so helping to mitigate the visual amenity of: the residents and users of Stone Street (including Berwick House); users of PRoW; users of localised/close range PRoW, within 2km to the east of the site; and users of roads within 0-2km of the site i.e. Stone Street. And upon the landscape character of LCA SDC-12.	Planning condition	Design Stage - Tier 2, 3 (Operation)	N/A	Otterpool Park LLP / Developer

Noise and Vibration (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To ensure that construction mitigation measures identified in the Noise and Vibration ES Chapter are effectively delivered.	Planning condition	Construction	N/A	Contractor
ES Chapter, Section 13.5	Noise levels approaching the identified permitted construction noise limits based on the ABC methodology described in BS5228 would dictate a need to put in place mitigation to reduce noise back to within acceptable levels.	Embedded	Limit impact of demolition/construction activities.	Planning condition	Construction	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.5	Specific consideration of residual noise effects requires the re-assessment of the noise impacts once construction methodologies have been determined.	Embedded	Limit impact of demolition/construction activities.	Planning condition	Construction	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.5	Demolition work to be assessed and controlled through Tier 2 and Tier 3 assessments and the CoCP and potential effects of various techniques to be carefully considered with regards to noise.	Embedded	Limit impact of demolition/construction activities.	Planning condition	Construction	N/A	Otterpool Park LLP / Developer
The following mitigation measures would require to be considered though the detailed design of any residential areas of the site:							
ES Chapter, Section 13.4	Appropriate façade mitigation measures (glazing - enhanced glazing to upper floors of new dwellings during Tier 2 and Tier 3 assessments to achieve internal levels compliant with BS8233 - and ventilation provision) to ensure that internal noise climates are acceptable.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.5	Layout considerations to ensure that noise is also controlled by layout design to avoid locating external sensitive areas and sensitive rooms in positions exposed to significant noise sources.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.6	Provision for acoustic screening where necessary either through optimum placement and design of intervening buildings (layout options) or specific acoustic fencing/bunding where necessary.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 13-43	Consideration of potential noise effects against BS4142 methodology as part of the future Tiers	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 13-43	An appropriate Acoustic Design Strategy (ADS) supporting the detailed design to be produced	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 13-43	Further assessment of noise for new residential dwellings required during Tier 2 and Tier 3 when layouts are available	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Noise associated with the retail/ commercial/ industrial activities proposed within the proposed Development has the potential to result in adverse effects on sensitive receptors in the vicinity, either proposed or existing therefore the following mitigation should be considered in the detailed design:							
ES Chapter, Section 13.4	The use of layout provision. Building massing, orientation and positioning can be used as effective screening for noise generating uses.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Any external fixed plant would require, as far as possible, to be located on façades not facing directly onto any sensitive residential receptors either existing or proposed, and would require acoustic treatment where necessary to control noise emissions.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Noise generating activities should be screened by suitably robust and detailed acoustic fencing provision where deemed necessary.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	The construction of the building shells should be appropriately specified to control noise breakout into the environment from noisy activities undertaken within.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer

Noise and Vibration (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Chapter, Section 13.4	Consideration of access routes and the proximity of these to sensitive receptors both proposed and existing.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Consideration of the location of service yards, timings of deliveries, along with the use classifications/activities permissible in proximity to existing or proposed sensitive receptors.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Further assessment will be undertaken as part of the future Tier assessments when further details regarding uses is understood, and mitigation can be prescribed	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Suitable noise limits based upon the prevailing noise climate should be specified within any appropriately worded planning permission to control noise	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.5	Noise associated with any commercial/ light industrial development at the site would need to be controlled as far as practically possible to a cumulative level which is no higher than the existing background noise climate (LA90 +/-0dB) at the nearest noise sensitive receptors (proposed) without the source under consideration	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Noise mitigation associated with schools, medical facilities, dentists, community buildings:							
ES Chapter, Section 13.4	The use of layout provision. Building massing, orientation and positioning can be used as effective screening for noise generating uses.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Appropriate façade mitigation measures (glazing and ventilation provision) to ensure that internal noise climates are acceptable for the intended use of the building. This will include consideration identified noise sources from M20 and HS1 beyond the northern boundary and A20 and B2067.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Internal layout considerations of the building to ensure that noise is controlled by layout design to avoid locating external sensitive areas in positions exposed to noise sources.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	Provision for acoustic screening where necessary either through optimum placement and design of intervening buildings (layout options) or specific acoustic fencing/screening where necessary. This will include consideration identified noise sources from M20 and HS1 beyond the northern boundary and A20 B2067.	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.4	School mitigation measures should be included to ensure noise levels, including internal acoustic performance of the buildings, meet the requirements of BB93	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer

Noise and Vibration (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Chapter, Section 13.4	Health centres should meet the requirements of guidance document HTM08-01 Health Technical Memorandum for noise mitigation	Additional	To ensure compliance with noise mitigation requirements.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Table 13.43	Assessment and consideration of noise associated with areas of public open space is considered in accordance with the external guidance of both the WHO Guidelines for Community Noise and BS8233	Additional	To ensure compliance with noise mitigation requirements	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 13.5	Stand-off distance of 5m to be maintained from the railway boundary fence to avoid issues with ground borne vibration	Additional	To avoid issues with ground borne vibration.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 3.5	Identified buildings within the red line boundary that are to be retained or have an option to be retained or demolished (when assuming these will also be retained) that are close to the new roads, including the Primary access road and A20 new link road will be assessed for the need for mitigation due to the increase in traffic noise in accordance with the Noise Insulation Regulations 1975	Additional	To ensure compliance with noise mitigation requirements	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer

Socioeconomics (OP5 and OP5 Appendix 4.10, 4.14 and 14.1)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Community Development and Facilities Strategy	Actively support the future community of Otterpool Park through drafting, implementing, and funding a Community Development Strategy and appointing a funded Community Development Manager. Their remit will be to engage with and invest in community activities and help tackle challenges arising during build out, including potential construction impacts on new and existing residents;	–	To actively support the future community of Otterpool Park.	Planning condition	Prior to occupation	Yes	Otterpool Park LLP
Community Development and Facilities Strategy	A formal Education Review Mechanism, managed by an Education Monitoring and Management Group (including KCC who will have the deciding vote/veto) will be secured through the S106 agreement.	–	This will ensure that Otterpool Park will only deliver enough school places to meet the needs of children on-site as the community grows.	S106 obligation	Pre-commencement (or before)	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	All primary schools will have nursery facilities	–	To promote sustainable travel patterns by providing for education from early years to sixth form on-site	S106 obligation	Operation	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	There will be up to seven primary schools of 2 or 3 FE each, each with an integrated or co-located nursery/early years facility. Additional nursery provision will be located throughout the development, (at least 6 additional settings subject to operators coming forward) including on sites that have access to outdoor space	–	The LLP wishes to promote active travel and reduce the use of cars and a key part of this will be providing local schools that children can walk or take a local bus to. Sustainable transport options will be taken into account in the decisions about timing of new schools.	S106 obligation	Operation	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	Secondary provision will consist of one school up to 10FE and a safeguarded site which could accommodate up to 6FE (a minimum usable site area to be confirmed in the s106). Sixth form places would be delivered alongside secondary school provision.	–	It is expected that a majority of secondary school places for Otterpool Park will be met on-site. However, considering that primary demand has now started levelling off, it is possible that the secondary school surplus will increase in the medium term. Therefore, it is possible that off-site solutions may be possible in the early phases of the development.	S106 obligation	Operation	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	A school for children with Special Educational Needs or Disabilities will be provided on-site, either co-located with a primary or secondary school, or standalone.	–	KCC has indicated SEN places must be taken into account for the Otterpool Park development in respect of the identified demand, as there is no surplus to cater for pupils from the development.	S106 obligation	Operation	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	KCC and the LLP will put in place a timetable of milestones to ensure that the process of land transfer, detailed planning and design, construction and opening is managed to trigger schools opening when needed, in line with housing occupation.	–	KCC and the LLP have not yet decided which option will be used at Otterpool Park – and the approach may differ from school to school. The LLP's preferred option is that the LLP will build the schools directly due to its long term interest as master developer, but the legal agreements will retain flexibility at Tier 1 stage. (4.61)	S106 obligation	Pre-commencement	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	Community use of school facilities will be promoted (but cannot be legally guaranteed)	–	To maximise opportunities for community use of facilities and for school revenue generated by their assets	N/A. These would need to be secured through Community Use Agreements to be adopted as part of the school management agreements. In all likelihood cannot form part of the S106	Tier 3	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	Decisions about design, layout, construction methodology and phasing will be made at Reserved Matters stage for each school coming forward in consultation with the EMMG. The LLP will promote active travel and reduce the use of cars by providing local schools that children can walk or take a local bus to.	–	to ensure there is no over or under provision of school places and to allow a flexible approach to delivery over time	Planning condition	Tier 3	N/A	Otterpool Park / EMMG

