



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

DOCUMENTS SUBMITTED IN SUPPORT
OP8 – PLANNING AND DELIVERY STATEMENT

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March 2022



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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



Quod

Planning and Delivery Statement

Otterpool Park

MARCH 2022

Contents

1	Executive Summary	1
2	Introduction	4
3	Vision	14
4	Background	15
5	Site	19
6	Consultation	24
7	Planning Context	34
8	Otterpool Park - Proposed Development	54
9	Planning Issues	57
10	Delivery Statement	114
11	Planning Obligations	117
12	Conclusion	122
	Figure 5-1 Extract from Application Red Line Boundary Plan (OPM (P)101)	19
	Figure 6-1 Averaged scoring of consultation themes	27
	Figure 8-1 Illustrative masterplan	56
	Table 9.1 Housing Delivery Rates (Table 6.7 from the Adopted Core Strategy Review, 2022)	60
	Table 9.2 Proposed Bedroom Mix (Otterpool Park Housing Strategy, 2022)	60
	Table 9.3 Proposed Tenure Mix (Otterpool Park Housing Strategy, 2022)	61
	Table 9.4 Direct Employment at Otterpool Park (Otterpool Park Economic Strategy, 2022)	68
	Table 9.5 Summary of school requirements and delivery options	105
	Appendix 1 – Outline Planning Application Boundary Plan	124
	Appendix 2 - OFMA Plan	125
	Appendix 3 - OPA Planning history schedule	126
	Appendix 4 - Schedule of pre-application comments and how they have been responded to	127
	Appendix 5 - Planning Policy Schedule	128
	Appendix 6 - Schedule of Strategic Infrastructure	129

1 Executive Summary

Purpose of this document

- 1.1 This Planning and Delivery Statement (PDS) is submitted in support of the amended outline planning application (OPA) for a new garden settlement at Otterpool Park in the west of the Folkestone and Hythe District (FHD), Kent. It is submitted on behalf of Otterpool Park LLP. It replaces the original PDS submitted in support of the original 2019 OPA. The narrative and assessment set out within this document relates to the amended OPA rather than the original 2019 proposals.

Garden settlement approach

- 1.2 The garden community approach provides an opportunity to create an innovative, resilient and inclusive community that will stand the test of time. Planning at a strategic scale offers the chance to think holistically about how a place will function, and to understand what mechanisms need to be delivered to help turn a vision underpinned by the Garden City Principles into a flourishing place to live, work and visit.

The Site and the outline planning application proposals

- 1.3 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.
- 1.4 Outline planning permission is sought at this site for the following, with all matters of access, appearance, landscaping, layout and scale reserved:
 - Up to 8,500 new homes across a range of types, sizes and tenures;
 - Commercial and community development (including a health centre and potential for places of worship, libraries and community centres) together with mixed retail and related uses;
 - Local centres that provide a focus for commercial, leisure, retail, community and education uses;
 - Education provision comprising primary and secondary schools as well as nurseries and crèches;
 - Employment uses including commercial and light industrial uses;
 - Road infrastructure and other necessary infrastructure as may be required;
 - Green and blue infrastructure; and
 - A network of public open spaces including along the River East Stour.

- 1.5 The accompanying Development Specification (Ref. OP5 Appendix 4.1) defines and describes the principal components of the development, as well as the parameters that will guide future design codes and detailed applications for the phased delivery of the development, to be submitted under reserved matters.
- 1.6 The planning application is supported by detailed technical analysis that has been undertaken in extensive consultation with relevant authorities and third parties. This analysis has informed the proposed development and is reflected in the Parameter Plans (Ref OP5 Appendix 4.2) submitted for approval:
- OPM(P)4001_YY – Development Areas and Movement Corridors
 - OPM(P)4002_YY – Open Space and Vegetation
 - OPM(P)4003_YY – Heights

Policy allocation

- 1.7 The principle of a new garden settlement at Otterpool Park has been assessed as part of the Core Strategy Review process. This has involved wide-scale and detailed consultation and local engagement. The application site is now allocated in the adopted Folkestone and Hythe District Council (FHDC) Core Strategy Review (2022) to provide a total of 8,000-10,000 homes along with other development such as employment, retail, community, and education uses. It is a site of strategic importance, contributing significantly towards meeting FHDC's identified housing need.

Consultation

- 1.8 The proposed development has been the subject of extensive consultations with all relevant stakeholders, including the Local Planning Authority (LPA) and Kent County Council (KCC) over several years and feedback during this process has informed this outline planning application submission.

Benefits of the proposed development

- 1.9 The proposed development seeks to create high quality homes, places and spaces. It will have far-reaching benefits, in particular:
- Creating new attractive, sustainable and connected neighbourhoods that integrate with existing communities and, in addition to the new residents of the garden settlement, will provide people in the local area with improved amenities;
 - The creation of extensive open spaces and amenity benefits, including the provision of a wide range of green spaces – from urban squares and parks, sports provision, allotments and gardens. Approximately 50% of the site area is proposed to be green space (including, for example, strategic open spaces, green corridors, play areas);
 - Homes located within short walking distance of shops, local amenities and services, as well as connections via bus and rail to the wider area;

- Opportunities for sustainable patterns of travel through walkable neighbourhoods, complemented by an extensive network of new cycle routes within the development, which will connect with existing routes in the local area;
- Provision of a wide range of housing types, helping to meet the need for more housing in FHDC and beyond, including both market and affordable, a variety of housing sizes, homes designed for elderly residents and innovative housing options such as self-build;
- Homes built to modern environmental standards through sustainable design promoting reduced energy consumption, water efficiencies, renewable and low carbon technologies;
- Creation of approximately 9,000 jobs (inclusive of construction and operational phases);
- The creation of a range of employment opportunities, within higher quality and more accessible employment locations and scope for more highly skilled jobs;
- Enhancements to existing heritage and landscape features so they can be readily enjoyed, for example, creation of a heritage trail and enhancements to the setting of Westenhanger Castle;
- Protection and active management of built heritage assets;
- Community facilities that will complement existing provision, including health care and nursery, primary and secondary schools within the development;
- An innovative development that embraces the opportunities from the changing energy market and technologies;
- A development that delivers a 20% biodiversity net gain across the whole site, including enhancement of a Site of Special Scientific Interest (former Otterpool Quarry) within a proposed woodland country park;
- Health benefits, including local access to work and training, social interaction, access to healthy food choices, access to a range of housing types, and access open space and nature; and
- Creating an exemplar garden town that successfully enmeshes art, culture and creativity.

2 Introduction

Context to the submission

2.1 Following submission of the OPA in 2019 (Y19/0257/FH) 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. These can be summarised as follows:

- The structure of the application has been amended in order to improve the flexibility and deliverability of the development. Rather than proceeding to submit reserved matters applications directly after the determination of the outline application, the application will now follow a three-tiered approach:
 - Tier 1 – Outline planning application
 - Tier 2 – Phase masterplan and design code
 - Tier 3 – Reserved matters applications
- This proposed approach will provide the development with more flexibility whilst allowing the application to evolve over time to best suit the needs of the local population as well as ensuring the adaptability of the delivery of key elements to keep pace with market changes over the delivery period. This amended approach to the OPA will reduce the risk of needing to secure formal revisions in the event that adaptation and refinement to the concept plans and commitments become necessary.
- The revised approach also provides consultees with the comfort of a deliverable development and the ability to secure design quality at the relevant stages through the project's lifetime.
- The red line boundary of the OPA has been amended. It is as now shown on plan OPM(P)101_W. The amendments to the red line comprise:
 - Westenhanger Castle is now within the red line boundary;
 - additional land is included in the northwest corner of the site to reflect the likely requirement for a wastewater facility;
 - additional land for highway junction works at Newingreen Junction is included;
 - separation of the site boundary to create a gap between Holiday Extras and Little Greys to reflect landownership boundaries;
 - amendment to the East/West aligned boundary adjacent to Lympne Industrial Estate to the north to reflect landownership boundaries; and
 - amendment to the site boundary in the northeast of the site to reflect landownership boundaries.
- The phasing plan is now submitted in support of the OPA rather than for approval. This is to aid flexibility and deliverability of the planning consent. The parameter plans have also been amended to enable more flexibility and help ensure deliverability.

- The amended application also includes a number of additional documents:
 - Strategic Design Principles (Ref. OP5 Appendix 4.3)
 - Spatial Vision (Ref. OP7)
 - Green Infrastructure Strategy (Ref. OP5 Appendix 4.11)
 - Overarching Delivery Management Strategy (Ref. OP5 Appendix 4.15)
 - Heritage Strategy (Ref. OP5 Appendix 4.12)
 - Westenhanger Castle Conservation Management Plan (Ref. OP5 Appendix 9.25)
 - Transport Strategy (Ref. OP5 Appendix 16.5)
 - Transport Monitoring and Evaluation Framework (Ref. OP10)
 - Mobility Vision Report (Ref. OP11)
 - User-Centric Travel Document (Ref. OP12)
 - Infrastructure Assessment (Ref. OP5 Appendix 2.7)
 - Scheduled Monument Consent Decision (Ref. OP5 Appendix 9.26)
 - Supplemental Statement of Community Involvement (Ref. OP16)
 - Kentish Vernacular Study and Colour Studies (OP5 Appendix 12.5)
 - Alternative Scenario Parameter Plans (Ref. 3.37)
- The OPA has been amended to respond to the adopted site allocation and related policies SS6-SS9 of the Core Strategy Review (2022), as well as the adopted Places and Policies Local Plan (2020).
- A number of other amendments have been made to the OPA in responding to feedback from members of the public and statutory stakeholders:
 - Additional work (including survey work) has been undertaken in relation to issues such as transport, water and heritage, to ensure the OPA responds effectively to comments provided regarding the 2019 application and enables the structure of the OPA to be amended in line with the tiered approach discussed above.
 - The development of a transport strategy, based on a user centric approach, that prioritises active travel and shared and public transport use, including the provision of a series of mobility hubs linked to a comprehensive network of walking and cycling routes.
 - The potential to deliver an on-site wastewater treatment works and an area of wetlands in order to enable the development to secure nutrient neutrality.
 - The development of a housing strategy, informed by a local needs survey, that seeks to secure a range of housing types (in terms of size and tenure) to meet local need, support service provision at Otterpool Park and improve the local economy.
 - The development of a comprehensive heritage strategy that identifies a range of heritage mitigation measures reflecting the diverse history of the site across different millennia (for example, the site now incorporates Westenhanger Castle, and the causeway and the proposals have been refined to reflect recently scheduled heritage assets).

- Strategic design principles have been developed to provide reassurance on design quality throughout the tiered process.

Purpose of this document

- 2.2 This PDS has been prepared by Quod in support of the amended OPA for a garden settlement (Otterpool Park) in the west of FHD, Kent 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). The site location plan can be found in **Appendix 1** (ref: OPM(P)101).
- 2.3 This PDS has been prepared to communicate the planning rationale for the proposals and explain how the development meets national, regional and local planning policies, guidance and relevant material considerations. It also explains how the proposals will be delivered.

Structure of this document

2.4 The structure of this statement is as follows:

- Section 1 summarises the statement's key findings;
- Section 2 explains the purpose of the statement and lists the relevant accompanying submission documents;
- Section 3 sets out the principles and vision driving the Otterpool Park development;
- Section 4 explains the rationale for promoting a garden settlement;
- Section 5 sets out the factual context of the site including site description and planning history;
- Section 6 summarises the pre-application consultation undertaken with the LPA, County council, neighbouring districts, stakeholders and the local community;
- Section 7 reviews the relevant planning policy and material considerations covering the application site;
- Section 8 describes the OPA proposals and explains the Otterpool Park masterplan including its character areas and key sites;
- Section 9 identifies key planning issues and provides analysis of the proposals against planning policy and other material considerations;
- Section 10 considers the delivery of the development with regard to infrastructure and patterns of delivery;
- Section 11 provides a draft Heads of Terms for the S106 legal agreement; and
- Section 12 provides a summary of the proposals and sets out the conclusions of the PDS.

Proposed development

- 2.5 Otterpool Park is an opportunity to create a genuinely landscape-led garden town that integrates with the existing communities as well as the surrounding landscape. This will be achieved through the careful siting of development on the site, provision of approximately 50% of the site being green space and the creation of green corridors providing links through the development and to the wider area. The new settlement will provide new homes, employment, retail, social infrastructure, community and leisure facilities. The proposed development will achieve high levels of sustainability.
- 2.6 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 approval¹.

Application documents

- 2.7 In addition to this PDS, the following documents accompany the application:

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.

¹ Otherwise known as 'the Development'.

Doc Ref	Document and Plans	Description
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 ▪ 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.

Doc Ref	Document and Plans	Description
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.
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 Plan	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.

Doc Ref	Document and Plans	Description
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.
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.

Doc Ref	Document and Plans	Description
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 wastewater issues have been considered in the development of plans for Otterpool Park. It confirms how nutrient neutrality will be achieved.
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 Otterpool Park.
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.

Doc Ref	Document and Plans	Description
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, and biodiversity.
OP10	Monitoring and Evaluation Framework Document	Sets out the monitoring and evaluation approach for Otterpool Park.
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.

Planning strategy

2.8 In order to deliver Otterpool Park, an OPA has been prepared consistent with the general terms and vision of the Otterpool Park Framework Masterplan (OPFM, March 2018).

- 2.9 This OPA seeks approval for the general principles of how the site will be developed, with the following matters reserved: access, appearance, landscaping, layout and scale.
- 2.10 To ensure flexibility and deliverability of the development over a long time period, a three-tiered approach is proposed to be taken forward for the development.
- 2.11 Tier 1 comprises the submission of this OPA which includes Parameter Plans (OP5 Appendix 4.2) that present a spatial diagram of the proposed development. The OPA also includes for approval the Development Specification (OP5 Appendix 4.1) and the Strategic Design Principles (OP5 Appendix 4.3) document that guides detailed design in future tiers. The OPA also includes an Environmental Statement (Ref. OP5), Heritage Strategy (OP5 Appendix 4.12) and Green Infrastructure Strategy (OP5 Appendix 4.11) inter alia to outline how site constraints and other considerations will be responded to.
- 2.12 Tier 2 submissions will set out more specific details of the development by providing a detailed masterplan for a development area alongside a design code and delivery plan. These documents will need to be in substantial accordance with the information approved at the Tier 1 OPA stage.
- 2.13 Following approval of Tier 1 and Tier 2 details, applications for reserved matters will be submitted (Tier 3). Reserved matters applications will deal with outstanding details of the outline application including the detail of appearance, means of access, landscaping, layout and scale within a specific area of the site. Reserved matters applications (RMAs) will be submitted over a number of years to enable flexibility of delivery within identified tolerance levels that are tested within the application Environmental Statement (ES) (Ref. OP5). The methodology and approach for the ES has been comprehensively scoped and agreed with relevant stakeholders to present a comprehensive assessment of the environmental effects of the OPA. This approach will ensure development phases are responsive to market needs at the time of delivery. The Design Codes and RMAs will relate to the parameters of the OPA masterplan and further environmental information will be submitted as part of the applications as necessary.
- 2.14 Tier 3 reserved matters applications can come forward outside of the Tier 2 approval requirements 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, could come forward without a Tier 2 phase-related masterplan being first approved).
- 2.15 Further public engagement and pre-application discussions with FHDC LPA and other key stakeholders will take place before submission of the Tier 2 and Tier 3 submissions. Ultimately, RMAs and other required approvals will ensure that the vision set out within the OPA is realised in the long-term delivery of the future phases of development.

3 Vision

- 3.1 The vision for Otterpool Park is to create a new garden community that is landscape-led and positively integrates with the existing communities as well as the surrounding environment, to provide new homes and employment facilities within a community structure that achieves the highest level of sustainability, in a manner that benefits the wider district and beyond.
- 3.2 This vision is founded upon the following development principles, which relate to the National Planning Policy Framework's (NPPF, 2021) definition of sustainable development and the garden city principles which are included in the Charter for Otterpool Park (September 2017):

Environmental

- Landscape-led masterplanning retaining and enhancing existing green and blue assets;
- Embracing and enhancing the natural landscape character, with a diverse range of green spaces;
- Making best use of technologies in energy generation and conservation;
- Prioritise walking, cycling and sustainable transport;
- Promote health and sustainable environments;

Social

- Providing much needed new homes through a phased approach;
- Maximising the visibility and enjoyment of local heritage assets;
- Delivering distinctive high quality townscape with an appropriate mix of housing types and tenures;
- Taking advantage of economies of scale and capturing land value;
- Providing opportunities for self-build and custom build;
- Providing spaces for local food growing;
- Establishing a suitable legal entity for long term management;

Economic

- Maximising opportunities for new strategic employment space;
- Providing an ultrafast IT enabled community;
- Maximising investment in and the use of existing infrastructure assets;
- Creating local neighbourhood centres within walkable distances; and
- Creating an attractive town centre as the heart of the settlement.

- 3.3 The above principles have formed the fundamental basis of the scheme's evolution and are embodied within the proposed development.

4 Background

- 4.1 This chapter of the PDS explains the rationale for promoting a garden settlement at the site, focusing on Government and local requirements to deliver housing, and the accompanying imperative to deliver a successful place that follows the garden community principles.
- 4.2 The Government, following the publication of the NPPF in 2012 (and subsequently in 2018, 2019 and 2021), has sought to significantly boost housing land provision across the country through a number of measures. One such measure is the identification of sites for the provision of new garden settlements.
- 4.3 In 2016 the Government published a prospectus² asking LPAs to express an interest in the provision of garden settlements within their administrative areas. After considering the potential of FHD to accommodate a garden settlement to meet local housing need, an Expression of Interest³ was submitted by FHDC to the Government in June 2016 proposing a new garden settlement at Otterpool Park. On 11 November 2016 the Government announced its support for Otterpool Park⁴. The Government released a further prospectus for Garden Communities in August 2018⁵ which set out the Government's vision and expectations for high-quality place-making across the country and invited local authorities and their private sector partners to come forward and confirm how the Government could assist them in delivering their vision for new garden communities.
- 4.4 The priority on providing more housing in the UK has also been emphasised in the February 2017 Housing White Paper 'Fixing our Broken Housing Market'.

Garden cities and towns

- 4.5 The garden city ideals were originally shaped by Ebenezer Howard's belief that there could be a better, more sustainable and more co-operative way of living. The pioneers of the garden city movement turned these beliefs into the Letchworth and Welwyn garden cities, both of which have inspired development around the world.
- 4.6 The garden city ideals were revisited after the Second World War through the New Towns Act, an initiative that delivered 32 new towns which now house over 2 million people. The new towns were much larger than Ebenezer Howard's original garden cities and were phenomenally successful in delivering whole new communities over 20- to 30-years.

² Department for Communities and Local Government (April 2014) *Locally-led Garden Villages, Towns and Cities*: Crown Copyright

³ Shepway District Council (now Folkestone and Hythe District Council) (June 2016) *Otterpool Park A Garden Town of the Future – Expression of Interest*

⁴ Ministry of Housing, Community and Local Government (11 November 2018) *New £18 million fund to accelerate house building* (<https://www.gov.uk/government/news/new-18-million-fund-to-accelerate-house-building>)

⁵ Ministry of Housing, Community and Local Government (August 2018) *Garden Communities: prospectus*. Crown copyright.

- 4.7 Garden cities provide a unique opportunity for local areas to prevent sprawling extensions to existing communities that place additional pressures on local infrastructure by taking control of development, integrating planning to decide where best to locate developments and ensuring that public services, green spaces and amenities are hardwired into designs from the outset. Development at a large scale creates the opportunity to secure real and important benefits such as quality design, gardens, accessible green space near homes, access to employment, and local amenities.

Housing need

- 4.8 The Government's 'Fixing our Broken Housing Market' (February 2017) White Paper states "*the housing market in this country is broken*" because "*for too long, we haven't built enough homes*"⁶. The House of Lords Select Committee on Economic Affairs report Building More Homes (2016) recommended that the housing crisis required the development of at least 300,000 new homes annually for the foreseeable future⁷. The need for a new garden settlement in FHD reflects the acknowledged country-wide housing crisis caused in part by the severe lack of house building over a sustained period.
- 4.9 FHDC LPA published the Core Strategy Review: Revised Housing Need and Supply Evidence Paper (2019) to establish the scale of future housing need in the district and how this need can be accommodated up to 2037. These figures have been tested through the Core Strategy Review and have been amended by the Planning Inspectorate's Examination of the FHDC Core Strategy Review. In the adopted Core Strategy Review (2022), it concludes that in the period 2019/20 to 2036/37 the Council will plan for 13,284 new homes (738 per annum). Of the 738, the document identified a need for approximately 139 new affordable homes in the district each year.
- 4.10 The Core Strategy Review (2022) sets out that the Council has adopted a four staged stepped approach to housing delivery over the plan period. With an average need of 738 new dwellings per year, 622 dwelling per year between 2019/20 to 2023/24, 885 dwellings per year between 2024/25 to 2028/29, 730 dwellings per year between 2029/30 to 2033/34 and 700 dwellings per year between 2034/35 to 2036/37. The Planning Inspectorate's Examination of the Core Strategy Review identifies that this staggered approach to housing requirement is sound.
- 4.11 It is clear that the district's future housing requirement will not be met unless ambitious new growth initiatives are brought forward, at pace. The time is right, therefore, for FHDC to consider a strategic response to provide significant medium and long-term housing growth in the district (paragraph 4.14 of the Core Strategy Review, 2022).

⁶ Department for Communities and Local Government (February 2017) *Fixing our broken housing market*: Crown Copyright

⁷ For example: Barker (2004), "Review of Housing Supply - Delivering Stability: Securing our Future Housing Needs" Final Report; House of Lords Select Committee on Economic Affairs (2016), "Building more homes", July 2016; KPMG and Shelter (2015) "Building the Homes We Need".

Otterpool Park Site - strategic location for growth

- 4.12 AECOM produced three reports⁸ for FHDC (then Shepway District Council (SDC)) exploring the potential for development, at different scales and with different mixes of land use, on land adjacent to Junction 11 of the M20 and north of the A20. The purpose of the report was to assist the Council in its assessment of what might constitute appropriate development in the location and also to inform discussions between SDC and the various landowners and others with an interest in the study area.
- 4.13 Following the new calculation of FHDC's Objectively Assessed Housing Need (OAHN) in the 2017 SHMA, AECOM undertook a district-wide Growth Options Study⁹ (2016 and 2017) to identify the options FHDC have for accommodating the updated level of growth identified up to 2037. The 2017 Study covered a number of assessment criteria including, agricultural land quality, transport and accessibility, landscape, infrastructure, heritage, regeneration potential, economic development potential and spatial opportunities and constraints.
- 4.14 The Study concluded that Otterpool Park is the most appropriate location to accommodate growth because it is the least constrained of the six areas identified throughout the District. The Study found that access to Westenhanger railway station and Junction 11 of the M20 were significant benefits to development in this location but noted that upgrades to the local highway network and improvements to cycle and walking routes would likely be required. The Study also found that Otterpool Park would be located on suitable land, subject to appropriate mitigation for dealing with potential impacts on the Kent Downs AONB e.g. landscaping. The Study noted that development within the setting of Westenhanger Castle should be treated sensitively. It was considered that, with appropriate mitigation, there would be minimal impacts on the setting of the Registered Park and Garden at Sandling Park. The Study advises that a buffer should be kept between new development and Berwick House and Little Berwick to protect their setting and such a buffer would also help avoid coalescence with Lymyne. The Study considers that, north of Harringe Brooks Wood, there is a field to the north of Grade II-listed Otterpool Manor, which should be left undeveloped to respect the setting of this heritage asset).
- 4.15 Lichfields were commissioned by FHDC (then SDC) to provide an assessment of the potential employment opportunities associated with the development of the Otterpool Park settlement, near Junction 11 of the M20 and published their findings in the Otterpool Park Garden Town Employment Opportunities Study December 2018. The study has regard to a range of economic, planning and property market factors relevant to strategic planning. The Study found that Otterpool Park provides an opportunity to deliver a step-change within the economic growth trajectory of Shepway District. The Study found that the predominant land/space needs are for advanced manufacturing, a business park, an element of hybrid employment space and dispersed workspace hubs in local centres. The Study noted that Otterpool Park provides an

⁸ URS (a company that later became AECOM) (December 2014) *M20 Junction 11 Masterplan*, AECOM (July 2015) *Land at Junction 11, M20 Advice Note*, and AECOM (April 2016) *Land at Junction 11, M20 Advice Note*.

⁹ AECOM (December 2016) *High Level Options Report – Shepway District Growth Options Study* and AECOM (April 2017) *Shepway Growth Options Study – Phase Two Report*.

opportunity to create a significant number of jobs at a range of skill levels, and which could directly benefit the district's residents.

- 4.16 The Folkestone and Hythe Retail and Leisure Need Assessment (RLNA) as amended (June, 2019) projects future expenditure patterns across the period 2018 to 2037 and predicts that 75% of food shopping will be undertaken within the Otterpool Park development, with the remaining 25% going to support other existing facilities in the vicinity (5% in Folkestone and Cheriton, 18% in Hythe and 2% in Ashford). The RLNA predicts that 50% of comparison expenditure generated by the Otterpool development will be within the Otterpool development. The remaining 50% is dispersed to other shops in the catchment, with the majority (30%) going to support the Folkestone area, Hythe benefitting also (10%) and a combination of other higher order centres at Canterbury (5%) and Ashford (5%) also benefitting.
- 4.17 In summary, a number of studies have been prepared for FHDC which demonstrate that with sensitive design and appropriate mitigation, Otterpool Park is located on land suitable for providing strategic growth for the district.
- 4.18 This is reinforced by the Inspector's Report following their examination of the Core Strategy Review. The Inspectors state in paragraph 69 of their 2022 report that "the evidence demonstrates that only one area...is able to accommodate the scale of housing necessary. This is the area identified for the New Garden Settlement in the CSR. There are no reasonable alternatives in terms of delivering the housing requirement".

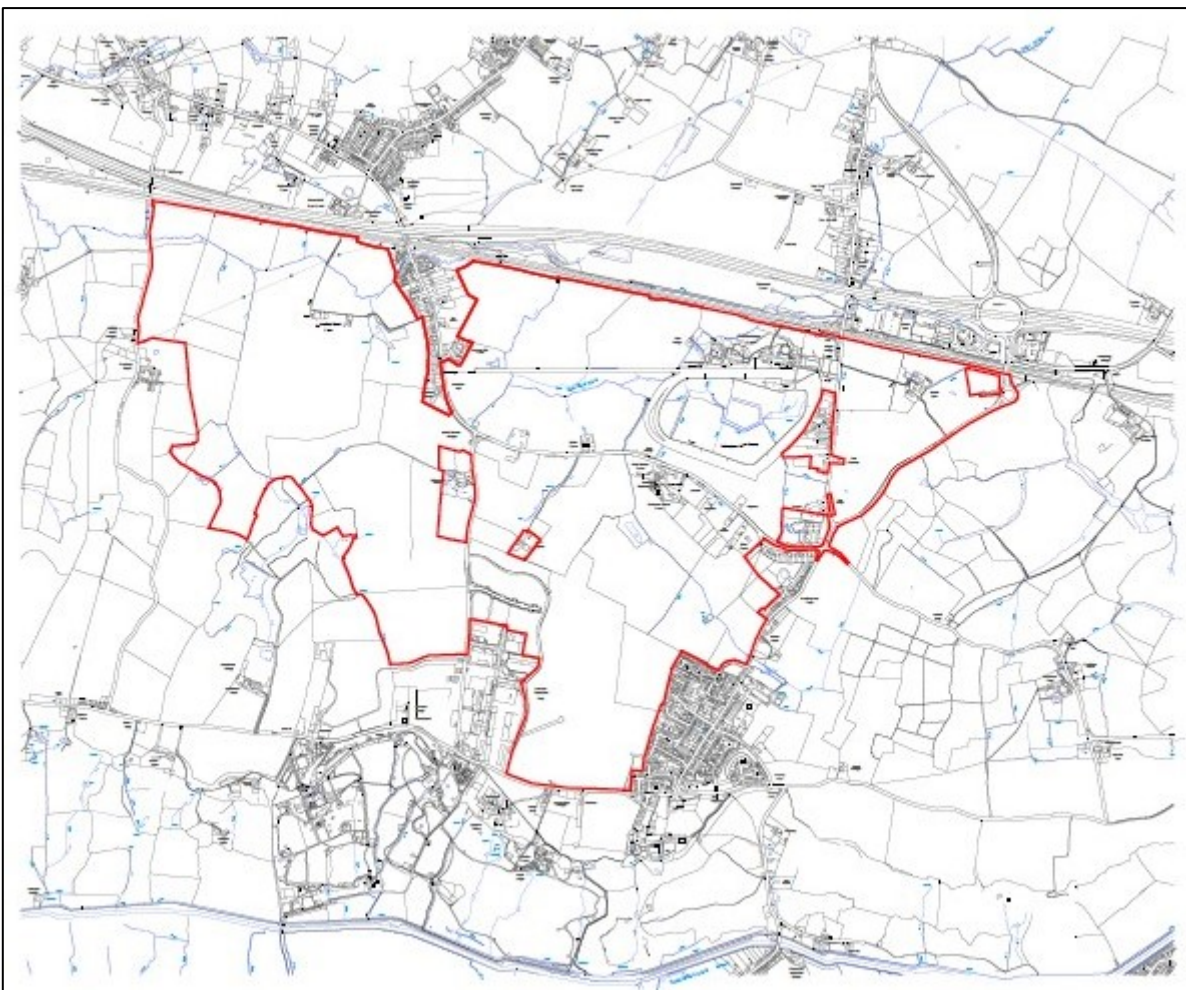
5 Site

5.1 This chapter of the PDS sets out the factual context of the site, including site description and planning history.

Site location

5.2 The application site comprises approximately 589ha of land in the west of the FHD, Kent and is illustrated in Figure 5-1 below.

Figure 5-1 Extract from Application Red Line Boundary Plan (OPM (P)101)



5.3 The site is bounded by; the M20 and 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 Kent Downs Area of Outstanding Natural Beauty (AONB) bounds the area along its eastern and southern edges.

5.4 The site is centred on National Grid Reference TR112 365 in the general area of Otterpool Manor buildings.

- 5.5 The towns of Folkestone and Hythe are located to the south east of the site with Ashford to the north-west. A number of villages are within or adjacent to the site. Westenhanger lies to the north where, aside from the castle and station, existing buildings are primarily residential use. Lympne 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.
- 5.6 Lympne Distribution and Industrial Park (known as Link Park) lies immediately to the south west of the Site.
- 5.7 The application site proposes to deliver up to 8,500 homes but it forms part of a wider Otterpool Framework Masterplan Area (OFMA) which once fully developed could provide up to 10,000 homes. The wider OFMA is illustrated in **Appendix 2** (plan reference OPM(P)102) for information.

Site character and land uses

- 5.8 The site is predominantly greenfield in nature. It is occupied by agricultural uses and associated farm holdings, residential dwellings and commercial and light industrial uses. A range of historic land uses associated with both rural and commercial/industrial activities are present on the site.
- 5.9 There are 102 existing buildings on site. These are identified on plan 1018_YY and within Appendix 3 of the Development Specification (Ref. OP5 Appendix 4.1). They are in a range of uses, including business (including wedding venue), residential and agricultural.
- 5.10 The table in Appendix 3 of the Development Specification (Ref. OP5 Appendix 4.1) 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.
- 5.11 Those buildings that are proposed to be retained will be re-used as per the uses set out within Appendix 3 of the Development Specification (Ref. OP5 Appendix 4.1).
- 5.12 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.
- 5.13 Land within the site that lies to the north of the A20 is mainly occupied by a mixture of agricultural land, the East Stour River watercourses and a man-made lake in the centre of the former Folkestone Racecourse. Hillhurst Farm lies in the north-eastern corner of the Site, whilst a number of disused racecourse pavilion buildings are present directly east of Westenhanger Castle. Barrow Hill Farm lies 50m east of the northern stretch of the A20 that runs through Barrow Hill, Sellindge. Close to the intersection of the A20 and Otterpool Lane is a café and small lorry parking area, beyond further north of which lies Barrow Hill Farm. At the eastern end of the A20 just outside the Site lies Holiday Extras corporate office and a farm building.

