



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

ENVIRONMENTAL STATEMENT
OP5 CHAPTER 1 – **INTRODUCTION**

www.otterpoolpark.org

March 2022



OTTERPOOL PARK

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Abbreviations and Glossary

AADT	Annual Average Daily Traffic
ABC	Ashford Borough Council
AD	Anaerobic Digestion
Agricultural Land Classification (ALC)	The system of grading land quality for use in land use planning purposes. This divides farmland into five grades according to the degree of limitation imposed upon land use by the inherent physical characteristics of climate, site and soils.
Agri-environment scheme	Government programmes set up to help farmers manage their land in an environmentally-friendly way.
Alluvium	Sand, silt, clay, gravel, or other material deposited by flowing water, for example in floodplains.
AMR	Annual Monitoring Report
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
APIS	Air Pollution Information Service
AQ	Air Quality
AQMA	Air Quality Management Area
AQP	Air Quality Plan
AQS	Air Quality Strategy
ATC	Automatic Traffic Count
Arable	Growing and harvesting crops such as cereals, potatoes etc.
AURN	Automatic Urban and Rural Network
AW	Ancient Woodland
BAP	Biodiversity Action Plan
Barrow	Artificial mound of earth, turf and/or stone, normally constructed to contain burials
Baseline Environment	The environment as it appears (or would appear) immediately prior to the implementation of the proposed Development together with any known or foreseeable future changes that will take place before completion of the project.
BBS	Breeding Bird Survey
Best and most versatile land	Grades 1, 2 and 3a under the Agricultural Land Classification system.
BGS	British Geological Survey

BH	Built Heritage
Bioremediation	The use of either naturally occurring microorganisms to consume and break down environmental pollutants.
Blue-green infrastructure	Strategically planned network of natural and semi-natural areas and environmental features that are designed and managed to deliver a wide range of services e.g. habitats, water quality treatment, amenity.
BMV	Best and Most Versatile (agricultural land classification of the highest grade)
BOA	Biodiversity Opportunity Area
BoCC	Birds of Conservation Concern
BPEO	Best Practicable Environmental Option
BPM	Best Practice Measures
BRE	Building Research Establishment
BRES	Business Register and Employment Survey
BS	British Standard
C&D	Construction and Demolition
C&I	Commercial and Industrial Waste
Calcareous soil	Soils containing calcium carbonate, usually derived from the underlying rocks (such as limestone or chalk).
CCG	Clinical Commissioning Group
CD&E	Construction, Demolition and Excavation
CEMP	Construction Environmental Management Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CL:AIRE	Contaminated Land: Applications in Real Environments
Clayey soil	Soil comprised predominantly of clay-sized particles.
CLEA	Contaminated Land Exposure Assessment
CMP	Conservation Management Plan
CoCP	Code of Construction Practice
Code of Construction Practice	The Code of Construction Practice contains a series of measures and standards of work to be applied to the construction of a project ensuring a consistent approach to the management of construction activities. This forms the main mechanism for ensuring the implementation of mitigation measures during construction.
Committed developments/schemes	Consented developments or local plan policy allocations considered to be of relevance to Cumulative Effects assessment
CoPA	Control of Pollution Act 1974

CNVMP	Construction Noise and Vibration Management Plan
CRTN	Calculation of Road Traffic Noise
CS	Countryside Stewardship
CSM	Conceptual Site Model
CSR	Core Strategy Review
CTMP	Construction Traffic Management Plan
Culvert	A buried structure that channels water past an obstacle, for example, a road.
CWS	County Wildlife Site
DBA	Desk-Based Assessment
DCLG	Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities)
DDC	Dover District Council
DECC	Department of Energy and Climate Change
Defra	Department for the Environment, Food and Rural Affairs
Designated	A heritage asset/receptor which has statutory protection e.g. a Listed Building or Scheduled Monument or that has a local designation e.g. a Conservation Area
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
EAS	Enhanced Advisory Service (a paid for serviced provided by Historic England)
EclA	Ecological Impact Assessment
EFT	Emissions Factor Toolkit
EfW	Energy from Waste
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EKC	East Kent College
ELS	Entry Level Stewardship
ELR	Employment Land Review
Enclosure	Any area of land separated from surrounding land by ditches, earthworks, walls or fencing.
Environmental Assessment	A method and a process by which information about environmental effects is collected, assessed and used to inform decision-making. Assessment processes including Environmental Impact Assessment.