Socioeconomics (OP5 and OP5 Appendix 4.10, 4.14 and 14.1)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Community Development and Facilities Strategy	The Section 106 agreement is expected to: - Establish the legal definition of the schools - Establish a School Site Specification including access and servicing arrangements. - Secure a minimum size in ha of usable area for the second secondary school site (to be triggered when and if required) - Establish the terms under which schools will be granted access to playing fields/off-site sport facilities where this is relevant. - Establish the terms under which the lease or freehold of the school land will be transferred and to which parties.ensuring a min of 125year lease - Define what is meant by a safeguarded land or safeguarded floorspace and the legal process under which the delivery of this space will be triggered and released, if not required - Establish the approach to trigger dates for buildings, land and/or funds for the delivery of schools. - Establish the scale of school payments and if and where these will be applicable; the indexation rate that will apply to any such payments. - Set out KCC's covenant with respect to progressing matters related to the schools and school delivery. - Reference/Establish the Terms of Reference for the EMMG.	-		S106 obligation	Construction	Yes	Otterpool Park LLP
Community Development and Facilities Strategy	A state-of-the-art medical centre that provides primary care medical (general practice) services and a range of community-based health services shall be provided as early as practical in the development programme. The medical centre should be located on an accessible site close to other community services	-	To meet the needs of the growing town and minimise the requirement for secondary care treatment at local hospitals.	S106 obligation	Tier 2 - Tier 3	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	Provision of GP services may be provided off-site in early years potentially requiring some financial contributions for temporary facilities, if required	-	To provide GP services for the first occupants	S106 obligation	Occupation	Yes	Otterpool Park LLP
Community Development and Facilities Strategy	Provision of GP services on-site may be phased	-	The LLP expects that the health facilities will need to be phased in some way. Phasing is important to reduce running costs/management liability in the early years. It can also assist with capital cashflow in the years before revenue from the sale of homes builds up. (5.30)	S106 obligation	Various points during occupation	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	It is expected that the healthcare offer, whatever model it will take will also include dentists, opticians and pharmacies which will come forward in a mixture of private and NHS settings according to the NHS licencing programme for these facilities (which includes an up to date needs assessment).	-		S106 obligation	Occupation, potentially some years after first occupation	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	The LLP will work with KCC and CCG through the Health and Wellbeing Steering Group (see below) to set out how objectives for integrated care will be achieved.	-	The decision-making involved to deliver health provision for Otterpool Park will require a coordinated approach between stakeholders. The CCGs (when they were separate) have suggested that a Health and Wellbeing Steering Group be set up to ensure that the appropriate stakeholders are involved in the decision making process from now until delivery and that milestones are set and met. (5.47)	S106 obligation	Pre-occupation	N/A	Otterpool Park LLP

Socioeconomics (OP5 and OP5 Appendix 4.10, 4.14 and 14.1)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Community Development and Facilities Strategy	The Section 106 agreement will: - Establish the legal definition of the GP surgeries and land - Establish a GP Site Specification including access and servicing arrangements. - Establish the terms under which the lease or freehold of the GP land will be transferred and to which parties. - Establish the approach to trigger dates for buildings, land and/or funds for the delivery of GPs. - Establish the legal process under which this land or floorspace will be released, if not required - Establish the scale of GP payments and if and where these will be applicable; the indexation rate that will apply to any such payments. - Set out FHDC and the CCG's covenant with respect to progressing matters related to the GPs and GP delivery.	-	To define when, how and what primary health services are needed	S106 obligation	pre-commencement (or before)	Yes	Otterpool Park LLP
Community Development and Facilities Strategy	Otterpool Park LLP will work with the community and with public, private and voluntary sector stakeholders to understand community needs and to carefully plan what community facilities are needed, who will use them and how they will be funded	-	to provide a range of community uses on-site, and flexibility about what those might be	S106 obligation	Occupation by phase	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	Community floorspace will be: - flexible to meet a wide range of needs or changing needs over time - sustainable, with long term management, maintenance and funding considered and secured as part of the Long Term Stewardship of the Garden Town as a whole - Does not threaten the sustainability of existing successful community facilities – working with them rather than competing with them - Involves the local community in decisions - Considers opportunities to use existing community capacity (such as successful existing community organisations) to help to get the new facilities started and build on local experience especially in early years.	-	In general, the management, flexibility and sustainability of community floorspace is more important than size or number of buildings. It is important to work with the community and with public, private and voluntary sector stakeholders to understand community needs and to carefully plan what facilities are needed, who will use them and how they will be funded (and allow for how this could change over time). (6.8)	Planning condition	Occupation by phase	N/A	Otterpool Park LLP
Community Development and Facilities Strategy	The LLP is committed to drafting, implementing and funding a Community Development Strategy, including the appointment of a Community Development Manager.	-	A new development on the scale of Otterpool Park will create many new opportunities for existing and future residents to form new associations and shape their home. In all likelihood, this activity will, in early years, require some support to get going. New residents could also face some challenges before all the services and facilities are up and running, while the construction of parts of the site is ongoing, and before they form support networks of local friends and family.	S106 obligation	Pre-commencement	Yes	Otterpool Park LLP

Socioeconomics (OP5 and OP5 Appendix 4.10, 4.14 and 14.1)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Community Development and Facilities Strategy	The Community Development and Facilities Strategy will be drawn up in more detail [as part of drafting of the Section 106]. It is expected that it will have [seven core aims], subject to further engagement with stakeholders: - To secure the appointment of a Community Development Manager - To facilitate associations between new residents. - To encourage positive relationships between new and existing residents. - To liaise with residents on matters relating to the phasing of development (including monitoring and triggers for new community facilities) and on managing construction impacts (including providing an effective means for raising and tackling concerns). - To bring together stakeholders, the LLP, the local authorities and service providers to deliver joined up services, especially for the pioneer residents. - To encourage and empower residents, especially hard to reach groups, to shape their own community by engaging with the Governance Body. - To direct S106 funding, and apply for grant funding (or support the community to), to achieve these aims.	-	as above	S106 obligation	Pre-commencement	Yes	Otterpool Park LLP
Economic Strategy	The LLP has set out a framework of commitments and next steps. This includes the approach to engagement and marketing, curating of new tenants, building support and investor networks for new business, considering flexible and favourable lease terms and developing a business offer that is complementary and not competing with neighbouring centres, especially Folkestone. Develop lease terms which favour internal movement. Provide a range of sizes of space to accommodate businesses as they grow. Support clusters that play to Otterpool Park's strengths, as outlined in the Economic Strategy. Review options for preferential rents/lease options for certain sectors, collocating new businesses and targeted support/partnership.	-	To support the successful implementation and long-term economic sustainability for Otterpool Park, there is a need to attract highly skilled residents to the area and attract, grow and retain new businesses.	Planning condition	Operation	N/A	Otterpool Park LLP
Economic Strategy	Ultrafast broadband to be provided for both businesses and residents.	-	To support business growth and home working	Planning condition	Construction	N/A	Otterpool Park LLP
Economic Strategy	Engage with Folkestone and Hythe Business Advisory Board regarding future lettings strategy and set up a forum with the Business Advisory Board to understand needs.	-	A partnership approach can help to maximise the number of new businesses who are encouraged to start up at Otterpool as well as plan in advance to minimise any adverse effects of a business relocating.	Planning condition	Tier 2 - Tier 3	N/A	Otterpool Park LLP
Economic Strategy	Provide high quality, flexible employment floorspace to accommodate a range of businesses and industries which may include small amounts of direct and/or speculative delivery by the LLP if there is a clear benefits and business case.	-	To support the economy.	Planning condition	Tier 3	N/A	Otterpool Park LLP
Economic Strategy	Engage with DLUHC on opportunities for grant funding and investment to deliver government priorities, including zero carbon growth sectors, at Otterpool Park	-	This opportunity could provide the starting point for small-scale industries which can then grow and export goods and services to other parts of the country.	Planning condition	Construction	N/A	Otterpool Park LLP
Economic Strategy	Seek to engage pioneer tenants to move within early phases.	-	Opening and activating a town and commercial centre from an early stage is beneficial to long term placemaking	Planning condition	Tier 3	N/A	Otterpool Park LLP
Economic Strategy	Form a skills/education partnership which promotes a relationship between local education providers and the business community, with the aim to support local recruitment, primarily in construction but also through operation	-	support local recruitment	Planning condition	Pre-commencement	N/A	Otterpool Park LLP

