



OTTERPOOL PARK

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APPLICATION ADMINISTRATION
OP1 – COVERING LETTER

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OTTERPOOL PARK

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APPLICATION CONTENTS

Application Administration

- OP1 Covering Letter
- OP2 Planning Fee
- OP3 Outline Planning Application Form, including relevant certificates & CIL Form.

Environmental Statement

- OP4 Non-technical Summary
- OP5 Environmental Statement which assesses the impact of the proposed development on the following topics:

- Chapter 1 Introduction
- Chapter 2 EIA Approach and Methodology
- Chapter 3 Development and Consideration of Alternatives
- Chapter 4 The Site and Proposed Development
- Chapter 5 Agriculture and Soils
- Chapter 6 Air Quality
- Chapter 7 Ecology and Biodiversity
- Chapter 8 Climate Change
- Chapter 9 Cultural Heritage
- Chapter 10 Geology, Hydrology and Land Quality
- Chapter 11 Human Health
- Chapter 12 Landscape and Visual Impact
- Chapter 13 Noise and Vibration
- Chapter 14 Socioeconomic effects and community
- Chapter 15 Surface water resources and flood risk
- Chapter 16 Transport
- Chapter 17 Waste and resource management

Please refer to ES Contents page which provides a full list of ES Appendices

Documents submitted for approval

- OP5 Appendix 4.1 Development Specification
- OP5 Appendix 4.2 Site Boundary and Parameter Plans
- OP5 Appendix 2.8 Alternative Parameter Plans (with permitted waste facility in situ)
- OP5 Appendix 4.3 Strategic Design Principles

Documents submitted in support

- OP5 Appendix 2.6 Commitments Register
- OP5 Appendix 2.7 Infrastructure Assessment (regarding the permitted waste facility)
- OP5 Appendix 4.4 Illustrative accommodation schedule
- OP5 Appendix 4.5 Illustrative plans

- OP5 Appendix 4.6 Indicative phasing plan
- OP5 Appendix 4.8 Utilities Strategy
- OP5 Appendix 4.9 Energy Strategy
- OP5 Appendix 4.10 Community Development and Facilities Strategy
- OP5 Appendix 4.11 Green Infrastructure Strategy
- OP5 Appendix 4.12 Heritage Strategy
- OP5 Appendix 4.13 Governance and Stewardship Strategy
- OP5 Appendix 4.14 Housing Strategy (including affordable housing strategy)
- OP5 Appendix 4.15 Overarching Delivery Management Strategy
- OP5 Appendix 4.16 Design and Access Statement
- OP5 Appendix 9.25 Conservation Management Plan
- OP5 Appendix 9.26 Schedule Monument Consent Decision
- OP5 Appendix 11.1 Health Impact Assessment
- OP5 Appendix 11.2 Retail Impact Assessment
- OP5 Appendix 12.5 Kentish Vernacular Study and Colour Studies
- OP5 Appendix 14.1 Economic Strategy
- OP5 Appendix 15.1 Flood Risk Assessment and Surface Water Drainage Strategy
- OP5 Appendix 15.2 Water Cycle Study
- OP5 Appendix 16.4 Transport Assessment
- OP5 Appendix 16.5 Transport Strategy
- OP5 Appendix 16.6 Framework Travel Plan
- OP5 Appendix 17.2 Minerals Assessment
- OP5 Appendix 17.3 Outline site waste management plan

- OP6 Guide to the Planning Application
- OP7 Spatial Vision
- OP8 Planning and Delivery Statement
- OP9 Sustainability Statement
- OP10 Monitoring and Evaluation Framework document
- OP11 Mobility Vision Report
- OP12 User-centric travel document
- OP13 Access and Movement Mode Share Targets
- OP14 Cultural and Creative Strategy
- OP15 Statement of Community Involvement
- OP16 Supplemental Statement of Community Involvement

Our ref: Q80641
Your ref: Y19/0257/ FH
Email: poppy.carmody-morgan@quod.com
Date: 31 March 2022



James Farrar
Planning Department
Folkestone & Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Dear James,

Town and Country Planning Act 1990 (as amended)

Otterpool Park - Amended outline planning application submitted on behalf of Otterpool Park LLP (Y19/0257/ FH)

An application for outline planning permission for the Otterpool Park new garden settlement was originally submitted in February 2019 (planning application reference no. Y19/0257/ FH). Following submission of the outline planning application (OPA) a number of consultation comments have been received from statutory consultees and the public. Amendments to the OPA are now being submitted to address the comments received on the original submission and to assist with the delivery of the development across the long term.

