



# OTTERPOOL PARK

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DOCUMENTS SUBMITTED FOR APPROVAL  
**OP5 APPENDIX 4.1 – DEVELOPMENT SPECIFICATION**



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



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# Development Specification

Otterpool Park

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MARCH 2022

# Contents

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1	Introduction	1
2	The Form of The Planning Application	3
3	Contents of the Outline Planning Application	9
4	Parameter Plans	21
5	Implementation and Delivery of the Proposed Development	27
6	Application Documentation	29
	Appendix 1 Parameter Plans For Approval	32
	Appendix 2 Illustrative Masterplan in support	33
	Appendix 3 Existing Buildings	34
	Appendix 4 Strategy Commitments	40

# 1 Introduction

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- 1.1 This Development Specification (“DS”) has been prepared by Quod on behalf of the applicant, Otterpool Park LLP, in support of their outline planning application (OPA) to the Folkestone and Hythe District Council Local Planning Authority (LPA) for a garden settlement 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 (the ‘Site’).
- 1.2 The primary purpose of the DS is to define and describe the principal components of the development, as well as the parameters that will guide future phase specific masterplans, design codes and detailed applications to be submitted under reserved matters applications. The DS also provides other contextual details which are provided for information purposes.
- 1.3 The application Site is located on approximately 589ha of land in the west of the Folkestone and Hythe District, Kent. The Site is bounded by; the M20 and CTRL (Channel Tunnel Rail Link) to the north; the A20/Stone Street and Sandling Park to the east; Harringe Lane to the west, and; Aldington Road to the south. The Kent Downs Area of Outstanding Natural Beauty (AONB) bounds the area along its eastern and southern edges. It also lies approximately 1.25km to the north.
- 1.4 The Site is centred on National Grid Reference TR112 365 in the general area of Otterpool Manor buildings. The towns of Folkestone and Hythe are located to the south east of the Site with Ashford to the north-west. Stanford and Westenhanger are located to the north where, aside from the castle and station, existing buildings are primarily in residential use. Lympe is a residential settlement which lies to the south east. Barrow Hill, Sellindge and Newingreen are small residential settlements to the north-west and east respectively. Lympe Distribution and Industrial Park lies immediately to the south west of the Site.
- 1.5 A copy of the application site boundary is shown on the Application Red Line Boundary Plan (Ref OPM(P)101W).
- 1.6 The outline planning application submitted responds 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).
- 1.7 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. The wider OFMA is illustrated on plan reference OPM(P)102E for information. For cumulative purposes, the ES has assessed whether the development and infrastructure proposed within the outline planning application is suitable to support a development of 10,000 dwellings.
- 1.8 The proposal is an Environmental Impact Assessment (“EIA”) development and thus the application is accompanied by an Environmental Statement (“ES”) prepared in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

1.9 The OPA was originally submitted to Folkestone and Hythe District Council LPA in February 2019 (application reference no. Y19/0257/ FH). In response to the OPA consultation, a number of consultation comments have been received from consultees. In response to the feedback received during consultation, this application seeks to amend the structure of the OPA to optimise the long-term deliverability of the development, principally through the added flexibility that the revision will allow. As such a three-tiered approach to the approval process has now been proposed (this is explained in section 2). In addition, a number of other consultation comments have been provided on a range of topics, which have in some cases led to further work being undertaken.

1.10 An amended OPA application is therefore being submitted now to address the previous consultation comments received. The application documents submitted now supersede the documents submitted in February 2019.

1.11 The remaining sections of the DS are structured as follows:

- Section 2 explains the form and structure of the planning application for the development;
- Section 3 describes the contents of the planning application;
- Section 4 describes the parameter plans submitted as part of the outline planning application;
- Section 5 deals with implementation and delivery; and
- Section 6 lists the documents submitted as part of the planning application.

## 2 The Form of The Planning Application

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### Introduction

2.1 This section of the DS describes the principal components of the development for which permission is sought at outline stage and identifies other approvals that are expected to be required at a later date.

2.2 As set out on the planning application forms, permission is sought for the following:

*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.*

2.3 The planning application is submitted in outline to provide the necessary flexibility for the detailed design of the scheme to be approved later. A three-tier approach for gaining approval of this detailed design is proposed as follows:

#### Tier 1 - Outline planning application

2.4 Tier 1 is the outline planning application i.e. this application, which demonstrates the acceptability of the principle of the development and seeks to control the future phased delivery of the development through the following controlling documents for approval:

- Parameter plans (Ref. OP5 Appendix 4.2) which present a spatial diagram of the proposed development. The parameter plans are listed in **Appendix 1** and submitted with the outline application and further described in section 4;
- Strategic Design Principles (Ref. OP5 Appendix 4.3);
- This Development Specification (Ref. OP5 Appendix 4.1); and
- an Environmental Statement (Ref. OP5), which includes mitigation for approval;

- 2.5 In addition to the documents submitted for approval, a number of site-wide strategies for the delivery of the development are submitted, including a Green Infrastructure Strategy (Ref. OP5 Appendix 4.11), a Heritage Strategy (Ref. OP5 Appendix 4.12), and the Overarching Delivery Management Strategy (Ref. OP5 Appendix 4.15).
- 2.6 An Illustrative Masterplan (Ref. OP5 Appendix 4.5) and indicative Phasing Plan (Ref. OP5 Appendix 4.6) are submitted in support of the application. They provide an indicative illustration of how the development may be delivered.
- 2.7 A full list of outline planning application documents submitted is identified in section 6 of this Development Specification.

#### Tier 2 – detailed masterplan and design code for a phase of development.

- 2.8 Once the outline Tier 1 documents are approved, prior to the delivery of each phase of the development, it is proposed that the following details will need to be produced and submitted to the local planning authority for approval.
  - A detailed masterplan in substantial accordance with the parameter plans in Tier 1;
  - A phase-wide design code which should substantially accord with the Strategic Design Principles document in Tier 1; and
  - An environmental report if necessary (format to be agreed with the LPA), confirming compliance with Tier 1 OPA conditions and obligations and/or confirming the impacts of the proposed development and the detailed EIA mitigation proposed for the phase being considered (where not considered at outline stage).
  - A phase-wide Delivery Plan.

#### Tier 3 – reserved matters applications

- 2.9 Prior to commencement of each relevant development plot an application for reserved matters approval will be submitted and approved following approval of both the principle of development (Tier 1) and the phase-wide masterplan details (Tier 2). Reserved matters applications will deal with the outstanding details including the detail of appearance, means of access, landscaping, layout and scale within a specific area of the Masterplan.
- 2.10 The details of the reserved matters applications must be in line with the outline approval (Tier 1) and phase-wide approval material (Tier 2), including any relevant conditions attached to the permission.
- 2.11 Tier 3 reserved matters applications can come forward outside of the tiered approval process to accommodate critical or enabling infrastructure (for example, a RMA application for the waste water treatment plant in the north west of the site or for enabling highway infrastructure to facilitate further development).



## Tier 1 - The outline planning application

- 2.12 The Town and Country Planning (Development Management Procedure) (Order) 2015 (DMPO) sets out the requirements and information that needs to be provided in support of outline planning applications. Further guidance is also provided in the National Planning Policy Guidance (NPPG) (published by the Government in March 2014, as amended).
- 2.13 Article 4(1) of the DMPO explains that “where an application is made to the local planning authority for outline planning permission, the authority may grant permission subject to a condition specifying reserved matters for the authority’s subsequent approval”.
- 2.14 The planning application for Otterpool Park is submitted in outline with all matters reserved for future determination. In accordance with the DMPO, the following matters will be reserved for future approval:
- Layout - As defined in the DMPO “the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other” is reserved. Although reserved, the planning application seeks approval of parameters associated with the location of built development and associated key open spaces and routes as set out in the parameter plans;
  - Scale - As defined in the DMPO “the height, width and length of each building proposed within the development in relation to its surroundings” is reserved. Parameters for the maximum height of buildings are set out on the Heights parameter plan;
  - Appearance- As defined in the DMPO “the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, texture” are reserved. The planning application seeks approval of a set of strategic Design Principles which establish design principles to be applied at the Tier 2 Design Code and Tier 3 reserved matters stages;
  - Landscaping - As defined in the DMPO “the means of treatment of land for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated” including hard and soft landscaping, planting, surface materials, etc. is reserved. The planning application seeks approval of landscaping principles, outline design level structural planting proposals and the protection and removal of certain landscaping areas as part of the planning permission, as provided in the parameter plans and Strategic Design Principles document; and
  - Means of Access - As defined in the DMPO “accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how they fit into the surrounding network” is reserved. Parameters for access are contained on the Development Areas and Movement Corridors parameter plan for approval.

## Illustrative Masterplan, Accommodation Schedule and Supporting Information

- 2.15 An illustrative masterplan (Ref. OP5 Appendix 4.5) and illustrative accommodation schedule (Ref. OP5 Appendix 4.4) are submitted in support of the outline planning application. These represent one way of delivering the development in accordance with the proposed parameters and Development Specification. They have also informed the cultural heritage assessment, water cycle study, flood risk assessment and surface water drainage strategy, landscape and visual assessment, Transport Assessment, noise and vibration assessment, and biodiversity net gain calculations in the ES. The illustrative masterplan is enclosed at **Appendix 2**.
- 2.16 The illustrative plans and documents submitted in support of the outline planning application are listed in Table 4 in Section 6 of this document. These provide additional information which illustrate how the development could be delivered and explain the principles and strategies which underpin the proposals.

## Environmental Statement

- 2.17 The planning application is submitted in accordance with the Environmental Impact Assessment (EIA) Regulations 2017 (as amended) and is therefore an EIA planning application.
- 2.18 The Environmental Statement (ES) (Ref. OP5) provides an assessment of the likely significant effects on the environment from the proposed development. It also sets out how significant environmental effects associated with the proposed development would be mitigated.
- 2.19 A request for a Scoping Opinion was submitted to F&HDC in June 2020. An EIA Scoping Opinion was received from the local planning authority in July 2020 and its requirements used as the basis of the EIA. A Scoping Addendum was submitted to the LPA on 5 October 2021 to outline minor changes to the proposals since the scoping opinion was received. These comprised additional land in the north-west corner of the site, additional land for highway junction works at Newingreen Junction, minor amendments to clarify land ownership boundaries and a change to the assessment approach in relation to the future uses of Westenhanger Castle, this is discussed further in Section 4. A response to this Scoping Opinion Addendum was provided on 27 October 2021. The changes identified in the Scoping Opinion Addendum have been assessed in the ES. The approach to the future uses of the Castle is considered in section 4 of this Specification.
- 2.20 In assessing the proposed development, the EIA also considers cumulative effects. Cumulative effects are those effects of a development that are within the relevant zone of influence of the Otterpool Park development that may interact in an additive or subtractive manner with the effects arising from other committed developments that are not currently in existence but may be by the time the proposed development is implemented.
- 2.21 The cumulative effects assessment within the ES includes the following scenarios:
- The development proposed in the outline planning application in combination with the additional land provided by the OFMA;

- The above scenario in combination with other committed schemes in the area; and
- Interactive cumulative effects arising from different impact types from within the proposed Development having a combined impact on a single receptor, e.g. Human Health.

2.22 Where the original planning application is subject to EIA, then Reg. 9 of the EIA Regulations 2017 requires the original ES to be considered when determining subsequent applications unless a new ES is submitted. The regulation provides that where it appears to an LPA that an application before them for determination is a subsequent application in relation to Sch.1 or Sch.2 development<sup>1</sup>, has not itself been the subject of a screening opinion or screening direction, is not accompanied by an ES and the original application was accompanied by an ES, then if the environmental information already before the LPA is adequate for them to assess the environmental effects of the development, they shall take that information into consideration in their decision-making.

2.23 If the LPA consider the environmental information already before them inadequate to assess the environmental effects of the development, they shall serve a notice seeking further information in accordance with Reg. 25.

2.24 Should Tier 2 (detailed masterplans) or Tier 3 (reserved matters applications) include variations to elements presented in the outline application, for example, different environmental mitigation (albeit still in accordance with the parameters set out in the outline planning application or any amendments subsequently approved), this will be submitted with an update to the ES as necessary and appropriate.

2.25 Regardless of EIA Screening, reserved matters applications would be supported by any necessary further environmental assessments required to define mitigation measures in detail that would not have been achievable at the Tier 1 outline stage, for example additional archaeological evaluation that could result in updated EIA consideration that would not have been apparent at the outline Tier 1 stage.

2.26 This is the practical reality of an outline application where it is not appropriate and/or possible to specify all of the detail at the outline application stage.

## Strategy Commitments

2.27 Tier 2 and Tier 3 submissions should also meet the commitments in the Energy Strategy, the Sustainability Statement, the Green Infrastructure Strategy, Transport Strategy, Heritage Strategy, Housing Strategy, Community Development and Facilities Strategy, Surface Water Drainage Strategy, Utility Strategy, Economic Strategy, Creative and Cultural Strategy and the Governance and Stewardship Strategy, which are summarised in **Appendix 4** of this DS.

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<sup>1</sup> The proposed Development is not of a type described in Schedule 1. However, it can be described as an 'urban development project' as defined under paragraph 10(b) of Schedule 2 of the Regulations, and, given that the proposals are for up to 8,500 homes, far exceeds the threshold of 150 residential units cited in 10(b)(i).

## Design and Access Statement (DAS)

- 2.28 The DAS is not expected to be a planning document enforced by the conditional planning permission but is a document that should be reviewed and understood as a matter of good practice by any future author of a reserved matters application.
- 2.29 The DAS explains the context and rationale to development at Otterpool Park and the evolution of the design. It provides an important context to the adoption of the Development Specification and parameter plans.

# 3 Contents of the Outline Planning Application

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3.1 In summary, 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.

## Existing Floorspace

3.2 There are 102 existing buildings on site. These are identified on plan 1018\_YY and within Appendix 3 of this DS. They are in a range of uses, including business (including wedding venue), residential and agricultural.

3.3 The table in **Appendix 3** sets out the proposed retention and demolition of each of the existing buildings on site. The table identifies six existing buildings that are proposed to be retained and fifty-nine existing buildings which are proposed to be demolished. The retention or demolition of the other thirty-seven existing buildings will be confirmed at Tier 2. The ES has assessed their retention or demolition on a worst-case basis.

3.4 Those buildings that are proposed to be retained will be re-used as per the uses set out within **Appendix 3**.

3.5 Buildings that are proposed to be retained or demolished are shown on parameter plan 4001\_YY. The location of buildings that will be confirmed for demolition or retention at tier 2 stage are shown on Plan 1018\_YY.

## Total Proposed Development

3.6 The application for Otterpool Park seeks permission for the amount of development floorspace described in Table 1.

3.7 As explained in Section 4 of this document, the development floorspace described below is proposed to be located within the 'Development Areas' shown on the 'Development Areas and Movement Corridors' parameter plan (OPM(P)4001\_YY) and is also controlled by the Strategic Design Principles.