Socioeconomics (OP5 and OP5 Appendix 4.10, 4.14 and 14.1)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Economic Strategy	Develop a brand for Otterpool Park which reflects its unique selling point to both residents and businesses.	–	Engagement with local and regional businesses will also be important during the delivery and letting of the first employment space on-site and this will help develop a brand, establish a successful marketing campaign and meet market needs.	Planning condition	Pre-commencement	N/A	Otterpool Park LLP
Economic Strategy	Meanwhile Use Strategy – the LLP agrees in principle to this being prepared as part of the Tier 2 work and delivery strategy for the town centre.	–	In response to consultation comments received. To ensure successful meanwhile uses.	S106/Condition	Tier 2	N/A	Otterpool Park LLP
Economic Strategy	Business and Employment Skills Strategy –LLP agrees in principle to providing this but would like to discuss appropriate timings/triggers with the LPA.	–	In response to consultation comments received.	S106/Condition	TBC	N/A	Otterpool Park LLP
Economic Strategy	Implementation Strategy – in principle the LLP agree to provide this but would like to discuss scope and appropriate timings/triggers with the LPA.	–	In response to consultation comments received.	S106/Condition	TBC	N/A	Otterpool Park LLP
Environmental Statement							
ES Appendix 4.17: ES CoCP: Air quality, Noise & Vibration, Landscape and Visual, Transport CoCP measures.	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To assist in mitigating the effects upon the landscape character and visual amenity receptors identified in the Socio-economic and community assessment during the construction period.	Planning condition	Construction	N/A	Contractor
ES chapter, Section 14.4 Development Specification (ES Appendix 4.1), Housing Strategy (ES Appendix 4.11)	Provision of range of housing types.	Embedded	To meet local housing needs (current and future).	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES chapter, Section 14.4 Development Specification (ES Appendix 4.1), Community Delivery and Facilities Strategy (ES Appendix 4.10)	Ensuring provision of education and healthcare facilities within the site.	Embedded	To accommodate the anticipated demands of the resident population and positively contribute to the range of facilities within KCC	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES chapter, Section 14.4 Development Specification (ES Appendix 4.1), Community Delivery and Facilities Strategy (ES Appendix 4.10)	Provision of sufficient space to accommodate a range of community facilities.	Embedded	To promote community interaction, empowerment and community development.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter 14, Section 14.4 Strategic Design Principles (ES Appendix 4.3)	Well-lit public realm and the positioning of buildings to ensure the natural surveillance of public areas and routes.	Embedded	To positively address public safety through appropriate design, security and landscaping measures	Planning condition	Design stage (Tier 2/3)	N/A	Otterpool Park LLP/ Developer
ES Chapter Section 14.4, Development Specification (ES Appendix 4.1), Parameter Plans (ES Appendix 4.2) and Green Infrastructure Strategy (ES Appendix 4.11). Community Development and Facilities Strategy (ES Appendix 4.10).	Ensuring the provision of open space, sports and play provision.	Embedded	To meet the needs of the population of Otterpool Park	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP
ES Chapter 14, Section 14.4 Housing Strategy (ES Appendix 4.14)	A phasing plan for affordable provision overall and within the various affordable housing types will be developed with the overall end target of 22% clearly established.	Embedded	To ensure the provision of affordable housing	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP

Water resources (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Plans / Studies							
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To ensure that construction mitigation measures identified in the Surface Water Resources and Flood Risk ES Chapter are effectively delivered.	Planning condition	Construction	N/A	Contractor
ES Chapter, Section 15.4	Prior to construction a detailed Water Cycle Study is required to ensure no adverse impacts on water resources.	Additional	Ensure mitigation identified prior to commencement of work	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy (ES Appendix 15.1.)	Blue infrastructure / SuDS maintenance, operation and adoption schedule should be drawn up in consultation with key stakeholders and captured in an O&M Manual.	Embedded	Ensure the long term performance of SuDs to their design standards.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Water Management							
ES Chapter 15, Section 15.4	Water efficiency measures to be implemented to reduce use of potable water and promote sustainable use of water resources.	Embedded	To achieve policy compliance.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Surface Water Drainage Strategy in ES Appendix 15.1.	Management of surface water drainage (quality and quantity) using a range of SUDS techniques and incorporating a treatment train which provides localised source control where possible.	Embedded	To maintain water quality and prevent flooding.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter 15, Section 15.4	Household consumption of water limited to 110l/person/day	Embedded	To achieve policy compliance.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Water Framework Directive Screening Report in ES Appendix 15.3 (Section 6)	Where possible, existing vegetation to be retained to prevent soil and other construction materials from entering the watercourse.	Embedded	To maintain water quality.	Planning condition	Construction	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 6.4)	The required SuDS volume is provided ahead of each respective phase.	Embedded	To prevent flooding.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 6.4)	Sufficient overall baseflow will be maintained in the receiving watercourse system as per the existing natural condition to avoid any ecological damage and enhance water quality and ecological benefits where possible.	Embedded	To avoid ecological damage and enhance water quality.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Environment Agency Consultee Comments	Non-residential development the Otterpool Park development will achieve BREEAM 'excellent' standard including addressing maximum water efficiencies under the mandatory water credits.	Embedded	To protect water resources and embed sustainable design	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Bridges over East Stour							
ES Chapter, Section 15.4	Development in the floodplain (FZ3) to be limited to 3 road bridges over the East Stour River.	Embedded	To limit development in the flood plain.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 15.4	A Flood Risk Activity Permit (FRAP) would be prepared for the bridge structures.	Embedded	To ensure good practice.	Planning condition	Construction (prior to commencement of bridge construction)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 15.4	Bridge design to ensure no loss of open channel, natural bed materials retained, existing channel profiles retained, wide span crossings included to give a 10m clear gap from the river bank (including a 1m wide mammal ledge) and allow for a 2.0m freeboard.	Embedded	To limit impact on flood plain and flooding.	Planning condition	Construction (prior to commencement of bridge construction)	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 15.4	Hydraulic modelling of the bridge design would ensure that there is no constriction of flow in the watercourse.	Embedded	To ensure structure does not increase flooding in this area.	Planning condition	Construction (prior to commencement of bridge construction)	N/A	Otterpool Park LLP / Developer
Culverts							
FRA (ES Appendix 15.1)	Existing culverts on the racecourse drain and East Stour to be removed - current modelling has allowed for approximately 63m of culverts to be removed.	Embedded	Compliance with policy of removing culverting where possible.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1	Where channels are to be realigned, natural materials must be used including planting of appropriate vegetation. Design to reflect trapezoidal channel equivalent to existing channel capacity.	Embedded	To ensure capacity and meet design standards.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer

Water resources (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Chapter, Section 15.4	Ordinary watercourses identified in Section 15.3 of the ES chapter require a minimum development free corridor of 15m alongside each bank (30m total).	Embedded	To meet design standards.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 15.4	The East Stour requires a minimum development-free corridor of 25m.	Embedded	To meet design standards.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Floodplain							
FRA (ES Appendix 15.1)	Provide level-for-level floodplain storage compensation.	Embedded	To ensure flood storage is retained.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Drainage Design - SUDS, Attenuation, Nutrient Neutrality							
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 6.2)	Further ground investigation to be undertaken to corroborate infiltration assumptions in the FRA.	Embedded	To verify design proposals.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
ES Chapter, Section 15.4	Infiltration areas will be included within the surface water management strategy where the ground is sufficiently permeable.	Embedded	To achieve hierarchy of discharge if possible.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 6.3)	Development should deliver greenfield runoff on greenfield sites up to a 1 in 100 annual chance event, including an appropriate allowance for climate change (40%) and a half-drain time of less than 24 hours. Additional long-term flood storage will be required where half-drain time of less than 24 hours is not feasible.	Embedded	To meet design standards.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 6.3)	Development should be designed so that there is no flooding within build development areas for the 1 in 30 annual chance event and that there is no property flooding in a 1 in 100 annual chance event, including an appropriate allowance for climate change.	Embedded	To meet design standards.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Water Cycle Study ES Appendix 15.2	Additional 25 ha of onsite wetlands and 35 ha of woodland planting would be provided to mitigate for surplus nitrogen and phosphorus. The proposed nutrient mitigation measures should be managed in perpetuity to ensure their long-term efficacy is monitored and maintained.	Embedded	To achieve nutrient neutrality.	Planning condition/ S106	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 6.4)	Wetlands and blue-green corridors will be designed in areas that require a buffer from flood sensitive zones, this includes up to minimum 25m wide buffer either side of the River East Stour, throughout the length of the development and in areas where a permanent watercourse is located near to housing parcels, such as the west border of the proposed Development.	Embedded	To prevent flooding and improve biodiversity and water quality.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
Water Cycle Study ES Appendix 15.2	Strategic long-term SuDS storage will be designed in order to provide multi-functional benefits, such as increased biodiversity and higher amenity value, while opportunities for multi-functional blue-green infrastructure space (whilst optimising SuDS spatial requirements) will be further explored during the preparation of the Design Code in Tier 2.	Embedded	To prevent flooding and improve biodiversity.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 6.3)	Site-specific exceedance event flow routes should be established as part of the detailed drainage strategy.	Embedded	To confirm the impact of flood waters should an event occur and ensure development safely located.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (Section 7.7)	No new buildings should be located within the EA's currently published Flood Zones 2 and 3 as well as Arcadis 1 in 100 annual chance + 45% climate change modelled baseline flood extent without a suitable FRA being undertaken.	Embedded	To ensure safe development.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1.	No new SuDS attenuation storage features are located within the published Flood Zones 3 as well as Arcadis 1 in 100 annual chance event + 45% climate change modelled baseline flood extents.	Embedded	To ensure any attenuation is effective.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer

Water resources (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Environmental Enhancements							
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (section 7.6)	Creation of extensive wetland areas as part of the Surface Water Drainage Strategy to enhance water quality, ecology and visual amenity.	Embedded	To enhance water quality, ecology and visual amenity.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer
FRA & Surface Water Drainage Strategy in ES Appendix 15.1 (section 7.6)	Creation of an 'on-line' attenuation feature on the Racecourse Drain upstream of the proposed town centre.	Embedded	To enhance water quality, ecology and visual amenity.	Planning condition	Design Stage - Tier 2, 3	N/A	Otterpool Park LLP / Developer

Transport (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Construction							
ES Transport - Embedded Design Measures Construction - 16.4.5	Provide a Construction Traffic Management Plan to include details of the following below; <ul style="list-style-type: none"> •Identification of appropriate safe routes for the proposed Development traffic to and from the site via the M20 and A20; •Construction HGV trips would occur outside of highway network peak hours, and that service and delivery trips made within peak hours will be minimised; •Where possible the development would try and utilise raw materials from local sources to reduce the vehicular traffic impact; •Eull staff welfare facilities will be provided as part of the compound construction to reduce the requirement to travel off-site on lunch breaks and encourage sustainable travel by reducing driving trips off-site; •Staff travelling to work would be encouraged to car-share, walk, cycle and travel via public transport and appropriate vehicle constraint targets will be set out within the CTMP; •Erequent inspections and monitoring to confirm the required measures would be implemented; •There would be designated and adequate onsite parking facilities for site workers who travel by car, or other vehicles, to ensure that vehicles are not parked on the highway; •The contractor would implement cleaning measures, such as wheel washing or wash-down facilities, which would serve to minimise the spread of dust, mud and other materials on to the roads; and Regular sweeping of roads would be undertaken, both on and off the site to reduce the spread of mud.	Embedded	Minimise impact of construction traffic on existing roads and communities	Planning Condition	Construction	N/A	Otterpool Park LLP/ Developer
Response to Interim Environmental Statement Review by Temple	The construction site / project boundary would be clearly delineated to prevent public access and reduce risks to health and safety. No PRoW or bridleways would be permanently removed because of the construction of the development. Any works that would impact on a PRoW during construction will be mitigated via the following elements to be agreed with the Local Highway Authority: <ul style="list-style-type: none"> • An appropriate diversion/alternative route is provided to minimise the impact. • Any diversion duration will be kept to a reasonable minimum to reduce the impact. 	Additional	Minimise impact on Public Rights of Way	Planning Condition	Construction	N/A	Otterpool Park LLP/ Developer
General							
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.4	Define a Monitor and Manage Approach	Additional	To assist with identifying when the thresholds for the provision of highway schemes that are close to being reached so that alternative mitigations can be considered at an early stage to manage the situation in order to delay or prevent the threshold being reached	S106	Operation	N/A	Otterpool Park LLP
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	A network of routes, infrastructure and green spaces will be created which include both direct and leisure routes, accessible to all from home to work, and play	Embedded	To ensure that the overall design for Otterpool is focused on the opprotunitiesfor excellent sustainable transport provision	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	Ensuring that the highway access arrangements are robust enough to sustain additional traffic movements, provide connectivity to existing routes and allow the existing network to function within reasonable limits without causing congestion and accessibility issues for Otterpool Park and existing local residents	Embedded		Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	Reduce the need to travel by providing relevant on-site facilities	Embedded	To meet as many of the needs of residents as possible and minimise travel to other locations	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	Healthy Streets Approach to be adopted	Embedded	To promote healthy lifestyles through active travel, sustainable choices, safety and connectivity	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	Shared mobility schemes - Provision of bike and scooter share schemes, including electric options. Car club provision will offer development users who do not require a car on a regular basis the option to drive without the high cost and long-term maintenance associated with the private car	Embedded	To encourage sustainable transport options and reduce the number of private cars within Otterpool	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	MaaS (Mobility as a Service) - a single digital application to enable users to plan, book and pay for multiple types of mobility, with a single payment channel instead of multiple ticketing and payment operations	Embedded	To encourage the use of public transport and sustainable modes of transport	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	Delivery and Servicing Strategy is to be developed that considers how to utilise emerging technologies and deliver a sustainable and efficient freight system that is fit for the future	Embedded	To deliver a sustainable and efficient freight system that is fit for the future	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer

Transport (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	Provide appropriate levels of parking for cars. A parking scoring system will be used in collaboration with KCC to establish an appropriate level of parking provision reflecting the proximity to public transport and local facilities	Embedded	To ensure adequate levels of parking but also to encourage sustainable transport options and use of local facilities	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	A bespoke EV charging point strategy for each phase of the development is to be developed to support electric charging network and emerging technology such as autonomous vehicles and provide for the future needs of the development	Embedded	To promote the shift to electric vehicles and allow scope for future changes in technology	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Specific Highway Measures							
ES Transport 16.4 Transport Assessment 5.4	The A20 link between the roundabout south of the M20 J11 and north of the Newingreen junction is proposed to be improved as a single carriageway road of 40mph speed limit, this will be undertaken prior to the first occupation of the site	Embedded	To improve capacity and safety along this section of the A20	Planning Condition	Prior to first occupation	N/A	Otterpool Park LLP
ES Transport 16.4 Transport Assessment 5.4	If required, the A20 south of junction 11 will be further upgraded to a dual layout to be provided west of the existing route subject to Monitor and Manage	Embedded	To ensure that sufficient highway capacity is provided	Planning Condition	To be confirmed by trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
ES Transport 16.4 Transport Assessment 5.4	Newingreen Junction (A20 Ashford Road / A261 Hythe Road / Stone Street)	Embedded	To ensure that sufficient highway capacity is provided	Planning Condition	Prior to first occupation	N/A	Otterpool Park LLP
ES Transport 16.4 Transport Assessment 5.4	There will be no through route to the station from Stone Street or to Newingreen Junction (for vehicular traffic)	Embedded	To ensure Stone Street serves as a quiet access to properties	Planning Condition	Prior to first occupation	N/A	Otterpool Park LLP
ES Transport 16.4 Transport Assessment 5.4	On the section of the existing A20 from Newingreen westwards the speed limit of Ashford Road west of Newingreen would be reduced to 30mph	Embedded	to enhance road safety and improve noise and air quality	Planning Condition	Prior to first occupation	N/A	Otterpool Park LLP
Transport Assessment 10.4	M20 Junction 11 - partial signalisation of the roundabout – specifically signalisation of the M20 Eastbound and Westbound offslips, as well as the Northbound entry from the A20, as well as their corresponding circulatory carriageway sections	Additional	To improve capacity and safety	Planning Condition	To be confirmed by trigger mechanisms to be agreed with KCC / NH	N/A	Otterpool Park LLP
Transport Assessment 10.4	A259 / Dymchurch Road / Military Road Gyratory - increasing local parking restrictions in the vicinity of the pedestrian crossing on Military Road outside the Sainsburys	Additional	improve vehicular capacity at the proposed signalised crossing (KCC)	S106	To be confirmed by trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	B2064 Cheriton High Street / B2063 Risborough Lane - £ contribution	Additional	To improve capacity and safety	S106	To be confirmed by trigger mechanisms to be agreed with KCC (estimate 0-5 Years)	Yes	Otterpool Park LLP
Transport Assessment 10.4	B2064 Cheriton Road / A2034 Cherry Garden Avenue - £ contribution	Additional	To improve capacity and safety	S106	To be confirmed by trigger mechanisms to be agreed with KCC (estimate 0-5 Years)	Yes	Otterpool Park LLP
Transport Assessment 13.2	Barrow Hill - Resurfacing works and laying of anti-skid material between the application site boundary and the traffic lights under the bridge at Sellindge.	Additional	To Improve safety and mitigate noise issues	Planning Condition	Estimated 0-5 Years	Yes	Otterpool Park LLP
Transport Assessment 10.1	A20 east of junction with B2067 Otterpool Lane	Embedded	To ensure that sufficient highway capacity and infrastructure are provided	Planning Condition	Estiamted 0-5 Years	N/A	Otterpool Park LLP
Transport Assessment 10.1	Otterpool Avenue (west) junction with A20 Ashford Road	Embedded	To ensure that sufficient highway capacity and infrastructure are provided	Planning Condition	Prior to first occupancy	N/A	Otterpool Park LLP
Transport Assessment 10.1	A20 Ashford Road and new High Street	Embedded	To ensure that sufficient highway capacity and infrastructure are provided	Planning Condition	Prior to first occupancy	N/A	Otterpool Park LLP
Transport Assessment 10.1	Otterpool Avenue (East) (Part of 50)	Embedded	To ensure that sufficient highway capacity and infrastructure are provided	Planning Condition	Prior to first occupancy	N/A	Otterpool Park LLP
Transport Assessment 10.1	Business Park Access from A20 (Part of 50)	Embedded	To ensure that sufficient highway capacity and infrastructure are provided	Planning Condition	Prior to first occupancy	N/A	Otterpool Park LLP
Transport Assessment 10.1	B2067 Otterpool Lane with access to development	Embedded	To ensure that sufficient highway capacity and infrastructure are provided	Planning Condition	Expected to be circa 2030 in accordance with the Illustrative Accommodation Schedule.	N/A	Otterpool Park LLP

Transport (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Transport Assessment 10.1	Otterpool Avenue and new High Street	Embedded	To ensure that sufficient highway capacity and infrastructure are provided	Planning Condition	Prior to first occupancy	N/A	Otterpool Park LLP
Monitor and Manage - Highways							
Transport Assessment 11.4	M20 Junction 11, Mitigation to Merge and Diverges	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with NH.	N/A	Otterpool Park LLP
Transport Assessment 11.4	M20 Junction 12, Eastbound Merge	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with NH.	N/A	Otterpool Park LLP
Transport Assessment 10.4	M20 Junction 13 (Castle Hill Interchange) - Mitigation as per Local Plan	Additional	To improve capacity and safety	S106	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC / NH	N/A	Otterpool Park LLP
Transport Assessment 10.4	A20 Ashford Road Left-In Left-Out	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	A261 London Road / Barrack Hill	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	Aldington Road / Lypne Hill	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	A20 Hythe Road / The Street	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	A20 Ashford Road small roundabout	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	M20 Junction 9	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC / NH	N/A	Otterpool Park LLP
Transport Assessment 10.4	A259 Prospect Road / Stade Street	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP

Transport (OP5)							
Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Transport Assessment 10.4	Barrow Hill Shuttle Signals	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	SH16/SH18/SH19 - three junctions, taken together, form the A260 interchange with the A20 - Mitigation as per Local Plan	Additional	To improve capacity and safety	S106	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP
Transport Assessment 10.4	M20 J10 to be discussed further with National Highways following traffic survey to be conducted in Sept/Oct 2022	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with NH	N/A	Otterpool Park LLP
Transport Assessment 10.4	M20 J10A to be discussed further with National Highways following traffic survey to be conducted in Sept/Oct 2022	Additional	To improve capacity and safety	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with NH	N/A	Otterpool Park LLP
ES Transport	Measures to reduce severance to Stone Street - scope to be agreed	Additional	To reduce severance	Planning Condition	To be confirmed by Monitor and Manage evaluation of development trips and trigger mechanisms to be agreed with NH	N/A	Otterpool Park LLP
General Cycle / Pedestrian Measures							
Transport Strategy 4.1 ES Transport 16.4 Transport Assessment 5.3	<ul style="list-style-type: none"> •Create walkable neighbourhoods •Create a high street highly accessible by walking and cycling •Provide strong walking, cycling and bus connections to the rail station, employment, high street, local centres and schools from the residential areas •Provide connectivity by linking walking, cycling and bridleways into the surrounding countryside and existing communities •The footway provisions within the development are expected to be sufficient to accommodate pedestrian flows at a good level of service •Provide appropriate levels of parking for bicycles •Cycle storage facilities in residences and workplaces and cycle parking in public areas •No PRoW or bridleways would be removed as a result of the proposed Development 	Embedded	<p>To promote sustainable transport and encourage healthy active lifestyles</p> <p>Integrate Otterpool into the surrounding area and encourage healthy active lifestyles</p> <p>To maintain existing routes</p>	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Specific Cycle / Pedestrian Measures							
Transport Assessment 5.4	West of Otterpool Avenue, a segregated walking and cycling route is proposed alongside the highway	Embedded	To promote walking and cycling by providing a safe route through the development	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Assessment 5.4 - Appendix I	Incorporate an uncontrolled crossing facility on A20 to the west of the improved Newingreen junction	Embedded	To accommodate pedestrians and cyclists	Planning Condition	Trigger mechanisms to be agreed with KCC	N/A	Otterpool Park LLP/ Developer
Transport Assessment 13.2 (5.4)	Where pedestrian routes cross the A20 Ashford Road on key desire lines, signal-controlled pedestrian crossings would be provided	Embedded	to facilitate safe passage	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Assessment 5.4 ES Transport 16.4	A signalised pedestrian crossing is proposed at the A20/Otterpool Avenue junction and the A20/Business Park access junction to facilitate the connection to HE/281 to the south. There is proposed to be a foot path provision on the eastern side of the A20 between the two signalised pedestrian crossings to facilitate this movement. This arrangement is also shown on Drawing 10029956-ARC-XX-XX-DR-HE-0025	Embedded	To encourage pedestrian access	Planning Condition	During construction of each sub-phase	N/A	Otterpool Park LLP/ Developer
Transport Assessment 5.4	Harringe Lane - proposal to close this road for vehicle traffic halfway down the road	Additional	To ensure Harringe Lane serves as a quiet access to properties	S106	Estimated 0-5 Years	N/A	Otterpool Park LLP
Transport Assessment 5.4	Aldington Road between Otterpool Avenue and Stone Street	Additional	To encourage walking and cycling and improve connectivity and encourage healthy active lifestyles	S106	Estimated 0-5 Years	N/A	Otterpool Park LLP
Transport Assessment 5.4	HE/281 footpath	Additional	To encourage walking and improve connectivity and encourage healthy active lifestyles	S106	Prior to first occupancy	N/A	Otterpool Park LLP