Application proposals

Please find enclosed an amended outline planning application seeking permission for:

Outline planning application seeking permission for the redevelopment of the site through the demolition or conversion of identified existing buildings and erection of a residential led mixed use development comprising up to 8,500 residential homes including market and affordable homes; age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; burial ground, sustainable urban drainage systems; utility and energy facilities and infrastructure; waste and waste water infrastructure and management facilities; vehicular bridge links; undercroft, surface and multi-storey car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; lighting; engineering works, infrastructure and associated facilities; together with interim works or temporary structures required by the development and other associated works including temporary meanwhile uses. Layout, scale, appearance, landscaping and means of access are reserved for approval.



For development at:

Land bounded by; the M20 and Channel Tunnel Railway Link (CTRL) to the north; the A20/Stone Street and Sandling Park to the east; Harringe Lane to the west, and; Aldington Road to the south.

Key amendments since 2019 submission

As previously noted, an OPA for Otterpool Park was originally submitted in February 2019 (planning application reference no. Y19/0257/FH). Following submission of the OPA a number of consultation comments have been received from statutory consultees and the public. Amendments to the OPA are now being submitted. These can be summarised as follows:

- 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:
 - Tier 1 – Outline planning application
 - Tier 2 – Phase masterplan and design code
 - Tier 3 – Reserved matters applications
- This proposed approach will provide the development with more flexibility whilst allowing the application to evolve over time to best suit the needs of the local population as well as ensuring the adaptability of the delivery of key elements to keep pace with market changes over the delivery period. This amended approach to the OPA will reduce the risk of needing to secure formal revisions in the event that adaptation and refinement to the concept plans and commitments become necessary.
- The revised approach also provides consultees with the comfort of a deliverable development and the ability to secure design quality at the relevant stages through the project's lifetime.
- The red line boundary of the OPA has been amended. It is as now shown on plan OPM(P)101_W. The amendments to the red line comprise:
 - Westenhanger Castle is now within the red line boundary;
 - additional land is included in the northwest 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;
 - amendment to the East/West aligned boundary adjacent to Lypne Industrial Estate to the north to reflect landownership boundaries; and

- amendment to the site boundary in the northeast of the site to reflect landownership boundaries.
- The phasing plan is now submitted in support of the OPA rather than for approval. This is to aid flexibility and deliverability of the planning consent. The parameter plans have also been amended to enable more flexibility and help ensure deliverability.
- The amended application also includes a number of additional documents:
 - Strategic Design Principles (Ref. OP5 Appendix 4.3)
 - Spatial Vision (Ref. OP7)
 - Green Infrastructure Strategy (Ref. OP5 Appendix 4.11)
 - Overarching Delivery Management Strategy (Ref. OP5 Appendix 4.15)
 - Heritage Strategy (Ref. OP5 Appendix 4.12)
 - Westenhanger Castle Conservation Management Plan (Ref. OP5 Appendix 9.25)
 - Transport Strategy (Ref. OP5 Appendix 16.5)
 - Transport Monitoring and Evaluation Framework (Ref. OP10)
 - Mobility Vision Report (Ref. OP11)
 - User-Centric Travel Document (Ref. OP12)
 - Infrastructure Assessment (Ref. OP5 Appendix 2.7)
 - Scheduled Monument Consent Decision (Ref. OP5 Appendix 9.26)
 - Supplemental Statement of Community Involvement (Ref. OP16)
 - Kentish Vernacular Study and Colour Studies (OP5 Appendix 12.5)
 - Alternative Scenario Parameter Plans (Ref. 3.37)
- The OPA has been amended to respond to the adopted site allocation and related policies SS6-SS9 of the Core Strategy Review (2022), as well as the adopted Places and Policies Local Plan (2020).
- 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.
 - The development of a transport strategy, based on a user centric approach, that prioritises active travel and shared and public transport use, including the provision of a series of mobility hubs linked to a comprehensive network of walking and cycling routes.

