



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

DOCUMENTS SUBMITTED IN SUPPORT
OP6 – GUIDE TO THE PLANNING APPLICATION

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



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Guide to the Planning Application

Otterpool Park

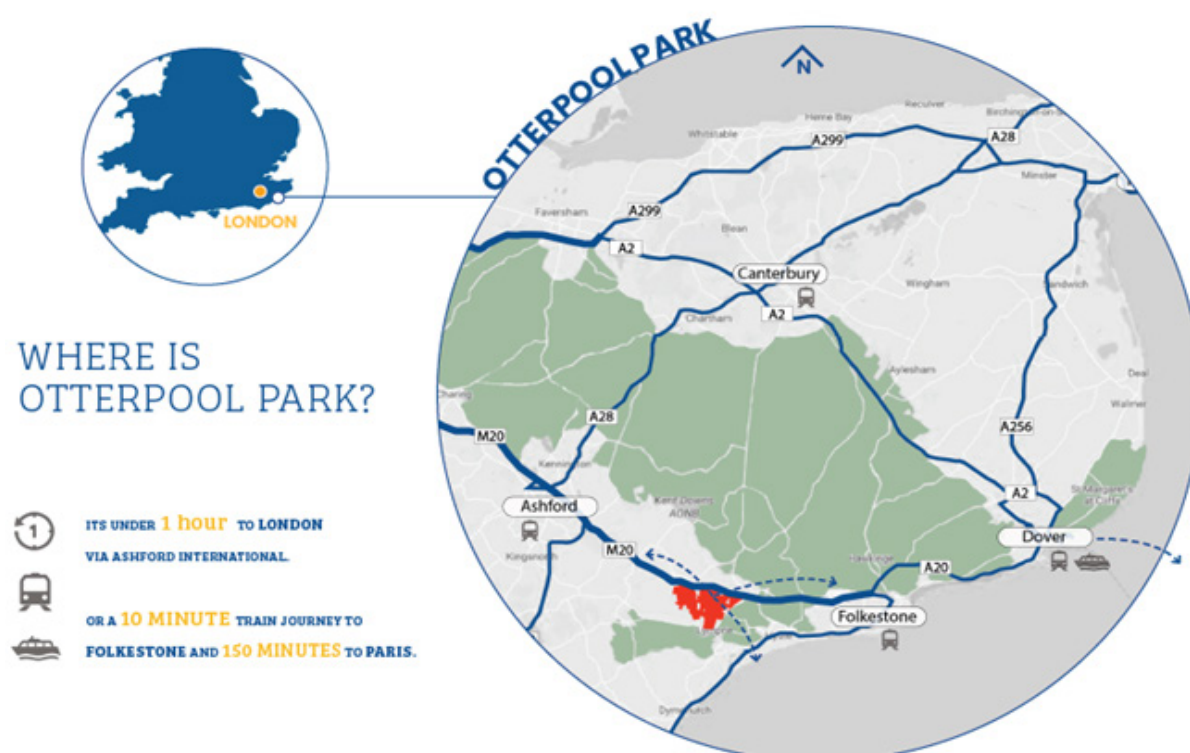
March 2022



1. Application Guide

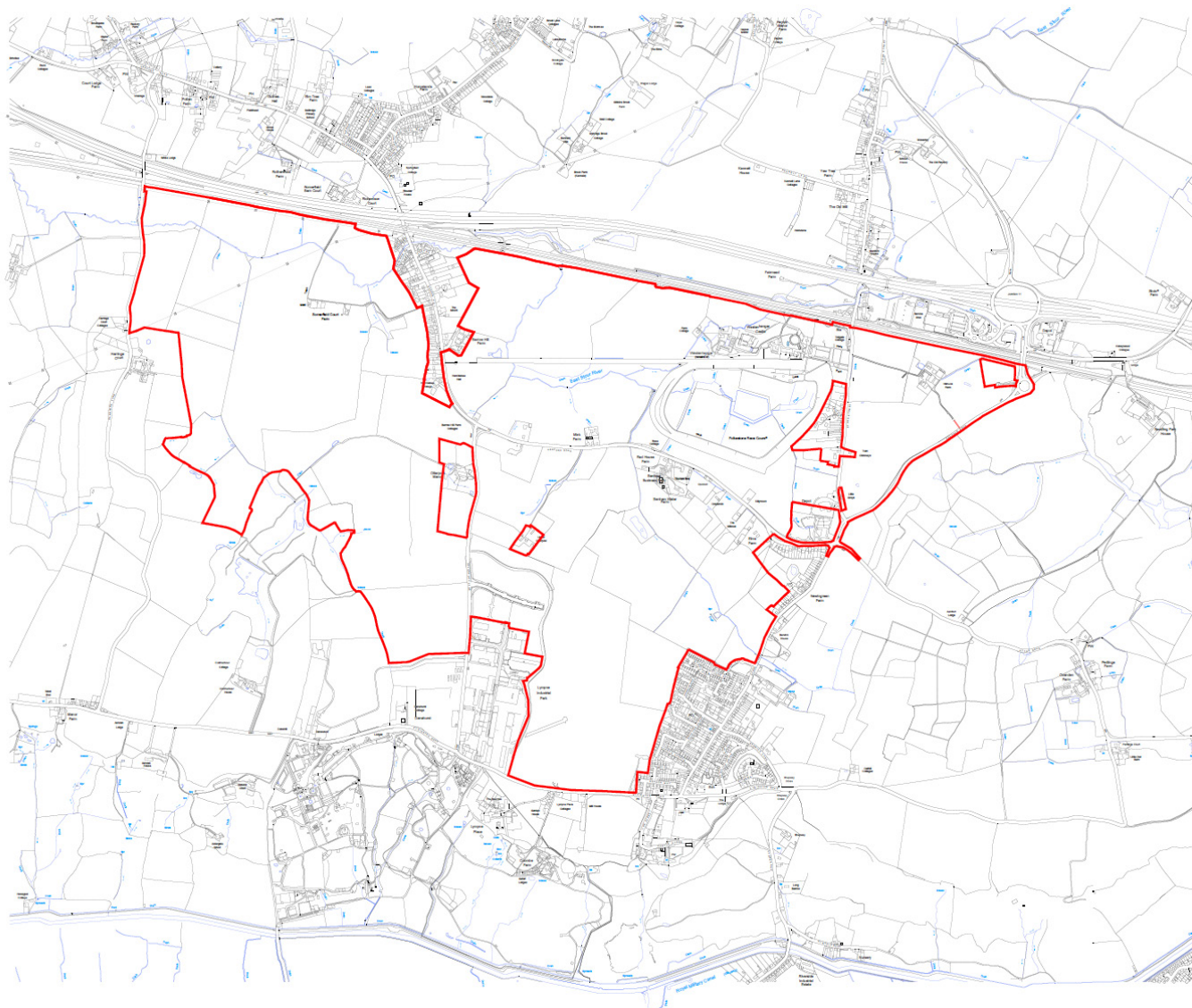
- 1.1 An application for outline planning permission for the Otterpool Park new garden settlement was originally submitted in February 2019 (planning application reference no. Y19/0257/FH). Following submission of the outline planning application (OPA) a number of consultation comments have been received from statutory consultees and the public. Amendments to the OPA are now being submitted to address the comments received on the original submission and to assist with the delivery of the development across the long term.
- 1.2 This document provides a quick reference guide to the content of the application, overview of the proposed development and a narrative around the revisions to the development being proposed as part of the OPA amendment.
- 1.3 Otterpool Park will create a landscape-led garden settlement that will integrate with the existing neighbouring communities as well as the natural landscape. The new settlement will provide new homes alongside employment and retail spaces supported by social infrastructure as well as community and leisure facilities. The OPA will secure high levels of sustainability in a manner that integrates and benefits the wider district. The OPA is submitted on behalf of Otterpool Park LLP.
- 1.4 The towns of Folkestone and Hythe are located to the south east of the Otterpool Park site with Ashford to the north-west. Four villages are within or adjacent to the Site. Westenhanger lies to the north and Lympne to the south east. Barrow Hill, Sellindge and Newingreen sit to the north-west and east respectively. The site benefits from M20 and railway connections.
- 1.5 Otterpool Park is located at land bounded by; the M20 and Channel Tunnel Railway 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 (see Figure 1 and 2).