- 5.14 To the south of the A20, the land east of Otterpool Lane is predominantly occupied by farmland and a number of small holdings along the A20 itself. Part of the East Stour traverses the Site from south to north, and disused quarry workings south of the A20 form a designated geological Site of Special Scientific Interest (SSSI).
- 5.15 Land to the west of Otterpool Lane and the northern stretch of the A20 is occupied mainly by agricultural land and the East Stour. Other features in the area include Park Wood and Somerfield Court Farm located west of Barrow Hill, Sellindge, and Springfield Wood located adjacent to the western Site boundary.
- 5.16 The Site is located in the 'Sellindge Plateau', 'Aldington Ridge' and 'Upper Stour Valley' Character Areas as defined in the 'Landscape Assessment of Kent' published by KCC in 2004.
- 5.17 The area is broadly described as having a north sloping landform, with underlying geology of the Greensand escarpment and ridge on the south and the river valley clays on the north, characterised by a fragmented pattern of remnant woodlands and pasture farmland. Site levels range from 57m above ordinance datum (AOD) in the north-west to 107m AOD in the south.

Planning History

- 5.18 The table at **Appendix 3** sets out the relevant planning history within the OPA boundary (as defined on Plan OPM(P)101).
- 5.19 Key planning consents within the OPA boundary comprise the following:

The Airport Service Station

- The Airport Service Station otherwise known as the Airport Café (historically a filling station for the nearby London Ashford Airport) on Ashford Road has been subject to a number of planning consents over recent years.
- Nine light industrial units (Class B1) and storage (Class B8) were consented at the site December 2009 (Y09/0871/SH). This permission was never implemented.
- A retrospective application was made on 01/08/2014 for the change of use of the site to a lorry park incorporating extension of existing parking area and retention of two mobile units for toilet and shower facilities (Y14/0850/SH). This was granted in 04/08/2017. The temporary lorry park use granted by permission ref. Y14/0850/SH lapsed in December 2018 in line with condition 1 of the permission.
- An application was validated by the council on 04/05/2018 to discharge conditions imposed on the original application (Y14/0850/SH), but was subsequently refused on 19/02/2019 (Y18/0628/FH).
- An application (Y18/1525/FH) to extend the approval of the site for lorry parking facilities was submitted 29 November 2018 (Y18/1525/FH). This application was validated 3 December 2018 and is still under consideration by the LPA at the time of writing this PDS.
- An additional application was validated on 22/10/2021 for temporary planning permission for up to 5 years for the parking and stationing of 24no. HGV's and 10no. vehicle parking, with the temporary stationing of ancillary facilities, including portacabins, toilets, showers, office

and breakout facilities and a fuel tank (21/2155/FH). This application is currently under consideration by the LPA.

Holiday Extras Site

- An application (99/0889/SH) for the erection of an office building, construction of a pond, provision of car parking and alterations to access following demolition of existing motel units at the Holiday Extras site, Ashford Road, was approved 2 March 2000. The permission was implemented and the site is used by the Travel Agent as their company headquarters. The most recent application (Y16/0199/SH) for an extension to the office building and car park was approved¹⁰ 9 June 2016 and has been implemented.

Former Otterpool Quarry's Site

- The former Otterpool Quarry site lies adjacent to the southern side of the A20. An application for the construction and operation of a materials recycling facility, anaerobic digestion plant and associated office and parking facilities was approved by KCC, the minerals and waste authority for Kent on 28 March 2011 (SH/08/124). KCC has confirmed that works to the permitted access arrangements have been undertaken, and following the receipt of legal advice, KCC has confirmed the extent of these access works is sufficient to constitute commencement of consented development, thus, it is considered that the permission has been implemented.
- Since then, two applications have been submitted for the change of use of the former quarry to a temporary lorry park (Y16/0068/SH) and for the temporary storage of containers, installation of additional hardstanding and storage of materials associated with the Channel Tunnel development (Y17/1012/SH). Neither were approved.

Link Park Industrial Estate

- The Link Park Industrial Estate near Lympne forms part of the former Ashford Airport site. The Industrial Estate was established over the period from the 1970s to the present date and benefits from a range of planning consents. An OPA (Y06/0552/SH) for an extension to the industrial estate to the north east comprising up to 52,000 sqm of employment development (Classes B1, B2 and B8) uses was approved 30 March 2007. The time limit associated with this application was extended in 2016 through a subsequent application (Y15/0880/SH).
- Another OPA (Y09/0145/SH) for an extension to the industrial estate to the north comprising up to 30,668 sqm of employment development (Classes B1, B2 and B8) was approved on 2 November 2009. Neither of the outline permissions have been implemented. The time limit associated with this application was extended in 2017 through a subsequent application (Y17/0105/SH).

5.20 A number of major residential developments have been permitted and implemented¹¹ in the OFMA.

5.21 An OPA for the erection of 11 dwellings at land adjoining the Mount, Barrow Hill, was validated by FHDC in October 2018 (reference Y18/1035/FH). The application was approved subject to conditions on 2 October 2018.

¹¹ Y02/0005/SH, 90/0102/SH, 89/0136/SH

Conservation Areas

5.22 There are no Conservation Areas within the OPA boundary however the Lypne Conservation Area, the extent of which is shown on Appendix 12-3 Figure 3 of the ES (Ref OP5), lies at its closest point 5m to the south-east of the site.

Heritage Assets

5.23 There are a number of designated and non-designated heritage assets within the OPA boundary.

5.24 Designated heritage assets within the OPA boundary include the following (please refer to Chapter 9 of the ES for a full list of heritage assets (Ref. OP5) within the OPA boundary):

- Westenhanger Castle and Barns;
- Causeway to the castle;
- Site of former Tudor Garden; and
- Nine barrows;

6 Consultation

- 6.1 The proposed new garden town plans that are the subject of this outline planning application have been the subject of an extensive programme of pre-application engagement. The masterplan proposals have been refined over time, based on an open dialogue and knowledge sharing between the Applicant and FHDC LPA, KCC, the local community and other stakeholders, such as Parish Councils (the site straddles the boundaries of Saltwood, Lymgne, Sellindge, Stanford and Postling Parish Councils). This section of the PDS provides a summary of the pre-application consultation undertaken and how the feedback received has shaped the proposals. Please refer to the Statement of Community Involvement (SCI) (Ref. OP15) and Supplemental Statement of Community Involvement (SSCI) (Ref. OP16) for further details.
- 6.2 Otterpool Park LLP entered into a Planning Performance Agreement (PPA) to ensure engagement with stakeholders and decision-makers is front-loaded and key details are resolved in advance of submission. The PPA established principles relating to the pre-application stage and in accordance with these a series of pre-application technical meetings and Place Panel Meetings with FHDC LPA, KCC and other stakeholders have taken place.
- 6.3 Following the submission of the OPA in February 2019 the applicant hosted two public exhibitions in May 2019 to inform attendees about the OPA.
- 6.4 The outline application seeks to secure approval for the site-wide concept of the proposals, with a phase-by-phase delivery requiring further engagement and detailed discussion to agree relevant details for each phase. To ensure delivery can progress quickly, and to assist in testing a series of discussions surrounding a theoretical first phase of development have taken place in parallel to the outline application dialogue. This detail, referred to tier 2 as discussed earlier in this PDS will come forward in due course and will be refined through further discussion and testing as appropriate. To date, the first phase tier 2 engagement has taken the form of two public events and targeted meetings. The public consultation events both occurred in March 2021 and informed attendees about the emerging detail of the Phase 1 masterplan. The applicant met with a number of different parties to present the Phase 1 consultation material, to discuss the OPA and also present the emerging OPA amendments.

Place Panel Meetings

- 6.5 The Otterpool Park Place Panel was appointed by FHDC (formerly SDC) in December 2017. The Place Panel comprises a team of experts appointed to provide specialist advice and support. The Panel's aim is to ensure that the planning application conforms to best practice in place shaping to create a great place to live, work and play for the people who live there now and in the future.
- 6.6 Throughout the pre-application stage, seven review panels and workshops, separate to the PPA meetings (discussed below), involving the Applicant's masterplan team, relevant officers of FHDC LPA and KCC together with any other design related stakeholders, took place to cover a range of masterplan topics.

6.7 The Place Panel commented on the emerging proposals and gave constructive feedback and advice on such topics as:

- Character and identity of Otterpool Park;
- Character and function of landscape led masterplan proposals;
- Long-term stewardship;
- Phasing of development;
- Movement and access - Promotion of walking and cycling.

Pre-Application Technical Meetings

6.8 A series of PPA pre-application meetings on the content, form and timing of the Otterpool Park planning application have taken place between the Applicant, their consultants, FHDC LPA and KCC and other statutory agencies from 2016 to submission of the application.

6.9 The purpose of these meetings was to present the emerging development proposals and to incorporate feedback on how the proposals can best evolve to meet not only planning policy objectives but the long-term aspirations of those stakeholders for this site.

6.10 In addition to the outcomes of the Place Panel Meetings, which are discussed above, the following is a summary of the considerations of the pre-application technical meetings (meeting notes can also be found on the FHDC website):

- The scope of submission documents and their relationship with one another;
- Baseline evidence prepared in support of the Environment Impact Assessment (EIA) was reviewed and information gaps were identified. EIA findings were presented to the statutory authorities who had the chance to review proposed mitigation measures.
- The viability and deliverability of the development was discussed. The structure of the Section 106 (S106) Legal Agreement was agreed, to ensure key infrastructure is secured at the right time.
- Thematic discussions took place on water and drainage; housing, heritage, transport; biodiversity and other technical issues, involving the relevant stakeholder and statutory agency representatives including Natural England, Area of Outstanding Natural Beauty team, Environment Agency, Historic England and KCC.
- Discussions regarding optimising the green and blue infrastructure within the function and character of the garden community.

Public consultation

6.11 The public consultation process has allowed perspectives, ideas, aspirations and concerns about the proposals to make a meaningful contribution to the evolution of the Otterpool Park masterplan. The staged process over a period of five years has refined the proposals based upon growing knowledge shared between the Applicant and the local community and other stakeholders.

6.12 There have been three rounds of formal public consultation events, during which information boards, models and material samples were made available. Full details of the public consultation events and a summary of the responses received are provided in the SCI (Ref. OP15) and SSCI (Ref. OP16) submitted in support of the application.

Stage one engagement - December 2016

6.13 Following the Government's announcement of its support for a Garden Town at Otterpool Park in November 2016, the Applicant undertook the first of a series of public engagement events on 8, 9 and 10 December 2016. The purpose of the engagement was to explain the principle of developing a new garden town and the planning process that would be undertaken and discuss ideas and concerns. Approximately 519 participants attended, and 398 completed feedback cards were returned. The events comprised a staffed, public drop-in exhibition that included a series of display banners and a large floor map showing the area of search for the Garden Town. Members of the design and planning team, along with representatives from the applicant, was available throughout the 3 days to answer questions, listen to comments and take notes. A summary version of the display banners was available as a handout to take away. Also, a workshop style event was undertaken with students from East Kent College.

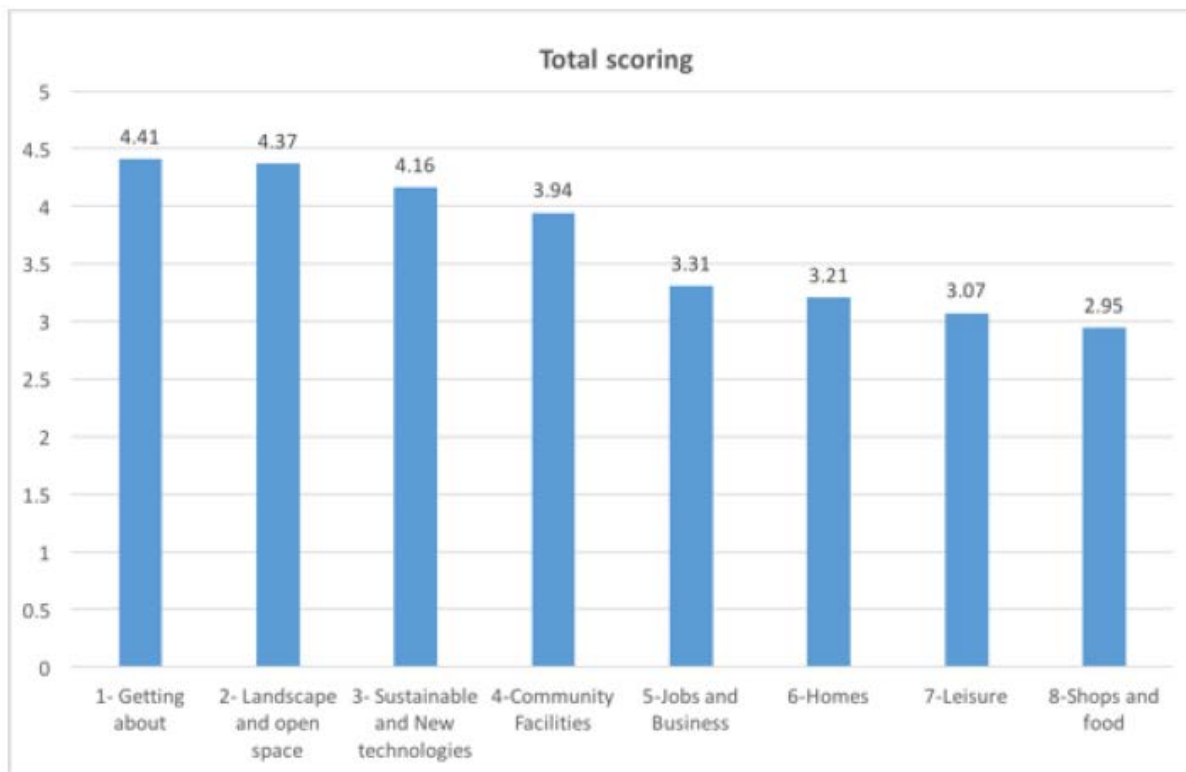
6.14 The events were widely publicised through direct mailings, posters and flyers and the local media, including the following:

- A letter from the Leader of the Council, David Monk, was sent to all FHD (previously Shepway) residents dated 14 November 2016, notifying them of the Government's announcement of support for Otterpool Park Garden Town. The letter noted that the consultation for the masterplan would begin in December.
- A follow-up letter from Otterpool Park LLP sent out on 1 December 2016, again to all the district residents, with the details of the events.
- Flyers and posters were circulated around the District Parishes as well as being provided to the Parish Councils in digital form and hard copy.
- A series of press releases were issued with information about the consultation events, as well as a press briefing that took place 8 December 2016, which resulted in several articles and features in the local media.

6.15 Feedback postcards were available for people to leave comments to inform the next stage of design. The postcard asked people to give their views on what matters most to them by indicating their priorities with a score out of 5 as well as asking people; "what do you like about the area now?"; "what concerns do you have about the area now?", and; "what do you think will be needed to improve things in the future? (10-30yrs)".

6.16 Figure 6-1 shows the results of the scoring from the feedback cards. It highlights the overall average of each category, based on a scoring out of 5 where 5 is very important and 1 is not at all important.

Figure 6-1 Averaged scoring of consultation themes



6.17 The analysis of the feedback cards confirmed a range of issues and concerns that were also raised by people at event. Some were concerned that the proposed development would threaten the quiet, peaceful, rural life that attracted them to live in the area. Others expressed concern that Otterpool Park Garden Town would exacerbate the current pressures on utilities and infrastructure which are already perceived to be overstressed and unable to cope with a future increase in resident numbers. Particular concerns related to road congestion, sewage and waste water, water supply and flooding. Full details of this feedback are contained in Appendix A: Stage 1 Report of the SCI (Ref. OP15).

Stage two engagement - June/July 2017

6.18 The second round of public engagement events were held between April and the end of June 2017. The purpose of this engagement was to test emerging masterplan ideas and options and share findings of the early technical work. The events comprised:

- Policy & Agency Stakeholder event, Folkestone - April 21st
- Civic and business workshops, Folkestone - June 14th
- Sellindge Primary School, Sellindge - June 15th
- Community Drop-Ins, various venues - June 22nd to 24th.

6.19 In total, some 400 participants attended the events, with the workshops run as 'by invitation' sessions and the 'open' community drop-ins attracting local residents, local businesses, parish and district councillors.

- 6.20 The events included a presentation of the initial design ideas with 13 exhibition panels setting out how the masterplan was being developed. The discussion, comments and feedback from these sessions was wide-ranging with detailed questions and specific issues being raised in response to the evolving framework masterplan.
- 6.21 The primary concerns that were raised at this stage regarding the masterplan and its constituent proposals were as follows:
- The capacity of local road networks across the district to cope with the increase in traffic the development would bring, and how rail services may influence this;
 - Adverse impacts that increased demand for water supplies would have;
 - The importance of providing locally affordable homes including new social housing, well into the future, especially for young people earning local salaries;
 - Adverse impacts resulting from increased demand for already over-stretched health and social care services;
 - The origin and robustness of housing need forecasts for England and the FHD area over the coming decades, i.e. next 10, 20, 30 and even 40 to 50 years.
- 6.22 Further detailed information was requested from participants on these issues, and others including issues around health and social care. The full detail of the various responses is contained in Appendix B: Stage 2 Report of the SCI (Ref. OP15).

Stage three engagement - June 2018

- 6.23 The purpose of this stage was to consult on the draft framework masterplan for Otterpool Park. Two community and business stakeholder workshops were held 19 June 2018. These events provided the opportunity to share plans with a group of representatives from local communities, agencies and businesses, and explore relevant issues and guiding principles for Otterpool Park.
- 6.24 The workshops started with an update presentation outlining the evolution of the Otterpool Park Masterplan over the course of the previous 12 months. Following the update presentation, each table was given a lead theme to include in their discussion to ensure all core aspects were covered, but discussion was encouraged to be open and not constrained to the theme alone. Participants were asked to feed in what they supported about the proposals, what gave them cause for concern, what required more detail, and any advice that they might give the masterplan team going forward. The themes for the respective table groups were:
- Housing, design and neighbourhoods;
 - Environment and green space;
 - Heritage and archaeology;
 - Community facilities, health and education;
 - Transport, infrastructure and water; and
 - Governance.

- 6.25 An open community consultation session was held at Westenhanger Castle 20 June 2018 between 14:00 and 20:00 hours. The drop in session was advertised in advance using a number of media forms. 210 people attended. For those who were unable to attend, or wanted to provide feedback after the event, an online version of the exhibition content and feedback form were made available via the Otterpool Park website.
- 6.26 Overall, 166 completed feedback forms were returned. These sought to capture people's views on the background information, process and proposals. Of the 166 completed forms, 122 were from the drop-in session, two were from the online survey and 42 were from the workshops (29 from workshop one and 13 from workshop two).
- 6.27 Some focus areas were as follows:
- Traffic and infrastructure, as the current infrastructure cannot cope with the existing capacity. One solution suggested is to bypass the development;
 - More details were asked about the phasing;
 - A suggestion was made for an ongoing 'community forum', to be formed of selected people to consult with, and create a transparent approach for those involved in the bid;
 - Preservation of the Area of Outstanding Natural Beauty (AONB)s was stressed, given the character and appeal of the district both as a place to live and as a tourist destination;
 - The current shortage of doctors, nurses and teachers was raised, and particularly how that will be mitigated in the development;
 - More information and answers were sought about water supply, drainage, transport and gas supply;
 - Reducing the lorry-based activity was advocated as a way in which to positively impact upon the local area;
 - Affordable housing was raised by many, in terms of 'actual' affordability to local people and the overall ratio/proportion;
 - More details were requested about addressing provision for the traveller community to be included in the development and, if not, why they are not.
- 6.28 The full detail of the various responses is contained in Appendix C: Stage 3 Report of the SCI (Ref. OP15).

OPA Consultation 2019

- 6.29 Consultation on the updated OPA proposals took place through two public exhibitions, both in May 2019. The purpose of this was to inform members of the public about the details of the OPA and to raise awareness of the opportunity to comment directly to FHDC as part of the statutory consultation process.
- 6.30 The public events took place at Westenhanger Castle, on 16th May 2019 (2pm – 7.30pm) and Leas Cliff Hall on 17th May 2019 (2pm – 7.30pm).
- 6.31 Some of the issues raised at the public event are as follow:

- Concerns surrounding the increased road traffic on already congested roads;
- Concerns about the impact to the area if 'Operation Stack' is active or if major problems are present on the M20;
- Residents pointed out gaps where plans have not taken into account potential incidents of the M20;
- Issues relating to Kent being a dry area, and how water issues would be addressed;
- Issues surrounding the resourcing of health infrastructure and the recruitment of GPs; and
- Questions relating to affordable housing provisions.

6.32 Meetings have also been conducted between the application and a number of different parties since February 2019 to discuss the OPA and present the emerging OPA amendments. The target parties include:

- Local Planning Authority Officer
- Temple (LPA's EIA advisor)
- Environmental Health Officers
- Highways Officers
- Natural England
- Kent Downs AONB Unit Planning Officer
- KCC – Ecology and Biodiversity
- KCC – Flood and Water Management
- Environment Agency
- KCC – Highways
- KCC – Heritage
- Highways England (now National Highways)
- Historic England
- White Cliffs Countryside Partnership, Bumblebee Conservation Trust.

6.33 A number of comments were received from the above-mentioned consultees. The Environmental Statement (Ref. OP5) details how the applicant has responded to the technical comments raised.

Consultation 2021

6.34 Consultation on the updates to the OPA and Phase 1 Tier 2 detail took the form of two public events, plus targeted meetings.

6.35 The applicant hosted two public consultation evening in March 2021 to inform attendees about the revised approach to the OPA and emerging detail of the Phase 1 masterplan.

6.36 The events took place on 26 March 2021, an afternoon session (1pm – 2.30pm) and an evening session (5.30pm – 7pm). Both events were fully virtual.

6.37 In total 135 people attended the two sessions.

6.38 In excess of 100 questions were asked by the public during the two consultation sessions, the questions concentrated on the following issues:

- Housing;
- Town centre and community facilities;
- Education;
- Healthcare;
- Transport;
- Heritage;
- Utilities; and
- Nature and the environment.

6.39 Following the two virtual events a survey was undertaken to capture feedback on the initial plans. The survey went live on 26 March 2021 and closed on 7 May 2021, providing a six week opportunity to participate.

6.40 The survey was prepared to capture the views of the public along with an opportunity for wider comments.

6.41 The key themes of the survey can be summarised as:

- Support for incorporating co-working spaces;
- Interest in having independent businesses in town centre;
- Importance of medical and community facilities;
- Importance of ecology and habitats; and
- Car-use / car-free areas.

6.42 The applicant has also met with a number of different parties to present the revised OPA proposals and Phase 1 consultation material, including:

- Local Planning Authority Planning Officers
- Council Members
- Place Panel
- Parish Councils

- A range of local and national developers
- Historic England
- Kent Downs AONB Unit
- Homes England
- KCC - Education
- KCC - Transport
- KCC – Heritage
- Environment Agency
- Natural England
- Otterpool Park Public Transport Providers
- Folkestone and Hythe Quality Bus Partnership.

6.43 The Environmental Statement (Ref. OP5) and Supplemental SCI (Ref. OP16) contains details on how the applicant has responded to the technical comments noted by the above consultees.

Design responses

6.44 The design of the Development has sought to respond where possible to the comments raised during the consultation. **Appendix 4** sets out the comments raised during the consultation and how the Development has sought to positively respond to them in the design evolution of the scheme.

Conclusion

6.45 The Applicant has undertaken an extensive and thorough consultation process to inform the community and the evolution of the masterplan proposals which are the subject of this OPA. This process has enriched the wider technical engagement to ensure that the technical aspects of the proposed garden settlement develop to address local stakeholder issues also.

6.46 It was important that the consultation began early on in the design process to secure input ideas, while the later stages focused more on the emerging proposals.

6.47 The consultation process provided multiple opportunities through workshops, drop-in sessions and engagement with stakeholders and interest groups to feedback to the Applicant and their design team and to input into the masterplan proposals. The engagement strategy made every effort to provide a range of formats and methods for people of all ages and geographical locations across FHD.

- 6.48 The feedback received during the consultation has strongly informed the concept, layout, open space, utilities and community facilities, as well as the likely phasing, of the proposals.
- 6.49 There will be further opportunities to comment upon the proposals both during the statutory consultation on this outline application, and on the Tier 2 and Tier 3 applications that follow in due course for delivery of the development at all phases.

7 Planning Context

Background

7.1 This chapter sets out relevant national policy and guidance, then the Development Plan (regional and local planning policy) and then other material considerations for the new garden settlement at Otterpool Park. Compliance is addressed in Chapter 9. A comprehensive summary of all the policies considered relevant to the proposals is provided in **Appendix 5** of this statement.

National

7.2 The NPPF (2021) and Planning Practice Guidance (PPG, 2014 as amended) form the basis for Local Plan preparation and decision-making.

National Planning Policy Framework

7.3 The new NPPF was published in July 2018 and revised in February 2019 and subsequently revised again in 2021. It sets out the Government's planning policies for England and how these are expected to be applied and is therefore a material consideration in determining planning applications.

7.4 Central to the NPPF is a positive approach to growth and the presumption in favour of sustainable development. It advocates three dimensions to sustainable development – an economic role, a social role and an environmental role - and advises that these roles should not be taken in isolation. For decision-making this means where proposals accord with an up-to-date development plan they should be approved without delay.

7.5 The NPPF encourages good quality pre-application discussion between the applicant and LPAs, statutory and non-statutory consultees and the local community to achieve improved outcomes for the community (paragraphs 39 and 40).

7.6 LPAs should approach decisions on development proposals in a positive way and *“work proactively with the applicant to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”* (paragraph 38 of the NPPF).

7.7 For planning decisions this means promoting *“an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”* (paragraph 119 of the NPPF) by:

- encouraging multiple benefits from land through mixed use schemes and opportunities to achieve net environment gains;
- recognising the multiple functions of undeveloped land;

- giving substantial weight to the redevelopment of brownfield land within settlements for homes and other identified needs; and
- Supporting the development of under-utilised land and buildings, especially where this helps to meet identified needs for housing where land supply is constrained (paragraph 120 of the NPPF).

7.8 In terms of housing, the NPPF is clear that LPAs must support the Government’s objective of significantly boosting the supply of housing by making sure adequate land “*can come forward where it is needed (and) that the needs of groups with specific housing requirements are addressed*” (paragraph 60 of the NPPF, 2021).

7.9 This means LPAs should plan for five years’ worth of housing measured against their housing requirements, and they should include an additional buffer of: 5% to ensure choice and competition; 10% where they wish to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan; or 20% where there has been significant under delivery of housing over the previous three years (paragraph 74 of the NPPF).

7.10 The NPPF acknowledges the supply of a large number of new homes can often be best achieved through planning for new settlements that help meet identified needs in a sustainable way. Strategic policy-making authorities should identify suitable locations for new settlements and in doing so:

- *“consider the opportunities presented by existing or planned investment in infrastructure, the area’s economic potential and the scope for net environmental gains;*
- *ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself..., or in larger towns to which there is good access;*
- *set clear expectations for the quality of the development and how this can be maintained..., and ensure that a variety of homes to meet the needs of different groups in the community will be provided;*
- *make a realistic assessment of likely rates of delivery..., and identify opportunities for supporting rapid implementation¹²; and*
- *consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.”* (Paragraph 73)

7.11 Where major development involving housing is proposed, “*decisions should expect at least 10% of homes to be available for affordable home ownership*”¹³, unless, amongst other things, this would significantly prejudice the ability to meet the identified affordable housing needs of

¹² The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

¹³ As part of the overall affordable housing contribution from the site.

specific groups or the proposed development provides specialist accommodation for a group of people with specific needs (paragraph 65 of the NPPF).

7.12 The NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities, through taking a positive approach to their growth. Planning policies should:

- *“define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;*
- *define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;*
- *retain and enhance existing markets and, where appropriate, re-introduce or create new ones; d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;*
- *where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and*
- *recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites”.* (Paragraph 86)

7.13 The NPPF supports the creation of high-quality buildings and places. Planning policies and decisions should ensure that should ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” (Paragraph 130)*

7.14 The NPPF highlights the important of trees in making “*an important contribution to the character and quality of urban environments*” and assist in mitigating the impacts of climate change. Planning decisions should ensure that new streets are tree-lined (Paragraph 131).

7.15 In terms of the natural environment the NPPF states:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designate areas.” (Paragraph 176).

7.16 In terms of the historic environment, the NPPF advises heritage assets should be conserved in a manner appropriate to their significance (Paragraph 189). 9.4

7.17 In determining applications, the NPPF encourages local planning authorities to require the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (paragraph 194 of the NPPF). Great weight should be given to the conservation of an asset (and the more important the asset, the greater the weight should be) when considering the impact of a proposed development on the significance of a designated heritage asset (paragraph 193 of the NPPF).

7.18 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the NPPF states at paragraph 201 that:

“local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use”

7.19 Paragraph 202 of the NPPF states *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

7.20 In terms of healthy and safe communities, the NPPF states planning policies and decision should aim to achieve places which:

- *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. (Paragraph 92)*

7.21 The NPPF encourages development proposals to actively manage patterns of growth in support of sustainable transport objectives: *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”* (Paragraph 105)

7.22 The NPPF encourages development which results in the creation of high quality, beautiful and sustainable places. Design guides can be prepared at a site specific scale, and to carry weight can be produced as part of a plan. Development that is not well designed should be refused and conversely significant weight should be given to:

Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/ or

Outstanding or innovative design which promotes high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. (Paragraph 126)

Planning Practice Guidance

7.23 In March 2014, the Department of Community and Local Government (DCLG), now the Ministry of Housing, Communities and Local Government (MHCLG), published the Planning Practice Guidance (‘PPG’) as a suite of guidance to reflect and support the NPPF. It is intended that the two documents should be read together.

7.24 The relevant sections of the PPG that relate to this OPA are listed below.

Design

- 7.25 The PPG stresses good quality design is an integral part of sustainable development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations (Reference ID: 26-001-20140306).
- 7.26 Plan-makers and decision-takers should seek to secure high quality design. The Applicant has designed a scheme that accords with advice within the PPG, which states good design should:
- *“be functional;*
 - *support mixed uses and tenures;*
 - *include successful public spaces;*
 - *be adaptable and resilient;*
 - *have a distinctive character;*
 - *be attractive; and*
 - *encourage ease of movement.”*

(Reference ID: 26-015-20140306)

- 7.27 The PPG specifically states that a good mix of uses and tenures is important to making a place successful, ensuring the community has easy access to facilities including shops, schools, clinics, parks or play areas. This helps achieve multiple benefits from the use of land, and encourage a healthier environment, reducing the need for travel and helping greater social integration (Reference ID 26-015-20140306).

Heritage

- 7.28 The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Conservation requires a flexible and thoughtful approach to get the best out of a diverse range of assets (Reference ID: 18a-003-20140306).
- 7.29 A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage (Reference ID: 18a-019-20140306).

Health and wellbeing

- 7.30 LPAs should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making (Reference ID: 53-001-20140306).
- 7.31 A healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:
- *“Active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe*

places for active play and food growing, and is accessible by walking and cycling and public transport.

- The creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.” (Reference ID: 53-005-20140306)

Development Plan

7.32 The basis for determining planning applications in England and Wales is set out in section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. These provide that planning applications should be made in accordance with the development plan unless material considerations indicate otherwise.

7.33 The statutory development plan for the Site includes the Kent Minerals and Waste Local Plan 2013-30 (KMWLP, July 2020), the adopted FHDC Place and Policies Local Plan (2020) and the adopted FHDC Core Strategy Review (2022).