EPI	Environmental Performance Indicator
EPR	Environmental Permitting Regulations
ES	Environmental Statement
EU	European Union
Future baseline	Baseline conditions in future years without the proposed Development in place
FE	Further Education
FE	Forms of entry
FIDO	FIDO factors (frequency, intensity, duration and offensiveness). The scale of exposure to odour.
FiT	Fields in Trust
FTE	Full Time Equivalent
F&HDC	Folkestone & Hythe District Council (formerly Shepway District Council). The local planning authority area within which the application site is located.
FM	Framework Masterplan. Also referred to as the Otterpool Framework Masterplan Area. This forms the wider site which when fully developed would provide up to 10,000 homes and potentially an additional primary school and green infrastructure
Geophysical Survey	A suite of methods used to see below the ground surface using techniques including Ground Penetrating Radar (GPR), Magnetometry, Electromagnetic Survey and Resistivity.
GCN	Great Crested Newt
GHG	Greenhouse Gases
GI	Green Infrastructure
GIS	Geographical Information Systems
GHG	Greenhouse gas
GP	General Practitioner
Ground borne vibration	Vibrations that travel through the ground from a source and produce a noise as a result
Groundwater	All water which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil
HCA	Home and Communities Agency
HDV	Heavy Duty Vehicle
HE	Historic England
Heritage Asset/ Heritage Receptor	Any monument, buried deposit, building, structure or landscape for example, considered to provide understanding of human activity of the past

Heavy Goods Vehicles	European Union term for any vehicle with a gross combination mass of over 3500kg
HGV	Heavy Goods Vehicles
Highways England	Highways England (in full)
HLC	Historic Landscape Characterisation
HLS	Higher Level Stewardship
HMSO	Her Majesty's Stationery Office
HRA	Habitat Regulations Assessment
Hydromorphology	The physical character and water content of water bodies (e.g. water flow and channel bed substrate).
HUDU	Healthy Urban Development Unit
IAN	Interim Advice Note
IAQM	Institute of Air Quality Management
ICE	Inventory of Carbon and Energy
IER	Important Ecological Receptors
IMD	Index of multiple deprivation
JNCC	Joint Nature Conservation Council
KCC	Kent County Council
KHER	Kent Historic Environment Record
KJMWMS	Kent Joint Municipal Waste Management Strategy
KPI	Key Performance Indicator
KRP	Kent Resource Partnership
LAEI	London Atmospheric Emissions Inventory
LAQM	Local Air Quality Management
LB	Listed Buildings
LCA	Life Cycle Assessment
LDV	Light Duty Vehicle
LiDAR	A form of remote sensing which uses light in the form of a pulsed laser to measure ranges (variable distances) to the Earth. A shortened version of 'Light Detection and Ranging'.
Limestone	A rock type comprised of calcium carbonate.
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LOAEL	Lowest Observed Adverse Effect Level