Figure 1 - Location of Otterpool Park



- 1.5 The overall vision for Otterpool sees a total of up to 10,000 new homes come forward in a new garden settlement supported by necessary infrastructure and development. The OPA proposes 8,500 of these homes and will establish the new settlement over a period of 25+ years. Remaining housing and infrastructure would need to be the subject of a separate planning application on adjacent land and is not the subject of this application.
- 1.6 This application for Otterpool Park also proposes to provide a range of retail, employment and leisure uses, social infrastructure and associated infrastructure. The OPA site plan is provided at Figure 2 below.

Figure 2 - Extract from Application Red Line Boundary Plan



- 1.7 The Site forms part of a larger area that is allocated in the Core Strategy Review 2022 prepared by Folkestone and Hythe District Council for a new garden town. This outline planning application accords with the adopted allocation.

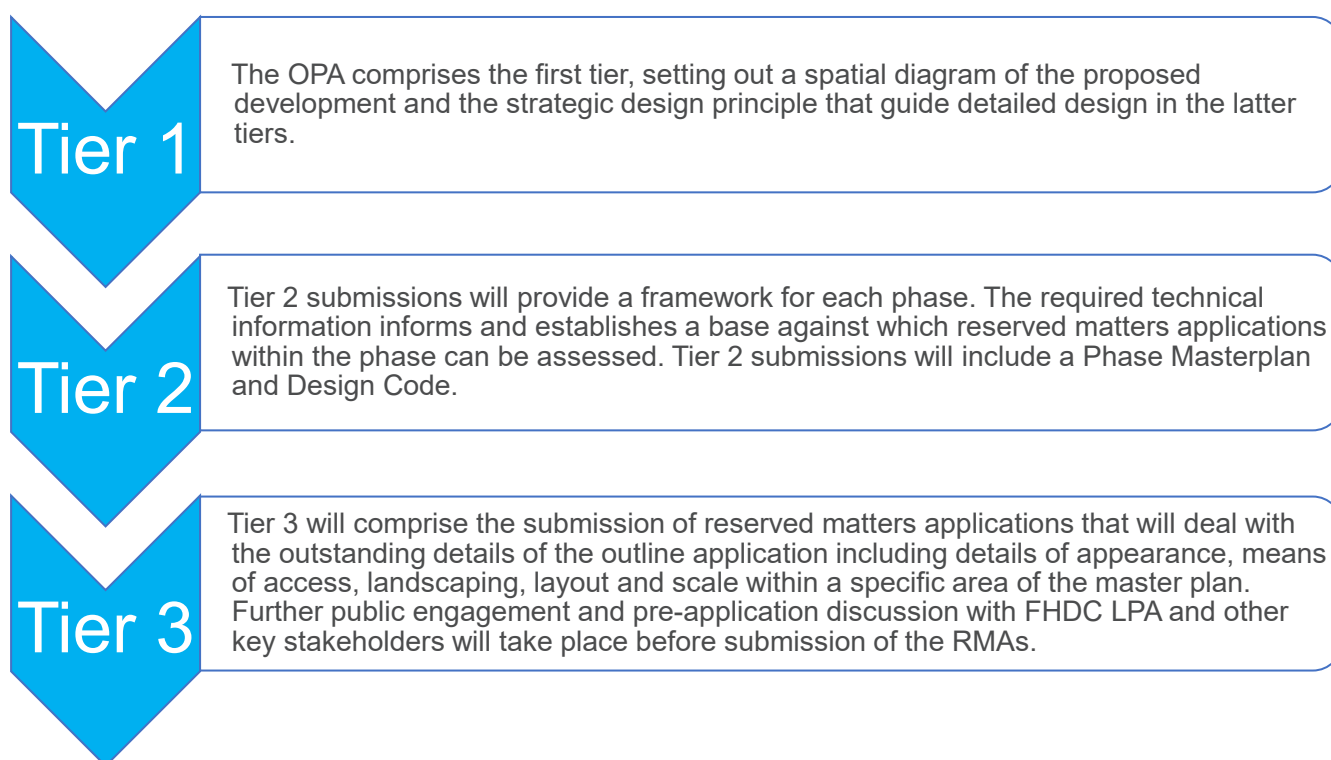
2. Key Amendments

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

2.2 The amendments can be summarised as follows:

- The structure of the application has been amended in order to improve the flexibility and deliverability of the development. Rather than proceeding to submit reserved matters applications directly after the determination of the outline application, the application will now follow a three-tiered approach as illustrated by the diagram below:

Figure 3 - The Three Tier Application Approach



- This proposed approach will provide the development with more flexibility whilst allowing the application to evolve over time to best suit the needs of the local population as well as ensuring the adaptability of the delivery of key elements to keep pace with market changes over the delivery period. This amended approach to the OPA will reduce the risk of needing to secure formal revisions in the event that adaptation and refinement to the concept plans and commitments become necessary.
- The revised approach also provides consultees with the comfort of a deliverable development and the ability to secure design quality at the relevant stages through the project's lifetime.

- The red line boundary of the OPA has been amended. It is as now shown in Figure 2. The amendments to the red line comprise:
 - Westenhanger Castle is now within the red line boundary;
 - additional land is included in the north west corner of the site to reflect the likely requirement for a wastewater facility;