Kent County

7.34 The KMWLP (2020) sets out the vision and strategy for waste management and mineral provision in Kent up to 2030. It also contains a number of development management policies for evaluating minerals and waste planning applications.

7.35 The KMWLP (2020) Mineral Safeguarding Areas (MSA) Map for ‘Shepway District’ confirms the Site is subject to the following minerals designations:

- Sub – Alluvial River Terrace Deposits;
- Sandstone – Sandgate Formation;
- Silica Sand/construction Sand – Sandstone: Folkestone: Folkestone Formation; and
- Limestone Hythe Formation.

7.36 KMWLP (2020) Policy DM7 sets out the circumstances where non-minerals development of an MSA may be acceptable. The aim of minerals safeguarding is to avoid unnecessary sterilisation of resources and encourage prior extraction of the mineral where practicable and viable before non-mineral development occurs. Proposals located in MSAs will need to be accompanied by a ‘Minerals Assessment’ (Ref. OP5 Appendix 17.2)

7.37 KMWLP (2020) Policy DM8 sets out that planning permission will only be granted for development that is incompatible with safeguarded minerals management, transportation or waste management facilities. Where it is demonstrated that:

“it constitutes development of the following nature: advertisement applications; reserved matters applications; minor extensions and changes of use and buildings; minor works; and non-material amendments to current planning permissions; or

it constitutes development on the site that has been allocated in the adopted development plan where consideration of the other criteria (1, 3-7) can be demonstrated to have taken place in formulation of the plan and allocation of the site which concluded that the safeguarding of minerals management, transportation production and waste management facilities has been fully considered and it was concluded that certain types non-mineral and waste development in those locations would be acceptable; or

replacement capacity, of the similar type, is available at a suitable alternative site, which is at least equivalent or better than to that offered by the facility that it is replacing; or

it is for a temporary period and will not compromise its potential in the future for minerals transportation; or

the facility is not viable or capable of being made viable; or

material considerations indicate that the need for development overrides the presumption for safeguarding; or

It has been demonstrated that the capacity of the facility to be lost is not required.”

7.38 KMWLP (2020) Policy DM9 states planning permission incorporating mineral extraction in advance of development “*will be granted where the resources would otherwise be permanently sterilised provided that:*

1. *The mineral extraction operations are only for a temporary period; and*
2. *The proposal will not cause unacceptable adverse impacts to the environment or communities”.*

7.39 KMWLP (2020) Policy CSW3 seeks new development to minimise “*the production of construction, demolition and excavation waste*” and manage waste in accordance with the Waste Hierarchy¹⁴.

7.40 KCC are in the process of preparing the new Kent Waste and Minerals Plan. In early 2022 the Council undertook Regulation 18 consultation on the Plan and is anticipated to adopt the Plan in May 2023. When adopted this policy document will replace the policies found in the current Minerals and Waste Plan (2020).

Local

Adopted Development Plan

Core Strategy Review (2022)

7.41 The Core Strategy Review (2022) was adopted by the LPA on 30th March 2022. The Core Strategy Review is a long-term plan, bringing together the aims of the government, local

¹⁴ A concept devised by EUWFD (2008/98/EC) conveying waste management options in order of preference; waste prevention (most preferred) followed by reduction, recycling, recovery and disposal (least preferred).

council, residents, business and other key stakeholders, by managing development. The text below provides a summary of the key relevant policies from the Core Strategy Review (2022). For full policy wording please see Appendix 5 of this document.

7.42 Policy SS1 outlines the Council’s spatial strategy for development within the District. The Policy sets out that:

“The future spatial priority for new development in the North Downs area is on the creation of a *landscape-led* sustainable new settlement based on garden town principles outside the Kent Downs Area of Outstanding Natural Beauty (AONB) boundary, designed to avoid or minimise adverse impacts on the AONB...All proposed development in the North Downs area will have to satisfy the requirements of Policy CSD5d in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites”

7.43 Policy SS2 outlines the Council’s long-term Housing and Economic Growth Strategy. The core long-term requirement is to deliver 738 dwellings (Class C2/C3) a year on average from 2019/2020 to 2036/37, a total requirement of 13,284 new homes over the plan period. The Policy sets out that this will be achieved by major strategic growth in the district including the delivery of a new garden town. The Council have adopted a stepped approach to housing delivery, as set out in the table below:

Development Types	Target amount of additional development 2019/20 – 2036/37	Delivery of plan period
Housing (Classes C2/C3)	Minimum of 13,284 dwellings delivered in four phases as set out in the right hand column.	A requirement is set to deliver land for an average of 738 dwellings a year over the plan period (18 years). This is to be delivered in four phases as follows: <ul style="list-style-type: none"> ▪ 2019/20 to 2023/24 – 622 dwellings a year ▪ 2024/25 to 2028/29 – 885 dwellings a year ▪ 2029/30 to 2033/34 – 730 dwellings a year ▪ 2034/35 to 2036/37 – 700 dwellings a year
Employment (offices, research and development, light industry, Class B2 and Class B8)	<ul style="list-style-type: none"> ▪ Approximately 8.1 ha strategic employment allocation at new garden settlement (36,760 sqm floorspace) ▪ Employment sites in Places and Policies Local Plan policies E1 and E2. 	Targets to be monitored and employment / retail needs to be reviewed every five years. Any future studies will be a material planning consideration and may trigger a review of relevant plan policies.
Goods Retailing (retail and food/beverage uses excluding	Approximately 35,700 sqm gross, comprising:	

Development Types	Target amount of additional development 2019/20 – 2036/37	Delivery of plan period
financial and professional services)	<ul style="list-style-type: none"> ▪ 6,500 sqm convenience good floorspace; ▪ 233,300 sqm comparison floorspace; and ▪ 5,9900 sqm food/beverage floorspace 	

7.44 Table 4.3 of the Core strategy Review (2022) sets out how the housing minimum requirement will be delivered through the plan period. The table shows a minimum contribution of 5,593 homes being delivered through the allocated garden settlement over the plan period 2019/20 to 2036/37.

7.45 Policy SS3 confirms that Development within the district will be directed towards existing sustainable settlements and a new sustainable garden settlement south of the M20 near Westenhangar. All developments must meet the following criteria:

- The proposed development should not be of a size, scale and nature disproportionate to the level of services which the settlement is capable of providing and should preserve the character of the settlement and maintain its status in the settlement hierarchy;
- A design-led and sustainable access approach should be taken to density and layout ensuring development is suited to the locality and its needs;
- Proposals should be designed to contribute local place-shaping and sustainable development by preserving and wherever possible enhancing statutory and non-statutory listed buildings, monuments and other key historic features of conservation interest and their setting, and including sustainable construction methods, measures to optimise water efficiency and optimise usage from renewable and low carbon sources;
- Development must address social and economic needs in the neighbourhood and not result in the loss of community, cultural, voluntary or social facilities; and

All developments at risk of flooding will be subject to a site specific flood risk assessment and strategic scale development proposals should be sequentially justified against district wide site alternatives.

7.46 Policy SS4 outlines that major commercial and employment development, should be located in accordance with the Priority Centres of Activity network and should reinforce the role of the centre.

7.47 Policy SS5 outlines that development should provide, contribute to, or otherwise address the district's current and future infrastructure needs. Policy SS5 states that planning permissions will only be granted where suitable developer contributions are secured or are accompanied by a CIL liability notice, and where:

- a. The design of a development aims to reduce unnecessary or unsustainable demands on physical and social/community infrastructure, and environmental or utility network capacity;
- b. Development does not jeopardise current or planned physical infrastructure; and
- c. The location, design or management of development provides a choice of means of transport and allows sustainable travel patterns, for pedestrians, cyclists and/or public transport. The travel demand of new development proposals will be considered and managed and tailored solutions will be developed to limit car use generated by new developments. All major trip-generating uses will provide Travel Plans.

7.48 Policy SS5 also states that where the provision of infrastructure is necessary to facilitate and/or mitigate the impacts of development, developers will be required, where necessary, to provide the necessary infrastructure and/or make a proportionate contribution towards such infrastructure, including circumstances where such infrastructure has been forward-funded from other sources (other than non-repayable public sector funding). Necessary infrastructure will be secured by planning obligations and, where appropriate, other agreements, including Section 278 agreements.

7.49 Policy SS6 sets out the New Garden Settlement Development Requirements. The policy requirements relate to the new homes, employment development and community and educational facilities delivered at the Otterpool Park garden settlement and include, but are not limited to:

- Minimum of 5,600 new homes in a phased manner within this plan period (to 2036/37) with potential for future growth to provide a total of 8,000-10,000 homes, subject to detailed masterplanning and an assessment of potential impacts on the Kent Downs AONB in line with Policy SS7;
- Provision of circa 36,760 sqm net of employment floor space within the plan period, with potential for the development to provide circa 57,600 sqm employment floor space in total within the site allocation area
- Mix of tenure and sizes of new homes in accordance with Policies CSD1 and CSD2. 22 per cent of all dwellings should be provided as affordable homes, subject to viability;
- All homes shall meet the adopted Nationally Described Space Standards in accordance with Policy HB3 of the Places and Policies Local Plan;
- Minimum of 10 per cent of homes in each substantial phase shall be built to meet the needs of the elderly;
- Development planned in neighbourhoods, initially located in and around the town centre;
- A proportion of proposed dwellings shall be provided as self-build or custom-build plots, having regard to the need identified by the Council;

- Co-ordinate the delivery of business space with infrastructure and new homes; and
- Delivery of community facilities, to include a health centre and nursery, primary and secondary school facilities, at each phase of development.

7.50 Policy SS7 sets out the Place Shaping Principles that will be embedded within the master plan and design of the New Garden Settlement. The Policy sets out the following principles:

- (1) A landscape-led approach;
- (2) A vibrant town centre;
- (3) Village neighbourhoods;
- (4) A high quality townscape;
- (5) Enhanced heritage assets; and
- (6) Sustainable access and movement.

7.51 Policy SS8 outlines Sustainability and Healthy New Town Principles that proposals for the New garden Settlement will follow. The principles are summarised below:

(1) A Sustainable New Town

- a. Development shall be guided by an energy strategy;
- b. All new build housing shall be built to water efficiency standards that exceed the current building regulations so as to achieve a maximum use of 110 litres per person per day of potable water (including external water use). The development shall be informed by a Water Cycle Strategy;
- c. All proposed development will have to satisfy the requirements of policy CSD5 (d);
- d. For non-residential development, development shall achieve BREEAM 'excellent' standard including addressing maximum water efficiencies under the mandatory water credits;
- e. The energy strategy shall demonstrate how the development takes a fabric first approach, makes the maximum use of passive solar gain, as well as energy generation from the latest technologies. All community buildings shall seek to meet zero carbon standards as exemplars, with an aspiration to achieve carbon neutrality;
- f. The energy strategy shall demonstrate how the settlement will meet the government's commitment to ban all new petrol and diesel cars and vans by 2040 and include measures from the outset for all properties to have ready access to slow, fast and rapid electric charging points;

- g. The application shall be accompanied by a site-wide waste strategy that demonstrate how a significant reduction in household waste and an increase in recycling rates will be delivered in comparison with the average across the county;
- h. Construction and land forming of the settlement shall be soil neutral to avoid any importing or exporting of earth;
- i. Proposals will be accompanied by a minerals assessment which includes information concerning the availability of minerals within the site, their scarcity, the timescale for the development and the practicality and viability of the prior extraction of any identified mineral resources; and
- j. Proposals shall set out measures for the remediation of contaminated land.

(2) A healthy new town

- a. Proposals shall create a vibrant, healthy place to live by promoting physical activity and more active lifestyles for all age groups, facilitating community building and through preventative health care measures (e.g. provision of high quality public open space, noise and air pollution mitigation measures, design to encourage outdoor activities, sustainable access and transport, provision of allotments and orchards, garden space).

7.52 Policy SS9 outlines the infrastructure, delivery and management practices that Otterpool Park will need to adhere to. Key principles include but are not limited to:

- Self sufficient in infrastructure terms;
- Appropriate phasing of and access infrastructure;
- Strategy for the management and monitoring of traffic;
- Ultra fast fibre optic broadband;
- New homes equipped with adaptable space for home working;
- Data analysis and smart monitoring of water and energy use and waste generation available to new homes;
- Infrastructure, the urban realm, open spaces and facilities designated to take into account long term management and maintenance requirements; and
- Strategy for long term stewardship of the settlement.

7.53 Policy CSD1 sets out that development resulting in new housing will be allowed in line with Policy SS3 where it contributes to the creation of balanced neighbourhoods. The Policy sets out, inter alia:

- Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) at any location within the district should provide 22 per cent affordable dwellings on-site.
- For development proposing 15 or more dwellings, as a starting point approximately 70 per cent of the affordable housing to be provided shall be affordable housing for rent.

7.54 Policy CSD2 outlines that residential development and new accommodation should be designed and located in line with the spatial strategy's approach. Within developments of 15 or more dwellings (net gain), where viable and practical:

- A range of housing tenures should be provided including owner-occupied and private rented and affordable housing in accordance with CSD1. The council's Strategic Housing Market Assessment (SHMA) will be used as a starting point for determining the mix of tenures; and
- A range of size of new dwellings should be provided. As a starting point, this range should reflect the mix identified in the SHMA as follows:

Tenure	One bed (per cent)	Two to three bed (per cent)	Four bed + (per cent)
Owner-occupied / private rent	5-20	65-70	15-30
Affordable tenures as defined in the National Planning Policy Framework)	20-25	50-60	20-25

7.55 Policy CSD2 states that specialist units for older people (class C3b) will be delivered primarily through strategic allocations as part of a new garden settlement in the North Downs Area and expansion at Sellindge.

7.56 Policy CSD4 sets out the Councils Green Infrastructure of Natural Networks, Open Spaces and recreation requirements for new developments. The Policy states that the Council will require proposals over their lifetime to:

- i. To provide net gains in biodiversity at least to comply with statutory and/or national policy requirements (assuming no residual loss);
- ii. To demonstrate that they protect and enhance valued landscapes, sites of biodiversity or geological value and soils, commensurate to their status and quality;
- iii. So far as possible, to deliver improvements in green infrastructure (GI) assets in the district and ensure positive management of areas of high landscape quality or high coastal/recreational potential identified in the Green Infrastructure Report (2011) (or any updates to this report).

Green infrastructure will be protected and enhanced and the loss of GI uses will not be allowed, other than where demonstrated to be in full accordance with national policy or a significant quantitative or qualitative net GI benefit is realised, or it is clearly

demonstrated that the aims of this strategy are furthered and outweigh its impact on GI. Moreover:

- i. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance.;
- ii. A high level of protection will be given to nationally designated sites (Sites of Special Scientific Interest and Ancient Woodland) where development will avoid any significant impact.;
- iii. Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites
- iv. Planning decisions will have close regard to the need for conservation and enhancement of landscape and scenic beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB), which will be given the highest status of protection in relation to these issues. Development within the setting of the AONB should be sensitively located and avoid or minimise adverse impacts on the AONB. Elsewhere development must not jeopardise the protection and enhancement of the district's distinctive and diverse local landscapes, and must reflect the need for attractive and high-quality open spaces throughout the district.; and
- v. Planning applications will need to be supported by ecological surveys, mitigation strategies (when required) and enhancement plans, in order to follow and apply the mitigation hierarchy, as appropriate.

The GI networks will be managed with a focus on:

- i. Adapting to and managing climate change effects.;
- ii. Protecting and enhancing biodiversity and access to nature, particularly in green corridors and other GI strategic opportunities
- iii. Identifying opportunities to expand the GI functions of greenspaces and their contribution to a positive sense of place (including enhancements to public open spaces and outdoor sports facilities); and
- iv. Tackling network and qualitative deficiencies in the most accessible, or ecologically or visually important GI elements, including improving the GI strategic fringe zones in Figure 5.2 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements.

7.57 Policy CSD5 outlines that development should contribute to sustainable water resource management which maintains or improves the quality and quantity of surface and ground water bodies, and where applicable, the quality of the coastal environment and bathing waters. Development will be permitted where it meets the following criteria:

- a. All developments should incorporate water efficiency measures appropriate to the scale and nature of the use proposed. Planning applications for the construction of new dwellings

should include specific design features and demonstrate a maximum level of usage to meet the higher water efficiency standard under Regulation 36(3) of the Building Regulations to achieve a maximum use of 110 litres per person per day (including external water use). Proposals should demonstrate that water efficiency and water re-use measures have been maximised and should seek to significantly exceed this standard

- b. For non-residential development, the development achieves BREEAM 'excellent' standard addressing maximum water efficiencies under the mandatory water credits, where technically feasible and viable;
- c. New buildings and dwellings must be delivered in line with waste water capacity and designed so as to ensure that, in relation to greenfield development, peak rate of surface water runoff from the site is not increased above the existing greenfield surface water runoff rate, incorporating appropriate sustainable drainage systems (SuDS) where feasible and water management features, with full consideration given to integration of water management. The quality of water passed on to watercourses and the sea must be maintained or improved, and flood risk must not be increased by developments within the district; and

Development which could have an impact on water quality in the Stodmarsh European-designated sites through increased nutrient levels from wastewater discharges will be required to provide evidence of nutrient impacts through a nutrient budget approach at the point of submission of the planning application. Planning permission will only be granted if:

- i. the applicant can demonstrate, subject to meeting the tests of the Habitat Regulations, that the development would not have a significant effect on the Stodmarsh European sites either alone or in combination with other plans and projects;
- ii. The applicant can demonstrate that the development will provide all requisite mitigation measures to avoid any likely significant effect on the Stodmarsh European sites as may be necessary through a Design and Implementation Plan. The Design and Implementation Plan will set out the proposed nutrient neutrality mitigation measures, how the measures will be implemented and how they will be secured for the lifetime of the development. This plan will be required to be submitted to and approved by the Council before planning permission can be granted. The mitigation measures in the Design and Implementation Plan shall be secured by planning condition or planning obligation as appropriate.

Relevant site designations

7.58 Land in the centre of Sellindge village, directly to the north of the OFMA over the M20 motorway, is allocated for the development of approximately 250 homes, a village green/common, works to Ashford Road and community facilities.

7.59 The Site contains and is close to a range of planning policy designations, including:

- Westenhanger Castle Ancient Monument¹⁵ in the north of the Site;

¹⁵ List entry Number: 1020761

- Harringe Brooks Woods Ancient Woodlands and Local Wildlife Site, which abuts the western site boundary;
- Kent Downs AONB, which bounds the Sites eastern and southern edges;
- Several Areas of Archaeological Potential¹⁶ (AAP) within the site boundary;
- Lymgne Conservation Area to the south of the site;
- A corridor of flood risk zones 2 and 3 running through the Site along the East Stour River;
- A number of Listed Buildings¹⁷; and
- Former Otterpool Quarry SSSI at the centre of the site.

Places and Policies Local Plan (2020)

7.60 The Places and Policies Local Plan was adopted as part of the statutory development plan for FHD on 16 September 2020. The Places and Policies Local Plan identifies small and medium sized sites for development across the district to meet targets set out in the Core Strategy and sets out detailed development management policies to assess planning applications.

7.61 Policy HB1 sets out FHDC's objective for creating quality places through design. It confirms that planning permission will be granted where the proposal, inter alia, makes a positive contribution to its locations and surroundings, facilitates circulations and ease of movement within the locality, creates, enhances and integrates areas of public open space, GI and other public realm assets, and does not lead to future adverse impacts on future users and the surrounding users.

7.62 Policy HB2 outlines FHDC's aim for achieving cohesive design in residential developments. Proposals for major housing developments will be required to prepare a design statement demonstrating compliance with Building for Life 12. The statement will demonstrate how the proposal integrates into the neighbourhood, creates a place and creates streets.

7.63 Policy HB3 states that planning permission for new residential developments will be granted if they meet the nationally describe technical housing standards. Residential developments will propose an area of private open space for each new dwelling. Flats will provide a private usable balcony area with a minimum depth of 1.5m as long as this does not reduce the privacy of neighbouring dwellings, and Houses will include an area of private garden of at least 10m in depth and the

¹⁶ Comprising APPs: Surrounding Roman Pit and Pottery; around prehistoric and medieval occupation and historic park; surrounding Palaeolithic and Mesolithic flints, Roman Potters, Early Medieval cropmarks; Surrounding SAM 120 and medieval potter; Surrounding Bronze age bowl barrow; around area of early prehistoric potential, and; around Lymgne WW2 airfield.

¹⁷ Grade I Westenhanger Castle (1344223); Grade I Barns at Westenhanger Manor (1045888); Grade II Upper Otterpool (1061110); Grade II Railway Cottages (1061110); Grade II Stream Cottage and Grove Bridge Cottage (1054727); Grade II Otterpool Manor (1344210); Grade II Little Berwick (106118); Grade II Berwick House (1083582); Grade II Belle Vue House and Flats (1061111) Grade II Twin Chimneys Farm (1476733); and Newingreen Farm and farm sign (1476746)

width of the dwelling. The policy sets out that, inter alia, a minimum of 20% of homes on major new build development will meet the accessibility and adaptable Building Regulation M4(2) Adaptable Homes Standards.

- 7.64 Policy E8 sets out that all major development within FHD will enable Fibre to the premises.
- 7.65 Policy C1 outlines the role FHDC expects major developments to make in terms of creating a sense of place. Residential developments of over 10 dwellings will be expected to demonstrate a deliverable project for fostering a sense of place.
- 7.66 Policy C3 confirms that new residential developments of 20 or more dwellings will be required to provide open space in accordance with The Open Space Review and Strategy (2017). The gross open space calculation may include provision of publicly available sustainable drainage systems, informal sports pitches and formal play spaces.
- 7.67 Policy C4 sets out that residential developments of 10 or more family dwellings will provide child play space in accordance with table 12.2.
- 7.68 Policy T1 outlines FHDCs approach to Street Hierarchy and Site Layout. The Policy states that proposals for major development will be granted if the Design and Access Statements (Ref. OP5 Appendix 4.16) demonstrates attention has been paid to street design. Applications should show that the street hierarchy considers pedestrians first and private motor vehicles last, permeability is provided throughout, an environment is created that is safe for all users, a range of street types is created, active frontages are created and appropriate street furniture and signage is included.
- 7.69 Policy T2 sets out FHDC's parking standards for developments and states that permission will be granted for schemes providing residential parking where residential and visitor parking is sufficient and well-integrated. The Applicant should demonstrate, amongst other things that:
- Parking in residential developments meet the standards set out in Table 13.1 and take into account local context;
 - Parking in non-residential and commercial developments is provided in accordance with standards set out in Table 13.2;
 - Non-residential and commercial proposals that include parking will be required to provide for a minimum of 10% of spaces for active and 10% passive Electrical vehicle charging points; and
 - Priority has been given to on-street parking in well-designed streets.
- 7.70 Policy T5 confirms that planning permission will be granted for residential development subject to the provision of cycling parking at a quanta of 1 space per bedroom. Parking should be provided either within the curtilage of a residential dwelling, or in a secure communal facility. Cycle parking requirements for non-residential uses will be provided in agreement with FHDC.
- 7.71 Policy NE2 sets out FHDC's in enhancing Biodiversity in the Council area. All new developments will be required to conserve and enhance the natural environment. The Council will support developments that, inter alia:

- Enhances, retains and protects existing sites and features of nature and conservation value;
- Does not reduce, and where feasible, improves species' ability to move through the environment in response to predicted climate change; and
- Incorporate features that enhance biodiversity as part of good design and sustainable development.

7.72 Policy NE5 outlines FHDC's objective for minimising light pollution and external illumination. Proposals for major development will be approved if:

- The proposal does not materially alter light levels outside the development site;
- The proposal does not adversely affect the use or enjoyment of nearby buildings or open space; and
- The proposed lighting scheme accords with the best practice guidance provided by the Institution of Lighting Professionals relevant to the particular Environmental Zone.

7.73 Policy NE6 sets out that planning permission will be granted for developments only if investigation and analysis is undertaken which clearly demonstrates that the site can be developed safely. Where proposals effect land where instability is suspected, any planning application must be accompanied by a phase 1 desktop land stability or slope stability risk assessment report.

7.74 Policy CC1 outlines FHDC's objective in reducing carbon emissions. Planning applications for all major new build housing developments and non-residential buildings of 1,000sqm or more gross floor space will be required to reduce carbon emissions by a minimum of 10% above the Target Emission Rate.

7.75 Policy CC2 Sets out FHDC's aims for achieving sustainable design and construction. Proposals for all new development will be permitted where, inter alia,

- All new build housing is built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations;
- Non-residential developments will achieve the BREEAM 'Very Good' standard; and
- The development minimise energy demand through passive design and layout.

7.76 Policy CC3 outlines FHDC's strategic approach to Sustainable Drainage Systems (SuDs). It confirms that development will be permitted where, amongst other things:

- Surface water is managed close to its source and on the surface where reasonably practicable;
- Priority is given to the use of 'ecosystem services' as defined in the PPG;
- Water is viewed as a resource and is reused where practicable, offsetting potable water demand;
- The features that manage surface water are commensurate with the design of the development;

- Run off from all hard surfaces receives an appropriate level of treatment in accordance with Sustainable Drainage Systems guideline, SuDs Manual (CIRIA C753), to minimise the risk of pollution; and
- Major developments accord with KCC's Drainage and Planning Policy Statement 2017.

7.77 Policy HW2 sets out FHDC's objective of improving the health and wellbeing of the local population and reducing health inequalities. It confirms that residential developments of 100 or more units or non-residential developments over 1,000sqm a Health Impact Assessment will be required.

7.78 Policy HW3 sets out that proposals will incorporate landscape in the design and layout of buildings and landscaping of all major developments, not result in the net loss of existing allotments, and not result in the loss of the best and most versatile agricultural land

7.79 Policy HW4 outline FHDCs objective in promoting active travel. The policy states that permission will be granted for proposals likely to give rise to increase travel demands where the site has/ will have sufficient integration and accessibility by walking and cycling.

7.80 Policy HF1 confirms that the Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, particularly where they bring at risk or under-used heritage assets back into use.

7.81 Policy HE2 outlines FHDC's aim of protecting enhancing where possible important archaeological sites. Proposals for new developments must include an appropriate description of the significance of any heritage assets that may be affected.

Other Material Considerations

7.82 In addition to the statutory development plan documents, the following documents are likely to be material considerations:

- National Planning Policy Framework (NPPF) (2021) and National Planning Practice Guidance (NPPG (2014 as amended) (discussed above); and
- Emerging Kent Waste and Minerals Plan (2022) (discussed above).

8 Otterpool Park - Proposed Development

- 8.1 This chapter of the PDS describes the proposals put forward in the OPA.
- 8.2 The Masterplan Vision for Otterpool Park is to create a place and a community which is led by landscape and integrates with the existing communities as well as the rural surroundings. It will provide new homes and employment facilities and will achieve the highest level of sustainability, in a manner that integrates and benefits the wider district (please see the Spatial Vision for further details (Ref: OP7)).
- 8.3 The proposed development aims to create a distinctive place by following three key principles:
- Countryside – providing a comprehensive green infrastructure (GI) network and net biodiversity gains. Development that enhances the natural environment and respects its surroundings;
 - Connected – creating a well-connected town for pedestrians and cyclists, supporting healthy lifestyles, delivering high quality digital connectivity;
 - Creative – providing strong cultural, recreational, and shopping facilities in walkable vibrant sociable neighbourhoods along with a wide range of local jobs with the aim of facilitating creativity and innovation.
- 8.4 In accordance with the masterplan vision set out at Section 3 of this statement and taking account of the appropriate density of development to achieve garden settlement objectives and a deliverable scheme over the long term, the following represents a summary of the Otterpool Park garden settlement outline proposals:
- Up to 8,500 new homes across a range of types, sizes and tenures to help meet the district's needs, including both market and affordable, homes designed for elderly residents and innovative housing options such as self-build;
 - Up to 87,500 sqm of employment floorspace – the OPA will support approximately 9,000 jobs – over half of which are projected to be in office and light industrial jobs. The remaining employment is expected to be in retail and leisure, hotels, recreation, and community, and in a wide variety of sectors through home working, as well as being created through construction;
 - Up to 67,000 sqm of education and community facilities floorspace including primary and secondary schools as well as nurseries and crèches, health care, places of worship and community centres;
 - Up to 29,000 sqm of mixed retail and related floorspace. This will be focused in the town centre but will also be provided in local centres across the site;
 - Up to 8,000sqm 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, nutrient neutrality mitigation and provision of a fibre-to-home broadband network;

- Green space (approximately 50% of the application site) – this will comprise strategic open spaces, green corridors, space for outdoor sports and play, orchards, allotments, gardens and other incidental green spaces, as explained in the GI Strategy (Ref. OP5 Appendix 4.11);
- Blue infrastructure (such as SuDS to manage surface water both in terms of water quality and quantity and wetlands to ensure nutrient neutrality);
- Preservation and enhancement of key heritage assets on site (for example, public benefit will be achieved through increased accessibility and understanding of such assets as Westenhanger Castle, a Roman Villa and scheduled barrows);
- A network of vehicular, cyclist and pedestrian routes through the site which encourage movement and accessibility; and
- Walkable neighbourhoods, encouragement of cycling and easy access to sustainable public transport (for example through homes being close to the town centre or local centres, enhancements to Westenhanger Station and bus services and through provision of mobility hubs which provide cycle parking).

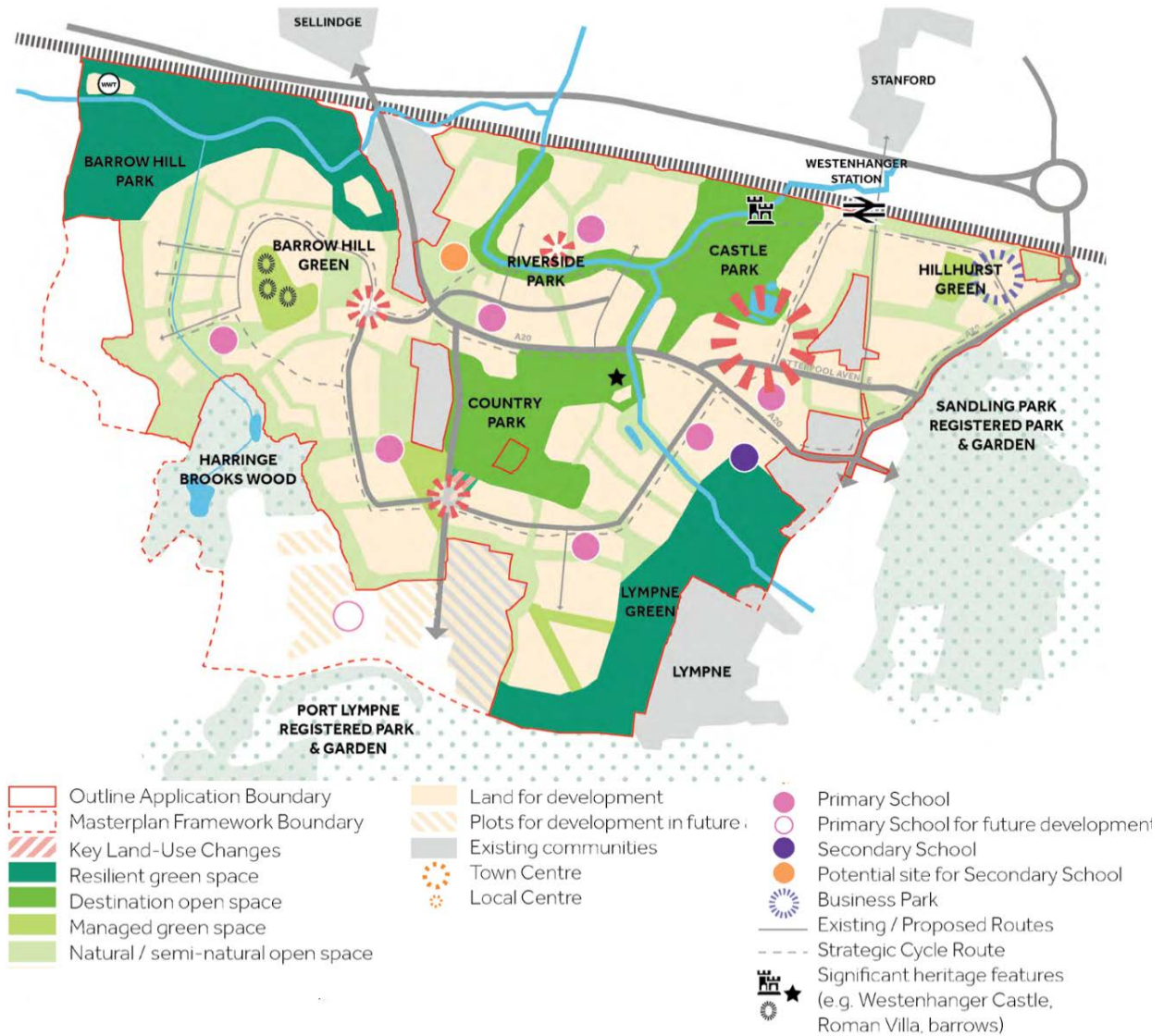
8.5 As explained within the Development Specification (Ref. OP5 Appendix 4.1), the planning application is submitted in a tiered manner, with an outline application being submitted in Tier 1. Tier 2 will set out more specific details of the development through the production of a detailed masterplan and a design code that will guide reserved matters applications submitted in Tier 3. The tiered approach is necessary to provide flexibility and deliverability.