Loamy soils	Soils composed of a mix of sand and silt with a smaller proportion of clay particles.
LPA	Local Planning Authority
LSOA	Lower Super Output Area
LTT _{E6}	Long Term Trends Annual Projection Factor from HA IAN 170/12v3
LWS	Local Wildlife Site
Main River	A watercourse, designated by the Department for Environment, Food and Rural Affairs. The Environment Agency's powers to carry out flood defence works apply to main rivers only.
MCP	Multispeciality Community Provider
MH	Municipal Household
Mitigation	Measures taken to reduce the impact of the Scheme on any identified heritage receptors. The primary archaeological methods of archaeological mitigation are either preservation <i>in situ</i> or preservation by record. Design solutions can also be considered as measures taken to avoid the location of a receptor, e.g. a change in foundation design.
MMC	Modern Methods of Construction
MPA	Marine Protected Areas
MSW	Municipal Solid Waste
MRF	Materials Recovery Facility
Mudstone	A fine-grained sedimentary rock whose original constituents were clays or muds.
MUGA	Multi-Use Games Area
NARRS	National Amphibian and Reptile Recording Scheme
NBN	National Biodiversity Network
NE	Natural England
NEA	National Ecosystem Assessment
NERC (Act)	Natural Environment and Rural Communities Act
NHLE	National Heritage List for England – a dataset of nationally designated heritage assets maintained by Historic England
NH	National Highways (formerly Highways England)
NHS	National Health Service
NMUs	Non-motorised users
NNG	Night Noise Guidelines
NO ₂	Nitrogen Dioxide

NOR	Number on Roll
NOEL	No Observed Effect Level
NO _x	Nitrogen Oxides
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
NRMM	Non-road mobile machinery
NSRI	National Soil Resources Institute
OFMA	Otterpool Framework Masterplan Area. This forms the wider site which when fully developed would provide up to 10,000 homes and potentially an additional primary school and green infrastructure. Also referred to as Framework Masterplan (FM).
OffPAT	Office of Project and Programme Advice and Training
ONS	Office of National Statistics
OPA	Outline Planning Application for the proposed Development.
OPLNA	Otterpool Park Employment Land Needs Assessment
Ordinary Watercourse	Ordinary watercourses include every river, stream, ditch, drain, cut, dyke, sluice, sewer (other than a public sewer) and passage through which water flows and which does not form part of a main river.
Outfarm	A multi-purpose farm building in an outlying area of a farm.
PAH	Polycyclic Aromatic Hydrocarbons
PAN	Pupil Application Number
Park Pale	Timber fence defining the boundary of a deer park, constructed to keep animals inside. Often surmounts a bank.
PCB	Polychlorinated Biphenyls
PM ₁₀	Particulate matter less than 10 microns in aerodynamic diameter
PM _{2.5}	Particulate matter less than 2.5 microns in aerodynamic diameter
PPC	Pollution Prevention and Control
proposed Development	The proposed Otterpool Park development, the subject of the main EIA
PRoW	Public Right of Way
PWF	Permitted Waste Facility. An anaerobic digestion plant and associated office and parking facilities at Otterpool Quarry, Ashford Road Sellindge, granted planning permission in 2011 (planning reference SH/08/124). The PWF is included in the Cumulative Effects assessment.
RAF	Royal Air Force
RNR	Roadside Nature Reserve

Robbing	Refers to the removal of foundation and wall material from a demolished building for use/recycling in a building elsewhere. It was common practice in the Medieval period to remove stone and tile from Romano-British buildings for this purpose. What is left of a foundation can often just be the foundation trench filled in with discarded material.
SAC	Special Area of Conservation
Sandstone	A coarse-grained sedimentary rock whose original constituents were sands.
SDC	Shepway District Council. Former name of Folkstone & Hythe District Council
Sensitive Receptor	Receptors which are potentially sensitive to noise and vibration. Examples include dwellings, hospitals, schools, community facilities, designated areas (e.g. AONB, National Park, SAC, SPA, SSSI, SAM), and public rights of way.
SERTM	South East Regional Traffic Model
Setting	The surroundings in which a heritage receptor is experienced. Its' extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
Significant Effect	An effect that in accordance with the EIA Regulations requires mitigation to reduce it to an acceptable level, established through guidance, policy or professional judgement.
Site Waste Management Plan (SWMP)	A document that outlines how a project will reduce, manage, and dispose of its solid waste.
SM	Scheduled Monument
SMP	Soil Management Plan
SNRHW	Stable Non-Reactive Hazardous Wastes
SO ²	Sulphur Dioxide
SOAEL	Significant Observed Adverse Effect Level
Soil erosion	The displacement of the upper layer of soil by water or wind action.
Soil structure	The way sand, silt and clay are organised into larger units within a soil.
Soil texture	The proportions of sand, silt and clay which make up a soil.
SOP	Source Odour Potential
SPA	Special Protection Area
SPR	Source Pathway Receptor