Transport (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Transport Assessment 5.4	HE/293 footpath	Additional	To encourage walking and improve connectivity and encourage healthy active lifestyles	S106	Expected to be circa 2034 in accordance with the Illustrative Accommodation Schedule, for the phase to the east of this PRoW to be implemented.	N/A	Otterpool Park LLP
Transport Assessment 5.4	HE/343 byway	Additional	To encourage walking and cycling and improve connectivity and encourage healthy active lifestyles	S106	Expected to be circa 2034 in accordance with the Illustrative Accommodation Schedule, for the phase to the east PRoW HE/293 to be implemented.	N/A	Otterpool Park LLP
Transport Assessment 5.4	HE/281 footpath	Additional	To encourage walking and improve connectivity and encourage healthy active lifestyles	S106	Prior to first occupancy	N/A	Otterpool Park LLP
Transport Assessment 5.4	HE/359 footpath	Additional	To encourage walking and improve connectivity and encourage healthy active lifestyles	S106	Prior to first occupancy	N/A	Otterpool Park LLP
Transport Assessment 5.4	HE/371 footpath	Additional	To encourage walking and improve connectivity and encourage healthy active lifestyles	S106	Prior to first occupancy	N/A	Otterpool Park LLP
Kent County Council Comments 7 July 2022 - Page 6, Paragraph 6	Aldington Lane - proposal to close this road for vehicle traffic to the east of junction with Lympe Hill and south of its junction with A261 Hythe Road	Additional	To encourage walking and improve connectivity and encourage healthy active lifestyles	S106	Estimated 0-5 Years	N/A	Otterpool Park LLP
Public Transport							
Transport Strategy 7.5, 7.6	<ul style="list-style-type: none"> •Bus stops across the site that would be located such that the majority of homes are within 400m of a stop •Transport Strategy proposes an overall bus service frequency enhancement (including all services) to 4 to 6 buses per hour •Westenhanger station upgrade works •Ensure a high level of connectivity to and from Otterpool Park within the sub-region by frequent high-quality public transport 	Additional	To encourage significant use of public transport	S106	To be confirmed by trigger mechanisms to be agreed with KCC/LPA.	N/A	Otterpool Park LLP
Framework Travel Plan	Framework Travel Plan including the toolkit of measures to be agreed for subsequent detailed Travel Plans	Additional	To promote the use of sustainable transport modes and active travel and minimise the use of private cars	Planning Condition	Tier 2 and Tier 3 as appropriate.	N/A	Otterpool Park LLP
Framework Travel Plan 8.3	<p>Travel Plan Monitoring shall include</p> <ul style="list-style-type: none"> •Ongoing measurement of walking and cycling on the main connections through the development by use of appropriate counters (video/ manual). •Ongoing monitoring of the number of cycles parked in the local centre (TPC to count) and each individual workplace undertaken by the Workplace Travel Plan Champion and within schools undertaken by the School Travel Plan Champions. •Ongoing measurement of traffic entering and leaving the site through each of the main access points by the placement of permanent counters in the carriageway (this could be cross referenced with the level of development on the site at the time when analysing allowing for construction traffic movements, which could be counted separately). •Monitoring of mode share for each land use on an annual basis through: <ul style="list-style-type: none"> –Household travel surveys –Employee travel surveys •Monitoring of total trips generated and modal share for the schools through an annual hands-up survey of pupils and staff travel questionnaire. <p>The questionnaires and data collection procedures to inform the TP monitoring will be developed by the TPC and agreed by the Steering Group.</p>	Embedded	To ensure that all aspects of monitoring are accounted for	S106	Commence upon occupation of 250th dwelling and all of the commercial units and other on-site uses and will continue over a period of 25 years. With annual reporting as per sectin 8.4 of the FTP	N/A	Otterpool Park LLP
Framework Travel Plan 7.2	<p>Tier 1 - Measures:</p> <ul style="list-style-type: none"> - Governance arrangements and appointment of Travel Plan Co-ordinator - Monitor and manage approach for the travel plan - Define the criteria requiring the submission of travel plans with individual planning application (Tier 3) – schools, employment uses, major residential schemes etc. 	Embedded	To promote the use of sustainable transport modes and active travel and minimise the use of private cars	Planning Condition	To be defined in OPA decision.	N/A	Otterpool Park LLP/ Developer
Framework Travel Plan 7.2	<p>Tier 2 - Measures</p> <ul style="list-style-type: none"> - Package of specific measures to be developed and delivered by the Travel Plan Co-ordinator within the agreed governance structure (e.g. development of ride home policy, sustainable travel promotional events etc.) - Provision of phase level introduction of mobility hubs (primary, secondary, community) - Phase specific monitor and manage targets and review mechanism 	Embedded	To promote the use of sustainable transport modes and active travel and minimise the use of private cars	Planning Condition	Tier 2	N/A	Otterpool Park LLP/ Developer

Transport (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Framework Travel Plan 7.2	<p>Tier 3 - Measure</p> <ul style="list-style-type: none"> - Provision of showers, lockers, changing and drying facilities in employment facilities - School drop off points - Events and information provision by employers - Bikeability training in schools - Temporary, pop-up mobility hubs in local centres - Distribute and promote walking and cycling information as provided by the site wide TPC. Promotional leaflets would inform staff/ visitors of the associated health benefits of walking and cycling, and the location of safe walking and cycling routes and cycle parking. - New residents to be presented with Sustainable Travel Packs by the TPC or Site Sales Staff/employers representatives setting out comprehensive details of sustainable travel options. - Offer discount vouchers to spend on cycling and walking clothing and equipment at local businesses - Set up cycle training for adults and children, and encourage cycle use through formation of a Bicycle Users Group - Investigate the feasibility of workplaces signing up for a tax incentive scheme for cycle purchase for staff such as http://www.cyclescheme.co.uk - Instigate participation in an annual walk to work week such as the Living Streets event (www.livingstreets.org.uk) to encourage travel via this mode - Carry out staff travel surveys to understand the modal split of staff and review workplace policies accordingly to support sustainable travel modes. - Encourage workplaces to register for the Sustrans workplace travel challenge to encourage staff to cycle to work - Promote www.walkit.com as an online route planner which enables users to get a walking route between two points and provides information on journey time, calories burned, steps counted and carbon savings - The School Travel Plan should be integrated into the school curriculum in order to maintain pupil's interest and create a broader knowledge of the benefits of the Plan. The School Travel Plan Champion could co-ordinate with curriculum leads to embed sustainable travel into the wider school activities and learning and include advice on safe routes to walk or cycle to school. 	Embedded	To promote the use of sustainable transport modes and active travel and minimise the use of private cars	Planning Condition	Tier 3 so provided during construction of each sub- phase as necessary.	N/A	Otterpool Park LLP/ Developer

Waste (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Objectives							
Waste Strategy (ES Appendix 17.1) Section 3.2	Manage wastes generated from the proposed Development in a sustainable manner (through objectives and targets within the Strategy).	Embedded	To reduce both its quantity and impact on climate change, and to maximise resource efficiency and circularity.	Planning condition	Design Stage - Tier 2, 3, Construction & Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.2	Seek to consolidate and improve the performance of landfill diversion for all wastes generated by the proposed Development (Municipal, C&I and C&D).	Embedded	To reduce the quantity of all wastes going to landfill.	Planning condition	Design Stage - Tier 2, 3, Construction & Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.2	Deliver the infrastructure to allow for maximum segregation of waste.	Embedded	To facilitate improved quality recycle and less residual waste.	Planning condition	Design Stage - Tier 2 & 3	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.2	Develop and support through stewardship, proactive education, engagement and enforcement, higher levels of waste prevention, reuse, recycling, and composting.	Embedded	To facilitate improved quality recycle and less residual waste.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.2	Ensure that services are accessible by all members of the proposed Development and that the community can participate in, and make a strong contribution to, the sustainable management of wastes generated.	Embedded	To ensure community involvements and encourage a sustainable approach.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.2	Improve the management of wastes and resources generated by the proposed Development through proactive engagement and partnership with local industry and commerce.	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Construction & Operation	N/A	Otterpool Park LLP / Developer
Targets							
Waste Strategy (ES Appendix 17.1) Section 3.3	Maximum 5% of Commercial & Industry waste sent to landfill.	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.3	Minimum 65%* of Commercial & Industry waste sent for reuse, recycling, or composting. (*75% by 2035)	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.3	Minimum 65%* of household waste sent for reuse, recycling, or composting. (*75% by 2035)	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.3	Year on year decrease in residual waste per household. Working towards an aspirational target of 350kg/household.	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.3	Maximum 1% of household waste sent to landfill.	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.3	Minimum 85%* of C&D waste to be reused or recycled, with 100% diversion from landfill. (*90% by 2035)	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Construction	N/A	Otterpool Park LLP / Developer
Achieving Targets							
Waste Strategy (ES Appendix 17.1) Section 3.5	Focus will be given to understanding better the types of waste generated by the development types across the proposed Development and ensuring the correct collection service is provided.	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.5	Adequate space and storage will be built into the design of each development to ensure full segregation of all waste streams.	Embedded	To maximise reuse / recycling and reduce quantity to landfill	Planning condition	Design Stage - Tier 2, 3, Construction & Operation	N/A	Otterpool Park LLP / Developer