Table 1 Total Proposed Residential Units and Floorspace by Use

Land Use	Including	Maximum No. of Proposed Units
Residential (Use Class C2 and C3)	Residential units and Extra Care accommodation	8,500
Land Use	Including	Proposed Floorspace (sqm) (GEA)
Education and Community Facilities (Use Class E and F)	Schools, nurseries, crèches, reserve school floorspace and/or SEN, health centres, place of worship, community centres.	Up to 67,000
Hotel (Use Class C1)	Hotel	Up to 8,000
Leisure (Use Class E, F and Sui Generis cinema, concert hall, bingo hall, dance halls)	Sports pavilion, indoor sports hall, cinema, concert hall, bingo hall, dance hall.	Up to 8,500
Mixed retail and related uses (Use Class E and Sui Generis drinking establishments and hot food takeaway)	Shops, professional services, restaurants, cafes, drinking establishments, hot food takeaways, offices, businesses.	Up to 29,000
Employment (Use Class E and B2)	Commercial business space in hubs, commercial business park, light industrial business park.	Up to 87,500
Total non-residential floorspace		Up to 200,000

**Notes:**

1. All floorspace areas are gross external areas;
2. The Table excludes certain infrastructure elements for which planning permission is sought in principle including roof top and basement plant, on site utilities such as substations, energy infrastructure, the potential waste water treatment plant, waste storage, any built structures proposed for use as service yards, service corridors, loading bays, ancillary structures and any external hard landscaping, footways and roads;
3. The Table excludes floorspace for the creation of undercroft, surface and multi-storey car parking, for which planning permission is sought in principle;
4. The Table excludes floorspace for the creation of green infrastructure and open space and small built structures associated with this space including small changing rooms, toilet facilities, entrance booths etc. for which planning permission is sought in principle;
5. Residential units includes retirement and extra care facilities; and
6. Planning permission is also sought in principle for such temporary development as may be necessary for the construction of the development.
7. The floorspace figures in this table include the re-use of buildings i.e., the uses in retained buildings are not over and above the totals in this table.

## Residential

- 3.8 The overall mix of residential development for Otterpool Park is set out in Tables 2 and 3 below. Each individual phase will have a balanced mix of housing which will have regard to the site-wide housing mix.
- 3.9 Residential development includes residential units as well as residential accommodation for older people such as age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages.

Table 2 Proposed bedroom Mix of Residential Development

Tenure	Max 1 Beds	Min 3+ Beds
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%	25%
Market Elderly	75%	-
CLT / Self Build	-	55%
Sharer	100%	-
Build to Rent	25%	30%
Market Sale	25%	50%

- 3.10 The proposed Housing Strategy (Ref. OP5 Appendix 4.14) confirms that overall, the development will achieve provision of 22% affordable housing. Due to the significant infrastructure requirements of the development however, flexibility is sought for varying levels of affordable housing to be delivered for different parts of the site. An allowance for deviation from the site-wide mix is proposed within each phase to ensure adherence to the overall housing mix whilst enabling phased flexibility to reflect phase specific and market considerations at the point of delivery. The S106 legal agreement will secure the level of affordable housing delivered.

Table 3 Proposed Tenure Mix of Residential Development

Tenure	Type	Minimum Parameter	Illustrative	Maximum Parameter
Affordable Rent	Affordable	10%	7%	15%
Affordable Elderly	Affordable		2%	5%
NHS Step Down	Affordable		1%	1%
Intermediate Elderly	Intermediate	8%	2%	15%
Intermediate Rent	Intermediate		4%	
Shared Ownership	Intermediate		4%	
First Homes	Intermediate		0%	
Live / Work	Intermediate	0%	1%	2%
Market Elderly	Market	60%	6%	78%
CLT / Self Build	Market		4%	
Sharer Accommodation	Market		1%	
Build to Rent	Market		12%	
Market Sale	Market		55%	
<i>Total</i>				

## Education and Community Facilities

- 3.11 Up to 67,000sqm GEA of education and community facilities floorspace is proposed. This floorspace includes schools (primary, secondary and 6th form), nurseries and crèches, health centres, places of worship and other non-residential institutions such as libraries and community centres (use class E and F).
- 3.12 Up to seven primary schools, each with up to 2 or 3 forms of entry (FE), each with an integrated nursery/early years facility, will be delivered in a phased manner to keep pace with education need across the development. The monitoring and triggers process will be defined in the S106 agreement.
- 3.13 Secondary provision (use class F) will consist of one school up to 10FE (including 6th form), which may be delivered in one or more phases. Safeguarding of land for a further 6FE is also proposed.
- 3.14 Special Educational Need and Disability provision (SEN) (use class F) will be delivered (likely to be up to 84 spaces). This will either be as part of a primary or secondary school, or standalone.
- 3.15 The school year starts in September, so a school will first become operational, and all subsequent phases will become operational, in the September immediately after the trigger point. The trigger points will be agreed in the Section 106 legal agreement.

## Hotel

- 3.16 Hotel floorspace (up to 8,000 sqm GEA, use class C1) is also proposed to be provided.



## Leisure

3.17 This floorspace includes leisure and assembly uses (use class E, F and Sui Generis) such as a sports pavilion, indoor sports, hall cinema, concert hall, bingo hall and dance halls (up to 8,500sqm GEA).

## Mixed retail and related uses

3.18 Up to 29,000sqm GEA of mixed retail and related uses is proposed. This floorspace includes uses such as shops, professional services, retail services, cafes, restaurants, drinking establishments, hot food takeaways (use classes E and Sui Generis). Whilst this quantum of retail floorspace is proposed across the site to support the future community and users of the new garden settlement, a small food store is anticipated within the proposed town centre of up to 500sqm.

3.19 The delivery of the retail floorspace will be focused on the Town Centre and Castle Park phase of development, although across the Site (within the Development Areas shown on the 'Development Areas and Movement Corridor' Parameter Plan (OPM(P)4001\_YY) there will be an element of retail and related services such as local neighbourhood retail shops, professional services and food and drink venues to meet local needs.

## Employment

3.20 The maximum proposed employment floorspace, of up to 87,500sqm, includes use class E (office, research and development and light industrial process) and B2 (general industrial).

## Infrastructure and Utilities

3.21 Delivering Otterpool Park will require substantial upgrades of the existing utility infrastructure including a new electrical primary substation, potable water network reinforcement and provision of a fibre-to-home broadband network. These upgrades are anticipated but may need to flex at the point of delivery, to the satisfaction of the decision-makers and relevant consultees. A Utilities Strategy (Ref. OP5 Appendix 4.8) is submitted in support of the OPA. The below provides a summary of the key elements of that strategy.

### Electricity

3.22 An upgrade at Sellindge Grid Substation will be delivered to serve Otterpool, supplying electricity via a new primary substation, to be built on the site. The substation will be provided on land adjacent to the Otterpool Lane/A20 road junction. Minor off-site reinforcement works will be undertaken by UKPN at Sellindge Grid substation with upgrades to the existing circuitry. This upgrade will facilitate connections from Sellindge to the new on-site primary sub-station. Depending on connection options for the new primary substation, modifications to two pylons located within the Otterpool Park site may be required. Package substations will be provided in various locations throughout the development. The actual number will be dependent on power demand as the build-out progresses and as such, will be delivered in a sequential, phased approach.

## Gas

- 3.23 There is very limited existing gas infrastructure in the immediate surrounding area of Otterpool Park. Whilst Otterpool Park LLP is committed to no gas for residential properties from the start of the development, it is possible that other uses on the site such as commercial will require a gas supply. A low pressure (LP) gas supply could be provided through a point of connection near Berwick Farm, immediately to the east of the site, to deliver sufficient gas for non-residential uses the equivalent of that required for 1,000 homes.

## Water and wastewater

- 3.24 There is an existing potable water network within the Site sufficiently sized for the existing demand and with immediate additional capacity for the early phases of development. Following the delivery of the first 1,500 homes an approximately 11km long new water main will be constructed between the development and Paddlesworth Reservoir (which is located to the northeast of the Site). The water main will follow the same alignment as an existing water main, rather than upsizing the existing main. The new water main would be delivered by a statutory undertaker but has been assessed within the EIA submitted as part of this OPA.
- 3.25 Surface water will be carefully managed within the new development to provide a network of sustainable urban drainage features which will control surface water run-off and flooding incidence.
- 3.26 The Applicant's preferred option for wastewater treatment is to dispose of wastewater by a new purpose built onsite WWTW in the northwest corner of the site itself (in Development Area HT.5 shown on the Development Areas and Movement Corridor parameter plan), which could then be operated by a New Appointment and Variation company rather than incumbent Southern Water. There are currently no nutrient loading parameters for the WWTW, however the process selected will achieve the Environment Agency's discharge parameters, through consultation with the Environment Agency these have been indicatively provided as Biological Oxygen Demand (BOD) (5mg/l), Ammonia (0.5 mg/l) and Phosphorus (0.3 mg/l). Up to 25ha of wetland will be provided in the north-west of the site in order to meet these discharge rates (indicative areas are shown on the Surface Water Drainage Strategy Overview Drawing (10029956-AUK-XX-XX-DR-CW-0014-P3) in Appendix E of Ref. OP5 ES Appendix 15.2 (the Water Cycle Study). The WWTW would be subject to the environmental permitting regime.
- 3.27 Additionally, disposal of the wastewater off-site to the Southern Water's existing Sellindge Wastewater Treatment Works (WWTW), located approximately 1 km northwest of the site, may come forward after the initial development phase of the WWTW, following resolution of nutrient neutrality issues. This would involve upgrading Sellindge WWTW.
- 3.28 Sellindge and other wastewater treatment works discharging into the River Stour and surroundings are currently being investigated by the EA and NE to understand their potential negative impacts on the downstream Stodmarsh lakes European designated sites, the report is due in 2022. This will investigate potential links between the East Stour River and the Stodmarsh lakes systems and then propose solutions to resolve any identified impacts. Until the report is complete and any subsequent mitigation is in place, all new development in the impacted Stour catchment must achieve nutrient neutrality under Natural England's published

guidance. Therefore, the initial development phases will be served by a dedicated onsite wastewater treatment works and suitable additional 25 ha of constructed wetlands and 35 ha woodland planting to offset surplus Nitrogen and Phosphorous from wastewater and surface water discharges from the proposed Development, as agreed in principle with Natural England and the Environment Agency.

### Telecommunications

- 3.29 The aspiration is to provide a high speed or superfast broadband network to Otterpool Park. Consultation with relevant providers has confirmed there is no barrier to maximum broadband speeds that could be achieved at Otterpool Park. Fibre-to-the-cabinet (FTTC) is the most common setup for fibre broadband. Fibre-to-the-home (FTTH), meanwhile, means the entire line is fibre from the exchange all the way into the building. It allows for even faster speeds but is not widely available and can be very difficult and expensive to install.
- 3.30 It is understood that capacity for broadband, within the existing broadband network, is available (see Utilities Strategy paragraph 3.5.1 for further details).

### Highways

- 3.31 The main access to Otterpool Park will be from Junction 11 of the M20 via the A20. It is recognised that traffic will also use other routes, including via A20 from the west, B2067 Otterpool Lane from the south or A261 Hythe Road from the east.
- 3.32 A network of proposed primary roads will provide access through Otterpool Park, connecting both sides of the A20 and serving the station, town centre, schools, local centres and employment as well as giving access to the residential areas. These routes will provide for bus movements and have walking and cycling connections alongside. The primary roads are indicated in the Development Areas and Movement Corridors parameter plan (OPM(P)4001\_YY). There will also be other access roads delivered across the Site but the detail of these will not be submitted until Tier 2 and Tier 3 stages.
- 3.33 A comprehensive range of measures are proposed to promote sustainable travel and vehicle choices including the provision of walking and cycling routes. The primary walking and cycling route are indicated in the Development Areas and Movement Corridors parameter plan (OPM(P)4001\_YY). There will be other walking and cycling routes delivered across the Site but the detail of these will not be submitted until Tier 2 and Tier 3 stages.
- 3.34 A number of on-site highway improvements are proposed as part of the Tier 1 outline planning application as follows:

#### Newingreen Junction

- 3.35 At the southern end of the A20, in the eastern part of the Site, it is proposed to merge the existing A20 Ashford Road priority junctions with Stone Street and Hythe Road into one signalised junction, to be known as Newingreen junction.

#### Upgrade of the A20 Ashford Road

- 3.36 The A20 link between the roundabout south of the M20 J11 and north of the Newingreen junction is proposed to be improved as a 40mph single carriageway road. Traffic levels will however be monitored to determine whether a further upgrade to a dual carriageway is required. In both the single and the dual layout scenarios the route is proposed to be provided west of the existing route in the southern section, and in the northern section the existing alignment would be realigned and widened to the west of the existing route as appropriate. This would address safety concerns of the existing alignment. A landscape buffer would be provided to minimise visual and other impacts on the Area of Outstanding Natural Beauty and Sandling Park to the east of the existing A20. Where the existing A20 is not used as part of the new alignment, it will be retained for pedestrian use to allow connectivity with footpath HE/281 and will form part of the landscape buffer – this will apply to both the single and dual options. The trigger for improvements will be secured through planning condition. The indicative trigger for the dual carriageway upgrade is 5,500 dwellings towards the end of year 17. The monitor and manage approach would be facilitated by the implementation of traffic counting technology to monitor traffic levels around the development as it is built out. This data can then be used to derive the actual trips generated by the development which can be compared with the values reported in the Transport Assessment. If the ‘monitor and manage’ approach shows the number of movements interacting with the A20 is consistent with the trajectory profiling and modelling assumptions then a design would need to be shared with KCC in year 16 of build out, with a commitment to complete the works no later than between years 17 and 18 of build out.
- 3.37 At the northern end of the A20 improved link, a new traffic signalised junction and a new primary road are proposed to provide access to the station and development within the indicative Hillhurst Farm development phase.
- 3.38 At the southern end of the A20, a new traffic signalised junction is proposed to connect to the proposed Otterpool Avenue.
- 3.39 As part of the upgrade to the A20 between the Otterpool Avenue and the M20 J11, a significant improvement is proposed for pedestrians to mitigate the expected increase in traffic flow along the A20 at this location. 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. With the implementation of the development, there is the option to divert the existing HE/281 where it lies within the site to follow the proposed Stone Street and Otterpool Avenue to reach the A20. The signalised pedestrian crossing facilities on the Business Park arm of the access junction to the Business Park as well as across Otterpool Avenue where these two junctions meet the A20 would provide safe passage to the HE/281 to the south. There is proposed to be a footpath provision on the eastern side of the A20 between the two signalised pedestrian crossings to facilitate this movement.