8.6 Please refer to the Development Specification (Ref. OP5 Appendix 4.1) for full details of the proposals. The Design and Access Statement (Ref. OP5 Appendix 4.16) explains the design evolution and considerations that have shaped the proposals. The Strategic Design Principles document (Ref. OP5 Appendix 4.3) will inform the preparation of all Design Codes and reserved matters applications in the future and should be read alongside the application parameter plans (Ref. OP5 Appendix 2.8 and 4.2). It will ensure that the design approach is co-ordinated across the site.

8.7 An illustrative masterplan (OPM)(P)1015) (Ref. OP5 Appendix 4.5) has been submitted with the OPA to demonstrate one way in which the development could come forward in line with the documents submitted for approval.

8.8 Figure 8-1 below shows a graphic of the illustrative masterplan from the Design and Access Statement (Ref. OP5 Appendix 4.16).

Figure 8-1 Illustrative masterplan



8.9 Figure 8-1 shows the location of some of the key existing assets on site which will be retained (for example, Westenhanger Castle and Westenhanger Station in the north of the site, the Roman Villa in the centre of the site (shown by a star) and the East Stour river running through the site) as well as illustrative proposed features such as the key transport movement corridors, the key strategic open spaces, land for development, the location of the town and local centres and schools.

9 Planning Issues

9.1 This chapter of the PDS identifies key planning issues and provides analysis of the proposals against planning policy and other material considerations. The topics considered are:

- the principle of strategic development;
- provision of housing, housing mix and type;
- amenity – artificial light, air quality and noise and vibration;
- employment;
- retail;
- transport;
- heritage and archaeology;
- green infrastructure and landscape and visual effects;
- biodiversity;
- blue infrastructure, flood risk and nutrient neutrality;
- sustainability;
- socio-economics;
- waste;
- minerals; and
- design

9.2 The chapter concludes that the proposals are acceptable in planning terms and should be granted planning consent.

Principle of Strategic Development

9.3 The principle of a new settlement to deliver up to 10,000 homes as well as other supporting uses at the Site has been established through:

- the identification of an acute housing need in FHD;
- an extensive assessment of the Site's appropriateness to accommodate a new settlement of this nature and the subsequent allocation of the site in the adopted FHDC Core Strategy Review (2022); and
- Government support for strategic scale new settlements as a means to address the countries housing crisis, both nationally and in relation to the Site specifically¹⁸.

9.4 Policy SS2 of the Core Strategy Review (2022) confirms the requirement to deliver 738 dwellings (Class C2/C3) a year on average in FHDC from 2019/20 to 2036/37. This totals

¹⁸ Locally-Led Garden Villages, Towns & Cities Prospectus (Department for Communities and Local Government, March 2016); MHCLG press release 'New £18 million fund to accelerate house building' (11 November 2016), and; paragraph 73 of the NPPF (2021)

13,284 new homes over the plan period (2019/20-2036/7), of which delivery of a minimum of 5,593 dwellings has been identified at the new garden settlement over the plan period. The Development will deliver new homes in a phased manner to avoid any overprovision of new homes in the district.

- 9.5 Evidence based work to identify options FHDC has for accommodating the level of growth identified has been undertaken. The studies¹⁹ undertaken by AECOM conclude that Otterpool Park is the most appropriate location to accommodate growth because it is the least constrained of six areas identified throughout FHD.
- 9.6 Findings of AECOM's Growth Options Study²⁰ (2016-17) align with FHDC's Expression of Interest prepared in response to the Locally-Led Garden Villages, Towns & Cities Prospectus (Department for Communities and Local Government, March 2016) - 'Otterpool Park - A Garden Town of the Future' (June 2016). To which the Government announced its support 11 November 2016, stating:

"This new locally-led Garden Town at Otterpool Park, Shepway in Kent will be built on previously developed land and public sector land and will deliver up to 12,000 new homes along with schools and other essential facilities²¹."

- 9.7 The principle of a new garden settlement at the Site is supported and encouraged within planning policy. Policies SS6-SS9 of the Adopted Core Strategy Review (2022) follow from the comprehensive assessment of the need for new homes and the capacity of the district to accommodate growth and have been developed to guide new strategic scale development at the Site.
- 9.8 The Planning Inspectorate's Report on the Examination of the FHDC Core District Core Strategy Review (2022) confirms that the evidence submitted by the Council demonstrates that the provision of housing in the form of a new garden settlement at Otterpool Park is the only reasonable way through which the Council can deliver their housing requirements. The Inspector's Report states:

"The evidence demonstrates that only one area ... is able to accommodate the scale of housing necessary. This is the area identified for the New Garden Settlement ... There are no reasonable alternatives in terms of delivering the housing requirement." (Para. 69)

"The size of the allocation and the potential overall scale of housing development in the longer term is justified. It will allow for a comprehensive approach to the whole site to be brought forward which provides adequate scope for strategic landscaping and open space provision and the opportunity to ensure necessary infrastructure is in place at the right time. It will provide flexibility and choice in terms of which parcels of land are brought forward for development, allow for multiple sales outlets for housebuilders and opportunities for a range of housing types and tenures." (Para. 75)

¹⁹ URS (later became AECOM) (2014) M20 Junction 11 Masterplan, AECOM (2015) Land at Junction 11, M20 Advice Note, and AECOM (2016) Land at Junction 11, M20 Advice Note.

²⁰ AECOM (December 2016) *High Level Options Report – Shepway District Growth Options Study* and AECOM (April 2017) *Shepway Growth Options Study – Phase Two Report*.

²¹ MHCLG press release 'New £18 million fund to accelerate house building' (11 November 2016)

- 9.9 The Planning Inspectorate's Report (2022) on the Examination of the FHDC Core District Core Strategy Review also outlines that the scale of employment development and retail and other main town centre use floorspace proposed is justified. It will be commensurate with the scale of housing and will help to ensure that the settlement is relatively self-contained (paragraph 76).
- 9.10 As set out above, the Site has been identified as the most appropriate location to accommodate a strategic level of growth in FHD. It is not reasonable to suggest development of this scale could be accommodated within an existing settlement boundary and the adopted planning policy provides support for the principle of Otterpool Park (Policy SS1).
- 9.11 In accordance with paragraph 119 of the NPPF (2021) the proposed development will provide effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. In line with paragraph 120 of the NPPF (2021) this will be achieved by a mix of uses being provided, recognising the multiple functions of undeveloped land and helping to meet the identified needs for housing where land supply is constrained.

Provision of housing

- 9.12 The NPPF is clear LPAs must support the Government's objective of significantly boosting the supply of housing (paragraph 60).
- 9.13 The supply of a large number of new homes can often be best achieved through planning for new settlements that help meet identified needs in a sustainable way (NPPF, paragraph 73).
- 9.14 Policy SS2 of the Core Strategy (2022) confirms the requirement to deliver 736 dwellings (Class C3) a year on average from 2019/20 to 2036/37. This totals 13,284 new homes over the plan period.
- 9.15 Policy SS6 of the Core Strategy Review (2022) allocates land within the North Downs area for a new garden settlement for *"a minimum of 5,593 new homes in a phased manner within the plan period (to 2036/7) with potential for future growth to provide a total of 8,000-10,000 homes within the site allocation area beyond the plan period."*
- 9.16 The proposed development, which proposes the delivery of approximately 8,500 new homes, will make a substantial contribution to the delivery of new housing in FHD during the plan period and beyond, in line with the adopted local policy position.
- 9.17 The pace of delivery will be informed by market demand but it is anticipated that the rate of delivery will be as identified in the Core Strategy Review (2022):

Table 9-1 Housing Delivery Rates (Table 6.7 from the Adopted Core Strategy Review, 2022)

	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37	Total
Garden Settlement	121	264	331	350	423	423	528	528	557	498	502	534	534	5,593

- 9.18 The lower delivery rate is supported by Montagu Evans' Market Analysis Report (November 2017) which concludes the Development can accommodate a delivery rate of around 200-300 units per annum. The delivery rates have been tested with a range of national and local housebuilders and developers during 2018 who endorsed the range set out above. To achieve the highest rate of housing delivery it is key that a range of product and tenures are developed concurrently across the site. Further information regarding this can be found within the Housing Strategy (Ref. OP5 Appendix 4.14) submitted with the application.
- 9.19 The Planning Inspectorate's Report (2022) on the Examination of the FHDC Core Strategy Review confirms that the site has the potential to accommodate a total of some 8,000 to 10,000 dwellings. This scale of development is considered to be justified as it will allow for a comprehensive approach to the whole site being brought forward (paragraph 75).
- 9.20 In relation to delivery of the new garden town the Inspectors say "The Council itself has a very substantial role in bringing forward the New Garden Settlement. It owns or has options on the majority of the land in question. It has also set up the Otterpool Park Limited Liability Partnership (the LLP) to act as the master developer. The Council is very strongly committed to the delivery of the New Garden Settlement and the arrangements in place provide the opportunity to use its resources and powers effectively to facilitate this. ... Given the context of the particular circumstances regarding ownership, funding and the role of the LLP and the strong support from Homes England, we are satisfied that the New Garden Settlement is viable and deliverable" (Paragraphs. 89-91).

Housing sizes and tenures

- 9.21 In line with Policy CSD1 and CSD2 of the Core Strategy Review (2022), the proposed housing mix includes a wide range of unit tenures and sizes as shown in Table 9.2 and Table 9.3. This will contribute to the creation of balanced neighbourhoods which meet identified needs.

Table 9-2 Proposed Bedroom Mix (Otterpool Park Housing Strategy, 2022)

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

Table 9-3 Proposed Tenure Mix (Otterpool Park Housing Strategy, 2022)

Tenure	Type	Minimum Parameter	Maximum Parameter
Affordable Rent	Affordable	10%	15%
Affordable Elderly	Affordable		5%
NHS Step Down	Affordable		1%
Intermediate Elderly	Intermediate	8%	15%
Intermediate Rent	Intermediate		
Shared Ownership	Intermediate		
First Homes	Intermediate	0%	6%
Live / Work	Intermediate	0%	2%

- 9.22 Policy SS6 of the Core Strategy Review (2022) provides additional detail about the range of tenures sought at the site in particular, confirming “22 per cent of all dwellings should be provided as affordable homes, subject to viability”. Paragraph 10.12 of the Housing Strategy (Ref. OP5 Appendix 14.4) confirms that at Otterpool Park it is proposed that a minimum of 22% of all homes will be affordable housing and a minimum of 10% of all homes will be for affordable or social rent.
- 9.23 Affordable housing will be distributed through the development to ensure the new garden settlement develops as a mixed and sustainable community.
- 9.24 A phasing plan for affordable housing provision overall and within the various affordable housing types will be developed with the overall end target (22% of homes) clearly established, thus being complicit with paragraph 65 of the NPPF.
- 9.25 A household density of 2.4 persons per dwelling has been assumed to inform the OPA. Density is key to creating a sustainable new settlement and town centre that can support a range of uses, provide access to facilities and support sustainable transport links. In accordance with Policy SS8 of the Core Strategy Review (2022) higher densities are focused around the town centre, Westenhanger Station and local centres.
- 9.26 Residential development will be designed to meet the needs of vulnerable or excluded groups and contribute to meeting the long-term flexible living or care requirements of residents (Policy CSD2 of the Core Strategy Review).

- 9.27 The OAHN projections in the SHMA (2017) indicate that the number of people aged 65+ years in FHD is set to increase significantly from 24,257 in 2014 to 40,536 in 2027, a rise of 60.5%. This is anticipated to increase demand for retirement homes of circa 1,280 units which represents 9.3% of total household growth in the district.
- 9.28 In accordance with Policy CSD2 (Core Strategy Review) the development could provide a mix of housing types for ageing and older people to meet a range of care needs. The proposals include:
- Large flats to appeal to down sizers;
 - Affordable, intermediate and market elderly homes;
 - Extra care with a range of levels of support from independent living to care packages; and
 - Homes for those with higher care needs.
- 9.29 In accordance with Policy SS6(1) of the Core Strategy Review (2022), a minimum of 10 per cent of homes in each substantial phase shall be built to meet the needs of the elderly, from active retired people to those requiring intensive nursing care, including specialist C2 provision. All such homes shall be built to meet M4(3) Category 3: Wheelchair User Dwellings standards as set out in Building Regulations. The remaining 90 per cent of homes will be built to meet M4(2) Category 2: Accessible and Adaptable Dwellings as set out in Building Regulations.
- 9.30 The development will set minimum space standards in accordance with Policy HB3 of the PPLP (2020) and Policy SS6 (1) of the Core Strategy Review (2022).
- 9.31 Policy HB4 of the PPLP (2020) sets out FHDC's general requirements in relation to self-build and custom housebuilding development. Policy SS6 (2) of the Core Strategy Review (2022) relates to the site specifically and confirms *"a proportion of proposed dwellings shall be provided as self-build or custom-build plots, having regard to the need identified by the council, with each substantial phase contributing a proportion of self-build and custom-build housing"*.
- 9.32 Infrastructure will be provided to allow for serviced plots to be sold, de-risking the plots for potential self and custom build purchasers. To attract potential purchasers, it is envisaged that self and custom build plots will sit within high quality public realm, with a commitment for ongoing maintenance and development of these areas. A self-build / custom scheme for the site shall be submitted to the LPA and will be updated as RMAs are submitted (see Section 10 of the Housing Strategy for further details, Ref. OP5 Appendix 4.14).
- 9.33 At Tier 2 and Tier 3 the housing mix for each phase or plot will be established. Delivery will be monitored as development progresses.
- 9.34 The design codes will ensure that there is a variety of housing types in each phase. Homes will include apartments in the more accessible locations and close to services and facilities as well as town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living. Housing density will be focused around the town centre and appropriate locations. In line with Policy CSD1 of the Core Strategy Review (2022) provision of affordable housing will so far as possible, be dispersed and designed to integrate in terms of function and appearance with the market housing.

Amenity

9.35 The NPPF (paragraph 130) seeks development proposals that create places with a high standard of amenity for existing and future users.

Artificial light

9.36 The Site is located amongst a range of high-quality natural landscape and built environment.

9.37 The Kent Downs AONB bounds the Site along its eastern and southern edges. The Site also coincides with designated Strategic Landscape Areas (SLAs). Most notably the triangle of agricultural land within the Site to the west of Stone Street and east of the Sandling Park (see ES OP5 Appendix 12-3 Figure 2 and OP5 Appendix 12-3 Figure 3). The Lymgne conservation area, whose extent is shown on OP5 Appendix 12-3 Figure 3 of the ES, lies at its closest point 5m to the south-east of the site.

9.38 The proposed development is of a strategic scale, so in accordance with Policy NE5 of the PPLP (2020) a detailed lighting strategy and assessment would be prepared through the Tier 2 planning stage which future lighting designs for the scheme, through Tier 3, would accord to. The strategy, the assessment and the designs would comply with the criteria for those Environmental Zones that are to be agreed with the local planning authority, as set out in the Institution of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' with regards to light levels, light spill, glare and sky glow. At this stage of the planning process the LVIA has been cognisant at a high-level of the potential likely effects of proposed lighting within Development upon landscape character and visual amenity, and has considered the implementation of key measures regarding the mitigation of adverse impacts arising from the potential lighting and reflectivity as set out in the SDP and the GI Strategy.

9.39 The Core Strategy Review (2022) supports the principle of development at the Site subject to the external lighting design that supports "*the aims of the Kent Downs Management Plan on Dark Skies and the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Light Pollution, to ensure the impact of lighting is minimised and that the most efficient technology is used*" (Policy SS7 of the Adopted Core Strategy Review (2022)).

9.40 In line with this Policy SS7 of the Core strategy Review (2022), the following design principles have been embedded into the Development to ensure that the impact of light is minimised:

- The quantity and illumination of the lighting proposed would be the minimum necessary.
- All lighting is positioned and directed only to where it is required so as to minimise glare, light spillage and sky glow from the site by avoiding lighting near or above the horizontal and utilising low light pollution lanterns with flat glass lenses, horizontally mounted asymmetric luminaires / floodlights and full horizontal cut off optics / luminaries, where possible, i.e. no direct upward light.
- The lighting design 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.

- Where possible and appropriate, consideration should be given to proposing timed lighting units and part-night lighting switching-off at quiet times, or a curfew which extinguishes all non-essential lighting after an agreed time, to ensure safety but minimise night disturbance.
- Use of physical barriers e.g. proposed buildings, existing areas of substantial vegetation or new structural planting to obscure or reduce the effects of installed artificial light sources on sensitive receptors.

9.41 The overall integral character of the Kent Downs SLA and AONB are maintained after taking into account the embedded design, mitigation and enhancement measures set out at Section 12.5 of the ES.

9.42 In summary, the proposed development would accord with the relevant planning policy regarding lighting (Policy SS7 of the Core Strategy 2022 and Policy NE5 of the PPLP 2020) by providing a lighting assessment and designing external lighting to support the aims of the Kent Downs Management Plan on Dark Skies and the ILP Guidance Notes to ensure that the impact of lighting is minimised, and that the most efficient technology is used.

Air Quality

9.43 The site clearance and construction phase of the development has potential to result in temporary air quality impacts due to the emission of dust. The operational phase of the development also has potential to affect air quality due to; changes to the flow, speed and composition of traffic on the road network; a change in road layout and alignment, leading to a change in vehicular emissions and/or a change in the distance between vehicular emissions and receptors, and; the introduction of new receptors on the site.

9.44 In accordance with paragraph 186 of the NPPF, Chapter 6 of the ES (Ref. OP5) submitted in support of the application considers the environmental impact of the construction and operation of the development with respect to air quality. The assessment recommends design and other mitigation measures that would be employed to ensure the development does not result in any unacceptable impact on air quality.

9.45 Chapter 6 of the ES (Ref. OP5) considers the dust impacts during the construction phase by assessing the dust emissions magnitude of the planned construction activities, taking into account the existing sensitivity of the Site and surround areas. Left unmitigated there is a high risk of dust impacts from the construction phase therefore a range of mitigation measures (set out in full at Appendix 6.5 of the ES) are proposed:

- Site Management (logging of incidents/complaints);
- Monitoring (site inspections, soiling checks, compliance with Dust Management plan, etc);
- Preparing and maintaining the site (locate dust causing activities away from receptors, barriers, cleaning, enclosed specific operations with high potential for dust production, cover stockpiles, etc);
- Operating vehicle/machinery and sustainable travel (comply with NRMM standards, no idling, use mains electricity, travel plan etc);
- Operations (employ dust suppression, use enclosed chutes, minimise drop heights, etc);

- Demolition measures (damp down, avoid explosive blasting, soft strip interiors before demolition, etc);
- Earthworks measures (revegetate promptly, use hessian mulches and cover with topsoil, etc);
- Construction measures (avoid scabbling, keep aggregates damp, ensure fine powder materials are delivered enclosed and stored in silos, ensure bags are sealed after use); and
- Trackout measures (wash access and local roads, avoid dry sweeping of large areas, ensure vehicle-borne materials are covered, install hard surface haul routes, wheel washing, etc).

9.46 With the application of mitigation measures listed above it is concluded that the residual effects of the construction phase on air quality would be no worse than negligible.

9.47 Air quality in the study area generally does not exceed the Objectives of the Air Quality Strategy (AQS) for England, Scotland, Wales and Northern Ireland (2007)²².

9.48 The operational impact of the proposed development on local air quality has been assessed by undertaking air quality modelling without and with proposed development scenarios in 2024, 2030 and 2044. These years represent a significant point in the development's construction and operation timeframe with respect to air quality impacts. 2024 represents the first year of residential occupation at the Site and so assessing the worst- case emission rates will confirm whether the Site is suitable for residential occupation. 2030 is anticipated to be the peak construction year in terms of residential units built and non-residential floor space created. The Framework Masterplan is expected to be fully built out by 2044, giving an indication of the enduring air quality impacts of the development.

9.49 In accordance with Core Strategy Strategic Need B "*the challenge to enhance management and maintenance of natural and historic assets*" and FHDC's aim to "*minimise local carbon emission, maintain air quality, control pollutants and promote sustainable waste management*" the operation of the Development (inclusive of the Framework Masterplan) is not expected to result in any significant residual effects on local air quality in any of the assessment years²³.

9.50 Changes in concentrations at existing receptors are negligible for the vast majority of receptors for all pollutants. Total concentrations across the application site are well below relevant annual mean AQS (2007) objectives indicating that the occupants of the site in 2024 would be subject to an acceptable standard of air quality.

9.51 Additionally, Chapter 6 of the ES confirms the operation of the development does not lead to a significant effect on air quality in Canterbury Air Quality Management Area (AQMA) No.3²⁴.

9.52 Policy SS7 and SS8 of the Core Strategy Review (2022) states that planting and habitat creation should also be used to provide buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes. As shown on parameter plan OPM(P)4002, and

²² Paragraph 6.6.4 of the *Environmental Statement* prepared by Arcadis, December 2018

²³ Paragraph 6.6.7 of Chapter 6 of the ES (Ref. OP5)

²⁴ The AQMA is a linear area of exceedance along major roads. This reflects the narrow band of impact created by emissions from road traffic in respect of compliance against the national air quality objective for NO₂ (https://uk-air.defra.gov.uk/aqma/details?aqma_ref=1550).

in accordance with Policy SS7, an open space buffer and structural planting is proposed in that location.

- 9.53 In summary, no significant residual air quality effects are anticipated as a result of the proposed development and the proposed development accords with the relevant planning policy regarding air quality (Policies SS7 and SS8 of the Core Strategy Review 2022).

Noise and vibration

- 9.54 In accordance with paragraph 185 of the NPPF, Chapter 13 of the ES (Ref. OP5) reports the noise and vibration impacts associated with the construction and operation of the proposed development.
- 9.55 Chapter 13 reports that the proposed development has the potential to create adverse noise effects upon existing and new noise receptors surrounding the site. It is considered that the types of potential impacts resulting from noise comprise the following:
- Impacts created by the constructional and operational phases of the development on existing uses outside the red line;
 - The acceptability of proposed uses on site, in relation to noise sources outside the sites; and
 - The acceptability of proposed uses in relation to proposed noise generating developments on the site, such as industrial uses.

Construction phase

- 9.56 As a result of the outline nature of the application, and thereby the level of information available, the consideration of residual noise effects resulting from the construction phase cannot be considered in detail at this stage. A detailed consideration of noise effects resulting from the construction phase will be undertaken once construction methodologies have been determined and would come forward for each reserved matters application in respect of each phase to be delivered.
- 9.57 The re-assessment of residual noise effects from construction will be carried out as part of the Code of Construction Practice (CoCP). The CoCP will present and consider mitigation strategies formulated on the basis of “Best Practicable Means”. These measures would be implemented where necessary to minimise noise and vibration impacts at source.
- 9.58 Section 13.3 of the ES lists the type of mitigation measures that would be considered to reduce the impact of noise and vibration from construction works.
- 9.59 Though the scope of the noise and vibration assessment in the ES (Ref. OP5) and inclusive of the effects of appropriate mitigation, no significant adverse effects during construction have been identified at this stage.

Operational phase

- 9.60 Mitigation measures will be considered though the detailed design of the site, especially those areas to the north within influencing distances of the M20 and HS1 routes, in accordance with Policies SS7 and SS8 of the Core Strategy Review (2022).
- 9.61 Chapter 13 of the ES identifies typical measures that would be considered and included in the detailed design to control noise during the operational phase of the development. Examples of possible mitigation measures include:
- appropriate façade mitigation measures (glazing and ventilation provision) to ensure that internal noise climates are acceptable.
 - Layout considerations to ensure that noise is also controlled by layout design to avoid locating external sensitive areas in positions exposed to significant noise sources.
 - Provision for acoustic screening where necessary either through optimum placement and design of intervening buildings (layout options) or specific acoustic fencing/bunding where necessary.
- 9.62 These measures would need to be further investigated and conditioned by the LPA to ensure that noise issues are suitably controlled going forward and monitored during construction.
- 9.63 The assessment of the operational stage of the development has determined that the noise climate of the area is demonstrated to not be prejudicial to the type of development proposed.
- 9.64 With specific consideration of acoustic issues during the detailed design phase of each aspect, residual noise effects would be controlled to acceptable levels as the development progresses ensuring Otterpool Park is a “*vibrant, healthy place to live*” (Policy SS8 of the Core Strategy Review (2022)). As such, it is concluded that with appropriate planning conditions in relation to implementation of appropriate acoustic control measures within the detailed design of the proposed development, acceptable residual effects would be achieved. As such, no significant adverse effects at the operational stage are anticipated.
- 9.65 Policy SS7 and SS8 of the Core Strategy Review (2022) states that planting and habitat creation should also be used to provide buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes. As shown on parameter plan OPM(P)4002, and in accordance with Policy SS7, an open space buffer and structural planting is proposed in that location.
- 9.66 In summary, no significant adverse residual noise and vibration effects are anticipated as a result of the proposed development and the proposed development accords with the relevant planning policy regarding noise and vibration (Policy SS7 and SS8 of the Core Strategy Review 2022).

Employment

- 9.67 Policy SS2 of the Core Strategy Review (2022) sets out FHDC’s economic growth targets. It states that the target amount of additional development 2019/20-2036/27 is approximately 36,760sqm of offices, research and development, light industry, Class B2 development plus the employment sites proposed to be allocated within the Places and Policies Local Plan (policies E1 and E2) and approximately 31,205sqm of retail and food/beverage uses excluding financial and professional services.

- 9.68 Policy SS6 (Core Strategy Review, 2022) seeks the land within the site allocation area to provide approximately 36,760 sqm net of employment floorspace by 2037 and approximately 57,600 sqm of employment floorspace in total. It notes that other employment opportunities will also be created by retail and other town centre development.
- 9.69 The development is proposed to have up to 87,500sqm GEA of commercial floorspace and 29,000 sqm (GIA) of retail and leisure floorspace in addition to community uses. This will make a significant contribution toward FHDC's economic growth targets over the plan period and beyond.
- 9.70 The Economic Strategy (Ref. OP5 Appendix 14.1) builds on the findings of the Lichfields Employment Opportunities Study²⁵ as well as the district's existing strengths and the types of industries that are supported in other similar comparator towns to deliver growth that is appropriate for the Development, FHD and the sub-regional more generally.
- 9.71 The employment floorspace at Otterpool Park has been developed to support a sustainable community with sufficient access to employment opportunities within the development in line with Paragraph 73 and 86 of the NPPF.
- 9.72 The table below shows the breakdown of employment by use class: approximately 50% of employment (4,390 jobs) is expected to be supported in commercial and light industrial jobs. The remaining employment is expected to be in retail²⁶ (1,750), education and community uses (950) and in extra care and hotels (325). A further 1,190 jobs are expected to be supported through home working²⁷.

Table 9-4 Direct Employment at Otterpool Park (Otterpool Park Economic Strategy, 2022)

Use Class	Location	Full Time Equivalent (FTE)		% part time	Jobs	
Employment (Use Class E and B2)	Commercial business in hubs*	810	3,730	30%	955	4,390
	Commercial business in parks*	2690		30%	3,165	
	Light industrial business park *	230		30%	270	
Mixed retail and related uses (Use Class E and Sui Generis drinking establishments and hot food takeaway)	Business/café/restaur ant/pub/takeaway	480	1,200	64%	705	1,750
	Retail	720		63%	1,045	
Education & Community	Sports pavilion	15	695	50%	20	950
	Indoor sports hall	55		50%	70	

²⁵ Otterpool Park Garden Town Employment Opportunities Study, Nathaniel Lichfield Partners, 2018

²⁶ Including food and beverage

²⁷ This is based on the ratio of the number of home workers to dwellings in Folkestone and Hythe, which is 0.11 (Census 2011, ONS)

Use Class	Location	Full Time Equivalent (FTE)		% part time	Jobs	
Facilities (Use Class E and F)	Secondary school (including sixth form)	185		32%	220	
	Primary school	230		71%	360	
	Nursery	90		55%	125	
	Community centre	65		50%	85	
	Primary Care	55		40%	70	
C2	Extra care	215	255	40%	270	325
C1	Hotel	40		64%	55	
C3	Home working	980		35%	1,190	
	Total	6,860		41%	8,605	

*these elements could include health and social care research/training etc

- 9.73 Based on the types of jobs that are expected to be supported in Otterpool Park, it is anticipated that the Gross Value Added (GVA) supported would be £343m. This is a significant benefit of the proposals.
- 9.74 The Applicant has indicated what amount and type of floorspace could be delivered and its broad location but have not set out the specific design or exact location of commercial uses. These decisions will be made as the development comes forward and as part of the detailed design process on a phase by phase basis but will be in accordance with the parameter plans (Ref. OP5 Appendix 4.2) and Strategic Design Principles (OP5 Appendix 4.3). This allows the development to respond to economic needs and opportunities that arise at the time of delivery but ensures that the proposals can at the same time be properly assessed at this outline stage. The proposed development allows for the requirement of Policy SS7(2) (a town centre providing a mix of employment opportunities) to be delivered.
- 9.75 In line with Policy SS6 (3a) of the Core Strategy Review (2022) employment provision on site will align with population growth to ensure that the town grows in a sustainable way following garden town principles.
- 9.76 The development seeks to create the conditions in which business can invest, expand and adapt (paragraph 81 of the NPPF) while promoting sustainable patterns of travel (paragraph 105 of the NPPF). Delivering employment floorspace at Lympe Industrial Estate would mean growing jobs and businesses away from the key road and rail links at Westenhanger rail station and junction 11 of the M20.
- 9.77 National policy (paragraph 83 of the NPPF) seeks provision for clusters or networks of knowledge and data-driven, creative or high technology industries. This is supported at Otterpool Park. Policy SS6 of the Core Strategy Review (2022) requires “business space suitable to accommodate growing sectors” and more specifically an “*an innovation centre or business hub... to support business start-ups*”.