Waste (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Waste Strategy (ES Appendix 17.1) Table 2	Adequate space will be provided for the safe passage of waste collection vehicles on the proposed development's road network to safely and efficiently collect wastes from the development. Waste related space required will be integrated into design briefs for all publically commissioned buildings.	Embedded	For safe and efficient collection of waste.	Planning condition	Design Stage - Tier 2, 3, Construction & Operation	N/A	Otterpool Park LLP / Developer

Waste (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
Waste Strategy (ES Appendix 17.1) Section 3.5	Allocated land will be earmarked for a re-use/repurpose bring site for the Proposed development to utilise and be intergrated, where possible, with the proposed mobility hubs.	Embedded	To maximise reuse / recycling and reduce quantity to landfill.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 3.6	Commercial waste generated by the proposed Development will be managed in the same way as household waste	Embedded	To ensure the most sustainable waste management practices are employed and linked to the various wider sustainability programmes.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP / Developer
Waste Strategy (ES Appendix 17.1) Section 5.1 Table 2	Otterpool LLP in conjunction with F&HDC to undertake a baseline audit estimating waste arising, material types, and composition of the wastes, with a view to recycling or composting more of the proposed Development's waste.	Embedded	To ensure that the baseline condition is clearly defined.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP
Waste Strategy (ES Appendix 17.1) Section 5.1 Table 2	Otterpool LLP will support F&HDC and KCC with at least three events each year that promote the recycling and composting of waste.	Embedded	To promote the recycling and composting of waste.	Planning condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP
Environmental Statement							
ES Chapter, Section 17.4	Reduce the complexity of the design to standardise the construction process and reduce the quantity of material resources required.	Embedded	To minimise waste.	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Otterpool Park LLP / Developer
ES Chapter 17, Section 17.4	Avoid over specification and minimise variation in material resources, components and joints; evaluate the reuse and recycling opportunities for the specified material resources before specification and evaluate the use of materials with high recycled content	Embedded	To minimise waste	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Otterpool Park LLP / Developer
ES Chapter 17, Section 17.4	Consider the alignment, location, level and grading of the proposed Development.	Embedded	To optimise opportunity for cut and fill balance and limit the removal of spoil from site.	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Otterpool Park LLP / Developer
ES Chapter 17, Section 17.4	Maximising the recovery of materials and components during the demolition works.	Embedded	To minimise waste .	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Contractor
ES Chapter 17, Section 17.4	Segregate demolition waste prior to removal for off-site recycling purposes.	Embedded	To minimise waste and achieve 85% recycling target.	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Contractor
ES Appendix 4.17: CoCP	Follow best practice construction mitigation measures as defined in the outline COCP which will be developed with further detail during the later stages of the development.	Embedded	To ensure that construction mitigation measures identified in the Waste and Resource Management ES Chapter are effectively delivered.	Planning condition	Construction	N/A	Contractor
ES Chapter 17, Section 17.4	Provide a Site Waste Management Plan based on the Outline SWMP.	Embedded	To ensure that waste is managed in accordance with the waste hierarchy and other relevant legislative requirements.	Planning Condition	Design Stage - Tier 2, 3	N/A	Contractor
ES Chapter 17, Section 17.4	Provide a Materials Management Plan, which considers the use of Modern Methods of Construction.	Embedded	To identify ways to reuse site-won or excavated materials within the construction of the proposed Development, provided it meets the requirements of the CL:AIRE Code of Practice (CoP).	Planning Condition	Design Stage - Tier 2, 3	N/A	Contractor
ES Chapter 17, Section 17.4	Source construction materials derived from recycled or reused content	Embedded	To divert construction waste from landfill.	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Contractor / Developer

Waste (OP5)

Source Document	Commitment Description	Embedded / Additional Mitigation?	Justification	Securing Mechanism	Timescales	Financial Commitment	Responsible
ES Chapter 17, Section 17.4	Source materials responsibly i.e. <ul style="list-style-type: none"> •selecting material and building components from sustainable sources; •securing sustainable materials with reference to the National Green Specification for example: timber from legal and well managed sources such as the Forestry Stewardship Council (FCS); •reviewing insulation materials containing substances known to contribute to global warming in light of their impact; and •sourcing materials from the local area or from recycled sources 	Embedded	To minimise waste.	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Contractor / Developer
ES Chapter 17, Section 17.4	Compliance with agreed waste reduction targets to be demonstrated upon completion including details of materials used, their source, recycled / reused content with corresponding evidence.	Embedded	To ensure accountability.	Planning Condition	Design Stage - Tier 2, 3, Post construction	N/A	Contractor
ES Chapter 17, Section 17.4	Where possible waste would be managed in accordance with the proximity principle.	Embedded	To ensure waste is dealt with as close to the site as possible.	Planning Condition	Design Stage - Tier 2, 3, Construction	N/A	Contractor
ES Chapter 17, Section 17.4	Residential internal storage areas need to have sufficient space for all the necessary waste and recycling containers.	Embedded	To encourage recycling and limit waste to landfill.	Planning Condition	Design Stage - Tier 2, 3, Operation	N/A	Developer
ES Chapter 17, Section 17.4	Commercial refuse storage areas would be located at ground floor away from the main frontage of the buildings, where possible with storage for up to 5 days.	Embedded	To ensure that waste is correctly stored prior to collection.	Planning Condition	Design Stage - Tier 2, 3, Operation	N/A	Developer
ES Chapter 17, Section 17.4	All offices would be provided with sufficient space for the segregation of all recyclables.	Embedded	To encourage recycling and limit waste to landfill.	Planning Condition	Design Stage - Tier 2, 3, Operation	N/A	Developer
ES Chapter 17, Section 17.5	Waste Recycling Information packs to be provided by the LLP.	Embedded	To ensure engagement in the recycling benefits.	Planning Condition	Design Stage - Tier 2, 3, Operation	N/A	Otterpool Park LLP
ES Chapter 17, Section 17.4	In the short term, (first 3-5 years of occupation) Otterpool LLP would make a proportional financial contribution to KCC to secure the use of Ashford and/or Thanet WTS.	Additional	To ensure that there is sufficient waste transfer station capacity for the proposed Development.	S106	Design Stage - Tier 2, 3	Yes	Otterpool Park LLP
ES Chapter 17, Section 17.4	For a long-term solution, Otterpool LLP would make a proportional financial contribution to the WTS.	Additional	To ensure that there is sufficient waste transfer station capacity for the proposed Development.	S106	Design Stage - Tier 2, 3	Yes	Otterpool Park LLP
ES Chapter 17, Section 17.5	Trial a 'bring' site (exchange of unwanted goods amongst members of the Development's community)	Additional	To maximise reuse and keep products in circulation (in line with circular economy).	S106	Design Stage - Tier 2, 3	Yes	Otterpool Park LLP

Strategic Design Principles (OP5 Appendix 4.3)