### Otterpool Avenue

- 3.40 Otterpool Avenue is proposed to serve the development by providing a route for the A20 east-west traffic, effectively bypassing the existing Newingreen junction. Otterpool Avenue is a proposed single carriageway 20mph strategic route with a segregated footway and cycleway alongside. The existing A20 would tie into Otterpool Avenue via a new junction at a point northwest of Newingreen.

- 3.41 Existing Stone Street will be connected to the new Otterpool Avenue via a crossroad priority junction but there will be no through route to the station or to the Newingreen junction for motorised vehicles, ensuring Stone Street serves as a quiet access to only the existing properties. However, access to the station will be permitted from the existing stone street for pedestrian and cyclists.
- 3.42 A new crossroads with traffic signals would be provided between Otterpool Avenue and the New High Street to give access to the proposed town centre and railway station to the north, and development to the south.
- 3.43 On the section of the existing A20 which is bypassed by Otterpool Avenue (west of Newingreen) it is proposed that the speed limit would be reduced to 30mph from 40mph.
- 3.44 West of Otterpool Avenue, it is proposed that the existing A20 is reduced in speed limit from 40mph to 30mph and a segregated walking and cycling route is proposed alongside the highway, to provide an enhanced connection along the route prior to full development along the corridor.

#### Otterpool Lane

- 3.45 The existing Otterpool Lane junction with the A20 is to be maintained as a traffic signalised three-arm junction. There is proposed to be a new staggered junction to the south of Otterpool Lane (near to Link Park) with the new road that is to be delivered as part of the development.

#### Bridges

- 3.46 Development in the flood plain is limited to 3 road bridges over the East Stour River. The construction of these bridges is subject to a Flood Risk Activity Permit from the Environment Agency. The bridge design is to ensure no loss of open channel, retention of existing channel profiles and natural bed materials. Each bridge allows for a 2m freeboard, a minimum 10m vegetated buffer zone from the top of the riverbank and a 1m wide mammal ledge above the predicted flood levels. Hydraulic modelling will ensure that there is no constriction of flow within the watercourse as a result of the bridges.
- 3.47 A number of off-site highways improvement are also proposed, subject to monitor and manage. These are as follows:
- Partial signalisation of the M20 Junction 11 roundabout.
  - Improvements to the following walking and cycling routes as part of an ongoing dialogue with KCC, to be secured and detailed in the supporting Section 106 legal agreement following planning submission.
    - HE/359 and HE/371 footpath - Improve the connection to Public Right of Way (PROW) and cycle network from Westenhanger Station to the north
    - HE/281 footpath - Improvements to the route between Stone Street and heading south-east through Sandling Park towards Hythe and Saltwood.

- HE/293 footpath – links to the proposed pedestrian network and connection eastwards to Hythe.
  - HE/343 byway – Improving this link will make it more attractive as a pedestrian route to Hythe.
  - Aldington Road between Otterpool Lane and Stone Street – improvements to the pedestrian provision such as formalised crossing points and consideration for traffic calming measures close to key pedestrian desire lines.
  - Harringe Lane - proposal to close this road for vehicle traffic halfway down the road. This will prevent any through traffic generated by the development and create a more attractive route for walking and cycling in the north – south direction.
- Enhancements to bus service frequency to meet the estimated future demand. Discussions are ongoing with KCC and bus operators as to the delivery of bus services for the development and various means of provision will be considered including use of demand responsive services in the early years.
  - Improvements to Westenhanger Rail Station, including new cycle parking facilities, bus stopping facilities, car parking provision and the creation of a Controlled Parking Zone (CPZ) beyond the station area.
  - Highways works to Barrow Hill (including resurfacing works and laying of anti-skid material between the application site boundary and the traffic lights under the bridge at Sellindge).

3.48 In addition to the on-site and off-site proposals listed above, additional measures to address potential specific significant effects may be required. A monitor and manage approach, secured through a Section 106 Agreement, will assist with identifying when the traffic thresholds are close to being reached so that the mitigation required can be defined. This approach will be applied to the following locations. Further information is provided in the Off-site Infrastructure Assessment (ES Appendix 4.7).

- A20 Hythe Road / The Street (Ref. 17 in ES Appendix 4.7)
- Aldington Road / Lympne Hill (Ref. 3 in ES Appendix 4.7)
- A261 London Road / Barrack Hill (Ref. 4 in ES Appendix 4.7)
- A20 Ashford Road Left-In Left-Out (Ref. 6 in ES Appendix 4.7)
- A259 Prospect Road / Stade Street (Ref. 11 in ES Appendix 4.7)
- Barrow Hill Shuttle Signals (Ref. 12 in ES Appendix 4.7)
- A20 / Spitfire Way / Alkham Valley Road Interchange (Ref. 14, 15 and 16 in ES Appendix 4.7)
- M20 J10A (Ref. 13 in ES Appendix 4.7)
- A20 Ashford Road small roundabout (Ref. 32 in ES Appendix 4.7).
- M20 J9 – Improvements to Trinity Road and Fougères Way (Ref. 10 in ES Appendix 4.7)

- M20 J13 South Roundabout (Ref. 8 in ES Appendix 4.7);
- M20 J12 Eastbound Merge and J13 Eastbound Diverge (Ref. 7 in ES Appendix 4.7)
- A259/Dymchurch Road/Military Road double yellow line scheme (Ref. 5 in ES Appendix 4.7)
- M20 J11 Westbound Merge, Westbound Diverge, Eastbound Merge and Eastbound Diverge (Ref. 2 in ES Appendix 4.7)
- M20 J10 (Ref. 1 in ES Appendix 4.7)

## Car, motorcycle and bicycle parking

3.49 The Transport Strategy (Ref. OP5 Appendix 16.5) proposes variable parking standards across the site based on an assessment of accessibility informed by the user centric survey. The exact level of car, motorcycle and bicycle parking to be provided will be agreed at a later stage of approval following the outline approval.

## Landscape and public realm

3.50 A key feature of any garden settlement is its inclusion of a rich Green Infrastructure (GI) and ability to maximise the natural environment. Otterpool Park has been planned as a holistic 'Green' development providing accessible routes between the residential setting, informal and formal sport, play spaces, food production areas, community space, workplace and the wider surroundings.

3.51 Parameter plan OPM(P)4002\_YY, confirms the location of strategic open space across the site. This open space will include public realm and space for leisure, sport and play as well as other forms of open space such as up to 5ha of burial ground. The parameter plan secures 260.5 ha of open space (44% of the application site). Furthermore, as an indicative guideline, it is anticipated that within Development Areas (other than private gardens) approximately 10-15% of the land will be provided as open space. This will result in approximately 50% of the total application site being open space.

3.52 The open space will provide a range of green infrastructure, for example, open space, formal play areas, habitats, space for food production and outdoor sports.

3.53 The location of strategic green spaces is fixed by parameter plan OPM(P)4002\_YY. The precise configuration of additional incidental green spaces is however subject to detailed design at the reserved matters stage having regard to the parameter plans and Strategic Design Principles (Ref. OP5 Appendix 4.3) and the Green Infrastructure Strategy (Ref. OP5 Appendix 4.11).

3.54 Existing GI typologies including high value hedgerows / trees and woodlands have guided the placement of development parcels with a presumption towards vegetation retention where feasible. Existing vegetation has been assessed through Phase 1 habitat surveys, site walk overs and a high-level Tree Constraints Plan (TCP). Further detailed tree surveys shall be carried out to BS5837:2012 as each phase of the masterplan is developed. Further detail on tree and vegetation retention and removal will be provided at phase delivery stage, within tier 2 and 3 design work, informed by arboricultural survey work.

## Interim Works and Meanwhile Uses

- 3.55 It is recognised that interim works will be undertaken during the life of the development. Interim works are therefore referenced with the description of development. These works are likely to include minor vehicular access arrangements, temporary construction roads, ground works, setting up of construction compounds and other works pursuant to the delivery of the development.
- 3.56 Most of the land will remain in agricultural use under short term tenancies until it is required for development. The applicants will be exploring the potential short-term use of buildings for meanwhile uses. Meanwhile uses may start in temporary locations/buildings and then move to new areas over time or to permanent premises in the long term. The meanwhile use would relate to otherwise unoccupied spaces until their final use is delivered. The temporary use of spaces would not introduce new uses or development that is not assessed in the full build-out scenario.

## Permitted Waste Facility Scenario

- 3.57 Kent County Council (KCC) granted planning consent to Countrystyle Recycling Ltd for an anaerobic digestion plant and recycling facility at Otterpool Quarry, Ashford Road in March 2011 (application reference SH/08/124). The development is referred to as the 'permitted waste facility' within this outline planning application. This development has been implemented but is not fully built out. The applicant understands that the current owner of the site has no intention to complete the construction of the permitted waste facility.
- 3.58 The Otterpool Park proposals show proposed development in the location of the permitted waste facility which would result in the permitted waste facility not being able to be delivered. An Infrastructure Assessment has been submitted in support of this outline planning application to justify not providing the waste facility.
- 3.59 To ensure that a robust outline planning application is submitted, the applicant has submitted an alternative set of parameter plans (ref OPM(P)5001\_WW, 5002\_WW and 5003\_WW) (Ref. OP5 Appendix 2.8). These show how the proposed development could come forward should the permitted waste facility be delivered in its currently consented location. This would result in 800 homes and 1 primary school less being delivered (compared to the scenario where the permitted waste facility is not delivered, as shown in Table 1). The ES (Ref. OP5) has tested the scenario in which the permitted waste facility is delivered.
- 3.60 It is anticipated that the S106 legal agreement attached to the outline planning permission will contain a clause which confirms that should an agreement with the permitted waste facility landowner not be reached and the permitted waste facility does come forward, the alternative parameter plans produced will come into force (rather than the parameter plans the applicant has submitted for approval (ref: OPM(P) 4001\_YY, 4002\_YY and 4003\_YY), which do not assume the permitted waste facility will come forward). The applicant will confirm the relevant scenario and associated plans at the point of delivery of the relevant phase.



## 4 Parameter Plans

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- 4.1 The parameter plans (Ref. OP5 Appendix 2.8 and 4.2) form part of the outline planning application and provide the parameters for future Tier 2 (phase level masterplan and design codes) and Tier 3 (reserved matters) applications for the Site.
- 4.2 The parameter plans identify those elements of the Proposed Development which are to be controlled as part of the planning permission for the new garden settlement.
- 4.3 The parameter plans form part of the planning application package of documents for approval and set parameters within which details of reserved matters must be prepared, submitted and approved in substantial accordance with.
- 4.4 Paragraph 34 of the Planning Practice Guidance (Reference ID: 14-034-20140306) confirms that an application for outline planning permission requires detailed consideration of the use or uses and amount of development proposed for each use. Under article 5(3) of the DMPO 2015, an application for outline planning permission must also indicate the area or areas where access points to the development will be situated, even if access has been reserved.
- 4.5 The parameter plans for approval are as follows:
- OPM(P)4001\_YY – Development Areas and Movement Corridors
  - OPM(P)4002\_YY – Open Space and Vegetation
  - OPM(P)4003\_YY – Heights
- 4.6 The Applicant is also submitting an alternative set of parameter plans to show how the proposed development could come forward should the permitted waste facility be delivered in its currently consented location. These are as follows:
- OPM(P)5001\_WW Development Areas and Movement Corridors
  - OPM(P)5002\_WW Open Space and Vegetation
  - OPM(P)5003\_WW Heights
- 4.7 A copy of each parameter plan is provided in **Appendix 1**. These plans should be read in conjunction with each other, this Development Specification and with the Strategic Design Principles document.
- 4.8 The following section describes the purpose and key features of each parameter plan.

### Development Areas and Movement Corridors Parameter Plan (OPM (P) 4001\_YY and OPM(P) 5001\_WW)

- 4.9 The proposed mix of development uses across the application site comprises
- Residential (C2 and C3): up to 8,500 units.
  - Education and Community Facilities (E and F): up to 67,000 sqm

- Hotel (C1): up to 8,000 sqm
- Leisure (E, F and Sui Generis (cinemas, concert halls, bingo halls, dance halls)): up to 8,500 sqm.
- Retail (E, F and Sui Generis (drinking establishments and hot food takeaways)): up to 29,000 sqm
- Employment (E and B2): up to 87,500 sqm
- Other Sui Generis uses including waste infrastructure, water infrastructure and burial grounds.

4.10 This totals up to 200,000sqm GEA of proposed floorspace across the site. The proposed re-use of buildings within the application site falls within this maximum 200,000sqm GEA of floorspace and has been environmentally assessed in that way.

4.11 This plan shows where Development Areas and Movement Corridors are proposed on the site.

4.12 Development Areas can include development in Use Classes C1 (hotels), C2 (residential institutions) and C3 (dwellinghouses), E (commercial, business and service), and B2 (general Industrial), F (local community and learning) and identified Sui Generis uses. Development Areas can also include supporting infrastructure such as open space, sports provision and SuDS.

4.13 No new built development is proposed within the Westenhanger Castle indicative phase at this stage. Through the OPA the existing buildings in this indicative phase are proposed to continue in their existing use (as set out in **Appendix 3**). 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. It is anticipated that this commitment will be secured through legal agreement. An EIA addendum will be prepared as necessary when the future proposals for the castle are submitted for approval.

4.14 The proposed onsite WWTW to dispose of wastewater can only be located in the northwest corner of the site, in Development Area HT.5 shown on the Development Areas and Movement Corridor parameter plan.

4.15 The development areas are set to their maximum extent at this Tier 1 outline application stage with requirements for further design detail set out within the Strategic Design Principles document (Ref. OP5 Appendix 4.3). Additional detail will come forward at Tier 2 (design codes and phase level masterplan stage) and Tier 3 (reserved matters application, detailed design stage).

4.16 The Town Centres and Local Centre Focus Zones shown on the parameter plans do not define or limit the extent of the centres but indicate a preferred location where the centre's activity

could contribute to place making. This allows for flexibility during the evolution of the detailed design. The Town and Local Centre Focus Zone locations on the plan have flexibility for Centres to extend, move or be shaped over time to meet criteria, such as, minimum and desired walking distances to homes and schools, proximity of recreation to open space, viability and phasing. This flexibility enables choice in the number of centres and for potential changes and appropriate growth, which will depend on such matters as the amount and range of service and community uses required at a given time, achieving minimum 10 minutes and aspiration for 5 minutes walking distances to facilities from homes, routing, and facilities for public transport.