 - additional land for highway junction works at Newingreen Junction is included;
 - separation of the site boundary to create a gap between Holiday Extras and Little Greys to reflect landownership boundaries;
 - amendment to the East/West aligned boundary adjacent to Lymgne Industrial Estate to the north to reflect landownership boundaries; and
 - amendment to the site boundary in the north east of the site to reflect landownership boundaries.
- The phasing plan is now submitted in support of the OPA rather than for approval. This is to aid flexibility and deliverability of the planning consent. The parameter plans have also been amended to enable more flexibility and help ensure deliverability.
- The amended application also includes a number of additional documents. These are listed below and descriptions are provided within Figure 6:
 - Strategic Design Principles (Ref. OP5 Appendix 4.3)
 - Spatial Vision (Ref. OP7)
 - Green Infrastructure Strategy (Ref. OP5 Appendix 4.11)
 - Overarching Delivery Management Strategy (Ref. OP5 Appendix 4.15)
 - Heritage Strategy (Ref. OP5 Appendix 4.12)
 - Westenhanger Castle Conservation Management Plan (Ref. OP5 Appendix 9.25)
 - Transport Strategy (Ref. OP5 Appendix 16.5)
 - Transport Monitoring and Evaluation Framework (Ref. OP10)
 - Mobility Vision Report (Ref. OP11)
 - User-Centric Travel Document (Ref. OP12)
 - Infrastructure Assessment (Ref. OP5 Appendix 2.7)
 - Scheduled Monument Consent Decision (Ref. OP5 Appendix 9.26)
 - Supplemental Statement of Community Involvement (Ref. OP16)
 - Kentish Vernacular Study and Colour Studies (OP5 Appendix 12.5)
 - Alternative Scenario Parameter Plans (Ref. 3.37)
- The OPA has been amended to respond to the adopted site allocation and related policies SS6-SS9 of the Core Strategy Review (2022), as well as the adopted Places and Policies Local Plan (2020).
- A number of other amendments have been made to the OPA in responding to feedback from members of the public and statutory stakeholders:
 - Additional work (including survey work) has been undertaken in relation to issues such as transport, water and heritage, to ensure the OPA responds effectively to comments provided regarding the 2019 application and enables the structure of the OPA to be amended in line with the tiered approach discussed above.
 - The development of a transport strategy, based on a user centric approach, that

prioritises active travel and shared and public transport use, including the provision of a series of mobility hubs linked to a comprehensive network of walking and cycling routes.