Source Document	Commitment Description	Justification	Securing Mechanism	Timescales	Responsible
SDP (page 4)	Phase level masterplans and design codes will be submitted at Tier 2.	To ensure design quality and deliverability.	Planning condition	At Tier 2	Otterpool Park LLP
SDP (page 4)	Detailed design of buildings, streets and spaces will be submitted at Tier 3 Reserved Matters Stage.	To ensure design quality and deliverability.	Planning condition	At Tier 3 - Prior to commencement of development.	Otterpool Park LLP/future developers
SDP (page 6)	All Tier 2 and Tier 3 submissions should be prepared in substantial accordance with the parameter plans and the principles and the design specifications set out within this document.	To ensure design quality and deliverability.	Planning condition	At Tier 2 and Tier 3	Otterpool Park LLP/future developers

Westenhanger Castle CMP (OP5 Appendix 9.25)

Source Document	Commitment Description	Justification	Secured	timescales	Financial commitment	Responsible
Westenhanger Castle CMP	Formally approve the policies contained within the CMP through the approval of the outline planning application for Otterpool Park (GP1).	With the CMP having been reviewed by and agreed upon by Historic England and other stakeholders the final version of the CMP should be approved and its policies implemented. The CMP should be a working document that guides future change at the Westenhanger site.	Planning Condition	Outline planning application (Tier 1)	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Assign an individual or conservation firm to manage the CMP and maintain a record of relevant information for future reviews and updates (GP3).	To ensure the CMP is used. Otterpool Park LLP should appoint a person who will "manage" the document, ensuring that it is disseminated to the appropriate people whenever change is planned and that it is updated when relevant.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Consult with Historic England, the conservation officer and relevant statutory consultees at the earliest possible stages when a project is planned and continue to involve them in the development of plans as they progress (LSC1).	Discussions between conservation professionals and stakeholders at early stages of proposed work can provide useful input and advice. It may also reduce conflict at later stages of the design process by addressing any potential issues and procedural points early on before substantial work has been carried out.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Proposed changes must take note of relevant statutory designations and advice from specialist architects and archaeologists to advise on design works. Full approval and consents will be obtained before work starts (LSC2).	Statutory consents, which could include Scheduled Monument Consent, Listed Building Consent or Planning Permission, need to be obtained to ensure that work is carried out to the required standard. This also helps to avoid penalties for inappropriate work and the loss of historic fabric	Planning Condition	Continuous (when architectural proposals evolve)	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Any new works should aim to retain and enhance historic character and significance of the site, and not detract from it. Wherever possible alterations should be carried out in a way that is reversible (REHV1).	This is to ensure that the important heritage value of the site is not eroded or lost by inappropriate changes to the site, and opportunities to reveal important heritage values are taken wherever possible. Reversible changes ensure that, in the future, any changes to the historic fabric which have been deemed necessary in the past can be removed and the historic fabric or layout returned to its previous state.	Planning Condition	Continuous (when architectural proposals evolve)	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Where possible, change will be made to areas of low, neutral or intrusive significance. Alterations to areas of medium or higher significance should be justifiable and cause as little negative impact to significance as possible or facilitate significant heritage benefits (REHV2)	Capacity for change is greatest for features or areas which make little or no contribution to the overall character and significance of the site. Major alterations, whether internal or external, which involve the removal of substantial amounts of historic fabric will not normally be given consent. Where alteration is proposed to areas of high significance, works should be permissible only to facilitate significant heritage benefit, including sensitive improved public access, conservation repair or to remove intrusive features.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Any elements of intrusive value should be considered for removal (REHV4).	This is to help enhance the character, appearance and heritage value of a specific building or the overall site.	Planning Condition	Continuous	N/A	Otterpool Park LLP

Westenhanger Castle CMP (OP5 Appendix 9.25)

Source Document	Commitment Description	Justification	Secured	timescales	Financial commitment	Responsible
Westenhanger Castle CMP	Enrich the heritage asset through high-quality design (REHV5).	Any new building or extension on this nationally important site should be of a high design standard in order to respect the heritage value and appearance of the site and its setting.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	The scope of any ground intrusive works should be informed by a full archaeological desk-based assessment (REHV6).	The site is a Scheduled Monument owing to its rich and complex history; a deskbased assessment carried out by an archaeological contractor should be used to inform future development proposals and to avoid impacting any existing archaeological remains.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Any ground intrusive works agreed with Scheduled Monument Consent should be undertaken in accordance with a Written Scheme of Investigation prepared and agreed with Historic England and the archaeological officer at Kent County Council (REHV7).	To control and carefully manage the proposed works, to ensure any impact to archaeology is avoided.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Explore opportunities to build a 'sense of place' and arrival to the building group refocusing attention on the historic buildings, their physical connections and their historic functions (SEC2).	To improve the visual identity of the site and enhance connectivity to the site both from outside and from within, between the buildings. The Otterpool development will provide opportunities to open up new ways into the site and these should be assessed for their compatibility with the historic landscape.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Re-connect the Scheduled Monument with the landscape to the south and look to improve Key Views towards Westenhanger from this setting by reinstating historic landscape features, removing intrusive modern buildings and thinning/ pruning trees (informed by tree survey) (SEC3).	To enhance the setting of the site and reinstate visual connectivity between the Scheduled Monument and the landscape to the south.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Develop an access strategy that reinstates key historic routes into the site including the historic causeway and Pound House Track (AC1).	To improve accessibility to the site, re-trace historic landscape features and enhance historic character.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Enhance public access to Westenhanger (AC2).	To improve public access to the nationally important site, which has the potential to be a valuable educational resource and community asset.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Improve circulation between the historic buildings on the site to enable an enhanced visitor experience (AC4).	To improve and enhance the historic relationships between buildings and potentially reinstate historic routes into and out of the site	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Provide interpretation relating to the buildings and landscape in integrated ways to balance the need for interpretation against the intrusion on the heritage value of the site (IV2).	To enhance visitor experience and their understanding of the holistic site, its operation and associations. To promote and interpret the heritage significance of heritage assets, ensuring the balance between interpretation and significance is maximised.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Develop regular outreach/ events programmes and educational initiatives that promote the history of the site and its place in local history and encourage a sense of wnership and responsibility in the community (IV5).	This would enhance understanding of the site, may fill gaps in knowledge and would encourage local appreciation in the site.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Provide the site with more amenities, WCs and dwell spots (IV6).	The sense of place and length of stay are related to provision as much as to function. A visitor would dwell longer at the site if more amenities were provided.	Planning Condition	Continuous	N/A	Otterpool Park LLP

Westenhanger Castle CMP (OP5 Appendix 9.25)

Source Document	Commitment Description	Justification	Secured	timescales	Financial commitment	Responsible
Westenhanger Castle CMP	Carry out urgent and necessary repairs to stabilise the eastwest barn (CMR1).	To arrest the deterioration of east-west barn, to enhance its significance and to make it capable of receiving a viable new use.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Carry out condition surveys of all parts of the castle and draw up a maintenance plan for the site that is reviewed on an annual basis (CMR2 & CMR3).	To guide a programme of conservation and repair works (capital works) and an ongoing maintenance plan.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Any repair work or alteration should be advised on by experienced professionals and carried out by skilled contractors (CMR4).	Addressing any maintenance issues regularly will prevent further damage to historic fabric and ensure the survival and longevity of the historic site.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Before carrying out any repair work, care should be taken to choose the most appropriate materials and techniques available for the work and reverse any previous poor quality repair/ accretions as part of new phases of conservation work (CMR5).	It is important than any non-routine specialist repair or maintenance is carried out by skilled professionals and viewed within the wider context of the historic built fabric with the relevant consents. The minor details on all Listed Buildings and Scheduled Monuments are recognised as being important. The character of a building can be eroded by the replacement of small parts with new elements which are inappropriate. Repair work and alteration should be carried out to meet appropriate conservation standards.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Identify appropriate and sustainable new uses for the Manor House and barns, reviewing options in line with the historic context and significance of the buildings and with consideration to initial strategic work around the potential uses of the castle prepared by Purcell (U1).	To secure the long-term future of the buildings, to fund their ongoing maintenance and to make the site viable economically.	Planning Condition	Continuous	N/A	Otterpool Park LLP
Westenhanger Castle CMP	Seek to provide additional commercial space on site to maximise dwell time and revenue which can support the ongoing conservation of the asset (U6).	To provide an additional revenue stream and enhance visitor experience. Ensure the heritage significance of the buildings, protected trees, views from and towards the site are considered in the placement, scale and design of any new build proposals at the site.	Planning Condition	Continuous	N/A	Otterpool Park LLP