- 4.17 Routes for movement corridors, including roads, footpaths, bridleways are indicated on the parameter plan with flexibility enabling all movement corridors to have possible deviations from the indicative routes shown of up to 100m either side of the route alignment on the plan (i.e. 200m deviation is proposed overall), unless reduced limits are stated otherwise on plans or where they directly align with existing public highways and/or all public rights of way (PRoW); or where the deviation would take the proposal outside the application red line.
- 4.18 Connections to existing movement corridors, including roads, footpaths, bridleways are shown on the parameter plans with flexibility enabling connections to have possible deviations of up to 100m either side of the route alignment on plans (200 metre total deviation), unless reduced limits are stated otherwise on plans or where they directly align with existing offsite public highways and/or all existing public rights of way (PRoW).
- 4.19 Routes of the proposed main movement corridors are identified on the Development Areas and Movement Corridors parameter plan. These must be incorporated into the detailed designs. Provision for vehicles, pedestrians and cyclists on these routes must be provided. There will also be a network of additional routes to be designed with the detail layouts of development in each area (i.e. at Tier 2 and 3 stages).
- 4.20 Emergency access will be designed within the detailed layouts of development in each area at Tiers 2 and 3.
- 4.21 Off-site highway works do not form part of this parameter plan but are expected to be achieved through relevant legal agreements as necessary.

### **Open Space and Vegetation Parameter Plan (OPM (P) 4002\_YY and OPM(P) 5002\_WW)**

- 4.22 This parameter plan secures the provision of strategic open space across the site. The open space identified on this parameter plan provides the green infrastructure essential for the garden settlement.
- 4.23 The open spaces will provide a range of functions, many of which will contribute toward the green infrastructure of the garden settlement, including but not limited to: helping to conserve the setting for heritage assets; providing separation from existing communities – so helping to conserve their existing character and identities; connectivity for wildlife; accommodation and integration of existing and proposed trees, hedgerows and other habitats; buffers to surrounding areas of valued landscape character; the accommodation of sustainable drainage assets (such as existing water courses, and proposed wetlands, ponds, retention basins, swales and areas of wet woodland); native tree belts and other structural planting for

integrating the development in views into, out of and through the site; shared amenity space for existing and emerging communities; areas of play and community food production (such as allotments and orchards); school sports playing fields; public sports and recreation; existing and new footpaths and cycle paths; and green burial space.

- 4.24 Description of each open space and their functions (including design and maintenance needs) are included in the Green Infrastructure Strategy, Surface Water Drainage Strategy, and Heritage Strategy.
- 4.25 The parameter plan creates a number of corridors of open space, which will provide: pedestrian, cycle and bridleway connectivity between key land uses, homes, town and neighbourhood centres and community facilities including schools. They also connect habitats, links between landscape open spaces, buffers for adjacent landscapes, sustainable drainage basins & swales, tree belts and other structural planting to assist in the integration development in views into, out of and through the site. The width of corridors has been determined by assessment of the functions and are described further this document for each area, as well as in the Green Infrastructure Strategy and Heritage Strategy.
- 4.26 Within the development areas shown on the parameter plans there will be further open spaces such as pocket parks but the exact location and design of these will be confirmed at Tier 2 and 3 stages. These will ensure there is provision for required amenities and facilities local to the homes and other land uses, including but not limited to further areas for existing trees and hedgerows; buffers to landscapes and habitats; sustainable drainage retention basins and swales; landscape belts with suitable trees to assist in the integration development in views into, out of and through the site; shared amenity space; play; food production; school sports playing fields; public recreation; footpaths and cycle paths within open space corridors; open space setting for heritage.
- 4.27 As an indicative guideline, it is anticipated that within Development Areas (other than private gardens) approximately 10-15% of the land will be provided as open space (with integrated Sustainable Drainage), resulting in a total amount of open space combined with the open space parameters of approximately 50%.
- 4.28 The parameter plan shows where vegetation is proposed to be retained. Breaks in this retained vegetation may however be required to facilitate the proposed development for example where proposed roads, footpaths/cycleway would cross through it. This will be confirmed at the Tier 2 and Tier 3 stages once detailed tree and vegetation surveys have been conducted and the design has been further progressed.
- 4.29 All trees, tree groups and hedgerows shown for retention on parameter plan OPM(P)4002 are to be protected in accordance with BS 5837(2012) 'Trees in Relation to Construction', during construction, and integrated into proposed development layouts and/or further structural vegetation planting. Any deviation from the removal/retention of such trees is to be agreed with the local planning authority. The precise location of the vegetation shown on this plan, and the arboricultural information upon it that is required by BS 5837(2012) is to be collected as part of Tiers 2 and 3 so to inform the further masterplanning design stages.
- 4.30 The parameter plan shows the outline planning stage structural planting proposals. These are planting areas of scheme-wide importance whose indicative location (such as within the

planned public open spaces, along the key movement corridors, and between/around/through the development areas) and general extent can be determined at this stage of the tiered planning process. Those units which cannot be determined until the further masterplanning, design codes and reserved matter applications are prepared (such as those within minor public open spaces and along the secondary and tertiary roads through the development parcels - which are yet unplanned, upon which there is currently insufficient masterplanning detail to determine even their indicative location) are not shown.

- 4.31 A description of the more precise location (including their relationships with other proposals and their general dimensions) and type (e.g. tree belt, woodland, coppice) of the individual planting units that make up this outline planning stage structural planting proposals are set out in the table contained in section '6 – Appendices' of the Green Infrastructure Strategy. The specific 'Proposed Structural Planting Plan', also contained within the Green Infrastructure Strategy, provides a more detailed graphic representation of the type, general location and form of each of these units. The table and plan also indicate the split between those planting units that could be implemented by year 5 of construction of the Development, those implemented by year 10 (i.e. advance planting), and those that can only be planted once the actual Development phases are built-out (such as along new roads).
- 4.32 The further levels of design required to progress these initial structural planting proposals through the subsequent planning stages would be informed by the Green Infrastructure Strategy and the parameter plan and also by information collected, and other designs developed in these stages– such as detailed tree and vegetation surveys and the masterplanning of the proposed open spaces and other key infrastructure. This will ensure that the more detailed designs for the structural planting scheme are a harmonious combination of greater understanding of the site and original planting principles. The determining authority's approval of a 'Structural Planting Strategy' and then, following this, detailed planting designs would be gained through discharge of related planning conditions.
- 4.33 The development of this further level of detail will inevitably bring about the refinement and amendment of the outline planning stage structural planting proposals. For example, the exact location of new structural planting would need to be adjusted to avoid harm to retained existing structural vegetation and habitats identified within the proposed Tier 2 detailed tree and vegetation surveys and breaks through belts of structural planting would need to be designed to accommodate the necessary (but yet unplanned) network of secondary and tertiary roads developed through the masterplanning of each Development Phase. Likewise, however, additional structural planting, to that shown on the parameter plan, would be implemented along such roads and the unplanned open spaces surrounding them.

### **Heights Parameter Plan (OPM (P) 4003\_YY and OPM(P)5003\_WW)**

- 4.34 The purpose of this plan is to show the maximum building heights that would be permitted within different parts of the development areas within the Otterpool Park development. The development heights reflect the character areas described in the DAS.
- 4.35 The proposed heights of development are shown as metres above existing levels. Existing levels are shown on plan in support – OPM(P)1013 (Illustrative Masterplan Building Heights).

- 4.36 The maximum heights for the development areas on parameter plans will follow the existing ground levels and be a maximum height wherever they are measured within a development area.
- 4.37 The maximum height of a building is therefore not median in the centre of a building, it is measured from the corner of the footprint with lowest existing ground level. Maximum heights include a provision to be determined by the designer for raising proposed ground floor as necessary above existing levels and flexibility modelling to create level building footprint across sloping levels, providing the maximum height measured at the lowest existing level across a building footprint does not exceed required maximum height above existing ground levels. In the case of sloping sites with terraces or conjoined buildings therefore a step in ridge lines would be required if necessary to remain within maximum heights. In the case of raising ground levels to buildings near raised level abutments to bridge crossings or retaining walls the lowest existing ground level within the footprint remains the benchmark for maximum heights. Multi-storey car parks must be delivered within the height parameters.
- 4.38 The heights are maximums and will be up to and including roof ridge lines. Small isolated roof features which create a distinctly positive design appearance for buildings such as chimneys will be permitted to exceed the maximum heights. Lift overruns, plant rooms, enclosed access to flat roofs, parapets and guard rails to roof edges are all required to be within the maximum heights.

# 5 Implementation and Delivery of the Proposed Development

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## Overview

- 5.1 The preparation of this planning application has included careful consideration of the way in which the Proposed Development would be delivered.
- 5.2 It is anticipated that the implementation and delivery of Otterpool Park would be controlled through a comprehensive set of planning conditions and, where appropriate, section 106 planning obligations. These are principally expected to relate to the following matters:
- Submission of Tier 2 phase specific Masterplans, Design Codes and Delivery Plans;
  - Submission of Tier 3 reserved matters applications;
  - Phasing including the delivery of infrastructure at appropriate stages; and
  - Securing of effective mitigation measures necessary to address adverse impacts that are predicted to arise from the development or that are found to arise from on-going monitoring.

## Phase Specific Masterplans, Design Codes and Delivery Plans

- 5.3 Phase specific Masterplans, Design Codes and Delivery Plans will be submitted to FHDC for approval post-consent being granted for the outline planning permission (Tier 2). These will be required to comply with the parameter plans and the Strategic Design Principles as set out within the outline planning application.
- 5.4 The Tier 2 Design Codes shall set out further design principles relating to the design and layout of development and the external appearance of individual buildings and related landscaping that will come forward as Tier 3 reserved matters applications.

## Reserved Matters Applications

- 5.5 All reserved matters applications submitted for approval at Tier 3 will be required to comply with the defined parameters contained in this Tier 1 DS (as well as the parameter plans and Strategic Design Principles) and the relevant Tier 2 Phase specific Masterplans and Design Codes. As noted above in paragraph 2.24 however, should reserved matters applications include variations to elements presented in the outline application, for example, different environmental mitigation (albeit still in substantial accordance with the parameters set out in the outline planning application or any amendments subsequently approved), this will be submitted with an update to the ES as appropriate.
- 5.6 Each reserved matters application will include a comprehensive package of drawings and documents, including an EIA Screening Statement (and if required, further environmental information, see paragraph 2.24 above) to enable the local planning authority and others to fully consider the submission.

## Phasing

- 5.7 Implementation of the development will be staged to ensure that the demolition and construction activities required are delivered in a timely, proper and orderly way, and to ensure that any disruption is minimised.
- 5.8 The delivery of key items of infrastructure required to support the Otterpool Park Development will be controlled by infrastructure triggers that will be imposed as planning conditions on any planning permission granted. The triggers will apply to residential units with the exception of older persons housing.



## 6 Application Documentation

6.1 The outline planning application is submitted with the following documentation:

Table 4 Outline Planning Application Documentation

Doc Ref	Document	Author
Application Administration		
OP1	Covering Letter	Quod
OP2	Planning Fee	Otterpool Park LLP
OP3	Planning Application Forms inc. Certificate C & Agricultural Certificate	Quod
Environmental Statement		
OP4	Non-Technical Summary	Arcadis
OP5	<p>Environmental Statement (The mitigation within this document is submitted for approval):</p> <ul style="list-style-type: none"> <li>- Chapter 1 – Introduction</li> <li>- Chapter 2 – EIA Approach and Methodology</li> <li>- Chapter 3 – Development and Consideration of Alternatives</li> <li>- Chapter 4 – The Site and Proposed Development</li> <li>- Chapter 5 - Agriculture and Soils</li> <li>- Chapter 6 - Air Quality</li> <li>- Chapter 7 - Ecology and Biodiversity</li> <li>- Chapter 8 - Climate Change</li> <li>- Chapter 9 - Cultural Heritage</li> <li>- Chapter 10 - Geology, Hydrogeology and Land Quality</li> <li>- Chapter 11 - Human Health</li> <li>- Chapter 12 - Landscape and Visual Impact</li> <li>- Chapter 13 - Noise and Vibration</li> <li>- Chapter 14 - Socioeconomic effects and community</li> <li>- Chapter 15 - Surface water resources and flood risk</li> <li>- Chapter 16 - Transport</li> <li>- Chapter 17 - Waste and resource management</li> </ul> <p>For a full list of ES appendices please refer to ES contents page.</p>	Arcadis
Document submitted for approval		
OP5 Appendix 4.1	Development Specification	Quod
OP5 Appendix 4.2	Site Boundary and Parameter Plans	Farrells
OP5	Strategic Design Principles	Tibbalds

Doc Ref	Document	Author
Appendix 4.3		
Documents submitted in support		
OP5 Appendix 2.6	Commitments Register	Arcadis
OP5 Appendix 2.7	Infrastructure Assessment (regarding permitted waste facility)	Quod
OP5 Appendix 2.8	Alternative Parameter Plans (with permitted waste facility in situ)	Farrells
OP5 Appendix 4.4	Illustrative accommodation schedule	Farrells
OP5 Appendix 4.5	Illustrative plans	Farrells
OP5 Appendix 4.6	Indicative Phasing Plan	Farrells
OP5 Appendix 4.8	Utilities Strategy	Arcadis
OP5 Appendix 4.9	Energy Strategy	Arcadis
OP5 Appendix 4.10	Community Development and Facilities Strategy	Quod
OP5 Appendix 4.11	Green Infrastructure Strategy	Arcadis
OP5 Appendix 4.12	Heritage Strategy	Purcell
OP5 Appendix 4.13	Governance and Stewardship Strategy	Quod
OP5 Appendix 4.14	Housing Strategy	Quod
OP5 Appendix 4.15	Overarching Delivery Management Strategy	Arcadis
OP5 Appendix 4.16	Design and Access Statement	Arcadis
OP5 Appendix 9.25	Conservation Management Plan	Purcell
OP5 Appendix 9.26	Scheduled Monument Consent Decision	Arcadis
OP5 Appendix 11.1	Health Impact Assessment	Arcadis
OP5 Appendix 11.2	Retail Impact Assessment	Quod
OP5 Appendix 12.5	Kentish Vernacular Study and Colour Studies	Farrells