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

3. Outline Application Proposals

Preparation

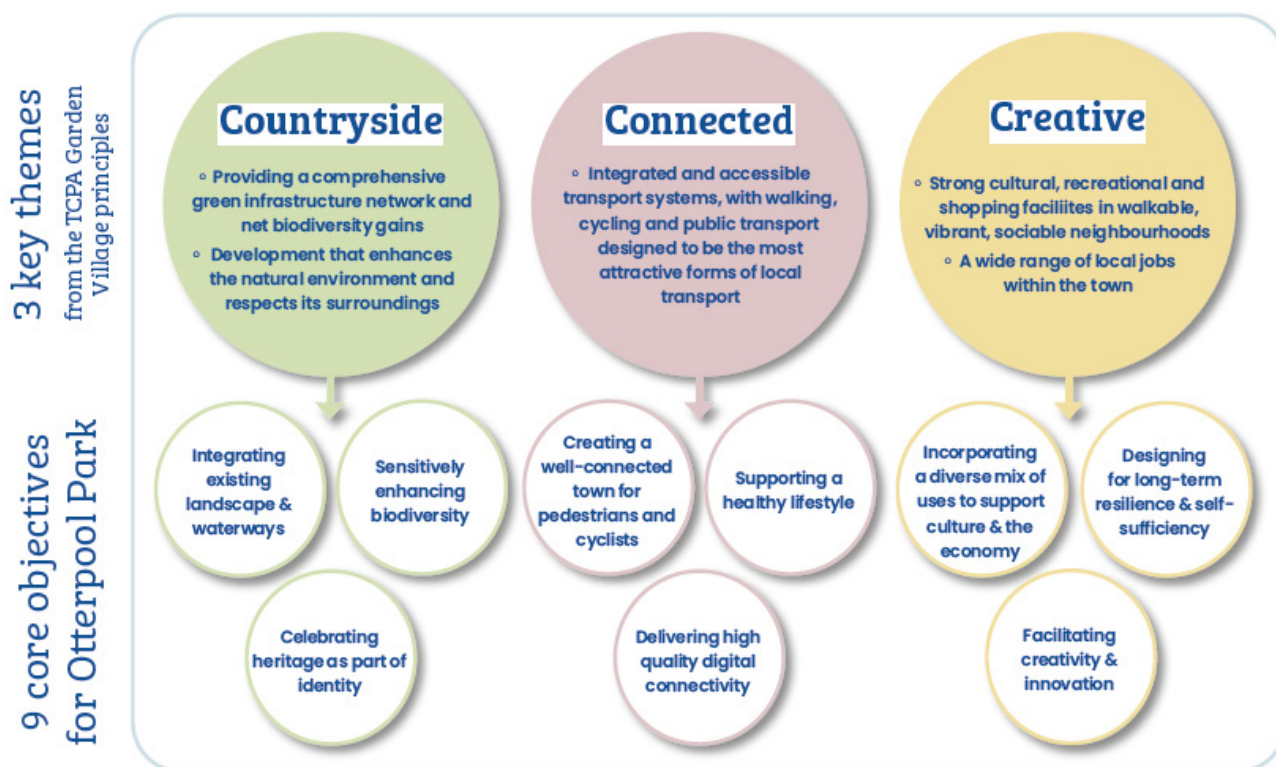
- 3.1 Development of the site has been under consideration for a number of years, most notably through the local plan process. The proposals have been informed by engagement with the local community, landowners and stakeholders. A Framework Masterplan for the site was published in March 2018. The Framework Masterplan establishes the overarching spatial vision and strategic guidance for the delivery of up to 10,000 homes and associated facilities at Otterpool Park. It sets out an overarching structural form of the development, location of uses, key streets, broad character areas, key open spaces and infrastructure.
- 3.2 An outline planning application for the site has been in preparation for a number of years. Applications for outline planning permission seek to demonstrate the acceptability of the scale and nature of a proposed development, before a fully detailed proposal is put forward. In this context it is necessary to ensure that the outline application is adapted further to respond to continued stakeholder engagement and with close consideration to future reserved matters applications and the wider delivery imperatives.