SPZ	Source Protection Zones
SSSI	Site of Special Scientific Interest
Statutory Organisations	Any principal council for the area where the land is situated, Natural England, English Heritage, the Environment Agency; and any other public authority which has environmental responsibilities and which the Secretary of State considers likely to have an interest in the project.
Study Area (SA)	The spatial scope within which environmental effects are assessed (i.e. extending a distance from the project footprint in which significant environmental effects are anticipated to occur). This may vary between the topic areas.
Subsoil	The layer of soil under the topsoil on the surface of the ground, lacking in the levels of organic matter found in topsoil.
SuDS	Sustainable Drainage Systems (SuDS) are water management solutions designed to reduce the impact of surface water runoff from new and existing developments to the natural environment. The purpose of such systems is to improve water quality and store or reuse surface runoff to reduce the discharge rate to the watercourse.
Surface Water	Water that appears on the land surface that has not seeped into the ground, i.e. lakes, rivers, streams, standing water, ponds, precipitation.
Swale	Shallow, broad and vegetated channels designed to store and/or convey runoff and remove pollutants.
SWMP	Site Waste Management Plan
TA	Transport Assessment
TG	Technical Guidance
Toolbox talk	An informal meeting that is part of an organisation's overall programme of information sharing on safety, environmental issues etc.
Topsoil	The uppermost layer of soil, usually with the highest concentration of nutrients, organic matter and microorganisms.
TPO	Tree Preservation Order
Treatment Train	A sequence of multiple stormwater treatment measures which are designed to meet the needs of a particular environment, to maximise benefits
Trial Trenching	A rapid archaeological evaluation method involving machine excavation of a series of trenches across a site and hand excavation of any archaeological features revealed.
TRICS	Trip Rate Information Computer System. A type of transport modelling database that calculates future trip generation from new developments.
TEMPro	Trip End Model Presentation Program. TEMPRO is an industry standard tool for estimating traffic growth when assessing the traffic impact of a development on the local highway network.

UXB	Unexploded Bomb
UXO	Unexploded Ordnance
Villa (Romano-British)	A high-status Romano-British house, usually associated with a rural estate
VISSIM	A microscopic multi-modal traffic flow simulation software derived from Verkehr In Städten – SIMulationsmodell i.e. (Traffic in cities- simulation model)
WDA	Waste Disposal Authority
WCA	Wildlife and Countryside Act
WCS	Water Cycle Study
WDA	Waste Disposal Authority
WEEE	Waste Electrical and Electronic Equipment
WFD	Water Framework Directive
WHO	World Health Organisation
WRAP	Waste Resources and Action Programme
WS	Walkover Survey
WSE	Waste Strategy England
WSI	Written Scheme of Investigation
WTSS	Waste Transfer Stations
WwTW	Waste Water Treatment Works
Zol	Zone of Influence. The land area capable of being affected by development whether by way of its construction or operation.
ZTV	Zone of Theoretical Visibility.

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Environmental Statement Volume 2: Main ES
Chapters 1-4: Introductory Chapters