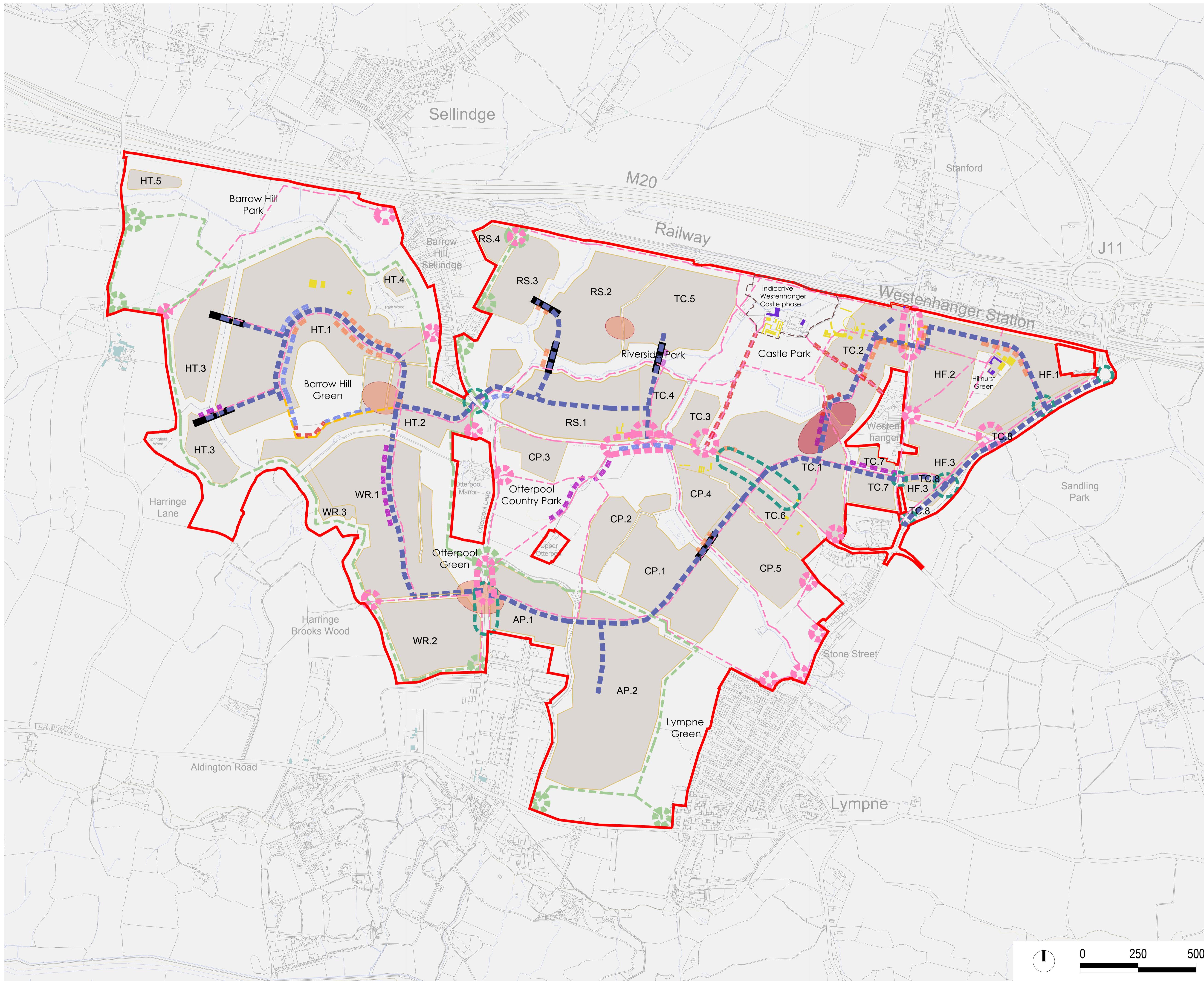
Doc Ref	Document	Author
OP5 Appendix 14.1	Economic Strategy	Quod
OP5 Appendix 15.1	Flood Risk Assessment and Surface Water Drainage Strategy	Arcadis
OP5 Appendix 15.2	Water Cycle Study	Arcadis
OP5 Appendix 15.3	Water Framework Directive Assessment	Arcadis
OP5 Appendix 16.4	Transport Assessment	Arcadis
OP5 Appendix 16.5	Transport Strategy	Arcadis
OP5 Appendix 16.6	Framework Travel Plan	Arcadis
OP5 Appendix 17.2	Minerals Assessment	SLR Consulting
OP5 Appendix 17.3	Outline site waste management plan	Arcadis
OP6	Guide to the Planning Application	Quod
OP7	Spatial Vision	Tibbalds
OP8	Planning and Delivery Statement	Quod
OP9	Sustainability Statement	Arcadis
OP10	Monitoring and Evaluation Framework document	WSP
OP11	Mobility Vision Report	WSP
OP12	User-centric travel document	WSP
OP13	Access and Movement Mode Share Targets	WSP
OP4	Cultural and Creative Strategy	Creative Folkestone
OP15	Statement of Community Involvement	Kevin Murray Associates
OP16	Supplemental Statement of Community Involvement	Quod

# Appendix 1 Parameter Plans For Approval

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A copy of the following parameter plans have been submitted for approval with the outline planning application:

- OPM(P)4001\_YY – Development Areas and Movement Corridors
- OPM(P)4002\_YY – Open Space and Vegetation
- OPM(P)4003\_YY – Heights
- OPM(P)5001\_WW – Development Areas and Movement Corridors
- OPM(P)5002\_WW – Open Space and Vegetation
- OPM(P)5003\_WW – Heights



- Proposed**
- Proposed development areas
  - Numbered key to reflect development areas in illustrative phasing plan
  - Proposed indicative Westenhanger Castle phase. The indicative Westenhanger Castle phase relates to an area of development in addition to the retention/demolition identified and will be the subject of future consideration/approval
  - Existing buildings to be retained within application boundary
  - Existing buildings to be demolished within application boundary
  - Proposed Town Centre Focus Zone
  - Proposed Local Centre Focus Zone
  - Proposed indicative all movement corridor with cycleway and footpath with deviation limit of ±100m unless stated otherwise
  - Proposed indicative bus, cycleway & emergency vehicle route with deviation limit of ±100m unless stated otherwise
  - Proposed indicative cycleway & footpath with deviation limit of ±100m unless stated otherwise
  - Proposed indicative bridleway, cycleway & footpath with deviation limit of ±100m unless stated otherwise
  - Proposed indicative bridge crossing with deviation limit of ±100m unless stated otherwise
  - Proposed indicative all movement corridor connection to existing route
  - Proposed indicative cycleway & footpath connection to existing route
  - Proposed indicative bridleway connection to existing route
- Limits of deviation restricted only on sides indicated:**
- Movement corridors deviation ±0m
  - Movement corridors deviation max ±0 to 5m
  - Movement corridors deviation max ±20m
  - Movement corridors deviation max ±50m



Client:  
Otterpool Park LLP

Masterplanner:  
**FARRELLS**

Project:  
Otterpool Park

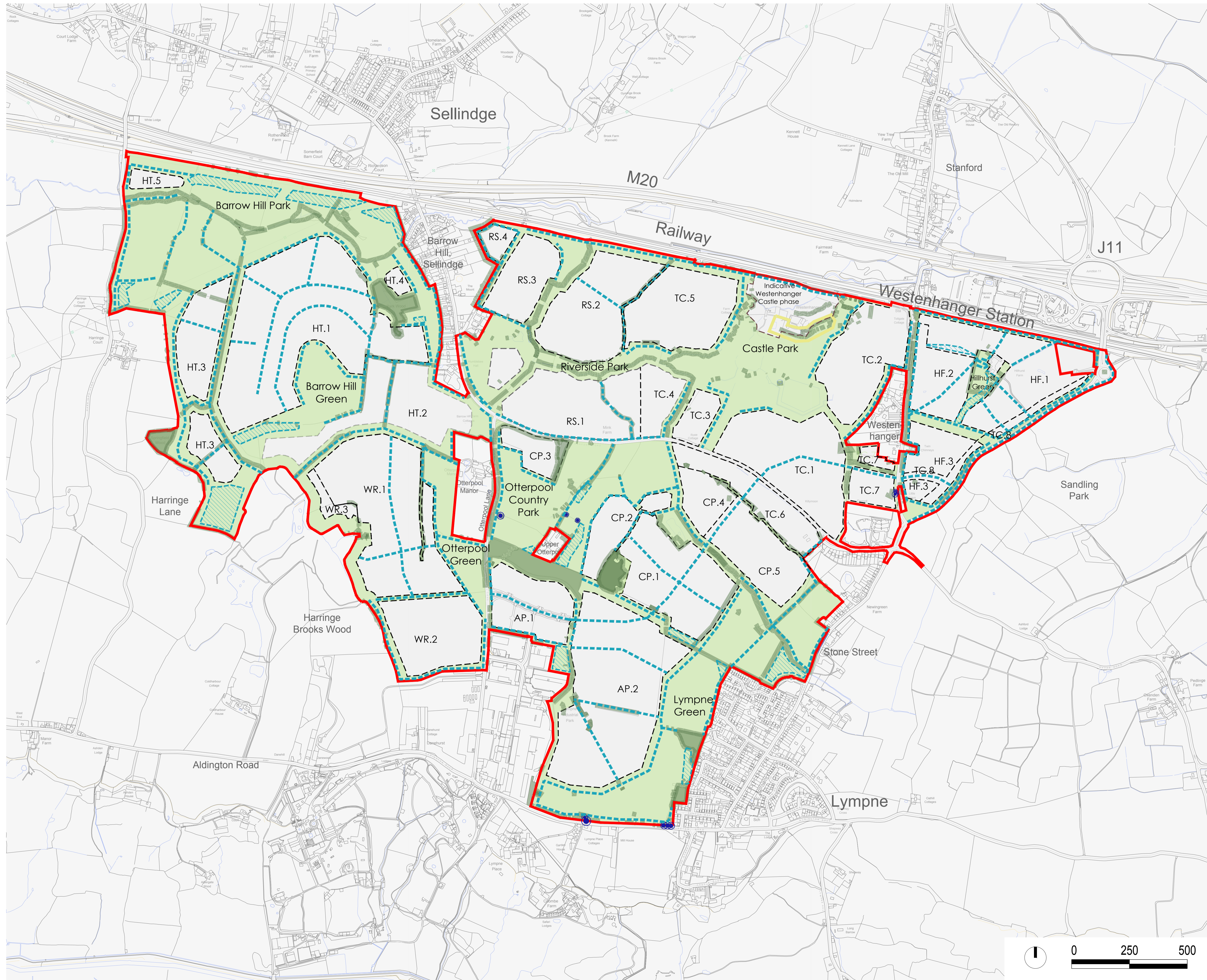
Drawing:  
Development Areas & Movement Corridors

Scale:  
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Status:  
For Approval

Drawing No: OPM(P)4001\_rev YY





- Existing**
- Existing woodlands, trees, treebelts and hedgerows retained. This Parameter Plan shows where vegetation is proposed to be retained. Breaks in this retained vegetation may however be required to facilitate the proposed development. This will be confirmed at the Tier 2 and Tier 3 stages once detailed tree and vegetation surveys have been conducted and the design has been further progressed.
  - Area in front of Westenhanger Castle with vegetation to be removed subject to further survey and Conservation Management Plan
  - Existing trees with TPO retained
- Proposed**
- Proposed development areas
  - n.n Numbered key to reflect development areas in illustrative phasing plan
  - Proposed indicative Westenhanger Castle phase
  - The indicative Westenhanger Castle phase relates to an area of development will be the subject of future consideration/approval
  - Proposed areas of structural planting
  - Proposed rows of structural planting
  - Structural planting must be provided in the general location indicated on this Parameter Plan. The precise location and type of structural planting is to be defined at Tier 2. To inform the Tier 2 structural planting proposals see the Green Infrastructure Strategy for details regarding planting type, location and the necessary advance planting required.
  - Proposed open space
  - Application Red Line Boundary



Client:  
Otterpool Park LLP

Masterplanner:  
**FARRELLS**

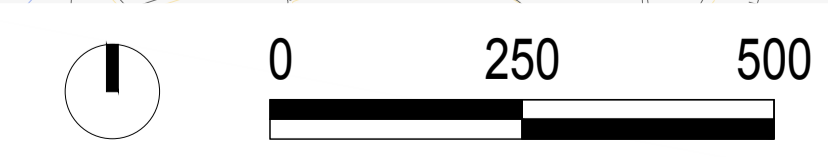
Project:  
Otterpool Park

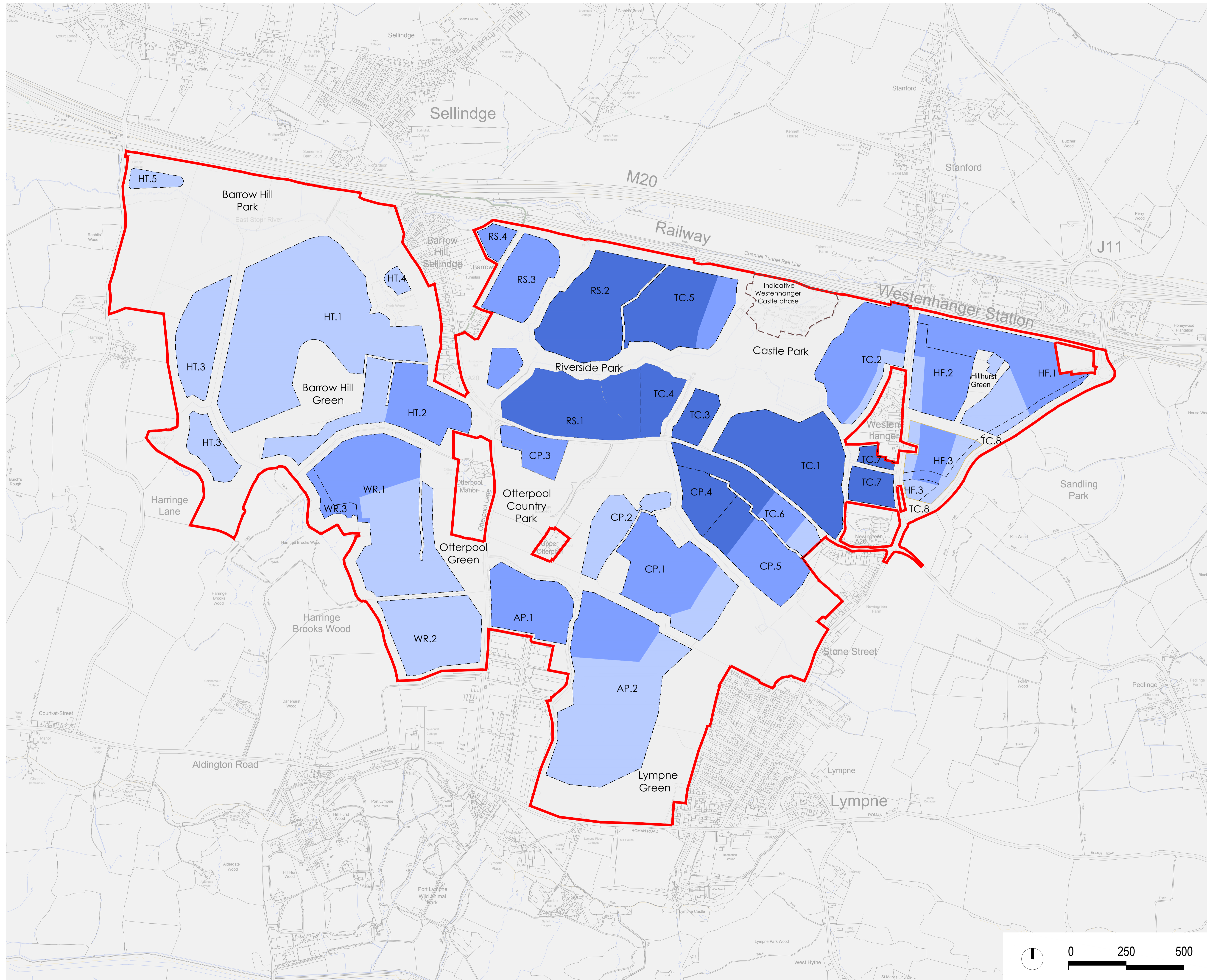
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Open Space & Vegetation