The Proposed Development

- 3.3 The outline planning application seeks permission for the principle of mixed use development and defines key fixes and limitations upon that future development. If the outline planning application is granted permission, it will provide the framework for detailed proposals to be brought forward.

Figure 4 - Creating a distinctive place, Spatial Vision

Creating a distinctive place



3.4 Outline planning permission is sought for the following:

- Up to 8,500 new homes across a range of types, sizes and tenures;
- Up to 29,000 sqm of retail and related uses;
- Up to 87,500 sqm of employment floor space including commercial business hubs, a commercial business park and a light industrial business park;
- Up to 67,000 sqm of education and community facilities floorspace including primary and secondary schools as well as nurseries and crèches health centres, places of worship and community centres.
- Up to 8,000 sqm of hotel floorspace;
- Up to 8,500 sqm of leisure floorspace. Including sports pavilion and indoor sports hall provision;
- Infrastructure and utilities including a new electrical substation, gas and potable water network reinforcement and provision of a fibre-to-home broadband network;
- Green infrastructure (approximately 50% of the application site). Vehicular and cycle parking, including electric vehicle charging points;
- Blue infrastructure;
- Car, motorcycle and bicycle parking.

Figure 5 - Artists impression of Otterpool Park



4. The Outline Planning Application Structure

- 4.1 The documents included in the outline planning application are listed and described briefly in Figure 6 overleaf.
- 4.2 The documents and plans for approval prescribe the limits and controls which would apply to any future development. It is against these that the outline planning application will be assessed. These parameters will shape future development delivered under the outline planning permission, should it be granted.
- 4.3 The documents and plans submitted in support of the outline planning application explain and justify the application with reference to relevant contextual information, assess the impact and merit of the proposals and present strategies and illustrative material to guide design and delivery.
- 4.4 The planning application is large and complex. The best place to start is the Development Specification (Ref. OP5 Appendix 4.1) which describes the proposed development. Please also see the Planning Statement (Ref. OP8) which explains the proposals, addresses their merit and provides direction in terms of the other information provided. The Design and Access Statement (Ref. OP5 Appendix 4.16) provides a good introduction to the site and the proposed development. The Environmental Statement (Ref. OP5) addresses the impacts of the proposed development and the effectiveness of measures to mitigate those impacts. A non-technical summary of this document is provided (Ref. OP4).

Figure 6 – Application documentation

Doc Ref	Document and Plans	Description
Application Administration		
OP1	Covering Letter	A letter addressed to the LPA confirming the proposed description of development, the list of application document being submitted and a summary of the key benefits of the proposals.
OP2	Planning Fee	Planning application fee to the LPA.
OP3	Outline Planning Application Form, relevant certificates (certificate C), copy of notices.	Relevant application forms and certificates which are necessary to be submitted as part of the outline planning application.
Environmental Statement		
OP4	Non-technical Summary	This document summarises the information included in the ES in non-technical language that can be easily understood by the general public.
OP5	Environmental Statement Main Report	<p>This application document comprises the main Environmental Statement report and is structured by the following environmental topic chapters:</p> <ul style="list-style-type: none"> ▪ 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

