



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

DOCUMENTS SUBMITTED IN SUPPORT
OP5 APPENDIX 4.4 – **ILLUSTRATIVE
ACCOMMODATION SCHEDULE**

www.otterpoolpark.org

March 2022



OTTERPOOL PARK

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APPLICATION CONTENTS

Application Administration

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

Environmental Statement

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

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

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

Documents submitted for approval

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

Documents submitted in support

- OP5 Appendix 2.6 Commitments Register
- OP5 Appendix 2.7 Infrastructure Assessment (regarding the permitted waste facility)
- OP5 Appendix 4.4 Illustrative accommodation schedule
- OP5 Appendix 4.5 Illustrative plans
- OP5 Appendix 4.6 Indicative phasing plan
- OP5 Appendix 4.8 Utilities Strategy
- OP5 Appendix 4.9 Energy Strategy
- OP5 Appendix 4.10 Community Development and Facilities Strategy
- OP5 Appendix 4.11 Green Infrastructure Strategy
- OP5 Appendix 4.12 Heritage Strategy
- OP5 Appendix 4.13 Governance and Stewardship Strategy
- OP5 Appendix 4.14 Housing Strategy (including affordable housing strategy)
- OP5 Appendix 4.15 Overarching Delivery Management Strategy
- OP5 Appendix 4.16 Design and Access Statement
- OP5 Appendix 9.25 Conservation Management Plan
- OP5 Appendix 9.26 Schedule Monument Consent Decision
- OP5 Appendix 11.1 Health Impact Assessment
- OP5 Appendix 11.2 Retail Impact Assessment

- OP5 Appendix 12.5 Kentish Vernacular Study and Colour Studies
- OP5 Appendix 14.1 Economic Strategy
- OP5 Appendix 15.1 Flood Risk Assessment and Surface Water Drainage Strategy
- OP5 Appendix 15.2 Water Cycle Study
- OP5 Appendix 16.4 Transport Assessment
- OP5 Appendix 16.5 Transport Strategy
- OP5 Appendix 16.6 Framework Travel Plan
- OP5 Appendix 17.2 Minerals Assessment
- OP5 Appendix 17.3 Outline site waste management plan

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

Summary Indicative Development Phasing 21-01-22

Non resi	Phase ref	TC.1-3	TC.1-3	TC.1-3	TC.1-3	TC.1-3	TC.1-3	TC.1-3	TC.6	CP.5	TC.7-8	TC.5	TC.1-3	TC.1-3	WR.1	HT.2	HT.2	WR.1	WR.1	HF.1-3	HF.1-3	RS.1-4	TC.5
Housing	Phase ref	TC.1-3	TC.1-3	TC.1-3	TC.4	TC.1-3	TC.5	TC.1-3	TC.6	CP.4	TC.7-8	TC.5	TC.5	TC.1-3	HT.2	WR.1	HT.2	WR.3	WR.2	WR.2	HF.1-3	RS.1-4	RS.1-4
	TARGET	121	264	331		350		423		423		528	528		557		498						

Indicative Year	TARGET	SCHEDULE	SCHEDULE																			
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034						

Residential C3 Units	Application	7,855	7,855	0	0	121	264	281	50	154	142	281	207	166	50	178	92	258	528	67	32	326	161	174	163	168
Cumulative C3 units	Application					121	385		716		716	1293		1716				2244	2772			3197			3695	
Residential C2 Units	Application	645	645						196												132					
Cumulative residential units	Application	8,500	8,500	0	0	121	385		716		1066	1489		1912				2440	2968			3197			4023	

Residential C3 Units	Framework Masterplan	8704																								
Residential C2 Units	Framework Masterplan	1296																								
Cumulative residential units	Framework Masterplan	10000				121	385		716		1066	1489		1912				2440	2968			3525			4023	

Hotel	C1 c120 bed	NIA m2	GEA m2	GIA ft2	GIA m2	GIA m2																				
		5,600.0	7,700.0	75,348	7000	7,000												7000								

Retail Space																										
	A1	12,600.0	17,325.0	169,533	15750	15,750			1500		1500							7500	750	1500						
	A2/A3	8,400.0	11,550.0	113,022	10500	10,500			1500		1500							3000	750	750						