Scale:  
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Status:  
For Approval

Drawing No. OPM(P)4002\_rev YY





- Application Red Line Boundary
- Proposed**
- n.n** Numbered key to reflect development areas in illustrative phasing plan
- Proposed indicative Westenhanger Castle phase
- The indicative Westenhanger Castle phase relates to an area of development that will be the subject of future consideration/approval
- Proposed development low height up to 12m
- Proposed development medium height up to 15m
- Proposed development high height up to 18m
- Note: Proposed Height in metres above existing levels



Client:  
Otterpool Park LLP

Masterplanner:  
**FARRELLS**

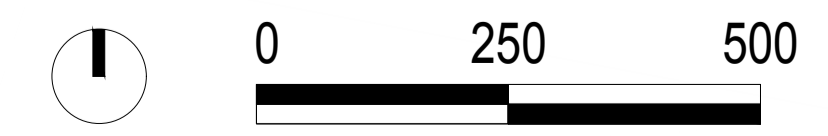
Project:  
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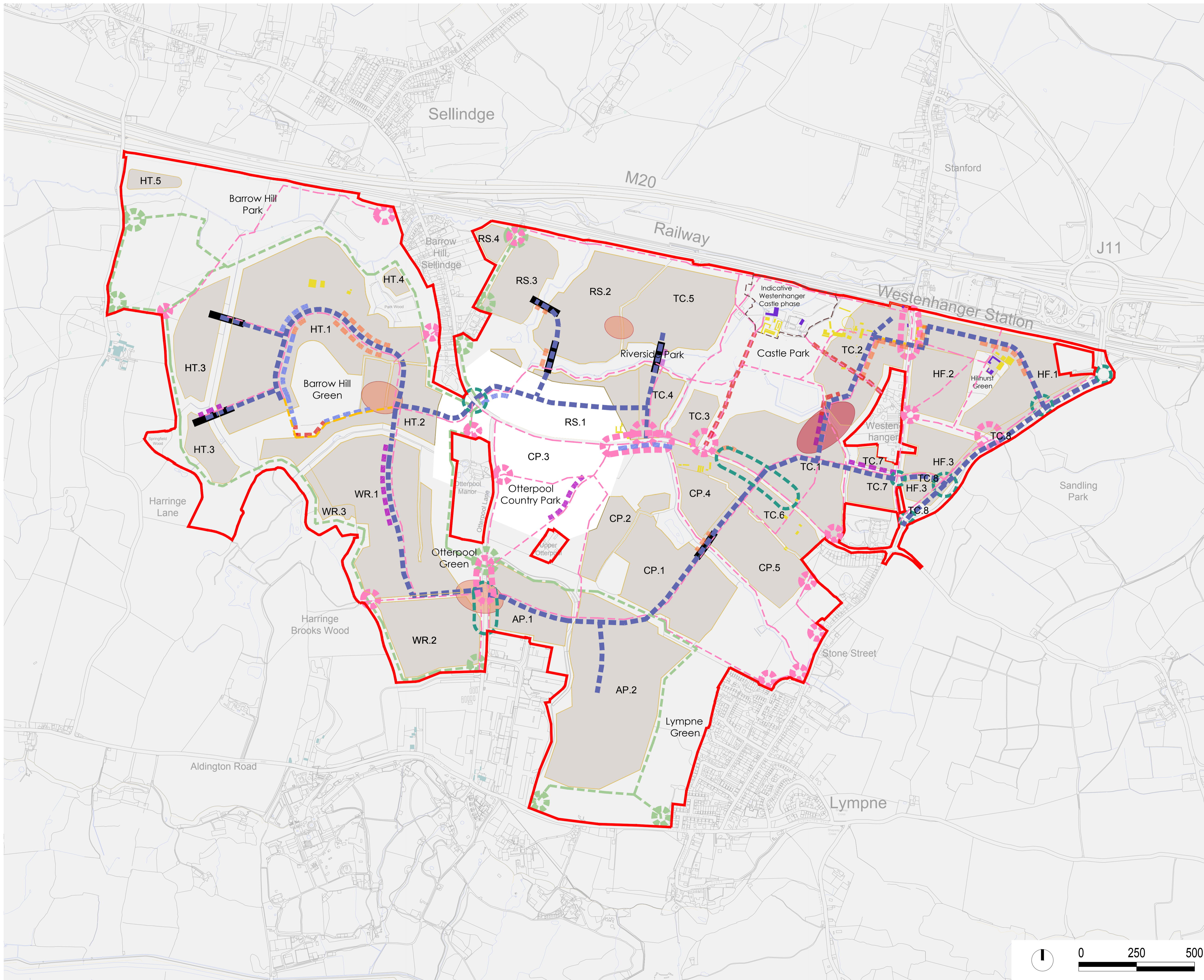
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Scale:  
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Status:  
For Approval

Drawing Number:  
OPM(P)4003\_rev YY





- Proposed**
- Proposed development areas
  - Numbered key to reflect development areas in illustrative phasing plan
  - Proposed indicative Westenhanger Castle phase. The indicative Westenhanger Castle phase relates to an area of development in addition to the retention/demolition identified and will be the subject of future consideration/approval
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  - Existing buildings to be demolished within application boundary
  - Proposed Town Centre Focus Zone
  - Proposed Local Centre Focus Zone
  - Proposed indicative all movement corridor with cycleway and footpath with deviation limit of ±100m unless stated otherwise
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  - Proposed indicative cycleway & footpath with deviation limit of ±100m unless stated otherwise
  - Proposed indicative bridleway, cycleway & footpath with deviation limit of ±100m unless stated otherwise
  - Proposed indicative bridge crossing with deviation limit of ±100m unless stated otherwise
  - Proposed indicative all movement corridor connection to existing route
  - Proposed indicative cycleway & footpath connection to existing route
  - Proposed indicative bridleway connection to existing route
- Limits of deviation restricted only on sides indicated:**
- Movement corridors deviation ±0m
  - Movement corridors deviation max ±0 to 5m
  - Movement corridors deviation max ±20m
  - Movement corridors deviation max ±50m



Client:  
Otterpool Park LLP

Masterplanner:  
**FARRELLS**

Project:  
Otterpool Park

Drawing:  
Development Areas & Movement Corridors

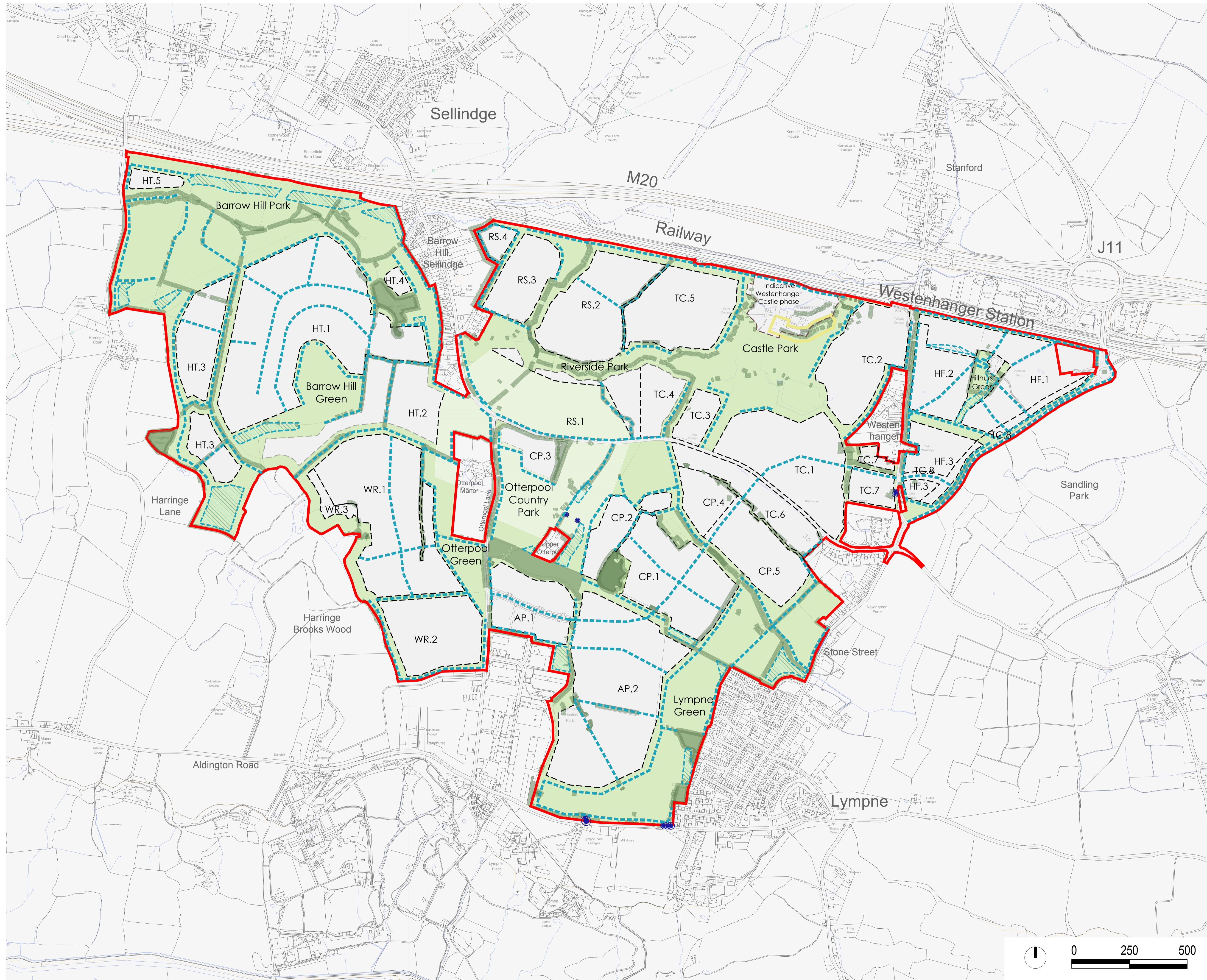
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Status:  
For Approval

Drawing Number: OPM(P)5001\_rev WW







- Existing**
- Existing woodlands, trees, treebelts and hedgerows retained. This Parameter Plan shows where vegetation is proposed to be retained. Breaks in this retained vegetation may however be required to facilitate the proposed development. This will be confirmed at the Tier 2 and Tier 3 stages once detailed tree and vegetation surveys have been conducted and the design has been further progressed.
  - Area in front of Westenhanger Castle with vegetation to be removed subject to further survey and Conservation Management Plan
  - Existing trees with TPO retained
- Proposed**
- Proposed development areas
  - n.n Numbered key to reflect development areas in illustrative phasing plan
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  - Proposed areas of structural planting
  - Proposed rows of structural planting
  - Structural planting must be provided in the general location indicated on this Parameter Plan. The precise location and type of structural planting is to be defined at Tier 2. To inform the Tier 2 structural planting proposals see the Green Infrastructure Strategy for details regarding planting type, location and the necessary advance planting required.
  - Proposed open space
  - Application Red Line Boundary



**OTTERPOOL PARK**  
COUNTRYSIDE · CONNECTED · CREATIVE

Client:  
Otterpool Park LLP

Masterplanner:  
**FARRELLS**

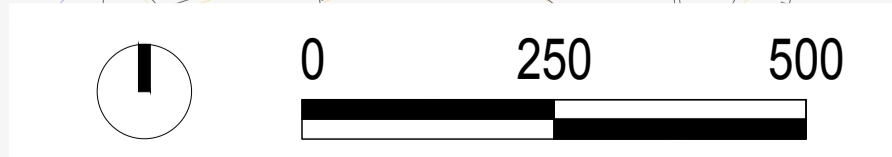
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Otterpool Park

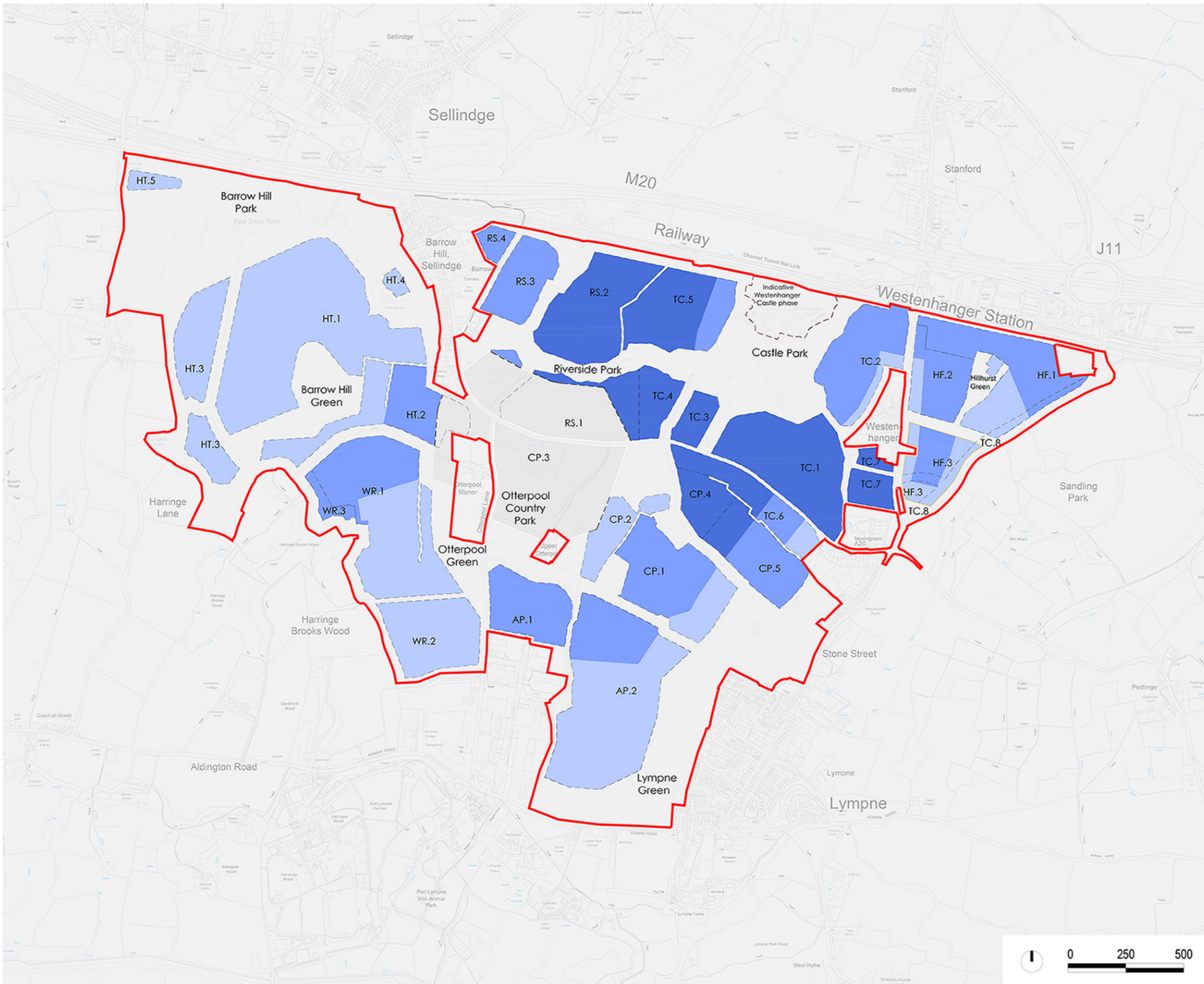
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Open Space & Vegetation