Doc Ref	Document and Plans	Description
		<ul style="list-style-type: none"> ▪ 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
Documents and Plans submitted for Approval		
OP5 Appendix 4.1	Development Specification	This document defines and describes the principal components of the development.
OP5 Appendix 4.2	Site Boundary and Parameter Plans	These plans identify the spatial parameters within which the proposed delivery of the development will need to conform, and with which future stages of design detail will need to align.
OP5 Appendix 2.8	Alternative Parameter Plans (with permitted waste facility in situ)	These plans identify an alternative arrangement to accommodate a permitted waste facility at Otterpool Quarry, Ashford Road.
OP5 Appendix 4.3	Strategic Design Principles	These will inform the preparation of all Design Codes and reserved matters applications in the future and should be read alongside the application parameter plans.
Documents and Plans submitted in Support		
OP5 Appendix 2.6	Commitments Register	This register brings together in one place the commitments proposed through the outline planning application.
OP5 Appendix 2.7	Infrastructure Assessment (regarding the permitted waste facility)	This document seeks to confirm that the requirements of KMWLP Policy DM8 as amended by the Early Partial Review (2020) have been met in respect of the Permitted Waste Facility.
OP5 Appendix 4.4	Illustrative Accommodation Schedule	Identifies the quantum and type of development which is presented on the illustrative masterplan.

Doc Ref	Document and Plans	Description
OP5 Appendix 4.5	Illustrative Plans	Plans identifying an illustrative masterplan for the proposals, demonstrating one way in which the development could come forward in line with the documents submitted for approval.
OP5 Appendix 4.6	Indicative Phasing Plans	This plan shows one way in which the development may be delivered.
OP5 Appendix 4.8	Utilities Strategy	Identifies the utility requirements of the proposed development and sets out several viable options for broadband/communication, gas, electricity, water supply and wastewater treatment.
OP5 Appendix 4.9	Energy Strategy	This strategy has been developed to demonstrate how Otterpool Park will meet relevant planning policy energy requirements.
OP5 Appendix 4.10	Community Development and Facilities Strategy	This presents the proposed approach to the delivery of community facilities for Otterpool Park.
OP5 Appendix 4.11	Green Infrastructure Strategy	Sets out the framework for the management of existing and the delivery of proposed green infrastructure at Otterpool Park.
OP5 Appendix 4.12	Heritage Strategy	Defines the substantial benefits heritage can provide to the new garden town, seeing integration and enhancement of the historic environment as an opportunity.
OP5 Appendix 4.13	Governance and Stewardship Strategy	Sets out a framework to allow the principles of governance arrangements for assets and facilities to be agreed and secured going forwards.
OP5 Appendix 4.14	Housing Strategy (including affordable housing strategy)	Confirms how the delivery of housing can facilitate a mixed, balanced and sustainable community. It confirms the approach to housing tenures (including affordable housing) and sizes.

Doc Ref	Document and Plans	Description
OP5 Appendix 4.15	Overarching Delivery Management Strategy	Considers the key delivery principles to be followed for the delivery of the development and defines the management structures required to achieve them.
OP5 Appendix 4.16	Design and Access Statement	This explains the design principles and concepts that have been applied to the proposed development.
OP5 Appendix 9.25	Conservation Management Plan	This document sets out the significance of Westenhanger Castle and details its plans for conservation.
OP5 Appendix 9.26	Schedule Monument Consent Decision	This provides the Scheduled Monument Consent Decision issued by Historic England. This relates to the demolition of stable buildings associated with the racecourse, break up and removal of hard surfaces and the removal of trees.
OP5 Appendix 11.1	Health Impact Assessment	This document assesses the health-related aspects of the proposed development, and sets out the proposed mitigation to ensure that the health needs for future communities are addressed in the proposed development.
OP5 Appendix 1.2	Retail Impact Assessment	This document reviews the proposed retail and leisure uses in the context of national, regional and local planning policies and guidance.
OP5 Appendix 12.5	Kentish Vernacular Study and Colour Studies	This is a supporting document which describes the vernacular of the local area.
OP5 Appendix 14.1	Economic Strategy	This provides a review of the existing local economy and potential economic opportunities that Otterpool Park can deliver.
OP5 Appendix 15.1	Flood Risk Assessment and Surface Water Drainage Strategy	This document assesses the flood risks at Otterpool Park and explains the surface water drainage strategy that will be implemented.
OP5 Appendix 15.2	Water Cycle Study	Demonstrates how water and waste water issues have been considered in the development of plans for Otterpool Park. It confirms how nutrient neutrality will be achieved.