- 9.78 The Lichfields Employment Opportunities Study²⁸ identified five key growth sectors. The Otterpool Park Economic Strategy (Ref. OP5 Appendix 14.1) suggests that the three growth industries identified in the Employment Opportunities Study that are most likely to facilitate growth in the employment hub are ‘advanced manufacturing’, ‘business, finance and professional services’ and ‘creative, digital and media industries’. Aligned with the Garden Community principles and objectives, the Applicant is also exploring options for employment and innovation in health, social care and the green economy, including green construction. Home working, supported by the most up-to-date technology and supporting infrastructure, is envisaged to be a key part of the employment offer at Otterpool Park.
- 9.79 The development proposes interim and meanwhile uses which will support the delivery of the garden town itself and the growth of future employment sectors (in line with Policy SS6(3) of the Core Strategy Review, 2022).
- 9.80 The development will seek to maximise the use of existing buildings on site for each phase in the period up until construction commences. This could include leaving existing uses, including agricultural uses and residential dwellings, in place until strictly needed. Existing and new buildings could also have alternative interim and meanwhile uses compared to their current uses, for example for employment, leisure, community and creative uses. The detail of the meanwhile use strategy will be developed through the RMA process as required by Policy SS6 (3e) of the Core Strategy Review (2022). The temporary use of spaces would not introduce new uses or development that is not assessed in the full build-out scenario in the ES (Ref. OP5).
- 9.81 In summary, the proposed development will make a significant contribution to employment in the district in accordance with Policy SS6 of the Core Strategy Review (2022).

Retail

- 9.82 The proposed development includes a town centre in a key location close to Westenhanger Castle and railway station. The town centre has been designed to withstand changing retail trends, providing a mix of commercial and community uses located on street frontages.
- 9.83 In addition to the proposed new town centre, the development proposes multiple local centres, corresponding to housing areas, that will provide a mix of uses including retail and local services/functions.
- 9.84 The following retail uses are envisaged:
- Up to 15,000 square metres (gross) of Class E (retail) floorspace; and
 - Up to 4,200 square metres of food and beverage (F&B) (Sui Generis Class) floorspace.
- 9.85 The new town centre will require a critical mass of retail provision, which will be supported by other town centre functions including other commercial, civic and cultural uses. The remainder will be delivered at the local centres. These will, by design, not require trips beyond the

²⁸ Otterpool Park Garden Town Employment Opportunities Study, Nathaniel Lichfield Partners, 2018

settlement to undertake regular food retail shopping, albeit the proposed retail will complement existing food retailing at other locations, assisting with broadening consumer choice, which will benefit existing and future residents of the local area.

9.86 Policy SS4 supports an approach which encourage major commercial and economic development to be located within the Priority Centres of Activity Network. The new garden settlement is allocated as a town centre within the Core Strategy Review thus creation of a new town centre within the development is consistent with Policy SS4.

9.87 Local planning policy supports the delivery of retail floorspace across a town centre and local centres to support the new garden settlement. Policy SS7 of the Core Strategy Review (2022) prescribes:

“A town centre... providing for... mixed-use development with several storeys of residential use above commercial premises” and “food shopping (convenience retail)... A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre, alongside a mix of town centre uses.”

As well as...

“Neighbourhood centre(s) (to) include... food (convenience) shopping in the first phase of its development”

9.88 Paragraphs 87 and 90 of the NPPF require that the sequential and impact tests are applied to development proposals for town centre uses which are not in an existing town centre and which are not in accordance with an up to date Local Plan.

9.89 The development is of a strategic nature and will deliver a significant amount of housing, employment and retail development in FHD over the coming decades. The Retail Impact Assessment (RIA) (Ref. OP5 Appendix 11.2)), submitted in support of the application therefore assesses the retail development accordingly, as that which will function alongside defined centres in due course, which will have their role to play in support of sustainable local communities within the development.

9.90 It has been demonstrated in the RIA (Ref. OP5 Appendix 11.2) that the main town centre uses proposed are entirely proportionate to the new residential community created. The overall quantum of retail floorspace proposed (15,000 square metres) can be supported by the on-site expenditure generated and is comparable to that envisaged by adopted local planning policy (13,392 square metres by 2037). Further population and expenditure growth post 2037 through to 2042 (the anticipated timeframe for the delivery of the planning application) will be available to support further retail floorspace.

9.91 Likewise, the level of F&B floorspace (up to 4,200 square metres) reflects the findings of the Council’s retail evidence and adopted policy in terms of the level of floorspace that could be supported at Otterpool Park.

9.92 As such, the level of retail and F&B floorspace proposed is location specific in terms of seeking to meet the needs of the new community – as envisaged by adopted local planning policy. The main town centres are also location specific in respect of place-making and encouraging

sustainability. Against this background, there is no requirement to address the sequential approach to site selection in this instance.

- 9.93 With regard to retail impact of the proposed new development, on-site residents will generate substantially more retail expenditure than the expected turnover of the proposal to support this new retail provision. Accordingly, the fact that a substantial quantum of expenditure is generated on-site means that any impact on existing centres will not be significantly adverse (the policy test). The levels of impact identified on any centre are not deemed to be significant, and post development of the commercial floorspace to be delivered from the Otterpool Park garden settlement, the retail turnover of all neighbouring centres will continue to increase over the period to 2042.
- 9.94 The retail and F&B floorspace proposed will principally meet the needs of the new residential community. Any impact on existing centres (either in terms of vitality and viability or investment) will not be significantly adverse. Instead, the increase in population and available expenditure, which will not all be met by the retail floorspace being proposed, means that there is an opportunity for neighbouring centres to benefit from increased population and expenditure in the local area.
- 9.95 Overall, the proposals are in accordance with relevant national and local retail planning policy (Policy SS4, SS6 and SS7 of the Core Strategy Review, 2022) and there is no retail policy reason why planning permission should not be granted.
- 9.96 Please refer to the RIA submitted with this application for further details (Ref. OP5 Appendix 11.2).

Transport

- 9.97 The site is supported by excellent existing strategic transport connections - by road (M20) and by rail (High Speed 1 and main line services).
- 9.98 The application is accompanied by a Development Area and Movement Corridor Parameter Plan (OPM(P)4001), Transport Assessment (Ref. OP5 Appendix 15.1)), Transport Strategy (Ref. OP5 Appendix 16.5) and Framework Travel Plan (Ref. OP5 Appendix 16.6). Combined with the DAS, they present the movement and access strategy for the Development.
- 9.99 Chapter 16 of the ES (Ref. OP5) assesses the potential traffic and transport effects associated with the Development. It concludes that with the proposed mitigation (where needed) the impacts of development can be managed acceptably.
- 9.100A sustainable approach to access and movement has been embedded into the design of the Development from the outset. The site is located and designed to allow for sustainable travel patterns, for pedestrians, cyclists and/or public transport (Policy SS5 of the Core Strategy Review and paragraph 105 of the NPPF). The proposed quantum and mix of land uses is such that the Site will provide a sufficient scale and range of services to meet the majority of demands of its residents. Any need to travel long distances by cars will be minimised, with a high level of contained trips.

9.101 Through the phased delivery of the development, the delivery of necessary highway infrastructure will address current and future highways needs in accordance with Policy SS5 of the Core Strategy Review (2022), mitigating impacts on the network but not providing significant capacity increases elsewhere that encourage car use or the use of more sensitive routes.

9.102 The highway access strategy is based on the main access to Otterpool Park being from Junction 11 of the M20 via the A20.

9.103 Chapter 11 of the Transport Assessment (Ref. OP5 Appendix 16.4) sets out the junction capacity assessments undertaken to determine what parts of the highways network in the immediate vicinity of the site need enhancing to accommodate the Otterpool Park development traffic flows. The proposed highway network upgrades are as follows:

- Newingreen Junction - 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;
- 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;
- 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;
- At the southern end of the A20, a new traffic signalised junction is proposed to connect to the proposed Otterpool Avenue;
- Otterpool Avenue - 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;
- 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;
- 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;
- On the section of the existing A20 which is bypassed by Otterpool Avenue (i.e. west of Newingreen) it is proposed that the speed limit would be reduced to 30mph from 40mph;
- 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;
- 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;

- Provision of a hierarchy of new internal access roads within the site boundary; and
- Provision of a number of new junctions along the A20 Ashford Road and B2067 Otterpool Lane.

9.104 A number of off-site highways improvement are also proposed, subject to monitor and manage. The monitor and manage approach would involve monitoring transport movements through a combination of methods (which could include video capture, with potential for sensors and predictive analytics, travel surveys through traditional post, online or through a development specific app). The monitoring will assist with identifying when the thresholds for transport mitigation are close to being reached so that alternative mitigations can be considered at an early stage to manage the situation in order to delay or prevent the threshold being reached (please see the Transport Strategy (Ref. OP5 Appendix 16.5) for further details).

9.105 The parking strategy for Otterpool Park seeks to balance the need for car ownership with the desire to avoid a street scene dominated by car parking (Policy SS7 of the Core Strategy Review (2022)). In discussion with KCC and using the car and cycle parking standards in Table 13.1 and Policy T5 of the PPLP (2020) as a starting point, it is proposed that the parking levels applicable to areas of the Development will be agreed as the phasing is implemented.

9.106 The highway access strategy detailed above will be balanced against the need to provide residents, employees and visitors with a network of sustainable travel opportunities creating viable alternatives to travel by private car.

9.107 The Otterpool Park public Transport Strategy (Ref. OP5 Appendix 16.5) seeks to affect a modal shift from private car travel to sustainable modes. The traffic flows and junction impacts described in the Transport Assessment (Ref. OP5 Appendix 16.4) and effects described in Chapter 16 of the ES (Ref. OP5) are therefore expected to represent a worst-case for highway effects.

9.108 In accordance with Policy SS5 of the Core Strategy Review (2022) the public transport strategy (Ref. OP5 Appendix 16.5) seeks to “*provide a choice of means of transport and allow sustainable travel patterns...*”

9.109 In line with the provisions of Policy SS7 (Core Strategy Review, 2022) Otterpool Park would encourage substantial improvements to Westenhanger Station to create an enhanced transport interchange. It is envisaged improvements would include but are not limited to:

- Platform extensions;
- Bus interchange;
- Station surface car park;
- Upgraded passenger waiting facilities and information;
- A new pedestrian overbridge between platforms including disabled access;
- Lift access to platforms; and
- Secure cycle storage.

9.110 The potential to enhance rail services with additional direct services to London is being explored.

- 9.111 In response to the aspiration that “*all new homes shall be within a five-minute walk of a bus stop*” Policy SS7 of the Core Strategy Review (2022) it is proposed to locate bus stops within 400 metres of the majority of homes along with a minimum service provision of 30-minute frequencies from early occupation rising to a frequency of 10-15 minutes once fully occupied.
- 9.112 In the early phases of development, service improvements would be likely to involve enhancements to existing services, including re-routing through the site to serve Westenhanger Station.
- 9.113 Alongside public transport, the development incorporates an extensive walking and cycling strategy in support of the new garden settlement. It has been designed around “*a movement strategy which prioritises walking, cycling and access to public transport...*” (Policy SS7 of the Core Strategy Review (2022)).
- 9.114 Otterpool Park will provide for walkable neighbourhoods, locating the majority of the proposed homes within easy walking or cycling distances of facilities and services, creating the opportunity for high levels of travel by sustainable walk and cycle modes.
- 9.115 Walking and cycling routes will include ‘direct routes’ that allow direct and fast access between residential areas and key destinations (schools, high streets, Westenhanger station etc) and ‘leisure routes’ connecting green spaces inside and outside the site.
- 9.116 Where key walking and cycling routes intersect vehicular traffic routes, safe crossing points will be provided. A series of walking and cycling routes away from vehicular traffic will also be created. At the boundaries of the site, walking and cycling routes will be designed to link in with existing external networks.
- 9.117 The Walking and Cycling Strategy (Chapter 4.4 of the Framework Travel Plan (Ref. OP5 Appendix 16.6) seeks to improve connectivity between Otterpool Park and the wider network. The priorities for improvement, as identified in the Walking and Cycling study commissioned by FHDC (April 2018) are as follows:
- Improvements in cycle linkages to the Hythe area;
 - Improvements in cycle linkages to the Folkestone area;
 - Improvements to Westenhanger Station access and destinations to the north of HS1 and the M20; and
 - Connections between the internal network and existing PRoW.
- 9.118 The Transport Assessment (Ref. OP5 Appendix 16.4) outlines the strategy for the management and monitoring of traffic caused by the development and accordance with policy SS9 of the Core Strategy Review.
- 9.119 The Design and Access statement (Ref. OP5 Appendix 4.16) details how the development will create walkable neighbourhoods and a high street highly accessible by walking and cycling, where active travel methods are prioritised.

9.120 In summary, the Development represents a new garden settlement based on sustainable living and sustainable travel and would accord with the requirements of local, regional and national policy requirements and guidance in respect of transport.

Built heritage and archaeology

9.121 National planning policy (paragraph 194 of the NPPF) stipulates that any assessment of heritage assets and the impact of development thereon should describe the significance of the heritage assets affected. This requires that the applicant consults the relevant historic environment record, submit an appropriate desk-based assessment and where necessary, a field evaluation²⁹. Assessments of significance are addressed in Section 9.3 of the ES (Ref. OP5) and also in the Desk-Based Assessment (DBA) (Appendix 9.2) and other appraisal reports (Appendices 9.3-9.9) and field evaluation reports (Appendices 9.10-9.18) of the ES.

9.122 The Applicant has taken the heritage assets relevant to the development into account through: a programme of archaeological investigations undertaken in 2017, 2018, 2020 and 2021; the provision of a cultural heritage DBA, which draws on a multitude of relevant national, regional and local sources (listed at Table 9.4 of Chapter 9 of the ES (Ref. OP5)); and the preparation of detailed appraisal reports for historically significant aspects of the Site and its surroundings (listed at paragraph 9.2.16 of Chapter 9 of the ES (Ref. OP5)).

9.123 Chapter 9 of the ES (Ref. OP5) reports the environmental impact of the development on cultural heritage. For the purposes of the ES cultural heritage encompasses archaeology, built heritage and historic landscapes. This is accompanied by details of the proposed mitigation measures and an assessment of residual and cumulative effects with mitigation. The assessment incorporates relevant design and other mitigation measures.

9.124 Impacts on cultural heritage are interrelated with visual impacts on the historic landscape character and therefore, where appropriate, reference has been made to the Landscape and Visual Impact chapter (12) of the ES (Ref. OP5). In addition, changes in noise and traffic levels during construction and operation have the potential to impact on heritage receptors through changes to their setting. Where relevant, reference has been made to the Noise and Vibration chapter (13) and the Transport chapter (16) of the ES (Ref. OP5).

9.125 A Heritage Strategy (OP5 Appendix 4.12) for the Site has also been prepared and is submitted as part of the OPA (in line with Policy SS7 of the Core Strategy Review (2022)). This will be agreed with the relevant consultees and will include the strategy for the next phase of evaluation work as well as more detailed mitigation measures.

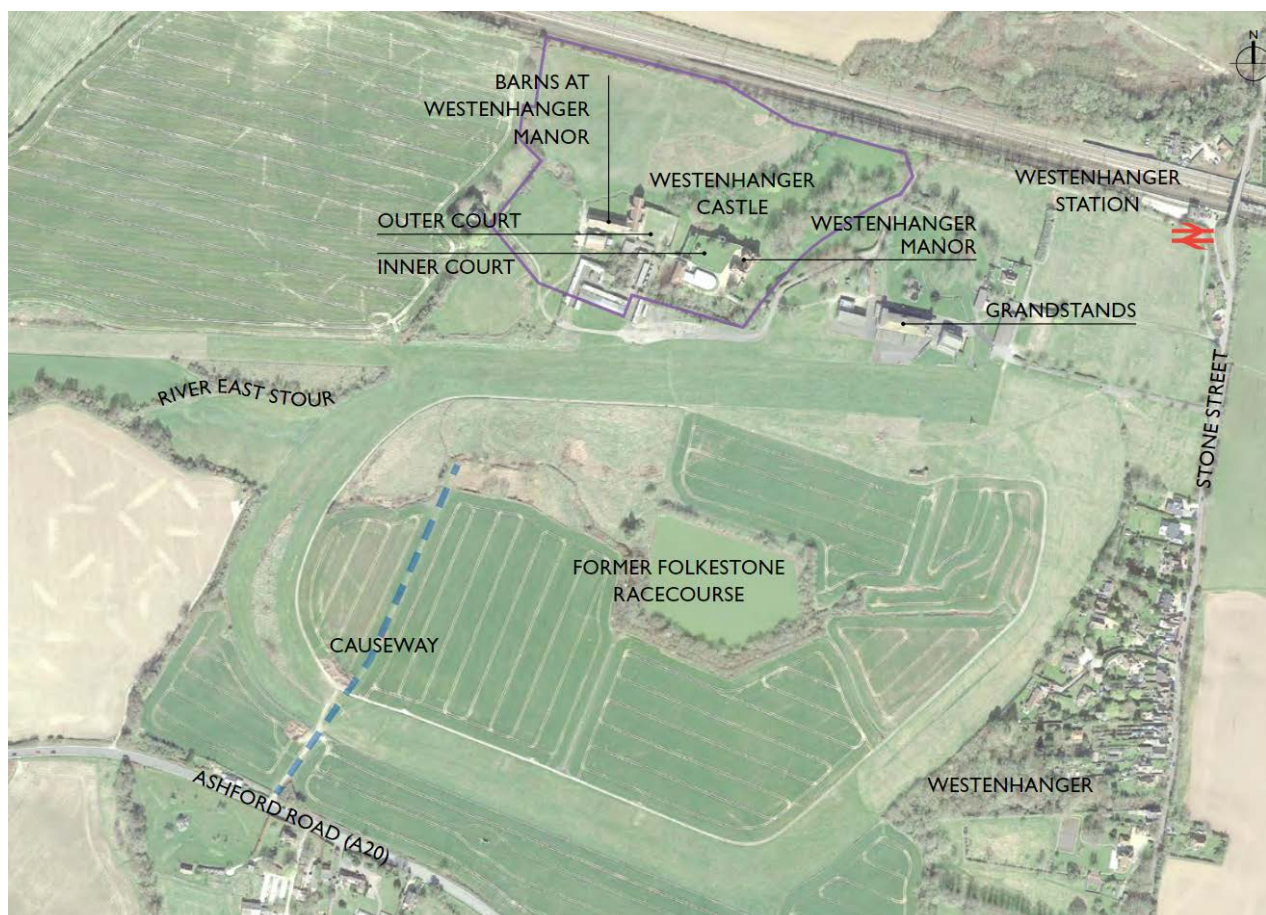
Built Heritage

- 9.126 All designated built heritage assets have been conserved within the Development. Their settings have been carefully considered and measures taken to mitigate impacts where necessary in accordance with Policy HE1 of the PPLP (2020) and SS7 of the Core Strategy Review (2022).
- 9.127 The scope and extent of mitigation measures will be agreed with the LPA and other key stakeholders such as KCC and Historic England. The mitigation measures will form part of the Heritage Strategy (OP5 Appendix 4.12) which has been prepared for the Development (in line with Policy SS7 of the Core Strategy Review (2022)), which will be reviewed and updated throughout the life cycle of the development.
- 9.128 As confirmed in Chapter 9 of the ES (Ref. OP5) no significant residual adverse effects are reported on built heritage as a result of the proposed development. The text below explains the likely effects on Westenhanger Castle and Lympne Conservation Area as key built heritage assets. For a full description of the likely effects on all built heritage assets please see Chapter 9 of the ES (Ref.OP5).

Westenhanger Castle

- 9.129 Westenhanger Castle is a Scheduled Monument which dates to the 14th to 18th centuries and comprises the earthwork and structural remains of the inner court, outer court and moat (see Figure 9-1 below). Within the Scheduled Monument there is also a Grade I listed manor house and two Grade I listed 16th century barns. The scheduled area of the castle and the listed buildings lie within the application boundary. To the south east, the former Tudor garden to the castle lies beyond the scheduled area and within the application boundary. The remains of a causeway are located to the south of the site as shown in Figure 9-1 below. This was formerly the principal access route to Westenhanger Castle.

Figure 9-1 Location of the Schedule Monument at Westenhanger Castle (outlined in purple).



9.130 As the assessment set out in Chapter 9 of the ES identifies there are no likely significant residual effects on Westenhanger Castle and associated barns. Public benefit will be achieved through increased accessibility and understanding of the assets, as explained in the Heritage Strategy (Ref. OP5 Appendix 4.12) and the Westenhanger Castle Conservation Management Plan (Ref. OP5 Appendix 9.25). The effect on the Tudor gardens associated with the Castle is expected to be slight beneficial (not significant). In line with Policy SS7 of the Core Strategy Review (2022) Westenhanger Castle and its setting will become a focal point for the new settlement and will inform its character.

9.131 The setting of Westenhanger Castle, the manor house and its barns contributes to their value. The historic setting would have been linked to the surrounding agricultural area which the castle administered and defended, as well as the designed setting which included the surrounding deer park, the water management features to the north and south, the former Tudor garden to the south and a causewayed entrance approach from the south.

9.132 During operation, Westenhanger Castle, the manor house and the barns will experience changes to their setting as a result of the visual changes to the surrounding landscape. Although the immediate setting of these assets will not experience change, the proposed housing to the east, west and south will considerably alter the character of the wider landscape.

- 9.133 The masterplan has been designed to enhance the setting of and views from and to the scheduled monument of Westenhanger Castle and its Grade I listed buildings.
- 9.134 The current usage of the land to the south of Westenhanger Castle, while preserving open space, does not engender understanding of the former deer park or help to place the Castle in its historic context. The Castle is currently cut off from what was its deer park and gardens and its setting is therefore compromised. Its historic southern approach has been dislocated by the introduction of the racecourse in the late 19th century and a new eastern access has been created which was not the route by which the castle was designed to be approached. Furthermore, the Castle is hidden away behind trees and racecourse buildings and is not readily understood or appreciated from outside the castle complex.
- 9.135 In line with Policy SS7 of the Core Strategy Review (2022) the development will deliver a new country park that has been designed to enhance the historic landscape setting of Westenhanger Castle. The original causewayed entrance to the Castle will be reinstated. This will be lined by trees and have a wide green area either side allowing wide views northwards to the Castle and its barns and providing a sense of arrival. The county park will provide for connections between the Castle and its associated barns and the Medieval and the Post-Medieval deer park and other landscape features to be enhanced, which will increase the value of these assets. The development will result in an increase in the numbers of visitors and customers coming to the Castle and barns which will help it to remain viable.
- 9.136 PPLP (2020) policy HE1 encourages development proposals that *“promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage asset back into use or improve public accessibility to the asset...”*
- 9.137 In accordance with Policy SS7 of the Core Strategy Review (2022), a Heritage Strategy has been submitted as part of the OPA (Ref. OP5 Appendix 4.12). It identifies how the development will conserve and enhance local heritage assets and their setting. A Conservation Management Plan for Westenhanger Castle (see Appendix 9.9 of the ES) has also been prepared and outlines potentially viable uses for this nationally important heritage asset consistent with its conservation and significance has been prepared in support of the OPA. In line with Policy SS7 of the Core Strategy Review it explores the potential for renovating the existing buildings and barns to conserve the heritage assets at Westenhanger Castle and improve the setting of the buildings.
- 9.138 No new built development is proposed within the Westenhanger Castle indicative phase at this stage (the indicative phase is shown on plan OPM(P)4001). Through the OPA the existing buildings in this indicative phase are proposed to continue in their existing use (as set out in Appendix 3 of the Development Specification (Ref. OP5 Appendix 4.1)). 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). The proposed application will be prepared, in line with the principles enshrined within the Heritage Strategy, the Conservation Management Plan and the requirements of the Town and Country Planning Act, in order to secure the future viable use of the castle. It is anticipated that this commitment will be secured through legal agreement.

The EIA will be updated as necessary when the future proposals for the castle are submitted for approval.

9.139 The causeway to the Castle is Scheduled. It will be preserved in situ and brought back into use. This is secured by the parameter plans OPM(P)4001-4003, the Strategic Design Principles and the Heritage Strategy. A moderate beneficial residual significant effect on the causeway is therefore anticipated, as reported in Chapter 9 of the ES (Ref. OP5).

Lympne Conservation Area

9.140 Lympne Conservation Area lies close to the south east corner of the Site and includes nine Grade I and II listed buildings. The settlement is designated for its historic and aesthetic interest. It was a key defensive site from the Roman period onwards due to its commanding views across Romney Marsh from its position at the top of the escarpment.

9.141 In line with Policy SS7 (f. iii) of the Core Strategy Review (2022), the development seeks to retain the historic patterns that are essential to the character or appearance of the adjacent Conservation Area and protect trees, verges and hedgerows which enhance both the setting and character of the Conservation Area.

9.142 Its setting and those of the Listed Buildings within its boundary will be preserved by gradating or otherwise limiting massing and form close to the south-east boundary of the application site (see Building Heights Parameter Plan ref. OPM(P)4003).

9.143 Although the Conservation Area will experience indirect changes to its wider setting during operation of the development. Chapter 9 of the ES (Ref. OP5) concludes that overall, this medium value asset is anticipated to experience a negligible adverse impact magnitude resulting in a not significant residual effect.

Other designated and non-designated built heritage assets

9.144 Chapter 9 of the ES (Ref. OP5) reports no likely significant residual adverse effects on any other designated built heritage assets.

9.145 Physical impacts to non-designated built heritage receptors which would be demolished or changed as part of the Development would be mitigated through historic building recording. Recording would be completed in line with guidance issued by Historic England. Therefore, as set out in Chapter 9 of the ES (Ref. OP5) no likely significant residual adverse effects on non-designated built heritage assets are anticipated.

Archaeology

9.146 The development will involve extensive groundworks at the construction phase. There will also be areas of ecological mitigation possibly involving further groundworks. These will inevitably have a permanent effect on below-ground archaeological remains, where they are known or suspected to exist.

9.147 An assessment of the archaeological potential of the site has been undertaken as part of the ES, in line with Paragraph 189 of the NPPF (see Chapter 9 of the ES (Re. OP5) and Policy HE2 of the PPLP (2020).

9.148 While a large amount of archaeological evaluation has taken place, there are areas of the site that have not been subject to archaeological evaluation. This work will continue between Tiers 1, 2 and 3. This additional fieldwork will take the form of geophysical survey and archaeological trial trenching and test-pitting. Where appropriate, geoarchaeological assessment of the site will also take place. The LPA and Historic England will continue to be engaged and consulted on this work.

9.149 In accordance with Policy HE2 of the PPLP (2020) all nationally important archaeological remains will be physically preserved. Settings of these assets have also been carefully considered. Non-nationally important remains of high regional importance will also be preserved in situ.

9.150 Remains of lesser importance which cannot be preserved in situ will be mitigated through archaeological excavation and recording. This presents an opportunity to advance our knowledge of the historic environment through 'preservation by record' e.g. by archaeological excavation or historic building recording before construction.

9.151 The exact form and scope of construction mitigation to take place will be defined following the completion of the evaluation. The precise siting of the new buildings and the proximity of the works to the sensitive heritage assets is also not set. Of necessity therefore, the mitigation measures proposed below are indicative but will likely involve the following:

- Preservation 'by record' of archaeological remains involving a series of open area excavations on parts of the Site where there is dense archaeology or archaeological potential is thought to be high. This would take place pre-construction;
- Preservation 'by record' involving discrete areas of the Site being subject to archaeological monitoring ('watching brief') during construction;
- Preservation 'by record' by earthwork survey;
- Archaeologically-led boreholes and test-pits, and;
- For modern remains such as military features, an element of documentary and air photo research will be required, possibly alongside other mitigation measures such as buildings recording.

9.152 Mitigation measures will be implemented through planning conditions. As part of these conditions, the archaeological contractors, working on behalf of the Applicant, will be required to submit and agree a written scheme of investigation (WSI) with the local planning archaeological advisor prior to the commencement of this work. Broad mitigation measures will also be written into the Code of Construction Practice (COCP).

Scheduled Barrow (44)

9.153 The presence of several Bronze Age burial mounds/barrows at the Site indicates the early use of the landscape for funerals or commemoration. Please refer to Figure 9.1 of the ES to see their location (Ref. OP5 Appendix 9.1)

- 9.154 The scheduled barrow³⁰ east of Barrow Hill is of high value and national significance due to the rarity of its form as a bell barrow with evidence for a palisade revetted mound and its archaeological potential.
- 9.155 The nationally significant barrow is proposed to be preserved 'in situ' under public open space. Although the physical remains of the barrow will be preserved in situ, its setting will experience change, through its proximity to new housing. Additionally, the key prehistoric view between it and medium value barrow³¹ to the south would not be able to be maintained due to the creation of intervening housing.
- 9.156 The impact of the Development on the nationally significant barrow should be considered against the effects of arable farming over the long term should the Development not come forward. Arable farming would result in a slow and continued degradation of the asset.
- 9.157 The harm to the setting of this nationally important barrow, which is not in a group, would be offset by the fact that the group of barrows to the west of Barrow Hill Sellindge would be preserved and also the barrow to the south. The barrow would benefit by being taken out of its current ploughing regime which is gradually eroding it over time.
- 9.158 According to the methodology set out in Section 9.2 (Methodology for Assessing Impacts) of Chapter 9 of the ES (Ref. OP5) only those assets assessed to experience a large or very large significance of effect in EIA terms would suffer 'substantial harm' in NPPF terms. There are no heritage assets that would experience that level of effect. The effect on the setting of Barrow 44, is considered to be large/moderate in EIA terms. However, by virtue of the retention of the asset and mitigation provided, the residual effect would not lead to a total loss of significance, and therefore would not constitute substantial harm in NPPF terms.
- 9.159 In accordance with paragraph 201 of the NPPF the substantial public benefits of the development, listed at paragraph 1.9 of this Planning Statement, including enhancing accessibility of heritage assets and increasing their understanding, outweigh the significant adverse residual effect, and less than substantial harm, on scheduled barrow 44.

Other archaeological assets

- 9.160 Chapter 9 of the ES (Ref. OP5) reports no likely significant residual adverse effects on any other known archaeological assets.

Summary

- 9.161 In summary, the only significant adverse residual cultural heritage effect reported in Chapter 9 of the ES (Ref. OP5) is on barrow 44 due to impacts on its setting. In accordance with paragraph 201 of the NPPF, the substantial public benefits of the development, listed at paragraph 1.9 of this Planning Statement, outweigh the significant adverse residual effect on scheduled barrow 44.

³⁰ Number 44 in Chapter 9 of the ES

³¹ Number 136 in Chapter 9 of the ES

- 9.162A significant beneficial residual effect is reported in Chapter 9 of the ES (Ref.OP5) on the castle causeway.
- 9.163Although not reported as significant in EIA terms the proposed development will provide increased public understanding of and accessibility to the heritage assets on site. This is viewed as a significant benefit of the proposed development.

Green infrastructure and landscape and visual effects

Green infrastructure proposals

- 9.164The GI Strategy (OP5 Appendix 4.11), the DAS, and Chapter 12 of the ES set out the green infrastructure strategy for the Development.
- 9.165The proposals have been positively prepared in response to the landscape character of the OPMA and its surrounding area. The landscape character of the site and the surrounding area has guided the distribution and form of development as the application proposals have evolved. GI, in the form of strategic open spaces and structural advanced planting, has also been proposed to help integrate the development within the existing green assets and the nearby communities.
- 9.166Parameter Plan OPM(P)4002 confirms the location of strategic space across the site. This open space will include public realm and space for leisure, space for food production, habitats, outdoor sport and play as well as other forms of open space such as up to 5ha of burial ground. The parameter plans secure 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 as additional incidental green spaces. This will result in approximately 50% of the total application site being green space. The incidental green spaces are subject to detailed design at the reserved matters stage having regard to the Parameter Plans (Ref. OP5 Appendix 4.2) and Strategic Design Principles (Ref. OP5 Appendix 4.3) and the GI Strategy (Ref. OP5 Appendix 4.11).
- 9.167Existing GI typologies including high value hedgerows / trees and woodlands have guided the placement of development parcels with a presumption towards vegetation retention where feasible.
- 9.168Parameter Plan (OPM(P)4002) 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.
- 9.169All trees, tree groups and hedgerows shown for retention on parameter plan OPM(P)4002 are to be protected in accordance with BS 5837(2012), during construction, and integrated into proposed development layouts and/or further 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 and approval stages.

9.170 Parameter plan OPM(P)4002 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 planting areas 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.