Scale:  
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Status:  
For Approval

Drawing Number: OPM(P)5002\_rev WW





- Application Red Line Boundary
- Proposed**
- n.n** Numbered key to reflect development areas in illustrative phasing plan
- Proposed indicative Westenhanger Castle phase
- The indicative Westenhanger Castle phase relates to an area of development that will be the subject of future consideration/approval
- Proposed development low height up to 12m
- Proposed development medium height up to 15m
- Proposed development high height up to 18m
- Note: Proposed Height in metres above existing levels



Client:  
Otterpool Park LLP

Masterplanner:  
**FARRELLS**

Project:  
Otterpool Park

Drawing:  
Heights

Scale:  
1:7,500 @ A1, 1:15,000 @A3

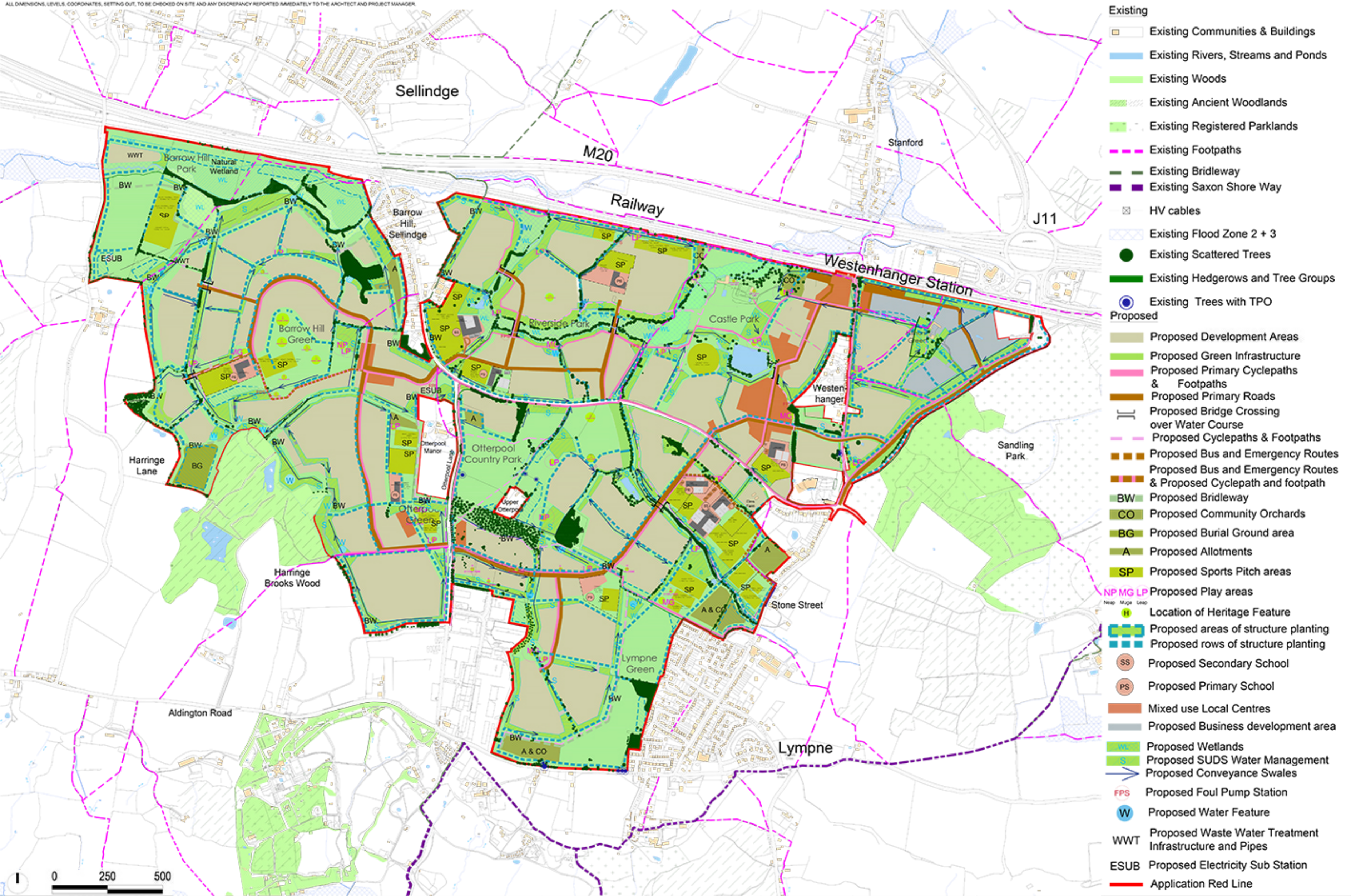
Status:  
For Approval

Drawing Number: OPM(P)5003\_rev WW



# Appendix 2 Illustrative Masterplan in support

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- Existing**
- Existing Communities & Buildings
  - Existing Rivers, Streams and Ponds
  - Existing Woods
  - Existing Ancient Woodlands
  - Existing Registered Parklands
  - Existing Footpaths
  - Existing Bridleway
  - Existing Saxon Shore Way
  - HV cables
  - Existing Flood Zone 2 + 3
  - Existing Scattered Trees
  - Existing Hedgerows and Tree Groups
  - Existing Trees with TPO
- Proposed**
- Proposed Development Areas
  - Proposed Green Infrastructure
  - Proposed Primary Cyclepaths & Footpaths
  - Proposed Primary Roads
  - Proposed Bridge Crossing over Water Course
  - Proposed Cyclepaths & Footpaths
  - Proposed Bus and Emergency Routes
  - Proposed Bus and Emergency Routes & Proposed Cyclepath and footpath
  - Proposed Bridleway
  - Proposed Community Orchards
  - Proposed Burial Ground area
  - Proposed Allotments
  - Proposed Sports Pitch areas
  - Proposed Play areas
  - Location of Heritage Feature
  - Proposed areas of structure planting
  - Proposed rows of structure planting
  - Proposed Secondary School
  - Proposed Primary School
  - Mixed use Local Centres
  - Proposed Business development area
  - Proposed Wetlands
  - Proposed SUDS Water Management
  - Proposed Conveyance Swales
  - Proposed Foul Pump Station
  - Proposed Water Feature
  - Proposed Waste Water Treatment Infrastructure and Pipes
  - Proposed Electricity Sub Station
  - Application Red Line



<p><b>OTTERPOOL PARK</b> COUNTRYSIDE - CONNECTED - CREATIVE</p>	<p><b>CLIENT</b></p> <p>OTTERPOOL PARK LLP</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <td>First Issue: 15-05-18</td> <td>Rev J: 27-05-19</td> <td>Rev L: 07-07-20</td> <td>Rev M: 01-11-21</td> <td>Rev N: 07-02-22</td> </tr> <tr> <td>Rev A: 04-06-18</td> <td>Rev P: 03-03-20</td> <td>Rev V: 10-08-20</td> <td>Rev W: 12-11-21</td> <td>Rev X: 21-02-22</td> </tr> <tr> <td>Rev B: 06-09-18</td> <td>Rev Q: 09-04-20</td> <td>Rev Y: 04-09-21</td> <td>Rev Z: 23-11-21</td> <td>Rev YY: 08-03-22</td> </tr> <tr> <td>Rev C: 16-10-18</td> <td>Rev R: 23-04-20</td> <td>Rev AA: 05-09-21</td> <td>Rev DD: 17-11-21</td> <td></td> </tr> <tr> <td>Rev D: 23-10-18</td> <td>Rev S: 05-06-20</td> <td>Rev AB: 18-10-21</td> <td>Rev EE: 22-11-21</td> <td></td> </tr> <tr> <td>Rev E: 30-11-18</td> <td>Rev T: 16-06-20</td> <td></td> <td>Rev FF: 04-01-22</td> <td></td> </tr> <tr> <td>Rev F: 21-12-18</td> <td></td> <td></td> <td>Rev GG: 23-01-22</td> <td></td> </tr> <tr> <td>Rev G: 21-12-18</td> <td></td> <td></td> <td>Rev HH: 31-01-22</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>Rev JJ: 02-02-22</td> <td></td> </tr> </table>	First Issue: 15-05-18	Rev J: 27-05-19	Rev L: 07-07-20	Rev M: 01-11-21	Rev N: 07-02-22	Rev A: 04-06-18	Rev P: 03-03-20	Rev V: 10-08-20	Rev W: 12-11-21	Rev X: 21-02-22	Rev B: 06-09-18	Rev Q: 09-04-20	Rev Y: 04-09-21	Rev Z: 23-11-21	Rev YY: 08-03-22	Rev C: 16-10-18	Rev R: 23-04-20	Rev AA: 05-09-21	Rev DD: 17-11-21		Rev D: 23-10-18	Rev S: 05-06-20	Rev AB: 18-10-21	Rev EE: 22-11-21		Rev E: 30-11-18	Rev T: 16-06-20		Rev FF: 04-01-22		Rev F: 21-12-18			Rev GG: 23-01-22		Rev G: 21-12-18			Rev HH: 31-01-22					Rev JJ: 02-02-22		<p><b>STATUS</b></p> <p>IN SUPPORT</p>	<p><b>SCALE</b></p> <p>1:7,500 @ A1 1:15,000 @ A3</p>	<p><b>PROJECT</b></p> <p>OTTERPOOL PARK</p>	<p><b>DRAWING NAME</b></p> <p>ILLUSTRATIVE MASTERPLAN LAND USE</p>	<p><b>DRAWING NUMBER</b></p> <p>OPM(P)1015_YY</p>	<p><b>FARRELLS</b></p>
First Issue: 15-05-18	Rev J: 27-05-19	Rev L: 07-07-20	Rev M: 01-11-21	Rev N: 07-02-22																																																	
Rev A: 04-06-18	Rev P: 03-03-20	Rev V: 10-08-20	Rev W: 12-11-21	Rev X: 21-02-22																																																	
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Rev C: 16-10-18	Rev R: 23-04-20	Rev AA: 05-09-21	Rev DD: 17-11-21																																																		
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Rev F: 21-12-18			Rev GG: 23-01-22																																																		
Rev G: 21-12-18			Rev HH: 31-01-22																																																		
			Rev JJ: 02-02-22																																																		

## Appendix 3 Existing Buildings

ID (see plan 1018)	Existing Building Address	Building Details	No. of Buildings	Existing Use	Status within OPA Application	Proposed uses
1.	Hillhurst Farm	Two storey brick and slate farmhouse	1	Dwelling house (C3), B1	Retained	E(g)
2.	Hillhurst Farm outbuildings	Single storey brick and slate out building	1	Sui generis	Retained	E(g)
3.	Hillhurst Farm sheds	Single storey sheds	4	Sui generis	Demolished	-
4.	Stone Street, near Newingreen Junction	Single storey sheds	3	Sui generis	Retained or demolished	As existing use if retained.
5.	Benham Business Park	Single storey sheds	8	Sui generis	Retained or demolished	As existing use if retained.
6.	Benham Water Farm	Detached house	1	C3 Residential	Retained or demolished	As existing use if retained.
7.	Somerfield Court Farm	Two storey brick and slate farmhouse and single storey outbuilding	2	Dwelling house (C3) and sui generis	Demolished	-
8.	Somerfield Court Farm	Single storey sheds	2	Sui generis	Demolished	-

ID (see plan 1018)	Existing Building Address	Building Details	No. of Buildings	Existing Use	Status within OPA Application	Proposed uses
9.	Farm Cottage	Two storey brick and stone detached property	1	Dwelling house (C3)	Retained or demolished	C3
10.	Rose Cottage	One storey brick and slate detached property	1	Dwelling house (C3)	Demolished	-
11.	Racecourse Building	Three and part four storey grandstand	1	Sui generis	Demolished	-
12.	Racecourse Building	Two storey Victorian grandstand	1	Sui generis	Demolished	-
13.	Racecourse Paddock Cottages (formerly referred to as Paddock Cottages)	One and a half storey cottages	2	Dwelling house (C3)	Demolished	-
14.	Racecourse Buildings	Single storey stable accommodation	17	Sui generis	Demolished	-
15.	Killymoon	Detached property	1	Dwelling house (C3)	Demolished	-.
16.	Tollgate Cottage	Detached property	1	Dwelling house (C3)	Retained	C3 or E(g)
16.A	Tollgate Cottage garage	Garage	1	Garage associate	Retained or demolished	As existing if retained

ID (see plan 1018)	Existing Building Address	Building Details	No. of Buildings	Existing Use	Status within OPA Application	Proposed uses
				d with cottage.		
17.	Westenhanger Station	Two storey brick and slate building	1	Business (E)	Retained	E(g)
18.	Airport Service Station, Main Road, Sellindge, Ashford TN25 6DA	Detached property and outbuildings	3	Restaurant and café (A3) and sui generis	Retained or demolished	As existing use if retained.
19.	The White House, Ashford Road, Newingreen Hythe, CT21 4JD	Detached property and outbuildings	6	Dwelling house (C3) and sui generis	Demolished	-
20.	Whiteways - Ashford Road, Newingreen Hythe, Kent, CT21 4JD	Two detached properties and outbuildings	5	Dwelling house (C3) and sui generis	Retained or demolished	As existing use if retained.
21.	Boleh, Ashford Road, Newingreen Hythe, (CT21 4JD)	Detached house	1	Dwelling house (C3)	Retained or demolished	As existing use if retained.
22.	Red House Farm, Ashford Road, Newingreen Hythe (CT21 4JD)	Main House	1	Dwelling house (C3)	Retained or demolished	As existing use if retained.