- The potential to deliver an on-site wastewater treatment works and an area of wetlands in order to enable the development to secure nutrient neutrality.
- The development of a housing strategy, informed by a local needs survey, that seeks to secure a range of housing types (in terms of size and tenure) to meet local need, support service provision at Otterpool Park and improve the local economy.
- The development of a comprehensive heritage strategy that identifies a range of heritage mitigation measures reflecting the diverse history of the site across different millennia (for example, the Site now incorporates Westenhanger Castle, and the causeway and the proposals have been refined to reflect recently scheduled heritage assets).
- Strategic design principles have been developed to provide reassurance on design quality throughout the tiered process.

Application documents

The amended OPA includes the following documents in line with Folkestone and Hythe District Council's validation requirements. These documents supersede the planning application documents submitted in 2019:

Application Administration

- OP1 – Covering Letter
- OP2 – Planning application fee
- OP3 – Outline Planning Application Form, including CIL Form, relevant certificates (certificate C), copy of notice served and schedule of persons upon which notice was served and copy of press notice from the Folkestone Herald and the Evening Standard (published 31 March 2022)

Environmental Statement

- OP4 – Non-technical Summary
- OP5 – Environmental Statement which assesses the impact of the proposed development on the following topics:
 - Chapter 1 – Introduction
 - Chapter 2 – EIA Approach and Methodology
 - Chapter 3 – Development and Consideration of Alternatives
 - Chapter 4 – The Site and Proposed Development
 - Chapter 5 - Agriculture and Soils
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 - Chapter 8 - Climate Change

- Chapter 9 - Cultural Heritage
- Chapter 10 - Geology, Hydrology and Land Quality
- Chapter 11 - Human Health
- Chapter 12 - Landscape and Visual Impact
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- Chapter 16 - Transport
- Chapter 17 - Waste and resource management

Documents submitted for approval

- OP5 Appendix 4.1 - Development Specification
- OP5 Appendix 4.2 – Site Boundary and Parameter Plans
- OP5 Appendix 2.8 - Alternative Parameter Plans (with permitted waste facility in situ)
- OP5 Appendix 4.3 - Strategic Design Principles

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- OP5 Appendix 16.5 – Transport Strategy
- OP5 Appendix 16.6 – Framework Travel Plan
- OP5 Appendix 17.2 -Minerals Assessment
- OP5 Appendix 17.3– Outline site waste management plan
- OP6 – Guide to the Planning Application
- OP7 - Spatial Vision
- OP8 – Planning and delivery Statement, including S106 Heads of Terms
- OP9 – Sustainability Statement
- OP10 – Monitoring and Evaluation Framework document
- OP11 – Mobility Vision Report
- OP12 – User-centric travel document
- OP13 – Access and Movement Mode Share Targets
- OP14 – Cultural and Creative Strategy
- OP15 – Statement of Community Involvement
- OP16 – Supplemental Statement of Community Involvement

A list of plans that have been submitted is appended to this covering letter (**Document 1**).

Key benefits of the proposals

The proposed development is based upon the creation of high-quality homes, places and spaces within a new highly sustainable garden settlement. It will have far-reaching benefits, including:

- Creating new, attractive, sustainable and connected neighbourhoods that integrate with existing communities and, in addition to the new residents of the garden settlement, will provide people in the local area with improved amenities;

- The creation of extensive open spaces and amenity benefits, including the provision of a wide range of green spaces – from strategic open spaces, green corridors, urban squares and parks, sports provision, play areas, allotments and gardens. Approximately 50% of the site area is proposed to be green infrastructure;
- Homes located within short walking distance of shops, local amenities and services, as well as connections via bus and rail to the wider area;
- Opportunities for sustainable patterns of travel through walkable neighbourhoods, complemented by an extensive network of new cycle routes within the development, which will connect with existing routes in the local area;
- Provision of a wide range of housing types, helping to meet the need for more housing in the district and beyond, including both market and affordable, a variety of housing sizes, homes designed for elderly residents and innovative housing options such as self-build;
- Homes built to modern environmental standards through sustainable design promoting reduced energy consumption, water efficiencies, renewable and low carbon technologies;
- Creation of approximately 9,000 jobs during both the construction of the development and, once the new settlement is complete;
- The creation of a range of employment opportunities, within higher quality and more accessible employment locations and scope for more highly skilled jobs;
- Enhancements to existing heritage and landscape features so they can be readily enjoyed, for example, creation of a heritage trail and enhancements to the setting of Westenhanger Castle;
- Protection and active management of built heritage assets, certain vulnerable heritage assets from gradual erosion and active management of built heritage assets;
- Community facilities that will complement existing provision, including a health centre, and nursery, primary and secondary schools within the development;
- An innovative development that embraces the opportunities from the changing energy market and technologies;
- A development that delivers a 20% biodiversity net gain across the whole site, including enhancement of a Site of Special Scientific Interest (former Otterpool Quarry) within a proposed woodland country park;
- Health benefits, including local access to work and training, social interaction, access to health food choices, access to a range of housing types, and access open space and nature; and
- Creating an exemplar garden town that successfully enmeshes art, culture and creativity.