Doc Ref	Document and Plans	Description
OP5 Appendix 16.4	Transport Assessment	This sets out the baseline conditions for transport, the proposed access and travel strategy and assesses the impact of the proposals on the road network, traffic, and sustainable travel modes.
OP5 Appendix 16.5	Transport Strategy	Provides the overarching transport approach for the Otterpool Park development.
OP5 Appendix 16.6	Framework Travel Plan	Provides the basis for travel planning for Otterpool Park, combining requirements for residential, workplace and school travel planning into a single overarching document.
OP5 Appendix 17.2	Minerals Assessment	This provides information regarding the minerals located on site and whether it is feasible and viable to extract mineral resources.
OP5 Appendix 17.3	Outline Site Waste Management Plan	This outlines the management and type of waste from the construction of the development.
OP6	Guide to the Planning Application	Provides a quick reference guide to the content of the OPA, an overview of the proposed development and a narrative around the revisions to the development being proposed as part of the OPA amendment.
OP7	Spatial Vision	This document outlines what sort of place Otterpool Park will be, it sets out the long-term objectives of the proposal and how they will be achieved.
OP9	Sustainability Statement	Confirms how sustainability has been considered for a range of topics such as water, energy and climate change, waste, transport, biodiversity and buildings.
OP10	Monitoring and Evaluation Framework Document	Sets out the monitoring and evaluation approach for the Otterpool development.

Doc Ref	Document and Plans	Description
OP11	Mobility Vision Report	Sets out the mobility vision for Otterpool Park.
OP12	User-centric Travel Document	Outlines the people-centric assessment used to support the future mobility strategy at Otterpool Park.
OP13	Access and Movement Mode Share Targets	This document has informed the Transport Strategy.
OP14	Cultural and Creative Strategy	Articulates culture's central role in the proposed development and explains how culture will be woven into the garden town and its communities going forwards.
OP15	Statement of Community Involvement	Summarises the consultation and engagement process that has been undertaken in advance of the original February 2019 submission and explains how the proposals have evolved in response to the feedback received.
OP16	Supplemental Statement of Community Involvement	Summarises the consultation process and engagement activities undertaken by the applicant since February 2019 and how the proposals have evolved in response to the feedback received.



5. What happens next?

Consultation

5.1 The OPA has been prepared following extensive consultation activities. You may have already expressed your views. Those views will still be taken into account by the Local Planning Authority in the determination of the application. Following submission of the amended OPA to Folkestone and Hythe District Council, the Council will now ask for any further comments to be submitted.

Determination

5.2 The local planning authority are charged with making the formal decision as to whether to grant planning permission. If they do, they will impose conditions and secure a range of legal obligations with the applicant which will create the framework for the delivery of the new garden settlement.

Further consents

5.3 To ensure flexibility and deliverability of the development over a long period of time, a three tiered approach is proposed to be taken forward for the development (see Figure 3). Following submission of the Tier 1 OPA, the next stage will be to negotiate, submit and agree the enabling infrastructure and Phase 1 proposals. The Applicant is currently preparing the enabling infrastructure and Tier 2 spatial plan detail for Phase 1. This will be submitted for approval in due course, following further consultation. Relevant Tier 3 reserved matters submissions will then follow Tier 2.



Otterpool Park Garden Town
will be a distinctive green,
blue and self - sustaining
town for everyday and all-
weekend living.

Our Ambition

Otterpool Park - Spatial Vision