ID (see plan 1018)	Existing Building Address	Building Details	No. of Buildings	Existing Use	Status within OPA Application	Proposed uses
23.	Red House Farm outbuildings, Ashford Road, Newingreen Hythe (CT21 4JD)	Outbuildings including plant nursery and bungalow.	10	C3 and Sui Generis	Demolished	-
24.	The Bungalow, Ashford Road, Newingreen Hythe, (CT21 4JD)	Detached bungalow	1	Dwelling house (C3)	Demolished	-
25.	Cydonia, Ashford Road, Newingreen Hythe (CT21 4JD)	Detached bungalow and annexe	2	Dwelling house (C3)	Retained or demolished	As existing use if retained.
26.	Cob Tree Cottage, Ashford Road	Semi-detached property	1	Dwelling house (C3)	Retained or demolished	As existing use if retained.
27.	2 Franks Villas, Ashford Road, Newingreen Hythe (CT21 4JD)	Semi-detached property	1	Dwelling house (C3)	Retained or demolished	As existing use if retained.
28.	Quorum (Ivy Cottage), Ashford Road, Newingreen Hythe, (CT21 4JD)	Detached property	2	Dwelling house (C3)	Retained or demolished	As existing use if retained.



ID (see plan 1018)	Existing Building Address	Building Details	No. of Buildings	Existing Use	Status within OPA Application	Proposed uses
29.	Craylands Ashford Road, Newingreen Hythe, Kent CT21 4JD	Detached property and garage/out building	2	Dwelling house (C3) and sui generis	Retained or demolished	As existing use if retained.
30.	The Willows, Ashford Road, Newingreen Hythe, Kent CT21 4JD	Detached property	1	Dwelling house (C3)	Demolished	-
31.	Elm Acres, Ashford Road, Newingreen Hythe, Kent CT21 4JD	Detached property	3	Dwelling house (C3)	Demolished	-
32.	Land at the rear of Elm Acres, Ashford Road, Newingreen Hythe, Kent CT21 4JD	Outbuildings	2	Sui generis	Demolished	-
33.	Elms Farm, Newingreen Hythe, Kent CT21 4JB	Detached property	2	Dwelling house (C3)	Retained or demolished	C3
34.	1 & 2, Barrow Hill Farm Cottage,	Semi-detached property	2	Dwelling house (C3)	Retained or demolished	As existing use if retained.

ID (see plan 1018)	Existing Building Address	Building Details	No. of Buildings	Existing Use	Status within OPA Application	Proposed uses
	Main Road, Sellindge, Ashford TN25 6DA					
35.	Westenhanger Castle Barn	Barns	1	Storage	Retained	As existing
36.	Westenhanger Castle House	Grade 1 listed Manor House	1	Weddings and conferences.	Retained	As existing
37.	Westenhanger Castle outbuilding WC	Toilet block	1	WC block for weddings and conferences.	Retained or demolished	As existing use if retained.
38.	Westenhanger Castle barn outbuilding 1	Shed/workshop	1	Shed/workshop	Demolished	-
39.	Westenhanger Castle barn outbuilding 2	Shed/workshop	1	Shed/workshop	Demolished	-
40.	Racecourse viewing boxes and steward's shelter.	Buildings on the edge of the track	3	n/a	Demolished	-

# Appendix 4 Strategy Commitments

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## Energy Strategy and Sustainability Statement Commitments

1. Otterpool Park LLP commits to work through partnership with the public sector, designers, contractors, existing communities, and the future communities of Otterpool Park, as well as landowners and developers to help achieve the following:
  - 45% carbon reduction on current 2013 Building Regulations with an aspiration for the development to achieve zero carbon in the future;
  - No gas for residential properties;
  - Use of air sourced heat pumps, renewable energy provision, smart metering and a commitment to meet or exceed Fabric Energy Efficiency Standards;
  - BREEAM Excellent for non-residential development;
  - Review and update of the energy strategy on regular basis to reflect changes to legislation, policy and technology (to include consideration of the viability of energy from waste and district heating/energy networks)
  - Create 9,000 new employment opportunities;
  - Minimise waste during both construction and operational phases. 85% construction waste diversion from landfill through reuse and recycling;
  - 50% less car use through sustainability transport modes;
  - Create healthy environments through provision of walkable neighbourhoods;
  - 22% affordable housing across the site;
  - 50% of the site as open space;
  - Water consumption limited to 110litres/person/day;
  - Provision of onsite wastewater treatment works and wetlands in order to achieve nutrient neutrality;
  - 20% biodiversity net gain through protection, mitigation, and enhancement.

## Green Infrastructure Strategy Commitments

1. Creation of strategic areas of open space as defined by the parameter plans;
2. Provide productive spaces such as allotments and orchards. Orchards will be a minimum of 50m in length/width;
3. 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;
4. Provide green infrastructure that is multi-functional and supports different forms of recreation for all ages;
5. Use green infrastructure elements such as trees and hedges (both existing and proposed) to define areas of play;
6. Adhere to the Natural England guidelines of 8ha per 1,000 people for dog walking space;
7. Target for homes to be within 10minute walking distance of a LEAP, a primary school and a local centre;
8. Target for homes to be within 20minute walking distance of open space, a MUGA, allotments, community orchards, sports pitches and a NEAP;
9. 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;
10. Improve connectivity to the Public Rights of Way network within Otterpool Park and connecting to the wider area;

11. Increase accessibility, visibility, and wayfinding to help make Otterpool Park a walkable place with links across the community and into existing communities;
12. Provision of green corridors for valuable and enhanced habitat connections;
13. Provide a minimum 25m distance from the East Stour River corridor from built development;
14. 25m grassland offsets to be provided from woodland with no lighting and any adjacent lighting should be directed away;
15. 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;
16. 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;
17. Proposed planting is not to be at the expense of existing structural vegetation and habitats;
18. Proposed planting should be resilient to climate change and to known diseases such as Ash die back. Planting should include a range of maturity;
19. 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;
20. Planting should be used to create a landscape framework of small woodlands to the lower slopes of Greensand Ridge;
21. 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;
22. Tree avenues should comprise standard to semi-mature stock;
23. Each planting area to use faster growing more densely planted species at the edges to shelter slower growing area specified in the middle;
24. There should be no motorised vehicular access or pedestrian and cycle access in dark corridors;
25. 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;
26. Use of physical barriers e.g. proposed buildings, planting to reduce the effects of installed artificial light sources on sensitive receptors;
27. 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;
28. Integrate blue and green infrastructure. Surface water management features should be integrated with open space;
29. Monitor biodiversity net gain.

## Transport Strategy Commitments

1. Agree a strategy for routing and managing construction traffic;
2. Provide public transport; seek to provide electric car club cars onsite to reduce the need for car ownership and provide share bikes/scooter schemes, cycle parking and cycle hire schemes;
3. Design to prioritise pedestrians, cyclists and those with mobility impairment over cars;
4. Bus services will be accessible, frequent, and reliable;
5. Mobility hubs will be part of the urban design;
6. All modes will be connected by the advanced technology of MaaS;
7. There will be a bold approach to push the boundaries on car parking to an appropriate and reasonable minimum;
8. There will be a Controlled Parking Zone (CPZ) covering a significant network of roads beyond the precincts of Westenhanger Station, in order to prevent all-day on-street parking by both

- commuter and leisure rail passengers, all of whom will have use of the proposed new station car park;
9. Electric vehicles/ bikes facilities will be widely available throughout the development;
  10. Parking for cycles: make them easily accessible to users, design to provide protect them from theft, ensuring they are well integrated into the design of the development;
  11. Where walking and cycling routes share the highway corridor, the following provision will be made:
    - Strategic and primary streets will have segregated pedestrian and cycle lanes with appropriate crossing points;
    - Secondary streets will demarcate cycle lanes within the road carriageway;
    - In tertiary and other streets, they will have a footpath on one side and wide verges and cyclists will share the roadway with vehicles;
    - A series of walking and cycling routes away from vehicular traffic will also be created, establishing a safe network linking the town centre, and local centres to and through the residential areas;
    - All walking and cycling routes will be of a high quality with all weather surfacing, well lit and easily maintained, taking into account environmental considerations;
    - Routes will be through green spaces, along the river corridor, or on well-designed streets to make them a more attractive option and more direct than using the car.
  12. Continue to work with Network Rail to deliver the committed improvements to Westenhanger Station and to secure the HS1 stop;
  13. Submit a Delivery and Servicing Strategy;
  14. Submit an EV charging point and electric vehicle car club strategy for each phase of the development;
  15. A dedicated manager (Travel Plan Coordinator) shall be appointed;
  16. Travel Plan is a living document that will be regularly reviewed and will take account of changing circumstances; successes and failures; new initiatives and input from key stakeholders and those affected by its implementation;
  17. A Travel Plan Steering Group would be established to support the implementation and monitoring of travel planning measures;
  18. Travel Plan monitoring will be undertaken.

## Heritage Strategy Commitments

1. 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.

## Housing Strategy Commitments

1. Delivering homes for all – up to 8,500 homes, with a broad a mix of types and tenures to meet the needs of the whole community, from young to old, families to singles and with support for those that need it.
2. Minimum of 22% of all homes across the site will be affordable– meeting the Council's policy target and also providing a greater range of affordability with options to rent or buy to ensure homes are genuinely affordable to a range of households.
3. Delivering a broad range of market homes, including options to rent or buy and for those with care and support needs.
4. Allowing for the potential for innovative housing options such as community led housing and self-build.
5. Homes designed for older residents, including smaller homes and homes with care options.

6. Homes that specifically meet the needs of local people, with a proportion prioritised for those in the immediate area.
7. Homes that meet the needs of keyworkers and those that work in local businesses
8. 10% of homes shall be built to meet M4(3) Category 3: Wheelchair User Dwelling Standards as set out in the Building Regulations.
9. All homes built to national space standards.
10. Blind tenure and mixed communities within every phase.
11. A focus on sustainability and delivering homes that meet changing needs, such as an increase in home working.
12. A commitment to review housing needs across the lifetime of the project, to ensure the garden town responds to changes.

## Community Development and Facilities Strategy Commitments

1. 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;
2. Provide up to seven primary schools, depending on need. Each primary will have integrated nursery facilities and additional space for nursery/early years provision will be provided throughout the development. Otterpool Park LLP intends to support the opening of a primary school as soon as it is possible to do so, which is expected to be in the first few years of development (subject to DfE funding agreement).
3. Provide at least one secondary school on site, potentially two, if required to meet the needs of Otterpool Park residents. The first secondary school will open as soon as it is possible to do so, in line with DfE funding allocations. Before that time, secondary school places will be made available off-site.
4. 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.
5. 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.
6. A formal Education Review Mechanism, managed by an Education Monitoring and Management Group 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.
7. 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 to meet the needs of the growing town and minimise the requirement for secondary care treatment at local hospitals. The medical centre should be located on an accessible site close to other community services.
8. 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.
9. Otterpool Park will aim to be self-sufficient in terms of providing its own schools, health centres, community facilities and integrated transport systems and community facilities.
10. Early phases of development will be planned in a way that will not disadvantage early residents or place pressure on existing local facilities and infrastructure but is viable and deliverable.
11. Existing nearby communities of Lympne, Barrow Hill, Sellindge, Westenhanger, Saltwood, Stanford and Postling shall have appropriate access to and benefit from the new community facilities provided.

## Surface Water Drainage Strategy Commitments

1. Further ground investigation to be undertaken to corroborate infiltration assumptions in the FRA;
2. Infiltration areas will be included within the surface water management strategy where the ground is sufficiently permeable;
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;
4. 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 Tier 2 Masterplans and Design Codes;
5. Site-specific exceedance event flow routes should be established as part of the detailed drainage strategy;
6. No new buildings should be located within the EA's currently published Flood Zones 2 and 3 as well as 1 in 100 annual chance + 45% climate change modelled baseline flood extent without a suitable FRA being undertaken;
7. No new SuDS attenuation storage features are to be located within the published Flood Zones 3 as well as 1 in 100 annual chance event + 45% climate change modelled baseline flood extents.

## Utility Strategy Commitments

1. Otterpool Park's water consumption will be limited to 110litres/person/day.
2. A new pipeline from Paddlesworth Reservoir to the site to supply potable water must be delivered prior to occupation of 1,501st home, unless otherwise agreed.
3. Potable water reinforcements around the HS1 and M20 crossings and local reconfiguration of the network is required prior to occupation of the 7501st home, unless otherwise agreed.
4. Electric vehicle charging points will be provided as part of the development. The LLP commit to submitting an electric vehicle charging provision strategy as part of each relevant Tier 2 submission.
5. Provision of an upgrade to the existing UKPN systems, including new on-site substation must be delivered prior to occupation of 351st home, unless agreed otherwise.
6. Commitment to no gas for residential properties.
7. Provision of package treatment works to manage wastewater prior to occupation of the first home.
8. Should the option of providing a WWTW on site be perused, provision of the first phase of the WWTW will be delivered before occupation of the 151st home, unless agreed otherwise.
9. Should the option of providing a WWTW on site be perused, provision of the final phase of the WWTW will be delivered prior to occupation of 401st home, unless agreed otherwise.
10. All residential, business, community and town centre buildings and public spaces shall be enabled for ultra-fast fibre-optic broadband provided to premises (FTTP).

## Economic Strategy Commitments

1. Seek to engage pioneer tenants to move within early phases.
2. Curate new tenants to attract new growth sectors and spin-offs.

3. 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.
4. Engage with DLUHC on opportunities for grant funding and investment to deliver government priorities, including zero carbon growth sectors, at Otterpool Park.
5. Focus medium and large units on providing grow-on space for existing FHDC businesses.
6. Engage with the Business Advisory Board and FHDC officers on future lettings strategy.
7. Allow for flexible/short term leases which provide new businesses with low barriers to entry to office/industrial.
8. Provide supported workspaces and/or incubator-type models to support new businesses.
9. Set up a forum with the Business Advisory Board to understand needs.
10. Form a skills/education partnership which promotes a relationship between local education providers and the business community, with the aim to support local recruitment.
11. Develop lease terms which favour internal movement.
12. Provide a range of sizes of space to accommodate businesses as they grow.
13. 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, co-locating new businesses and targeted support/partnership.
14. Develop a brand for Otterpool Park which reflects its unique selling point to both residents and businesses.
15. Seek to provide ultrafast fibre broadband for both businesses and residents.

### **Creative and Cultural Strategy Commitments**

1. Continue to appoint a Creative Champion;
2. Establish a project board/advisory panel for arts and creativity who will:
  - Commission a Public Art Policy and Strategy;
  - Commission a Case for Investment to identify funding sources and create a medium-term fundraising and investment strategy;
  - Devise an Implementation Plan which will include a costed action plan, a funding strategy, a project plan and a risk register; and
  - Continue to work on early pilot projects.
3. Regularly review the Creative and Cultural Strategy as the development is delivered, priorities change, and Otterpool Park's own communities assume ownership and management of the strategy and take their own vision forward.

### **Governance and Stewardship Strategy Commitments**

1. Agree long-term, legally binding and enforceable Governance arrangements for the community assets within Otterpool Park.
2. For each Tier 2 masterplan (or Tier 3 RMA where information is not available at Tier 2), the LLP will provide details of 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.
3. 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.
4. 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.