9.171 The creation of a network of high quality and accessible green and open spaces at Otterpool Park and beyond has taken direction from the aspirations set out at Policy SS7 of the Core Strategy Review (2022). The masterplan aims to achieve the following:

- Protect, conserve and enhance existing habitats (discussed further below and please see chapter 7 of the ES (Ref. OP5));
- Demonstrate that approximately 50% of the site allocated to green space will provide generous multi-functional landscape assets;
- Connect the scheme's GI with the wider GI network, beyond the site;
- Reveal, enhance and integrate the existing watercourses and woodlands; and
- Utilise the natural topography, landscape character and existing and historic landscape features to retain local landscape distinctiveness, and augment and protect the existing rural landscape.

9.172 Policy CSD4 of the Core Strategy Review encourages improvements in GI assets as well as the quantity of

9.173 GI in the district. In line with this the development will provide new green spaces, parks, allotments, sports facilities, a nature reserve, a woodland country park and a riverside landscape for the new community.

9.174 The Design and Access Statement (Ref OP5 Appendix 4.16) and the GI Strategy (OP5 Appendix 4.11) outline how the planning of the development started with a thorough understanding of the site's context, character, qualities and distinctiveness of the site's setting. The development will be fully integrated into its surroundings by reinforcing existing connections and creating new ones to the surrounding area.

9.175 The Development will not only increase the quality and provision of GI but also access to it. Policy NE1 of the PPLP (2020) seeks to enhance access to the natural environment by improving routes and links from urban areas where access is currently poor and improve access to key open spaces identified in the GI Strategy³² (OP5 Appendix 4.11) (also see section 4.3 of the Design and Access Statement (Ref. OP5 Appendix 4.16)).

9.176 The existing rural farmland within Otterpool Park is private and not widely accessible to the general public. By strengthening links, improving and upgrading footpaths and the addition of

³² Shepway Green Infrastructure Report (July 2011).

new public footpaths and river and woodland walks, access to the countryside will be improved for all.

9.177 The GI Strategy is aimed at creating an exemplar connected community that links places where people live, through green corridors and a network of strategic destination green spaces out into the wider countryside and the surrounding region.

Landscape and visual effects

9.178 In line with Policy SS7 (Core Strategy Review, 2022) the proposals have been guided by a Landscape and Visual Impact Assessment (see Chapter 12 of the ES).

Landscape character

9.179 The majority of the OPMA is within the Landscape Character area of Sellindge Plateau Farmlands³³. A small area in the north west of the OPMA is in the Upper Stour Valley Landscape Character area. The southern edge of the OPMA is in Aldington Ridge Landscape Character area.

9.180 The landscape character of the Site³⁴ is likely to experience adverse effects arising from the Development. There would be a fundamental, long-term and largely irreversible change to the make-up and balance of the landscape character of the Site on account of the introduction of a largely urban townscape character upon an area of chiefly agricultural and open landscape character. The effect on this would therefore be 'significant' and adverse.

9.181 Over time the significance of effects would reduce as the substantial GI proposals establish and mature to form new positive attributes of the area's landscape and townscape character. These include:

- the restoration of a richer and more appropriately diverse landscape character to the corridors of the East Stour River and its tributaries;
- the creation of a more appropriate landscape character settings to key areas of heritage and geological value such as Westenhanger Castle and the Otterpool Quarry SSSI; and
- the creation of an expansive network of accessible open space comprising woodland, riverside meadow, informal and formal recreation, traffic-free greenways and parkland.

9.182 In line with recommendations made within the KCC Landscape Assessment of Kent (LAK) for those of its landscape character areas (LCAs) that cover the Site, these proposals also include the:

- restoration of a frequency of woodland on the lower slopes of the greensand ridge;
- creation of a new, stronger structural landscape framework of woodland, wet woodland, copses, shaws, tree belts, and hedgerows;

³³ KCC Landscape Assessment of Kent (LAK) 2004

³⁴ LC Area SDC-HLLA no.11

- creation of landscape features to define linear settlements and transport corridors, and control visual detractors – such as Lympne Industrial Estate.

9.183 The development has considered how its strategic scale will change the character of the Site and includes the creation of new, or the reinforcement of existing, robust defensible boundaries along the edges of the Site to assist in mitigating any contrast in character between it and adjoining areas. Many of the defensible boundaries will be planted at the outset of the Scheme's overall construction and in advance of the construction of those areas of new built-form that they are intended to mitigate.

9.184 These defensible edges take the form of:

- the creation of substantial blocks of new native woodland belt planting around edges of the Site (that are not simply linear belts but vary in width to replicate the existing landscape pattern of shaws, copses, field corner clumps, and shelter belts);
- the reinforcement of existing defensible edges such as the Ashford-Folkestone railway line, the A20, and the wooded edge of Sandling Park with new native structural planting
- separation from key areas of sensitivity such as existing settlements, the crest of the greensand ridge and Harringe Brooks Wood.

9.185 Despite the mitigating factors listed above, there would be significant adverse effect on the landscape character of the site due to the fundamental shift in much the LCA's existing key landscape components, characteristics, and perceptual and aesthetic qualities.

9.186 The 'defensible edges' described above also help to mitigate the effects of the Development upon the landscape character of adjoining areas outside of the Site (please see the detailed character impact assessment set out at Appendix 12-2 of the ES (Ref. OP5)). As such the character of those rural areas surrounding the Site would be maintained, and the individual townscape identity of the settlements that adjoin the Site boundary, such as Lympne, Newingreen Westenhanger and Barrow Hill would also be conserved. As such there are no significant adverse residual effects on landscape character outside of the site reported in the ES (Ref. OP5).

Visual Amenity Impact Assessment on PRow through the site and outside the site

9.187 The construction and operation of the proposed development is likely to bring about substantial changes to the visual experience of those using these footpaths and bridleways by virtue of them visually being aware of a greater deal of built form, construction activity, lighting and the paraphernalia of settlement at close range than they are current used to. Such elements would also hinder some of the existing longer views out from the site to the surrounding landscape – notably views to the escarpment of the North Downs.

9.188 As the areas of the proposed development's embedded GI design and mitigation measures continue becoming established the impacts would reduce and the visual experience for users would be one of new landscape of public open spaces, naturalised areas and woodland.

Individual dwellings

- 9.189 The detailed assessment within Appendix 12-2 of the ES (Ref. OP5) assesses the visual impact upon the residents of those dwellings inside and immediately outside of the application site boundary.
- 9.190 The assessment in Chapter 12 of the ES (Ref. OP5) concludes, despite the proposed construction-related mitigation, construction activity would be immediately apparent and prominent from some aspects of these houses and from their domestic curtilage, particularly those along the A20 whose current visual amenity includes views to the rising ground towards Lympne and the airfield and those with views across the racecourse to the escarpment of the North Downs. Such activity would bring about a recognisable change in views, and so was considered 'major-moderate' adverse and 'significant'.

Dwellings within the site boundary to be retained

- 9.191 Once the proposed development is complete many current views from these houses and their curtilage (particularly those along the A20 near to the proposed 'Town Centre' character area where the proposed buildings are at their highest) would, to varying degrees, be detrimentally replaced by new dense built form up to 18m in height. Subsequently the proposed development would be immediately apparent and prominent in certain views. Taking into account the high sensitivity of these receptors the overall effect is considered to be 'major / moderate', adverse and 'significant'.
- 9.192 On account of the Strategic Design Principles (Ref. OP5 Appendix 4.3) confirming that the separation distances between existing residential properties and new development being subject to detailed design at planning Tiers 2 and 3 to avoid unacceptable overbearing effects upon occupiers, and because proposed structural planting mitigation that would be implemented around such properties would be nearing the same height as many of the existing dwellings by this stage the visual impact is considered to not be dominating to the receptors as a whole.
- 9.193 By 15 years following scheme completion the proposed mitigation structural planting would be sufficiently high and mature to hinder clear views to the new built form from the existing houses and domestic curtilage (although in winter months the built form would still be partially visible through such vegetation). Considering the properties overall, the proposed development would still form a visible, distinct and recognisable change in some views, but would only moderately effect the balance and make-up of the visual experience as a whole. This would give rise to a 'moderate' effect that is considered 'not-significant'.

Dwellings immediately outside the application site boundary

- 9.194 The effect experienced by residents as a whole would, through the construction period, be 'moderate' in nature, but 'not significant' insofar that the development would not become the defining element across these, and any change would be temporary.
- 9.195 When the proposed development is complete, there would be a greater awareness of the development (on account of it constituting a greater proportion of available views) from some of these individual properties. The proposed Development would be apparent, and in some

cases prominent and therefore a ‘moderate / major’ effect would occur – which would be ‘significant’. The separation between them and new areas of built-form, the retention of existing vegetation, the stepping down of new building heights near to them, and given that the proposed vegetation, planted early on in the construction period would be establishing means that no visual experience would be dominating or over bearing.

9.196 As the sections of the proposed development’s embedded GI design and mitigation measures become established the visual changes would be less distinct, and the proposed development would constitute a smaller component of the overall visual experience of users and residents of the individual properties. The detailed assessment in Appendix 12-2 considered therefore that the effects would be ‘moderate’ but ‘not significant’.

Proximity to an Area of Outstanding Natural Beauty

9.197 Paragraph 176 of the NPPF confirms:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”

9.198 Policy SS6 of the Core Strategy Review (2022) states:

“Given the location of the proposed new settlement and its relationship with the Kent Downs AONB, it is essential that the landscape-led proposals include appropriate structural landscaping in order to avoid or minimise adverse impacts on the AONB and views in and out of the AONB in accordance with policy SS7”.

9.199 Policy SS7 of the Core Strategy Review (2022) states:

“The design and layout of the development shall be landscape-led and include within it structural landscaping in order to avoid or minimise adverse impacts on the Kent Downs AONB and views into and out of the AONB. Where required to mitigate any such impacts arising from the development, structural planting shall be carried out at an appropriate stage in relation to each phase in order to optimize its effectiveness, and include the provision of new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme at a structural and local level. The assessment should consider the proposal itself and any cumulative impacts arising from developments in the vicinity of the proposal”

- 9.200 The site is not located within the AONB but is within its setting. The site is slightly sloped. As such, it has some inter-visibility with the land uses that immediately surround it and the scarp slopes of the North Downs.
- 9.201 Paragraph 70 of the Inspectors' Report from the examination of the Core Strategy Review (2022) acknowledges that the site adjoins the AONB to the south and east and to the north it is separated from the AONB by the M20/HS1. The Inspectors find that although the new garden settlement will involve built development on a significant scale, the site can realistically deliver 8,000-10,000 dwellings in the long term.
- 9.202 Paragraph 71 of the Inspectors' Report finds that the site for the new garden settlement will have a significant effect on views from the AONB across the site and wider landscape and on views across the site to the AONB although this will be in the context of some existing areas of significant built development in the landscape. Paragraph 72 of the Inspectors' Report states that the new garden settlement will have an adverse impact on the setting of the AONB, but the extent of this impact will be dependent on the layout, form and design of the development and the approach to open space and landscape mitigation. Despite the expectation that there will be adverse effects, the Inspectors conclude this matter by stating "on balance, given the lack of a reasonable alternatives to meet the housing requirement and subject to main modifications...we consider that the new garden settlement is justified in principle" (paragraph 73).
- 9.203 The effects upon the landscape character of the Kent Downs AONB have been assessed as part of the landscape character impact assessment (see Chapter 12 of the ES). The detailed landscape character and visual amenity assessments undertaken in support of the Development (see Chapter 12 of the ES, Ref. OP5) show that whilst there would be some adverse impacts on some of the key characteristics of, and views from, the AONB that these would not bring about significant effects.
- 9.204 In line with paragraph 176 of the NPPF (2021) the development has been sensitively located and designed to avoid or minimise adverse impacts on the AONB.
- 9.205 The embedded design measures, such as proposed structural planting and the design of the development as a legible settlement will ensure that the effects are felt less keenly with time.
- 9.206 The development conserves key attributes of the AONB such as: the outlook from the North Downs escarpment as one containing open countryside, towns and the sea; the views back to the escarpment from within and through the Site; and the skyline of the wooded greensand ridge in views from the escarpment.
- 9.207 The development will enhance key attributes of the AONB such as: reinforcing the boundaries of the AONB with native woodland planting where the Site adjoins it; improving the visual assimilation of the existing roundabout to the south of Junction 11 of the M20 into the surrounding AONB landscape which lies immediately to its east; and ameliorating the discordant views to the Lympe industrial Estate in views from the North Down escarpment and its foot-slopes.
- 9.208 As such the 'natural beauty' of the AONB— being the purpose of the original designation, and, as outlined by the Countryside Agency in their publication Areas of Outstanding Natural

Beauty: A guide for AONB Partnership Members (2001), defined as “*natural beauty is not just the look of the landscape, but includes landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries*”, would not be significantly affected by the proposed development.

9.209 The Scheme is considered to adhere to the guidance set out in The Kent Downs AONB Setting Position Statement (2018)³⁵:

- Care has been taken over the site layout, height of proposed built-form to minimise impact when viewed from the AONB;
- Sufficient densities of built-form have been set to allow for significant tree planting between buildings. Approximately 50% of the development would be green space;
- Consideration has taken place of the landscape character, land-uses and heritage assets within the environs of the Site to assimilate it into its setting, and assist the supporting surrounding green infrastructure assets around and beyond it;
- The design codes, that will assist in the detailed design of the Scheme will set out the use of colours, materials and non-reflective surfaces, as indicated in the DAS (Ref. OP5 Appendix 4.16) ;
- The Scheme would adhere to the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light, with regards to light spill, glare and sky glow;
- The Scheme proposes the grouping of new structures and buildings close to existing structures of the railway station and service station to avoid new expanses of development that are visible and out of context;
- The Scheme proposes substantial mitigation measures, including native landscaping that is locally appropriate;
- A Community Facilities Delivery Statement will set out the strategy for the long-term management and governance of all infrastructure of community benefit, including the strategic public open space and GI; and
- The proposed substantial structural planting around the edge of the Scheme would ensure that an abrupt change of landscape character would not occur.

The Special Landscape Area: North Downs

9.210 Within FHD the North Downs SLA includes all areas covered by the AONB designation and a few areas of land outside of it. Within the Site the North Downs SLA includes the approximately 40 ha triangle of agricultural land to the west of Stone Street and east of the Sandling Park.

9.211 The LVIA undertaken (please see Chapter 12 of the ES) determined that this portion of land had no remarkable characteristics, components, or valued perceptual or aesthetic features above those of the adjoining field parcels within the Site. Its character was also found to be shaped by the surrounding land uses and planning context, most notably the paraphernalia of the transport corridor to the north and the presence of the AONB directly to the east.

³⁵ Advice note produced by the Kent Downs AONB Joint Advisory Committee (January 2018)

- 9.212 As with the other sections of the North Downs SLA designation that lie outside of the AONB and to the north of the Site (see ES Appendix 12-3, Figure 3), this land appears to geographically provide a buffer to this designation.
- 9.213 As such, the scheme proposes the realignment of the A20 away from the eastern boundary with the AONB, and the early establishment of a substantial structural native tree belt between the existing route and proposed route. This would both visually protect this part of the AONB and provide a robust defensible edge between it and the development.
- 9.214 In addition, the distinctive red brick buildings of Hillhurst Farm and the attractive triple Victorian terrace of Little Greys that lie within the part of the North Downs SLA within the site would be retained and the further stages of the proposed development's planning would ensure that they are sensitively incorporated into the detailed layout of the proposed development. The proposed GI Strategy (OP5 Appendix 4.11) ensures that the new buildings are set back from its edges with the existing dwellings of Westenhanger along Stone Street and from the very southern edge of the area to protect views from outside the Site towards the North Downs escarpment, and the route of the existing PRowS are infolded within wide tree belts.
- 9.215 Whilst there would be harm to the North Downs SLA designation on account of the change of this portion of it from one with a fundamentally rural character to urban form, within the wider context it amounts to a small degree of change – some 8% of the North Downs SLA outside of the AONB, or 0.3% of the overall North Downs SLA within FHD. The landscape character, and the visual amenity of users of the remaining areas of the designation outside of the site would not experience significant effects arising from the Development.
- 9.216 Where significant adverse impacts are identified the development has sought to moderate the significance of effects in line with paragraph 176 of the NPPF. In many cases the development's impact on designated sites will reduce over time as the substantial GI proposals are established and mature to form new positive aspects of the area's landscape and townscape character.
- 9.217 Chapter 5 of the ES sets out that the proposed development will have significant effects on existing agricultural land. In order to mitigate these implications best practice soil handling as identified in the CoCP will be implemented. In addition to this, approximately 50% of the agricultural land lost will be set aside for GI retaining a range of valuable Ecosystem Services. This is deemed to provide major environmental and public benefits.
- 9.218 Where significant adverse effects are considered to be irreversible, the acute need for the development must be considered in accordance with paragraph 176 of the NPPF. Section 4³⁶ of this PDS demonstrates the level of national and district-wide housing need, which will not be met unless ambitious new growth initiatives such as the development are brought forward, at pace.
- 9.219 Moreover, FHDC have undergone a thorough investigation into the most suitable location for strategic growth in the district as part of the Core Strategy Review process. This concluded

³⁶ Paragraph 3.1.5 of the Environmental Statement (Ref. OP5)

that with sensitive design and appropriate mitigation such as the measures set out above the site is the most appropriate location for this scale of development.

Biodiversity

9.220 Chapter 7 of the ES (Ref. OP5) assesses the likely significant impacts of the proposed development in terms of Biodiversity.

9.221 The surveys that underpin the ecological impact assessment were undertaken during the period 2016 to 2021. Survey scope was approved by the LPA and conducted to inform the masterplan design. Further surveys will be required following the determination of the OPA to support detailed design of each phase of development.

9.222 The masterplan has been developed based upon the survey results and can adequately accommodate the required mitigation (illustrated in ES Technical Appendices 7.18, 7.21 (Ref. OP5) and the DAS (Ref. OP5 Appendix 4.16)).

9.223 The proposed design avoids the most valuable areas, both for habitats, species and ecosystem services. In line with Policy SS7 of the Core Strategy Review (2022) the development uses and contributes to the existing mature GI to provide habitat corridors and ecological mitigation. It provides ecological connectivity through the site and to habitats present beyond the site. The design commitments of this GI has included specifications for a range of species and is designed to maximise the ecosystem services delivered by the scheme. It is demonstrated within the Biodiversity Net Gain Calculations (ES Appendix 7.21) that the development has the potential to achieve a net gain of 20% in line with paragraphs 111 and 180 of the NPPF (2021), Policy CSD4 and Policy SS7 of the Core Strategy Review (2022).

9.224 A small area of the site (including the East Stour River and an area of farmland in the north-east of the site) falls within the mid-Kent greensand and gault Biodiversity Opportunity Area (BOA). The Development has endeavoured to contribute towards the BOA targets applicable to the proposals, where possible (see Table 0-3 of the ES for a list of the ways in which the Development contributes to the relevant targets).

9.225 Paragraph 180 of the NPPF sets out that local planning authorities should apply the following principles when determining applications:

- *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

- *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.*

9.226 Chapter 10 of the ES sets out how the development will maintain, and enhance the setting of the SSSI and natural environment in line with paragraph 180.

9.227 The designated sites and habitats identified as ecological receptors in the ES will experience no significant residual effects as a result of the construction of the Development (NPPF paragraph 179). There will be significant beneficial effects from the removal of non-native invasive species and the 20% biodiversity net gain.

9.228 There are nine non-statutory designated sites within 2km of the Site, all of which are Local Wildlife Sites (LWSs). Harringe Brooks Wood³⁷ is the nearest, located immediately adjacent to the west of the Site. The Development has sought to “ensure that the intrinsic value of the (non-statutory designated sites) for biodiversity and any community interest is enhanced or, at least, maintained” in accordance with Policy NE3 of the PPLP (2020).

9.229 Harringe Brooks Wood will experience a residual impact from recreation (Chapter 7 of the ES). However, based on the forecast changes in NOx and nitrogen deposition air quality effects are expected to be non-significant. Project impacts on nitrogen deposition are generally 1% of the minimum critical loads defined for the most sensitive features present in the ecological sites and so are imperceptible.

9.230 Buffers have been incorporated into the masterplan to ensure there are no significant impacts upon the wood as a result from of the development.

9.231 In line with paragraph 132 of the NPPF (2021), the proposed development takes opportunities to incorporate trees into the design. This is secured through the principles set out in the Strategic Design Principles document (Ref OP5 Appendix 4.3), which future detailed proposals will need to be in accordance with.

9.232 Moreover, and in accordance with the compensatory measures required by NPPF paragraph 180 and Policy NE3 of the PPLP (2020), the development will enhance or reinstate woodland management, including reconnecting fragmented woodlands. Although there are no areas of woodland within the OPA which are on the Ancient Woodland Inventory (AWI), it is proposed that areas of new tree and woodland planting on the Site will increase the ecological connectivity between wooded areas, particularly along the west of the site, between Harringe Brooks Wood and the East Stour River.

³⁷ The majority of the wood is an Ancient Woodland.

9.233 With the exception of Harringe Brooks Wood, there are no operational impacts foreseen upon designated sites as a result of the operation of the development.

9.234 Policy CSD4 of the Core Strategy Review (2022) states that the council will require development proposals over the course of their lifetime:

- To provide net gains in biodiversity to at least comply with statutory and/or national policy requirements (assuming no residual loss);
- To demonstrate that they protect and enhance valued landscapes, sites of biodiversity or geological value and soils, commensurate to their status and quality;
- So far as possible, to deliver improvements in GI assets in the district and ensure positive management of areas of high landscape quality or high costal/recreational potential identified in the GI Report (2011) (or any updates to this report).

9.235 Policy NE2 of the Core Strategy Review (2022) states that all new developments will be required to conserve and enhance the natural environment. Chapter 7 of the environmental statement (Ref. OP5) confirms that development will safeguard and protect all sites of biodiversity value.

9.236 In line with Policy SS7 of the Core Strategy Review (2022), Chapter 7 of the ES confirms that there are no likely significant adverse effects on Lympe Escarpment SSSI.

9.237 Chapter 7 of the ES (Ref. OP5) demonstrates that the design has been developed using Biodiversity Net Gain and Natural Capital principles to maximise the retention and enhancement of existing ecosystem services.

9.238 In summary no significant adverse residual effects from construction or operation upon designated sites are considered likely. Significant beneficial residual effects upon habitats resulting from the construction phase and significant beneficial effects due to a reduction in invasive non-native plants during operation are reported in Chapter 7 of the ES (Ref. OP5).

Blue infrastructure and flood risk

Flood risk

9.239 The ES has been prepared alongside and informed by the Flood Risk Assessment (FRA) and Surface Water Drainage Strategy (SWDS) (Ref. OP5 Appendix 15.1) and Water Cycle Study (WCS) (Ref. OP5 Appendix 15.2). These documents assess the impact of the construction and operation of the Development on surface water resources and flood risk in line with relevant legislation, planning policy and guidance.

9.240 Baseline assessments have been undertaken across the Site and in the surrounding area to understand the hydrology and prevailing patterns of surface water drainage. The study area has a moderately sloping topography that dictates the main flow of surface water from east to west. The site is generally permeable providing high levels of water storage.

9.241 Paragraph 159 of the NPPF advises development should be directed away from areas at highest risk of flooding. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

- 9.242 The EA Flood Map for Planning indicates that the vast majority of the Site is located on land designated in Flood Zone 1 (lowest risk). It is therefore suitable for the kind development proposed.
- 9.243 There are limited areas of Flood Zones 2 and 3 that follow the route of the East Stour valley but there are no recorded historical flood events affecting the Site. Chapter 15 of the ES confirms the risk of flooding to the Site from groundwater and artificial sources is considered to be low.
- 9.244 Through discussion with the LPA, it is clear that development proposals that design to avoid any increase in flood risk should be supported (Policy CSD5 of the Core Strategy Review). The Development will be undertaken without increasing construction or operational phase flood risk (from fluvial or surface water sources) to the Site itself or downstream areas.
- 9.245 This is due to two key factors. Firstly, new built development, with the exception of the proposed new bridge crossings, is located in Flood Zone 1. The bridge crossings would be designed as such that there would be no local hydraulic changes that could impact on flood risk and where required hydraulic modelling would be provided to support this.
- 9.246 Secondly, SuDS systems will be implemented as part of the enabling works in each development phase. They will collect, convey and provide treatment of surface water runoff to ensure the sustainable management of operational surface water drainage. The magnitude of any impact on surface water quality during the operation phases of the Development is considered to be negligible, with an overall neutral significance of effect.
- 9.247 Policy CC3 of the PPLP requires development proposal to prevent negative impacts on flood defence and land drainage.

Impact on water environment

- 9.248 In response to Policy CC3, section 15.4 of the ES has considered considers mitigation measures to help reduce the impact of development on the water environment. During construction, a Code of Construction Practice (CoCP) will be implemented in agreement with FHDC. This will document best practice construction methodologies and procedures for the management of environmental impacts during construction, including a Pollution Control Plan, to safeguard the quality of surface water during the construction phase.

Nutrient neutrality

- 9.249 Policy SS8 of the Core Strategy Review (2022) requires all proposed development to satisfy the requirements of policy CSD5(d) in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites.
- 9.250 In line with Policy CSD5 the applicant has provided evidence of nutrient impacts through a nutrient budget approach at the point of submission of the planning application and has set out the proposed nutrient neutrality mitigation measures, how the measures will be implemented

and how they will be secured for the lifetime of the development (see Chapter 15 of the ES (Ref. OP5) and the Water Cycle Study (Ref. OP5 Appendix 15.2).

- 9.251 The applicant has demonstrated that the development would not have a significant effect on the Stodmarsh European sites either alone or in combination with other plans and projects. The development will provide all requisite mitigation measures to avoid any likely significant effect on the Stodmarsh European sites. This will be achieved through the use of SuDS, wetlands and woodland planting to offset surplus nitrogen and phosphorous in discharges from the proposed Development and an on-site wastewater treatment plant.
- 9.252 The on-site wastewater treatment plant will be located in the north-western part of the site (in development area HT.5) away from residential homes and near to the River East Stour. It will likely be constructed in three phases to match the build out of the proposed development. The on-site wastewater treatment plant will not be viable for very early stages of Otterpool Park as there will be insufficient flow for the plant to be fully operational. Approximately 400 homes will need to be connected or it to be fully operational therefore interim measures are being considered which may include tinkering to an existing treatment facility and/or the introduction of a package treatment plant.
- 9.253 There is still flexibility to connect the later phases of the proposed development to Sellindge wastewater treatment plant if this alternative approach is deemed to be more beneficial than expanding the on-site wastewater treatment plant. Bespoke calculations and maintenance plans will be required at Tier 2 and Tier 3 stages to show the nutrient removal values of the proposed wetlands can be achieved on site.

Water use

- 9.254 Policy CSD5 (Core Strategy Review, 2022) seeks development proposals to “incorporate water efficiency measures appropriate to the scale and nature of the use proposed” and deliver “new buildings and dwellings... in line with wastewater capacity”
- 9.255 The study area is known to have limited surface and groundwater resources and is considered to be a water stressed area. In response to Policy CSD5 (Core Strategy Review) a Water Cycle Study that sets out proposals for the sustainable planning of water use and wastewater treatment is submitted in support of the OPA to ensure that the proposed development has no adverse impacts on water resources. This sets out Water Sensitive Urban Design principles to restrict the maximum amount of extra potable water consumed by each new household to 110 litres of water per person per day (in line with Policy CSD5 and Policy SS8 of the Core Strategy Review (2022)).

Summary

- 9.256 In summary, the development has been designed so it does not increase flood risk or cause overall detriment to the quality of surface water features in response to the relevant parts of the NPPF and Core Strategy Review.

Sustainability

Sustainable location

9.257 Policy SS3 of the Core Strategy Review (2022) sets out that growth should be directed towards existing sustainable settlements and a new sustainable garden settlement of the M20 and meet a range of criteria relating to the sustainability of the development. The DAS (Ref. OP5 Appendix 4.16) sets out that the development will be designed to create a connected and creative place, which is a vibrant community featuring walkable neighbourhood including town centres and local centres. A Sustainability Statement is submitted in support of the OPA and summaries the sustainable features of the proposed development (Ref. OP9).

Energy and carbon emissions

9.258 Policy CC1 of the PPLP (2020) outlines FHDC's objective in reducing carbon emissions. Planning applications for all major new build housing developments and non-residential buildings of 1,000sqm or more gross floor space will be required to reduce carbon emissions by a minimum of 10% above the Target Emission Rate. The Sustainability Statement (Ref. OP9) submitted in support of this application states the applicant's commitment to an initial minimum 45% carbon emission reduction for buildings against current Building Regulation Standards (2013). This exceeds the 31% carbon emission reduction outlined in the interim Future Homes Standards. This will provide a foundation for the rollout of the Future Homes Standard (2025) where an improvement of 75-80% is expected to be required, compared to the current Building Regulations (2013). This will set the proposed development on the path to zero carbon in the future.

9.259 Policy CC2 Sets out FHDC's aims for achieving sustainable design and construction. The Energy Strategy (Ref. OP5 Appendix 4.9) submitted in support of this application sets out that the vision for Otterpool Park is to integrate sustainable solutions with the community.

9.260 The masterplan has been designed with sustainable development at its core. It has been designed to reduce carbon dioxide (CO₂) emissions, be resource efficient, adapt to climate change, manage pollution, boost the local economy and increase health and wellbeing. The applicant commits to the following:

- Design the development with a low carbon future in mind with the consideration for Electric Vehicle (EV) infrastructure and electrical heating via Air Source Heat Pumps (ASHP);
- Where feasible all buildings are to include photovoltaics;
- No gas is proposed for residential developments from the outset;
- Reuse of demolition and excavation waste to reduce the impact on existing waste facilities;
- Mitigation measures such as passive design measures included in the Strategic Design Principles (Ref. OP5 Appendix 4.3) including orientation and minimising solar gain;
- Homes are to be equipped with technology for data analysis and monitoring of energy and water;
- Fabric first approach - buildings will meet or exceed on Fabric Energy Efficiency Standards against current Building Regulations at the time of this planning application;
- Non-residential buildings aspiring to achieve BREEAM 'Excellent' standard and residential buildings emitting at least 45% less carbon than required by building regulations;
- Undertake whole life carbon assessments for non-domestic buildings;
- Explore SMART grid technology; and

- Explore potential to use heat from sewers or from the on-site water treatment works.

9.261 The Energy Strategy (Ref. OP5 Appendix 4.9) sets Performance Targets based on existing policy and regulations. Whilst effort has been made to determine how the future regulatory landscape may look, any targets and commitments outlined in the Energy Strategy (Ref. OP5 Appendix 4.9) would need to be reviewed in light of changes to the Building Regulations and policy.

9.262 The scope of the Energy Strategy (Ref. OP5 Appendix 4.9) is commensurate with the outline nature of the planning application and describes how the development has been designed to meet the principles of sustainable development, minimise energy consumption and consider the feasibility of potential options for zero and low-carbon technologies on the Site.

9.263 Energy Statements will be provided with subsequent reserved matters applications for the development of areas of the Site. These Statements will be guided by the strategic approach, commitments and performance targets set out in the Energy Strategy (Ref. OP5 Appendix 4.9).

9.264 National planning policy supports the transition to a low carbon future in a changing climate. The Development will *“help to... contribute to... reductions in greenhouse gas emissions... encourage the reuse of existing resources; and support renewable and low carbon energy and associated infrastructure”* in accordance with NPPF paragraph 152.

9.265 The Energy Strategy (Ref. OP5 Appendix 4.9) has been developed to respond to the requirements of Adopted Policy SS8 (Core Strategy Review, 2022). In particular it proposes to; *“makes the maximum use of passive solar gain, as well as energy generation from the latest technologies”* and supports *“the transition to electric vehicles”*.

9.266 In order to assess the potential energy and carbon reduction strategy for the Garden Settlement, an approach using an Energy Hierarchy of opportunities, namely Be Lean (considering energy efficiency measures), Be Clean (assessing the potential for district heating) and Be Green (introduction of low and zero carbon energy generation) has been used against current Part L 2013 of Building Regulations.