In respect of the planning application fee, a payment for £150,000 was paid in 2019 to the Local Planning Authority. The planning application fee is calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017.



If you have any queries regarding the enclosed, please do not hesitate to contact me.

Yours sincerely,



Poppy Carmody-Morgan
Associate Director

Document 1: Plans

Plan Number	Plan Title	Scale
Plans submitted for approval		
Site Boundary and Parameter Plans (OP5 Appendix 4.2)		
OPM(P)101_W 22-02-22	Red line application boundary	1:10,000 @ A1
OPM(P)4001_YY	Parameter Plan – Development and Movement Corridors	1:7500 @ A1
OPM(P)4002_YY	Parameter Plan – Open Space and Vegetation	1:7500 @ A1
OPM(P)4003_YY	Parameter Plan – Heights	1:7500 @ A1
Alternative Parameter Plans (with permitted waste facility in situ) (OP5 Appendix 2.8)		
OPM(P)5001_WW	Parameter Plan – Development and Movement Corridors	1:7500 @ A1
OPM(P)5002_WW	Parameter Plan – Open Space and Vegetation	1:7500 @ A1
OPM(P)5003_WW	Parameter Plan – Heights	1:7500 @ A1
Plans submitted in support		
Illustrative plans submitted (OP5 Appendix 4.5)		
OPM(P)1001_YY_12-03-22	Illustrative Masterplan Existing context	1:7500 @ A1
OPM(P)1004_YY_12-03-22	Masterplan Existing context	1:10,000 @ A1
OPM(P)1007_YY_12-03-22	Existing trees & veg retained & removed	1:7500 @ A1
OPM(P)1008_YY_12-03-22	Illustrative Masterplan GI & Open Space	1:7500 @ A1
OPM(P)1009_YY_12-03-22	Illustrative Masterplan Suds and Drainage	1:7500 @ A1
OPM(P)1010_YY_12-03-22	Illustrative Masterplan Movement & Access	1:7500 @ A1
OPM(P)1012_YY_12-03-22	Illustrative Masterplan Density	1:7500 @ A1
OPM(P)1013_YY_12-03-22	Illustrative Masterplan Heights	1:7500 @ A1
OPM(P)1015_YY_08-03-22	Illustrative Masterplan Land Use	1:7500 @ A1
OPM(P)1018_YY_12-03-22	Existing buildings demolished & retained	1:7500 @ A1
OPM(P)1030_YY_12-03-22	Illustrative Masterplan Walking distances	1:7500 @ A1
OPM(P)102_E_02-11-19	Framework Masterplan Boundary	1:10,000 @ A1
OPM(P)3016_YY_12-03-22	Framework Masterplan land use	1:7500 @ A1
OPM(P)3018_YY_12-03-22	FM buildings demolished & retained	1:7500 @ A1
OPM(P)3030_YY_12-03-22	Framework Masterplan walking distances	1:7500 @ A1
OPM(P)5008_WW_18-03-22	Illustrative Masterplan GI & Open Space	1:7500 @ A1
OPM(P)5009_WW_18-03-22	Illustrative Masterplan Suds and Drainage	1:7500 @ A1
OPM(P)5010_WW_18-03-22	Illustrative Masterplan Movement & Access	1:7500 @ A1
OPM(P)5012_WW_18-03-22	Illustrative Masterplan Density	1:7500 @ A1
OPM(P)5013_WW_18-03-22	Illustrative Masterplan Heights	1:7500 @ A1
OPM(P)5015_WW_18-03-22	Illustrative Masterplan Land Use	1:7500 @ A1
OPM(P)5030_WW_18-03-22	Illustrative Masterplan Walking distances	1:7500 @ A1
Indicative Phasing Plan (OP5 Appendix 4.6)		
OPM(P)4004_YY	Indicative Phases	1:7500 @ A1