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1 Introduction

1.1 Background to the Environmental Statement

- 1.1.1 Otterpool Park LLP, as applicant for an outline planning application (OPA), intends to develop approximately 589 hectares (ha) of land in the vicinity of Otterpool Park (hereafter referred to as the site) within the administrative area of Folkestone & Hythe District Council (F&HDC) in Kent, to develop a new garden settlement.
- 1.1.2 The new garden settlement (the ‘proposed Development’) is proposed as part of the UK Government’s nationwide initiative to deliver new housing stock across the country, including the Garden Cities, Towns and Villages programme. This was announced by the Department for Communities and Local Government (DCLG) (now the Department for Levelling Up, Housing and Communities) in 2016. The location of the proposed Development is shown on Figure 1.1 (in ES Appendix 1.1), and Figure 1.2 (in ES Appendix 1.1) shows the environmental context of the proposed Development. The planning application seeks permission for a new garden settlement accommodating up to 8,500 homes (Use Classes C2 and C3) and Use Class E, F, B2, C1, Sui Generis development, including use of retained buildings as identified, with related infrastructure, highway works, green and blue infrastructure, with access, appearance, landscaping, layout and scale matters to be reserved. Further detail of the proposed Development is provided in Chapter 4: The site and proposed Development.
- 1.1.3 The application site forms part of a wider Otterpool Framework Masterplan Area (OFMA) which once fully developed will provide up to 10,000 homes supported by relevant additional infrastructure including an additional primary school and crèche facilities and green infrastructure. The full development of the OFMA has been considered in the assessment of cumulative effects (see Cumulative Effects section below) and is also referred to as the ‘Framework Masterplan’ (FM).
- 1.1.4 The current application for planning permission which this ES supports relates to an existing OPA that was submitted to F&HDC as the local planning authority (‘LPA’) in 2019 (the ‘2019 planning application’), under planning reference Y19/0275/FH, and which was the subject of environmental impact assessment (EIA), and a previously submitted Environmental Statement (ES). Following submission of the 2019 planning application, the applicant is proposing a number of amendments to the submitted scheme. These are explained in Chapter 2: EIA Approach and Methodology. However, in summary, they include:
- The structure of the application has been amended in order to improve the flexibility and deliverability of the development. Rather than proceeding to submit reserved matters applications directly after the determination of the outline application, the application will now follow a three-tiered approach;
 - The application site boundary of the OPA has been amended. It is as now shown in Figure 2. The amendments to the site boundary comprise:
 - Westenhanger Castle is now within the application site boundary;
 - additional land is included in the north west corner of the site to reflect the likely requirement for a wastewater facility;
 - additional land for highway junction works at Newingreen Junction is included;
 - separation of the site boundary to create a gap between Holiday Extras and Little Greys to reflect landownership boundaries; and
 - amendment to the East/West aligned boundary adjacent to Lympne Industrial Estate to the north to reflect landownership boundaries.
 - amendment to the site boundary in the north east of the site to reflect landownership boundaries

- A number of other amendments have been made to the OPA in responding to feedback from members of the public and statutory stakeholders. Additional work (including survey work) has been undertaken in relation to issues such as transport, water and heritage, to ensure the OPA responds effectively to comments provided regarding the 2019 application and enables the structure of the OPA to be amended in line with the tiered approach discussed above.
- 1.1.5 The amendments to the 2019 planning application were the subject of a revised Scoping Opinion request and further subsequent amendments to the proposed Development were suggested, triggering a Scoping Addendum request (see Section 2.2).
- 1.1.6 This ES has been prepared to address the proposed Development including the above-mentioned changes and accompanies the amended OPA, on behalf of Otterpool Park LLP as developer.

1.2 Environmental Impact Assessment

- 1.2.1 Environmental Impact Assessment ('EIA') is a systematic process to identify, predict and evaluate the environmental effects of a proposed project. The purpose of an EIA is to ensure that the likely significant environmental effects of a project are understood and properly taken into account when decision makers consider the application for that development. The EIA identifies the likely significant effects on the environment (negative and positive) arising during the construction and or operation of a project. The EIA process also provides an opportunity to identify where control measures are required to avoid or reduce identified significant environmental effects, which can be addressed through design or as mitigation measures (both embedded design measures).
- 1.2.2 The proposed Development requires planning consent under the Town and Country Planning Act 1990 (as amended). In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (Ref. 1.1), the proposed Development constitutes "Schedule 2" development, based upon the scale of the proposed Development exceeding 150 dwellings. Due to the nature and scale of the proposals and its associated infrastructure, the proposed Development is likely to have significant effects on the environment, and therefore triggers the need for an EIA. The matters that are required to be addressed in the ES, including its content, are described in Section 0.