9.267 Core Strategy Policy SS3 states *“proposals should be designed to contribute to sustainable development by... (generating) a proportion of energy from renewable/low carbon sources”*.

9.268 In order to assess the potential for the development to generate energy efficiently (Be Clean) a district heating study (see Appendix C of the Energy Strategy (Ref. OP5 Appendix 4.9) for Otterpool Park has been undertaken. A range of energy supply options were considered including CHP, biomass heating, Ground and Water Source Heating for a site wide scheme alongside options that could be limited to a smaller cluster of dwellings such as sewer heat recovery and energy from food waste.

9.269 The appropriateness of a number of low and zero carbon technologies (Be Green) have been assessed and, in line with the aspirations of Policy SS8 (Adopted Core Strategy Review, 2022), the proposals will seek to include Solar PV within all suitable properties and specify ASHP electric heating for the majority of properties as the grid decarbonises.

9.270 Battery Storage, smart controls, electric vehicles will all also be incorporated into the Garden Settlement. Pilot studies with monitoring and evaluation will be undertaken in the initial phase

of the development in order to identify solutions that benefit most from these technologies and exploit the evolution of grid services and community involvement.

Water

9.271 In accordance with Policy SS8 of the Core Strategy Review (2022) the following sustainable water measures are proposed within the OPA:

- All development at risk of flooding will be subject to a site-specific flood risk assessment (appropriate to the scale and type of development) in line with policy SS3 of the Core Strategy Review;
- Drainage measures should ensure no flooding for the 1 year to 100-year return period events including an allowance for climate change;
- Utilise Sustainable Drainage Systems (SuDS) and other infiltration techniques to ensure surface water run-off is no greater for the developed than compared to the predeveloped site;
- Incorporate low flow and flush fixtures and fittings;
- Consider the potential for specifying rainwater harvesting and exploring greywater recycling in higher density areas;
- Water Framework Directive (WFD) assessment undertaken to ensure no deterioration in water quality status relative to the river quality standards;
- Utilise SuDS to capture and treat surface water to improve water quality. Utilise wetland features to improve ecological status of waters;
- Water consumption to be limited to 110 litres/person/day;
- Utilise wetland features to improve ecological status of waters;
- Ensure nutrient neutrality is achieved for all foul and surface water discharges;
- Prevent water and ground water pollution in accordance with best practice.

Local economy

9.272 In line with Policies SS7 and SS8 of the Core Strategy Review (2022), the applicant commits to:

- Providing an appropriate number of schools and entry forms with excellent buildings and facilities to promote active learning, built to BREEAM Excellent rating;
- Schools will be within easy walking distances of homes; along safe walking and cycling routes and served by buses.
- Creation of local apprentice schemes relative to predicted build out;
- Provision of town centre uses, including flexible office space;
- Provision of high speed broadband;
- Develop SMART cities technology;
- Include SMART metering; and
- Provision of Electric Vehicle (EV) infrastructure

Waste

9.273 In line with Policy SS8 of the Core Strategy Review (2022), the applicant has provided a site wide waste strategy (Ref: OP5 Appendix 17.1). The applicant commits to the following:

- 85% of construction waste will be diverted from landfill through recycling and reusing on site, following waste hierarchy and Waste & Resources Action Plan (WRAP) best practice;
- Specify reusable / recyclable and materials with high recycled content;
- Develop a Code of Construction Practice for managing and monitoring construction activities. Provision of adequate internal and external segregation and storage of waste to maximise recycling and avoidance to landfill;
- Design in suitable reuse/recycling centres and home recycling collect/bin storage. Maximise the use of sustainable materials in construction;
- Utilise construction materials with low embodied carbon; and
- Work with FHDC to help deliver a range of education, training and awareness initiatives to promote better understanding of waste prevention and recycling services and help facilitate positive behaviour change.

Transport

9.274 In line with Policy SS7(6) and SS8 (2) of the Core Strategy Review (2022), which seek to promote sustainable transport, the applicant proposes to:

- Encourage a step change in mode shift from private car by promoting walking, cycling and public transport use (with the objective of reducing driver mode share by up to 30%);
- Provide local services, education and employment accessible by walking, cycling and public transport;
- Promote walking and cycling – through the creation of a network of safe and convenient routes and ensure all key social infrastructure buildings (schools etc.) are within easy walking distances;
- Development will incorporate smart infrastructure to provide real-time and mobile-enabled public transport information in accordance with smart town principles;
- Provide for public transport, including appropriate bus routes and frequencies. Explore opportunities for electric vehicles and integrate electric charging into the design (and be aware of future electrical capacity issues and future emerging technologies);
- Restrict points of vehicular access to existing roads and communities. Road infrastructure will be designed for a low speed environment, with priority given to pedestrians and cyclists through the use of shared space in ultra low speed environments and dedicated cycle routes and separate pedestrian walkways where appropriate in line with Kent Design guidance;
- Design junctions such that they operate within capacity (or at least mitigate impact);

- A permeable network of tree-lined streets, lanes, pathways, bridleways, cycleways and spaces will be created that provides connections between neighbourhoods, the town centre, employment opportunities and public transport facilities;
- Footpaths, cycleways and bridleways will link to existing public rights of way, nearby villages and the wider countryside;
- New homes to be within 400m (5 minutes walk) of a bus stop;
- A parking strategy shall be developed that balances the necessity of car ownership with the need to avoid car parking that dominates the street scene to the detriment of local amenity. The parking strategy shall deliver well-designed and accessibly located cycle parking facilities within the town and neighbourhood centres, at Westenhanger Station and transport hub, as well as at employment developments; and
- Westenhanger Station shall be upgraded at the earliest opportunity to provide the capacity required to enable a high speed service ready and integrated transport hub, in partnership with Network Rail, the rail operator and Kent County Council, which gives priority to pedestrians, cyclists, bus and train users. The council will continue to work with the rail operator to introduce high-speed rail services from Westenhanger to central London, subject to discussions with stakeholders.

Creating healthy environments

9.275 In line with Policy SS8(2) of the Core Strategy Review (2022), which seeks to promote healthy environments, the proposals will create a vibrant, healthy place to live. The proposals include:

- Providing space and facilities for a range of formal and informal recreation, sports and play activities.
- Provision of healthcare services including GP surgery, pharmacy, dentist and optician.
- 15-minute neighbourhoods
- NO_x, particulate and VOC levels do not exceed those stated in BREEAM 2018 for excellent rating where applicable.
- Background noise levels are not raised by more than 5dB compared to the predeveloped site.
- External lighting is designed in accordance with the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, to reduce night-time light pollution. External lighting is designed in accordance BS 5489-1:2013 for the design of road lighting and BS EN 12464-2:2014 for outdoor lighting of workplaces.

Placemaking

9.276 In line with Policy CC8(2) of the Core Strategy Review (2022) the proposals will create a high-quality place through the following measures:

- Provide approximately 50% of the site as green space to promote health and wellbeing.
- Provide space for formal and informal community use.
- Provide allotments, community and private gardens that enable local food production.

- Provide space and a mechanism to enable farmers markets, festival and celebrations to be held.
- Provide appropriate proportion of private, mixed tenure, rented and affordable homes.
- Deliver 22% affordable housing. Ensure no differentiation in the design of differing housing tenures and their integration across the site, provided services and facilities that can be accessed by surrounding communities.
- Provide appropriate schools, nursery, pre-schools, health care, GP surgery, pharmacy, recreation, community facilities and essential shops.
- Conveniently locate community and social infrastructure facilities along safe walking and cycling routes and served by buses and trains.
- Embed a sense of sustainable identity and understanding of collective responsibility towards the shared environment.
- Minimise construction impact to natural and cultural features.
- Retain, enhance and celebrate historic and culturally significant buildings and features where possible through phase specific masterplan and codes.
- Retain historic landscape features where possible; including watercourses which define the landscape character.
- Improvement to public access and enjoyment of heritage assets; and creation of a Heritage Trail.

Biodiversity

9.277 In line with Policy SS8 (2) of the Core Strategy Review (2022), the proposed development seeks to create a sustainable development through the provision of the following biodiversity commitments:

- Retain, protect, and enhance existing habitats where possible;
- Use landscape and GI as one of the key design principles to inform layout;
- Provision of approximately 50% green space across the outline planning application site;
- Provision of approximately 20% Biodiversity Net Gain across the outline planning application site;
- Development of a biodiversity action plan;
- Retain existing green spaces and create new GI;
- Integrate GI strategy with water management to create green and blue corridors;
- Create a place where landscape is integral to the form and structure of the proposed development and which provides a place for people to enjoy and relax;
- Minimise environmental impact to GI via air, noise, vibration, light, soil and water;
- Remediate sources of contamination.

9.278 In summary, in line with Policy SS7 and SS8 of the Core Strategy Review (2022), Otterpool Park will deliver a sustainable new settlement and will deliver a low carbon, low waste and low water development.

Smart City Principles

9.279 The Government's Smart Cities background paper (Department for Business Innovation and Skills, 2013) outlines that there are five key aspects of a Smart City:

- A modern digital infrastructure, combined with a secure but open access approach to public re-useable data, which enables citizens to access the information they need, when they need it;
- A recognition that service delivery is improved by being citizen centric;
- An intelligent physical infrastructure ("smart" systems or the Internet of Things), to enable service providers to use the full range of data both to manage service delivery on a daily basis and to inform strategic investment in the city/community;
- An openness to learn from others and experiment with new approaches and new business models; and
- Transparency of outcomes/performance, for example, city service dashboards to enable citizens to compare and challenge performance.

9.280 For Otterpool Park the Smart Town principles will be a way to use information technology to exploit new technologies, grid infrastructure and commercial arrangements.

9.281 Policy SS9 of the Core Strategy Review sets out a number of 'Smart Town' principles that will be applied to the development at Otterpool Park. These include but are not limited to; buildings enabled with ultra-fast fibre-optic broadband; provision for homeworking, and; data analysis and smart monitoring of water and energy use and waste generation.

9.282 In order to best exploit new technology and commercial arrangements, trials may be undertaken on properties in the initial phases to assess the best mix of energy storage (battery or thermal), storage locations (individual buildings or community level), demand site measures, smart controls, electric vehicle infrastructure and commercial arrangements to deliver community benefits from the energy market.

9.283 In accordance with Policy E8 of the PPLP (2020) the applicant has committed to ensuring that all properties benefit from high-speed fibre broadband connectivity. The programme for the extension of the fibre network will be determined following a formal application post planning. The utilities strategy outlines that BT Openreach has confirmed that the nearest exchange is in Sellindge and capacity is available for the proposed development.

9.284 The possibility of integration of public transport and modes provided in the mobility hubs could be facilitated by the implementation of a Mobility as a Service (MaaS) Strategy. MaaS is a single application to provide access to mobility, with a single payment channel instead of multiple ticketing and payment operations. The implementation of MaaS will be proposed to the existing public transport operators in the vicinity of the Otterpool Park development. The introduction of MaaS would bring a step change in modal shift away from private car ownership. There will be continued liaison with KCC to develop a MaaS solution at Otterpool Park.

9.285 At the detailed design stage further consideration will be given to the infrastructure and commercial requirements that would be needed to exploit the benefits of a smart city and how it relates to energy infrastructure and services.

Socio economics

9.286 Para 93 of the NPPF states:

“to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should... ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”.

9.287 In accordance with paragraph 93 (NPPF) the Community Development and Facilities Strategy (Ref. OP5 Appendix 4.10) submitted in support of the OPA shows how the proposed community facilities have been co-ordinated with the residential and commercial uses. It demonstrates how provision will meet demand as it develops and sets out how the planning process will secure delivery and long-term management of these facilities.

9.288 Community facilities play an important role in social cohesion, particularly as part of the creation of a new community. Community facilities encompass not only traditional community centres but embrace other types of meeting places such as places of worship, youth centres and libraries. Paragraph 1.12 of the Economic Strategy (Ref. OP5 Appendix 4.11) outlines that Otterpool Park will develop a sustainable shift towards a mix of uses, including residential, workspace, health care and other community facilities.

9.289 The Development Specification (OP5 Appendix 4.1) identifies that the OPA includes up to 21,000 sqm (GEA) of flexible community use floorspace. The quantum has been calculated using a benchmark of 0.15-0.30 sqm per person³⁸.

9.290 Policy SS6 of the Core Strategy Review (2022) sets out the community and educational requirements for Otterpool Park. A health centre shall be provided on an accessible site in the early phases of development and primary, secondary, special and nursery school facilities shall be provided by the Development.

9.291 As required by policy C3 of the PPLP (2020) the proposal includes the provision of Open Space as detailed within the Design and Access statement (Ref. OP5 Appendix 4.16).

9.292 The Development will provide health facilities in an accessible location serviced by public transport links. The exact location will be established through discussion and agreement between the Applicant, FHDC and the Clinical Commissioning Groups (CCGs).

9.293 The health facilities incorporate up to 12,980 sqm of healthcare floorspace, including one large healthcare practice in addition to three other smaller sites allocated for potential health needs. The Community Development and Facilities Strategy (OP5 Appendix 4.10) (Quod 2022) states that the likely need required as a minimum to provide primary care facilities is 2,000-3,000sqm GIA (for 10,000 homes), so the capacity for future healthcare provision is well in excess of

³⁸ Community Development and Facilities Strategy prepared by Quod (2022)

what is required to mitigate the impacts of development and provides an opportunity for additional service

9.294 The healthcare provision at Otterpool Park is sufficient to mitigate the impacts of the development and provide an opportunity for additional healthcare services (paragraph 14.5.46 of the ES).

9.295 The health facilities will be delivered in a phased manner to ensure provision meets demand as the population grows on site. In line with Policy SS6 (Core Strategy Review ,2022). A portion of the health centre could be built the early years, with space that is not required for healthcare to be let out on a short-term lease to other retail or commercial uses.

9.296 As required Policy SS8 of the Core Strategy Review (2022) this application is supported by the submission of a Health Impacts Assessment which demonstrates that the development proposals will create a vibrant, healthy place to live by promoting physical activity and more active lifestyles for all age groups.

9.297 As required by Policy SS6 (Core Strategy Review, 2022), the development has planned for a sufficient choice of school places to meet the needs of existing and new communities. A proactive, positive and collaborative approach will be taken to meeting this requirement, and to development that will widen choice in education in accordance with paragraph 95 of the NPPF.

9.298 The Table below summarises the child yield for each education age group and translates this into Forms of Entry (FE) / provision required for the proposed development.

Table 9-59-6 Summary of school requirements and delivery options

Age Group	Forms of Entry/classes	Delivery Options
Early Years	8-10 settings	<ul style="list-style-type: none"> • Likely to be provided with primary schools
Primary School	Up to 14FE	<ul style="list-style-type: none"> ▪ Up to 6 x 2-3FE Primary Schools
Secondary School	Up to 14FE	<ul style="list-style-type: none"> ▪ 1 x 6-10FE secondary school with sixth form ▪ Safeguarding for a maximum capacity of 14Fe of secondary school ▪ Potential for meeting demand of-site at the early phases of development
Sixth Form	Likely to be 240-250 places in a full-time	<ul style="list-style-type: none"> ▪ 250 places as part of secondary schools ▪ Potential for safeguarded site provision ▪ Potential for meeting demand of-site at the early phases of development

	education setting	
SEN	Up to 75 places	<ul style="list-style-type: none"> ▪ 1 x SEN school (60-80 places)

9.299 The table above demonstrates that sufficient school places will be delivered as part of the Development to meet the needs of children on-site and to reduce the potential for children to travel on-site to school from elsewhere.

9.300 Policy HW2 of the PPLP (2020) sets out FHDC’s objective of improving the health and wellbeing of the local population and reducing health inequalities. In accordance with this policy a health impact assessment (Ref. OP5 Appendix 11.1) has been submitted in support of this application that assesses the cumulative effects of the development on health and wellbeing.

9.301 The development positively responds to the NPPF and relevant Core Strategy Review (2022) policies, delivering a range of healthcare and educational facilities in accessible locations. The facilities will be carefully phased to ensure sufficient resources are available on site at each stage of the development.

9.302 In summary, in line with Policy SS6 of the Core Strategy Review (2022) the proposed development will provide the required community infrastructure, at the appropriate stage of the development.

Waste

9.303 In accordance with Policy SS8 of the Core Strategy Review (2022) the OPA is accompanied by a Waste Strategy (Ref. OP5 Appendix 17.1) and Outline Site Waste Management Plan (Ref. OP5 Appendix 17.3). These documents set out measures for the efficient management and reduction of waste as well as the promotion of recycling.

9.304 KMWLP Policy CSW3 states *“new development should minimise the production of construction, demolition and excavation waste and manage any waste in accordance with the objectives of”* the Waste Hierarchy³⁹ (Figure 17-2 of the ES).

9.305 The development will adopt measures to minimise and manage waste arising from the construction, demolition and excavation phases. The Waste Strategy submitted in support of the OPA recommends that the Principal Contractor:

- Registers with the Considerate Construction Scheme⁴⁰;

³⁹ The Waste Framework Directive (WFD); (Directive 2008/98/EC on waste) sets a five-step hierarchy of waste management options, with waste prevention as the preferred option, and then reuse, recycling, recovery (including energy recovery) and safe disposal, in descending order.

⁴⁰ <http://www.ccscheme.org.uk>

- Implements and maintains a Site Waste Management Plan (SWMP);
- Adopts best practice along with the designers; and
- Utilise modern methods of construction e.g. modular off-site construction.

9.306 The construction contractor will monitor material delivery and waste generation onsite to identify opportunities for waste minimisation and reuse. Monitoring of waste activities would also help to ensure materials are recycled where viable.

9.307 Excavated material arising from construction would be targeted for fill and landscaping where this is feasible, and the material is suitable. During the site clearance and excavation works, consideration would be given, where practicable, to the re-use and recycling of excavated material generated.

9.308 KMWLP Policy CSW4 states *“new development should include detailed consideration of waste arising from the occupation of the development including consideration of how waste will be stored, collected and managed.”*

9.309 As Waste Disposal Authority, KCC prepared a Joint Municipal Waste Management Strategy (JMWMS) in 2007, which was adopted by the Kent Resource Partnership (KRP). Objectives of the JMWMS include reducing household waste arisings by at least 10% by 2020/21 (based on 2010/11 levels), recycling and composting rates of at least 50%, and sending no more than 5% of the household waste stream to landfill. The aim is to get as close as possible to 0% for untreated household waste being sent to landfill.

9.310 To adhere with KMWLP Policy CSW4 and deliver the sustainability credentials set out in the JMWMS a number of waste management measures would be put in place at the Development to minimise the impacts of operational waste.

9.311 The recycling and waste collection system provided by KCC achieves a high recycling performance. This successful system would be extended to the Development to assist it in achieving the targets set out in the JMWMS by utilising existing waste infrastructure and a proven system to increase recycling and reduce waste. The system comprises residual waste and recycling collected alternate weeks with food waste collected weekly. Garden waste is collected on alternate weeks, for garden waste subscribers.

9.312 So that the recycling and waste collection system can operate effectively, residential homes will be provided with internal waste storage containers and designed with adequate refuse storage for disposal containers and for waste separation for recycling.

9.313 Chapter 17 of the Environmental Statement sets out that effects of residential household waste arisings on waste facilities, namely Waste Transfer Station (WTS) capacity could be significant and therefore requires further consideration for additional mitigation.

9.314 In the short term, (first 3-5 years of occupation) Otterpool LLP propose to make a proportional financial contribution to KCC to secure the use of Ashford and/or Thanet WTS to resolve the relatively minor short-term requirements of the development. This would be secured through a S106 agreement.

9.315 For the medium to long-term solution, discussions are currently ongoing between FHDC, KCC and Otterpool LLP to find a suitable site for a WTS within FHD. Otterpool LLP would make a proportional financial contribution to the WTS, which would also serve the wider district need. This would be secured through a S106 agreement.

9.316 The proposals are consistent with the ongoing discussions with the LPA and KCC regarding the waste requirements of the development, which are not distinct from those of the wider district. Whilst an interim position is proposed for the first 3-5 years, for the longer term it is proposed that the Otterpool waste requirements would be met via the provision of the new district facility, aligning the wider district solution with that of Otterpool Park, with a corresponding financial commitment to support this facility.

Permitted waste facility at Otterpool Quarry

9.317 As discussed in Section 5, paragraph 5.19, an application for the construction and operation of a materials recycling facility, anaerobic digestion plant and associated office and parking facilities was approved by KCC, the minerals and waste authority for Kent on 28 March 2011 (SH/08/124). KCC has confirmed that works to the permitted access arrangements have been undertaken, and following the receipt of legal advice, KCC has confirmed the extent of these access works is sufficient to constitute commencement of consented development, thus, it is considered that the permission has been implemented. The delivery of the Permitted Waste Facility has however not progressed, and it is highly unlikely to come forward in the future.

9.318 In accordance with Policy DM8 of the Core Strategy Review (2022) the Infrastructure Assessment (Ref. OP5 Appendix 2.7) submitted in support of this application demonstrates that material considerations indicate that the need for the development overrides the presumption for safeguarding for this Permitted Waste Facility, in that the provision of 8,500 new homes outweighs the presumption for safeguarding the Permitted Waste Facility.

9.319 The proposed development identifies two built development options in the context of the Permitted Waste Facility. The preferred option (shown on parameter plans OPM(P)4001-4003) shows built development in the location of the Permitted Waste Facility, whilst the alternative arrangement (shown on parameter plans OPM(P)5001-5003) retains the Permitted Waste Facility in situ. The alternative Parameter Plans could be used in the very unlikely scenario that the Permitted Waste Facility is delivered.

9.320 In summary, the development positively responds to the relevant KMWLP and Core Strategy Review (2022) policies by managing waste in a sustainable way that best supports the needs of communities, business and the environment.

Minerals

9.321 Paragraph 210 of the NPPF states that planning policies should, amongst other criteria:

- safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas⁷⁰; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral

development where this should be avoided (whilst not creating a presumption that the resources defined will be worked); and

- set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place.

9.322 The KMWLP includes a series of maps showing the Mineral Safeguarding Areas (MSA) for each district within the county. The Shepway MSA map is presented at page 167 of the KMWLP and identifies MSAs for the following deposits in the area of the Site:

- Sub-alluvial River Terrace
- Sandstone (Sandgate Formation)
- Limestone (Kentish Ragstone – Hythe Formation)
- Silica Sand / Construction Sand – (Folkestone Formation).

9.323 MSAs are defined simply on the basis of geological mapping and do not in this case consider existing constraints and sterilisation of deposits, mineral quality, thickness of deposit and viability of extraction.

9.324 KMWLP Policy DM7 states:

“planning permission will only be granted for non-mineral development that is incompatible with minerals safeguarding, where it is demonstrated that either:

1. “the mineral is not of economic value or does not exist; or

2. that extraction of the mineral would not be viable or practicable; or

3. the mineral can be extracted satisfactorily, having regard to Policy DM9, prior to the non-minerals development taking place without adversely affecting the viability or deliverability of the non-minerals development; or

4. the incompatible development is of a temporary nature that can be completed and the site returned to a condition that does not prevent mineral extraction within the timescale that the mineral is likely to be needed; or

5. material considerations indicate that the need for the development overrides the presumption for mineral safeguarding such that sterilisation of the mineral can be permitted following the exploration of opportunities for prior extraction; or...

7. it constitutes development on a site allocated in the adopted development plan”

9.325 The land at the Otterpool Park Site benefits from an allocation in the Core Strategy Review and therefore satisfies part 7 of KMWLP Policy DM7.

9.326 Prior extraction has also be weighed against the impacts of extraction on FHDC delivering their identified OAHN in line with the provisions of KMWLP Policy DM7 point 5.

- 9.327 Section 7 of the Minerals Assessment ⁴¹ concludes that there are two mineral deposits within the site that are sufficient enough to consider a potentially viable mineral deposits; namely Hythe Formation and Folkestone Formation.
- 9.328 Based on the information consulted and the assumptions made, the estimated tonnages of presently unsterilized minerals within the development site are c.1.1Mt of Folkestone Formation and c.17.2Mt of Hythe Formation.
- 9.329 It is considered that the prior extraction would prejudice the delivery of the high quality mixed-use development on a strategic development site and would conflict with the NPPF's presumption in favour of sustainable development (paragraph 11).
- 9.330 The “*extraction of the mineral*” may “*not be viable or practicable*” (KMWLP Policy DM7 point 2). The extraction of aggregate is a high cost exercise, requiring significant ‘up-front’ investment from an operator. Given the high capital costs for extraction and processing plant, prior extraction could be viable if the mineral could be transported to an existing or similar quarry for processing. However, the distance to existing sites (predominantly near to Maidstone) of around 35 miles is such that this is unlikely to be cost effective.
- 9.331 Moreover, extraction and processing is often market-led, in that the material is generally extracted and processed to order. In the absence of a defined market beyond the local open market for aggregates which is served by existing operations, it would be difficult to extract and stockpile the volume of mineral available without substantially prejudicing the ability to implement the proposed Otterpool Park scheme. Thereby affecting the deliverability of the Development (KMWLP Policy DM7 point 3)
- 9.332 Policy DM9 of the KMWLP advises LPAs should not grant planning permission for mineral extraction in advance of development where the proposal “*will... cause unacceptable adverse impacts to the environment or communities*”.
- 9.333 Furthermore, extraction of the mineral resource would require an EIA to determine the potential adverse impacts. The nature of extractive operations at the Site are such that impacts to be considered include:
- “adverse effects on the local amenity of existing residents as a result of, amongst other matters, blasting activity, noise, dust and traffic impacts and are likely to result in opposition from local residents in the area.*
- negative impacts on the environment which would require assessment and mitigation, including impacts on hydrogeology, hydrology, and biodiversity.*
- Prior extraction at the site would result in the restored landform being at a lower level than the surrounding topography and the creation of a void would result in long term negative visual impacts on the landscape.*

⁴¹ Section 57.0 of the Otterpool Park Mineral Resource Assessment prepared by SLR (2022)

Retention of a quarry void could, depending on the depth of the excavation and the elevation of the water table, result in the creation of an open water body and the potential loss of developable land.”⁴²

9.334 For the reasons set out above, and in accordance with the Mineral Resource Assessment submitted in support of the OPA, the Development does not propose the prior extraction of safeguarded minerals and demonstrates compliance with the KMWLP.

Design

9.335 The NPPF outlines the importance of creating healthy and safe communities that promote social interaction, are safe and accessible, and enhance and support healthy lifestyles (Paragraph 92). The Design and Access Statement (Ref. OP5 Appendix 4.16) and the Strategic Design Principles (Ref. OP5 Appendix 4.3) detail how this will be achieved, for example, through walkable neighbourhoods, the provision of strategic open spaces and play areas, allotments, and orchards.

9.336 The NPPF recognises and attaches importance to the quality of the design of the built environment. It states, at paragraph 126, that:

“Good design is a key aspect of sustainable development, creates better places in ”.

9.337 PPLP Policy HB1 similarly also seeks development to “make a positive contributions to its location” and “create places of character”.

9.338 PLLP Policy HB2 of the PPLP (2020) outlines FHDC’s aim for achieving cohesive design in residential development. Policy C1 outlines that major developments will be expected to create a sense of place. The Design and Access statement (Ref. OP5 Appendix 4.16) submitted in support of this application demonstrates how the proposal integrates into the neighbourhood, creates a place and creates streets and homes. The Strategic Design Principles (Ref. OP5 Appendix 4.3) will guide detailed design to ensure that a variety of memorable spaces are provided and places are created that people enjoy living in.

9.339 Policy SS7 of the Core Strategy Review (2022) sets out place shaping principles that should underpin the development at Otterpool Park. These principles include a “landscape-led approach” and “high quality townscape with a unique and distinctive character”. These principles are woven into the Strategic Design Principles (Ref. OP5 Appendix 4.3) which will inform the detailed design of the proposals in subsequent tiers.

9.340 In accordance with the Charter for Otterpool Park the development has been planned from the outset using garden settlement principles that respond to its unique setting next to the Kent Downs AONB. The Design and Access Statement (Ref. OP5 Appendix 4.16) and GI Strategy (Ref. OP5 Appendix 4.11) outline how the development has an emphasis on quality landscaping, open space and recreation that supports healthy lifestyles and an inclusive community.

⁴² Section 5.6 of the Otterpool Park Mineral Resource Assessment prepared by SLR (2022)

9.341 The DAS submitted in support of the OPA sets out the design rationale and approach. The Development has been informed by a well-considered masterplan that has evolved in accordance with the best practice place shaping principles and in consultation with local residents and key stakeholders.

9.342 The masterplan envisages the creation of a new and distinctive place that includes:

- Creating a legible structure of development that is reinforced by locally appropriate building characters and planting;
- Marking the Site with key ‘gateways’ and open spaces, creating a strong sense of transition and arrival;
- Arranging housing into streets with strong and characterful frontages ensures that all streets and open spaces are well overlooked;
- Creating a clear distinction between character areas and a logical transition from higher density areas to lower density development along the south and west edges of the Site, nearer the countryside;
- Creating a varied townscape inspired by contemporary design and local vernacular;
- Ensuring that the network of streets, paths and open spaces is well overlooked by development frontages to create a safer neighbourhood;
- Use of a number of strategies for creating distinctive public realm and arrangements of buildings around GI, open space and play that promote social interactions in line with Paragraph 92 of the NPPF; and
- The careful treatment of sensitive boundaries, through appropriate separation and buffers.

9.343 The development will include a range of character areas that are driven by context, particularly around Westenhanger Castle, the County Park and the Town Centre.

9.344 Areas with distinct characters will be created: the ‘Town Centre’ with distinct quarters; the ‘Gateway’ with strong transport links; ‘Westenhanger Castle’ with its rich history; the landscape ‘Riverside’ area including Castle Park; the transition through to the picturesque ‘Hillside’ areas, each adhering to the masterplan’s aim to fully integrate urban and rural character.

9.345 Character areas will be defined and connected by a number of key open spaces, including three park landscapes, which will provide destination open spaces, connected both within the Otterpool Park settlement and the wider landscape.

9.346 In line with paragraph 73 of the NPPF (2021), the detailed design will be aligned with the Strategic Design Principles (Ref. OP5 Appendix 4.3) document and will be proposed in relation to the parameters of the OPA. At Tier 2, phase level masterplans and design codes will be submitted and at Tier 3 the detailed design will be secured through reserved matters applications.

Conclusion

9.1 The proposed development has been the subject of an extensive programme of pre-application engagement. That engagement has informed the methodology of the assessments, the

proposals and mitigations discussed in the sections above and within the documents listed in Section 2 of this PDS.

- 9.2 The proposals respond to the planning policy framework applicable to the site, including the NPPF (2021), the FHDC Core Strategy Review (2022) and the PPLP (2020).
- 9.3 The proposals will deliver a settlement based on garden town principles. The settlement will have a distinctive townscape and outstanding accessible landscape, informed by the historic character of the area. It will be a sustainable development, providing new homes with a broad mix of tenures, employment opportunities and community facilities within easy walking and cycling distance. The proposals are landscape led and respond to the site's location within the setting of the Kent Downs AONB and the adjacent Lympne Escarpment. The proposals include a strong network of green and blue spaces including planting, open space and recreation that supports healthy living, encourages interaction between residents, enhances biodiversity and mitigates impacts on views. The proposals are designed to achieve a low carbon, low waste and highly water efficient development.
- 9.4 Section 9 of this PDS has identified the key planning issues and provides analysis of the proposals against planning policy and other material considerations. This analysis has demonstrated that the proposals satisfy or exceed all policy requirements, are acceptable in planning terms and should be granted planning consent.