Commercial Space																										
	B1	40,368.0	55,506.0	543,151	50460	50,460																	9375			
	B1 hub	9,738.40	15,303.2	149,749	13912	13,912				3756								3756	1500	1500						
	B2	7,438.5	9,091.5	88,964	8265	8,265																	1111			

Schools																										
	Application 7 Primary schools	15,664.0	21,538.0	210,759	19580	19,580			3414					2410							2410					3414
	Application 2 Secondary Schools	18,026.4	24,786.3	242,534	22532	22,533								12182												
	Application 1 SEN School	2,000.0	2,750.0	26,910	2500	2,500								2500												
	Framework Masterplan 1 Primary school	2,489.6	3,423.2	33,498	3112	3,112																				

Sport																										
	D2 Indoor sports facility	4,200.0	5,775.0	56,511	5250	5,250												1000	1000							
	Sports pavilion	1,200.0	1,650.0	16,146	1500	1,500				500																

Health	1 main site and two 'surgeries'	4,480.0	6,160.0	60,278	5600	5,600				600								4400								
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Community																										
	Application 10 Nurseries	2,592.0	3,564.0	34,897	3242	3,240								324							324					324
	Framework Masterplan 1 Nursery	280.0	385.0	3,767	350	350																				
	Community Centre(s)	5,040.0	6,930.0	67,813	6300	6,300												600	600		500				600	

Green Infrastructure	GI Habitat	0.00	169.53			5.72	4	2.34	3	2.37	0.81	2.78	2.934				2.73	2.08		2.42	2.67	1.17	0.8	2.25	1.99
	GI sports playing fields	0.00	11.53			0	1.62			1.23	0	0.74	0					0.74		0	0.74	0		0	0
	GI general amenity	0.00	38.92			3.4	1.86	1		1.07	1.35	0	0				1.56	1.61	1.56	0.15	2.34		2.63	1.66	1.9
	GI playspace	0.00	6.00			0.56	0.23	0.31			0.2	0.15	0					0.36	0.35	0.02	0.35		0.39	0.37	
	GI Strategic parks	0.00	15.71				6.48			0.52	0.34	0	0					0.52	0.5	0.04	0.58		0.66		
	GI allotments orchards	0.00	9.75			0.43				0.21	0	1.6	0					0.9		0	0		0.26		
	GI cemeteries	0.00	3.00								0	0	0							0	0				
	GI mixed use suds	0.00	7.20				0.46		0.4		0	1.04	0						0.3	0.22	0	0.04	0.35	0.17	0.17
	GI housing Suds	0.00	40.76			1.45	1.18	1	0.7666	0.41	0.7466	0.4						1.39	1.5	1.5	0.22	3.08	0.44	0.9	1.02
	GI secondary school playing fields	0.00	9.78								0	6	0							0	0				
	GI primary school playing fields	0.00	8.14			1.3					0	0.82	0							1.3	0	0			1.3
		0	320.32																						

Infrastructure	Roads	0.00	20.33			2.94		0.831			1.14	0.224	0.44	3.887				1.2			1.048	1.606			0.5
	Parking	0.00	0.83			0.33																0.5			
	Utilities	0.00	0.45			0.15					0.15														
	WW-T	0.00	0.85						0.85																
Infrastructure	Total	0	22.458																						

Notes
 Home sale assumptions based on a mix of tenure types and multiple sales outlets being opened up on site (includes extra care units). units built one year before assumption on schedule for sale
 Hotel is assumed early as existing market for tourist and business travel given excellent transport connections (M20 A20)
 Retail is assumed other than coffee/corner shop to require some development to have taken place before enquires grow in town centre are and station. A20 frontage helpful.
 Commercial space assume requires a level of on site development to have happened before enquiries to build will commence
 Schools follow broad housing numbers and likely impact on school age numbers
 Sports Hall only required when reasonably through development as secondary school opened earlier with facilities
 Health envisages at least one main facility and perhaps 3 supporting. The major facility may grow over time with modular approach
 Nurseries will follow housing numbers
 Community centres will also integrate with school and health offer but additional allowance for space allowed for as shown (may also integrate with community art plans in existing outbuilding in racecourse)