10 Delivery Statement

- 10.1 The Government's adopted policy guidelines set out in the NPPF and NPPG all indicate housing growth as a top priority in order to meet critical housing shortfalls across the country. The Otterpool Framework Masterplan and this OPA is supported by an extensive evidence base. It is clear, based on evidence, that Otterpool Park is available, suitable and deliverable as a new garden settlement, and hence FHDC has identified it as a site allocation within the adopted Core Strategy Review (2022).
- 10.2 This chapter confirms the deliverability of Otterpool Park from housing and infrastructure perspectives.
- 10.3 The Governance and Stewardship Strategy (Ref. OP5 Appendix 4.13) underpins how decisions are made and by whom to ensure the quality of a place can be sustained over the long-term. The governance arrangements and relationships between partners will be set within a legal framework, setting out roles and responsibilities of various organisations giving the Council and partners certainty that commitments will be delivered.
- 10.4 This Strategy ensures the long-term stewardship of open space, public realm and non-commercial community buildings will be the responsibility of a new body that will be community led, and form part of an approach to land value capture at Otterpool Park.
- 10.5 The Overarching Delivery Management Strategy Document (Ref. OP5 Appendix 4.15) is submitted in recognition of the need to ensure development of the size and strategic important of Otterpool Park must be delivered coherently through multiple stages of development.
- 10.6 The document outlines that the development's initial focus will be on delivery of key infrastructure and design quality. This focus will shift as the development progresses to focus more on management and maintenance.

Housing Delivery

- 10.7 The applicant welcomes the identification of Otterpool Park for the development of a minimum of circa 5,600 new homes to 2036/37 with potential for future growth to provide a total of 8,000-10,000 homes within the site allocation area beyond the plan period (Policy SS6, Core Strategy Review (2022)). They are committed to the creation of a high-quality development at Otterpool Park and have the resources to deliver it in the immediate term.
- 10.8 The applicant has commissioned a full professional team who have comprehensively analysed the site and prepared the outline planning application to address technical matters. As explained below, the applicant is confident that at least 5,600 homes will be delivered over the period to 2036/37:
1. The current Government agenda is heavily focused on assisting the delivery of housing;
 2. Otterpool Park is located within a housing market area that is evidenced to have need for additional housing. The Core Strategy Review (2022) states that the district's future

housing requirement will not be met unless ambitious new growth initiatives are brought forward, at pace (paragraph 4.14, Core Strategy Review 2022);

3. The proposed Otterpool Park development is made up of individual development which will provide the opportunity for varied housing tenures and typologies. The mix across the majority of development zones will include market housing offering a broad range at different pricing points, market rental properties at a range of sizes, affordable housing which does not compete with the private sale offer, older persons accommodation and custom build or self-build properties;
4. Over time, Otterpool Park will grow and have the critical mass to be viewed as a stand-alone settlement with its own distinct market. As this transition takes place Otterpool Park will gain wider appeal and in doing so, its sales capacity will increase.

10.9 The mix of housing typologies proposed will allow Otterpool Park the flexibility to create a socially and economically sustainable new place. Please refer to the Housing Strategy (Ref OP5 Appendix 4.14) submitted with this application for further details.

10.10 The Applicant is planning to adopt a Master Developer approach typically used on large complex developments such as Otterpool Park. In simple terms the Master Developer champions and protects the wider vision and takes responsibility for the delivery of critical shared strategic infrastructure, major placemaking delivery and major planning related section 106 issues. This ensures a coordinated approach to these key items and importantly allows specialist developers to then undertake vertical development of buildings focusing on their core skills of matching built product to the user wishes for all housing types and tenure. In light of the above factors, the applicant is confident that the Otterpool Park development can make a significant contribution towards addressing local housing needs. The Section 106 legal agreement will secure the necessary quality and robust monitoring to ensure the opportunity is realised fully, with effective stewardship and governance provision in perpetuity.

Infrastructure Delivery

10.11 This section of the PDS considers the delivery of the development with regards to infrastructure and patterns of delivery.

10.12 Monitor and manage will be a key element of infrastructure delivery associated with the development. In accordance with Policy SS8 of the Core Strategy Review (2022) the monitor and manage approach will enable the benefits of the anticipated modal shift to determine the requirement for highway mitigation and ensure that there is an appropriate safeguard in place to monitor whether the distribution and volume of traffic generation is as predicted by modelling work.

10.13 In accordance with Policy SS5 of the Core Strategy Review (2022) the proposed development will provide a range of housing and services to meet the needs of current and future residents within FHD.

10.14 Consideration has been given to the infrastructure that will be required to be delivered as part of the development as well as the expected funding mechanisms and delivery triggers for each. Engagement with key stakeholders has led to the identification of the critical infrastructure

necessary to support the development. For example, with FHDC, KCC, National Highways, Network Rail, Historic England and the Environment Agency.

10.15 The schedule at **Appendix 6** sets out the strategic infrastructure items required to support the development at Otterpool Park. Please also refer to the Governance and Stewardship Strategy (Ref. OP5 Appendix 4.13)) submitted with the application for further details.

10.16 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 apply to residential units with the exception of older persons housing.

10.17 It is expected that, alongside this application, the Applicant and the local planning/highway/education authorities will be identifying and bidding for grant funding from various sources, including Central Government and the LEP, to help facilitate this strategically important development.

Pattern of Development

10.18 A phasing plan will be secured via a condition on the outline planning consent should permission be granted.

10.19 As explained in the application Housing Strategy (Ref OP5 Appendix 4.14) in order to maintain a steady rate of delivery on site a range of methods of delivery will be considered. This will include a range of developers and house builders, including Housing Associations, delivering at the same time.

10.20 An indicative phasing plan (Ref. OP5 Appendix 4.6) is submitted in support of the outline application. This plan is indicative and does not commit to a certain phasing of the development. The plan represents a subdivision of the masterplan to assist the understanding of the specific geographic points referred to in the ES (Ref. OP5).

Conclusions

10.21 The infrastructure has been costed and the viability assessment and business model for the development has factored in appropriate costs for these. The assessment by the applicant is that based on these costs and reasonable assumptions around related values that concludes the development is viable. Otterpool Park is a deliverable development and the above explains that consideration has been given to the activities that need to be undertaken to facilitate the construction of the first homes on site, and their likely timescales.

10.22 The applicant has commissioned a significant amount of technical work and as a result they have a thorough grasp of the infrastructure required to support the development. This has been incorporated into the Framework Masterplan and the outline application proposals.

10.23 Overall, the Otterpool Park development represents a unique and deliverable development which will assist in addressing the significant housing needs in FHD.

11 Planning Obligations

- 11.1 FHDC is currently in the process of preparing an update to their Community Infrastructure Levy (CIL) charging schedule. It is anticipated that development within the outline planning application area will be exempt from paying CIL in the future. Instead, the planning obligations required to ensure the development is acceptable in planning terms will be secured through a Section 106 legal agreement.
- 11.2 A draft Heads of Terms for the Section 106 legal agreement is provided below. It is intended that the full scope of the Section 106 legal agreement will be agreed alongside determination of the planning application. Planning obligations will be informed by planning policy, to mitigate the impacts of the development, in the interests of proper planning and realising wider benefits for the community.
- 11.3 This draft Heads of Terms has been provided without prejudice and is subject to further negotiations between the Applicant and the LPA. The Applicant will continue to work with the LPA during the determination period to agree the most appropriate form and phasing of planning obligations within the Section 106 Agreement. It is hoped that the draft Heads of Terms outlined in this document will accelerate those discussions. Whilst Heads of Terms are provided, it will be important, through the consideration of the application impacts and necessary mitigation, for relevant obligations to be provided in accordance with the relevant regulations, currently requiring obligations to meet relevant test set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

Emerging Section 106 Heads of Terms

Phasing Plan

- 11.4 A Phasing Plan will be submitted for approval prior to implementation. The Phasing Plan will include arrangements for it to be reviewed and updated by agreement as development proceeds, to ensure it stays current.

Monitor and Manage Framework

- 11.5 A traffic monitoring and management strategy has been prepared for the development that takes account of wider transport changes that may come forward throughout the plan period and reflecting traffic levels at the point of delivery. The strategy will also consider the local road network to control off-site traffic movements such that they do not bring about unacceptable impacts on nearby communities.

Off-site highway works

- 11.6 The Applicant will provide a contribution towards traffic management and mitigation measures in the surrounding area to mitigate relevant traffic impacts on the road network which are necessary and directly attributable to the proposed development.
- 11.7 The contributions will be phased subject to various trigger points and subject to the number of homes constructed and occupied. These will be agreed with the LPA.

- 11.8 It is proposed that, where the applicant commits to deliver specific off-site highway improvements (rather than financial contributions), it will be a requirement of specific and appropriately worded planning conditions/obligations, secured pursuant to subsequent highways agreements, as appropriate. The same approach is anticipated for works to deliver the proposed new access junctions.
- 11.9 The associated requirements for Section 278 and Section 38 agreements would also be set out as planning conditions.

Public Transport

- 11.10 The Applicant will provide a contribution towards a range of public transport packages which are directly attributable to the impacts of the proposed development.
- 11.11 A phased approach to public transport provision is proposed, utilising existing bus services in the early years of development with the introduction of new services planned to coincide with the creation of a suitable 'customer base'.

Pedestrian and cycle access

- 11.12 The proposed development will include new pedestrian and cyclist routes within the site.
- 11.13 Necessary off-site sustainable transport improvements will also be supported by relevant obligations.

Travel Plans

- 11.14 The Application is supported by a Framework Travel Plan, which sets out the role of the main site Travel Plan co-ordinator, establishes a package of measures for the residential elements of the proposed development, and sets out the principles for dedicated travel plans for employment, community and school uses which will be brought forward and put into action as these elements of the proposed development are delivered.

Affordable Housing

- 11.15 The proposed development will include a percentage of affordable homes (to be agreed but current proposal is overall strategic provision of 22% of market for sale and build to rent). Affordable tenure mix will be agreed with the LPA allowing for flexibility to be reviewed and amended over time, and take into account changes in viability and new affordability models.
- 11.16 The proportion and mix of affordable housing to be provided in each phase or sub-phase of the proposed development will be subject to viability testing for each phase or sub-phase and the scope of Reserved Matters applications for those phases or sub-phases. The intervals for such viability testing will be agreed with the LPA as part of the S106 discussions.

Self and custom build homes

- 11.17 A separate strategy will be produced which will need to analyse the market demand for self-build homes and consider the impact on the site wide viability.
- 11.18 Delivery will have regard to demand and take-up rates and be phased.

Primary and Secondary schools

- 11.19 The proposed development includes five primary schools, each with up to 2 or 3 forms of entry (FE) from nursery to Year 6.
- 11.20 The secondary school will have up to 10FE (including 6th form), which may be delivered in one or more phases. Contributions for further off-site provision will be discussed during the S106 negotiations.
- 11.21 The Section 106 legal agreement will set out the legal terms under which schools will be funded and delivered and under which school land will be leased to school operators. It will set out the obligations committed to by both KCC and the Applicant.
- 11.22 The Section 106 legal agreement will likely include a clause similar to the following - No more than [x] homes will be occupied on-site without a second secondary school site/suitable and sufficient off-site provision being identified and secured, except where it can be demonstrated that there are sufficient surplus secondary school places on-site to meet any additional demand arising from further homes.
- 11.23 The Section 106 agreement will:
- Establish the legal definition of the schools.
 - Establish a School Site Specification including access and servicing arrangements.
 - Establish the terms under which schools will be granted access to playing fields/off-site sport facilities where this is relevant.
 - Establish the terms under which the lease or freehold of the school land will be transferred and to which parties.
 - Define what is meant by a safeguarded land or safeguarded floorspace and the legal process under which the delivery of this space will be triggered and released, if not required.
 - Establish the approach to trigger dates for buildings, land and/or funds for the delivery of schools.
 - Establish the scale of school payments and if and where these will be applicable; the indexation rate that will apply to any such payments.
 - Set out KCC's covenant with respect to progressing matters related to the schools and school delivery.
 - Establish the Monitoring Scheme.

Health

11.24 The Section 106 Agreement will set out the legal terms under which GP surgeries will be funded and delivered and under which GP land will be leased to operators. It will set out the obligations committed to by the CCG and the Applicant.

11.25 The Section 106 agreement will:

- Establish the legal definition of the GP surgeries and land.
- Establish a GP Site Specification including access and servicing arrangements.
- Establish the terms under which the lease or freehold of the GP land will be transferred and to which parties.
- Establish the approach to trigger dates for buildings, land and/or funds for the delivery of GPs.
- Establish the legal process under which this land or floorspace will be released, if not required.
- Establish the scale of GP payments and if and where these will be applicable; the indexation rate that will apply to any such payments.
- Set out FHDC and the CCG's covenant with respect to progressing matters related to the GPs and GP delivery.

Other Community Facilities

11.26 The proposed development will include Community Centre floorspace. The Section 106 will likely confirm the amount of floorspace to be delivered but the timing of its delivery and the detail and nature of its use and operation to be specified at a later date.

Open space and sports provision

11.27 The proposed development will provide land for open space and sports provision. This will include multi-functional green space, accessible natural green space, play space, allotments and sports provision.

11.28 Delivery of this will be phased over the delivery period.

11.29 The Applicant will consult with the LPA in respect of the transfer of responsibility for the management and maintenance of the open space and sports provision. Funding arrangements will be agreed with the LPA.

Allotments and orchards

11.30 The applicant will provide land for allotments and orchards. The quantum and location will be agreed with the LPA.

Energy

11.31 The overarching Energy Strategy (Ref. OP5 Appendix 4.9) has been submitted with the OPA however more detailed energy statements will need to be submitted alongside reserved matters applications as necessary. These detailed energy strategies will demonstrate how the commitments and targets set out in the Tier 1 Energy Strategy can be met (or where targets cannot be met, provide justification).

Culture

11.32 The Section 106 legal agreement will confirm scope, responsibility and funding for a Creative Champion as described within the Creative and Cultural Strategy (Ref. OP14) submitted within the outline planning application.

11.33 The Section 106 legal agreement will provide details of the 'Create Otterpool Project Board/Advisory Panel' as described within the Creative and Cultural Strategy (Ref. OP14) submitted within the OPA.

11.34 The Section 106 legal agreement will require a Public Art Strategy to be prepared for approval by FHDC.

Design quality and design coding

11.35 Strategic Design Principles (Ref. OP5 Appendix 4.3) have been submitted for approval at the OPA stage (Tier 1).

11.36 Detailed phase masterplans and design codes will be submitted at Tier 2– these will set out more detailed guidance for the characteristics of geographical phases including built form and landscape requirements and will need to be in substantial accordance with the Tier 1 Strategic Design Principles.

11.37 Reserved matters planning application (Tier 3)– each reserved matters planning application will incorporate a compliance statement or response to both the Strategic Design Principles and the Detailed Design Code for the area in question.

EIA mitigation

11.38 Measures required to mitigate the impacts of the development and provision of appropriate infrastructure, as set out in detail in the ES will be secured through appropriate planning obligations unless mitigation can be achieved via planning conditions.

11.39 The scope of these obligations will require further discussion with the LPA and key stakeholders (such as Historic England) before they can be further quantified.

Other

11.40 There may be further contributions required that will be discussed during the determination period of the application. For example, contributions to police, ambulance and waste collection services.

12 Conclusion

- 12.1 This OPA seeks permission (with all matters of access, appearance, landscaping, layout and scale reserved) for a new garden settlement at Otterpool Park to deliver; up to 8,500 homes across a range of types, size and tenures; a mix of commercial and employment uses; education and community provision; supported by a wealth of green and blue infrastructure as well as a network of public open spaces.
- 12.2 The proposed development complies with FHDC's most up to date planning policy position. Policy SS6 of the adopted Core Strategy Review (2022) allocates the Site for a minimum of 5,593 new homes over the plan period with potential for future growth to provide a total of 8000-10,000 homes⁴³.
- 12.3 The principle of strategic scale residential development at Otterpool Park has been assessed as part of the FHDC Core Strategy Review process. This has involved wide scale consultation and local engagement. The proposed development itself has also been the subject of extensive consultations with the local community and relevant stakeholders over several years and feedback during this process has informed the OPA.
- 12.4 The proposed development has been designed with regard to an assessment of potential environmental impacts. The EIA and technical analysis submitted in support of the OPA have identified any effects and informed the design development process, ensuring the new garden settlement meets the relevant place shaping principles⁴⁴.
- 12.5 The proposed development presents a 'once in a lifetime' opportunity to create a new settlement that is landscape-led and positively integrates with the existing communities as well as the rural surroundings, to provide new homes and employment facilities within a community structure that achieves the highest level of sustainability, in a manner that benefits the wider district. It will have far-reaching benefits, in particular:
- Creating new attractive, sustainable and connected neighbourhoods that integrate with existing communities and, in addition to the new residents of the garden settlement, will provide people in the local area with improved amenities;
 - The creation of extensive open spaces and amenity benefits, including the provision of a wide range of green spaces – from urban squares and parks, sports provision, allotments and gardens. Approximately 50% of the site area is proposed to be green space (including, for example, strategic open spaces, green corridors, play areas);
 - Homes located within short walking distance of shops, local amenities and services, as well as connections via bus and rail to the wider area;
 - Opportunities for sustainable patterns of travel through walkable neighbourhoods, complemented by an extensive network of new cycle routes within the development, which will connect with existing routes in the local area;

⁴³ Policy SS6 of the adopted Core Strategy Review (2022)

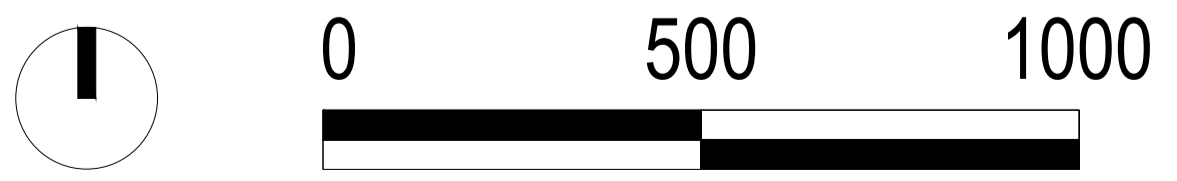
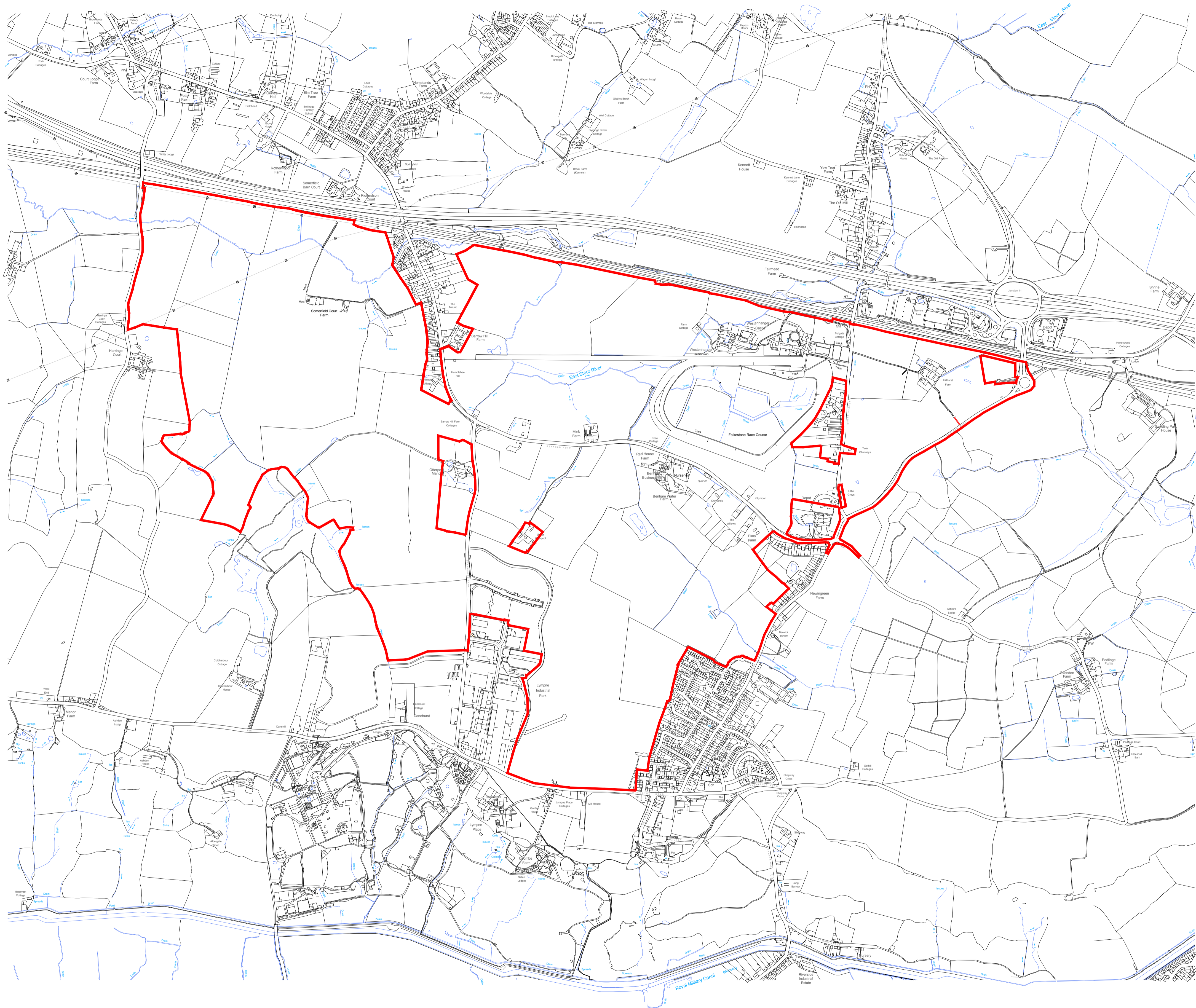
⁴⁴ Policy SS7 of the adopted Core Strategy Review (2022)

- Provision of a wide range of housing types, helping to meet the need for more housing in the district and beyond, including both market and affordable, a variety of housing sizes, homes designed for elderly residents and innovative housing options such as self-build;
- Homes built to modern environmental standards through sustainable design promoting reduced energy consumption, water efficiencies, renewable and low carbon technologies;
- Creation of approximately 9,000 jobs (inclusive of construction and operational phases);
- The creation of a range of employment opportunities, within higher quality and more accessible employment locations and scope for more highly skilled jobs;
- Enhancements to existing heritage and landscape features so they can be readily enjoyed, for example, creation of a heritage trail and enhancements to the setting of Westenhanger Castle;
- Protection and active management of built heritage assets, certain vulnerable heritage assets from gradual erosion and active management of built heritage assets;
- Community facilities that will complement existing provision, including a health centre, and nursery, primary and secondary schools within the development;
- An innovative development that embraces the opportunities from the changing energy market and technologies;
- A development that delivers a 20% biodiversity net gain across the whole site, including enhancement of a Site of Special Scientific Interest (former Otterpool Quarry) within a proposed woodland country park;
- Health benefits, including local access to work and training, social interaction, access to healthy food choices, access to a range of housing types, and access open space and nature; and
- Creating an exemplar garden town that successfully enmeshes art, culture and creativity.



12.6 The Applicant has devised a delivery strategy for the development that ensures an appropriate mix of housing products are delivered over time, making a significant contribution to FHDC's housing need. Housing delivery will be strategically co-ordinated with the delivery of other land uses and infrastructure to ensure a vibrant and cohesive new settlement that is both internally well connected and accessible from the district and wider south east. Following the approval of this Tier 1 OPA the Applicant's intention is to submit Tier 2 phase level masterplans, design codes and delivery plans, followed by Tier 3 RMAs to provide the necessary level of site - specific detail.

12.7 This PDS has demonstrated that the proposed development is in accordance with Development Plan policies and is considered appropriate having regard to all other material considerations. Given that the proposals accord with all relevant adopted policy and there are significant demonstrable benefits to be derived from the proposed development, it is considered that the proposed development should be approved without delay, in accordance with paragraph 11 in the NPPF.

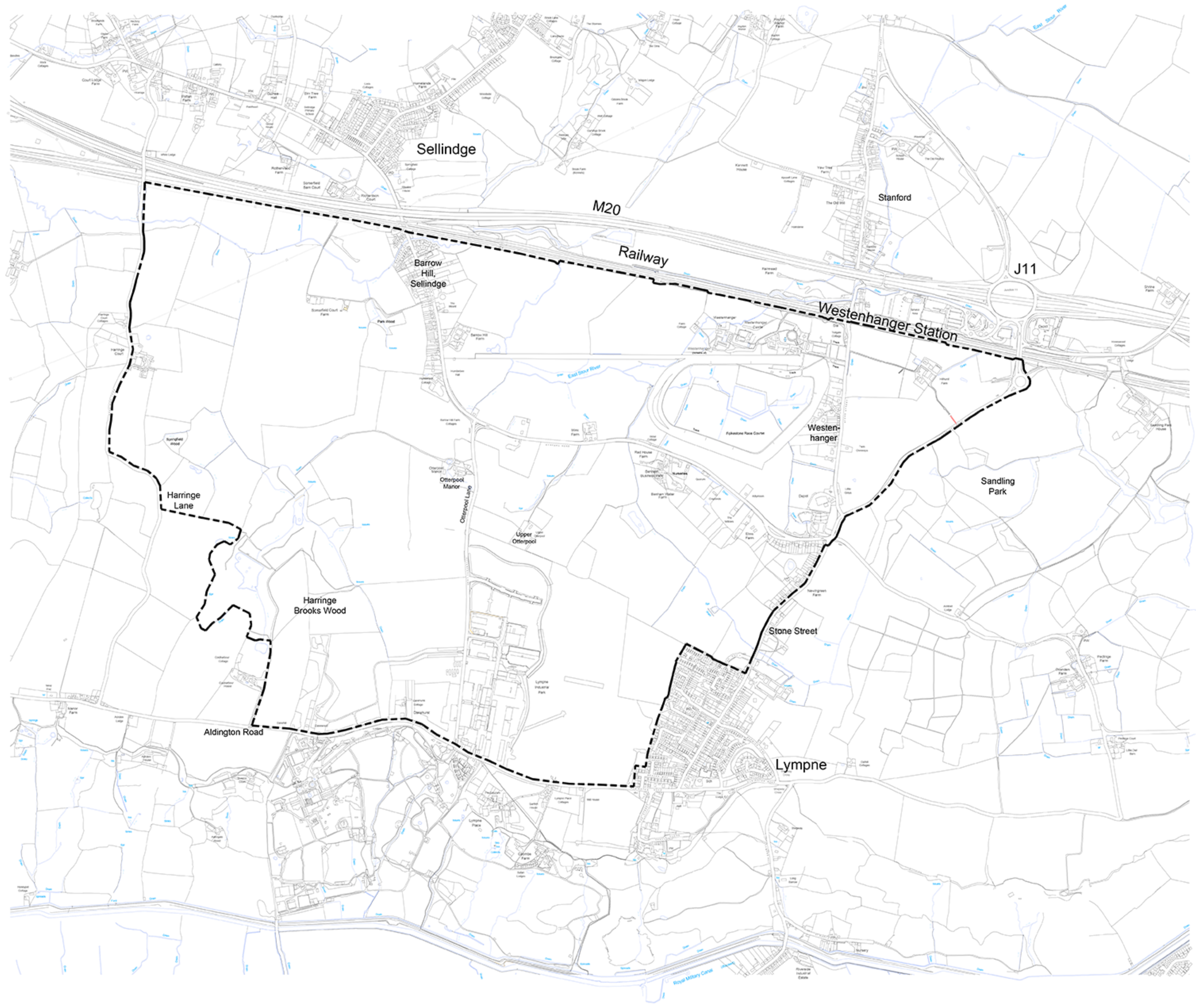
Appendix 1 – Outline Planning Application Boundary Plan



— Application Red Line Boundary

 <p>OTTERPOOL PARK COUNTRYSIDE · CONNECTED · CREATIVE</p>	CLIENT	REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER	
	Otterpool Park LLP	rev A: 18-08-17 rev B: 21-08-17 rev C: 21-08-17 rev D: 21-08-17 rev E: 04-09-17 rev F: 02-01-18 rev G: 28-02-18 rev H: 09-05-18	rev J: 17-07-18 rev S: 03-03-20 rev K: 24-08-18 rev T: 27-04-21 rev L: 09-09-18 rev U: 17-06-21 rev M: 17-09-18 rev V: 06-08-21 rev N: 19-09-18 rev W: 22-02-22 rev P: 16-10-18 rev Q: 11-02-19 rev R: 25-10-19	11-07-17	FOR APPROVAL	1:10,000 @ A1	OTTERPOOL PARK	APPLICATION RED LINE BOUNDARY	

Appendix 2 - OFMA Plan



--- Framework Masterplan Boundary



CLIENT	REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER
Otterpool Park LLP	rev A: 28-02-18 rev B: 09-05-18 rev C: 06-09-18 rev D: 16-10-18 rev E: 11-02-19	02-01-18	IN SUPPORT	1:10,000 @ A1	OTTERPOOL PARK	OTTERPOOL FRAMEWORK MASTERPLAN AREA	OPM(P)102E



Appendix 3 - OPA Planning history schedule

APPENDIX 3 – OPA Planning History

Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
Airport Café, Ashford Road, Sellindge TN25 6DA	Full	Y18/1525/FH	Mr Morgan	Retrospective application for change of use to lorry park incorporating extension of existing parking area for 15 trucks and retention of two mobile units for toilet and shower facilities, incorporating site surfacing, storm & foul drainage facilities.	Validated. Not determined.
Land Adjoining The Mount Barrow Hill Sellindge Kent	Outline	Y18/1035/FH	Mr E & Mr J Champneys	Outline application for the erection of 11 dwellings with the formation of a new access with all other matters (appearance, landscaping, layout and scale) reserved for future consideration.	Approved with conditions
Otterpool Quarry Ashford Road Sellindge Kent TN25 6DD	Change of use	Y17/1012/SH	Balfour Beatty	Change of use of a former quarry site to a temporary use for the storage of containers, installation of additional hardstanding for turning-head and the storage of materials associated with the Channel Tunnel development, for a temporary period of 24 months.	Withdrawn

Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
Land Adjoining Enterprise Way Enterprise Way Link Park Lympne Kent	Full	Y17/0105/SH	Mr J Hodgson	Extension to time limit of planning permission Y09/0145/SH for outline permission for the erection of up to 30,668sqm of employment development (Classes B1, B2 and B8), together with internal access (off recently constructed and adopted spine road) with parking, servicing and structural landscaping and being accompanied by an Environmental Statement	Approved with Conditions
Otterpool Quarry Ashford Road Sellindge Kent TN25 6DD	Full	Y16/0068/SH	Mr Patrick Breen	Retrospective planning application for change of use of a former quarry site to a temporary secure 24-hour lorry park with associated facilities for a period of 24 months.	Refused
Land Adjoining The Link Park Lympne Industrial Estate Lympne Kent	Full	Y15/0880/SH	Mr J Hodgson	Extension to time limit of planning permission Y06/0552/SH for outline permission for the erection of up to 52,000 sq metres of employment development Business (Class B1), General Industry (Class B2) and Storage and Distribution (Class B8) including detailed consideration of access	Approved with Conditions

Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
				and being accompanied by an Environmental Statement	
Airport Cafe Ashford Road Sellindge Ashford Kent TN25 6DA	Full	Y14/0850/SH	Mr G Morgan	Retrospective application for change of use to lorry park incorporating extension of existing parking area and retention of two mobile units for toilet and shower facilities.	Approved with Conditions
Land Adjoining Somerfield Court Farm Barrow Hill Sellindge Kent	Full	Y12/0241/SH	Mr B Ingham	Erection of a single wind turbine measuring 44.28m to hub height and a maximum of 61m to blade tip height, together with construction of an access track, a crane pad and an equipment housing cabinet.	Refused
Land 500 Metres South West Otterpool Manor Barn Otterpool Lane Sellindge Kent	Full	Y11/0270/SH	Mr R Miller	Erection of two 80m high, wind monitoring masts (mast structure comprising of maximum 254 mm thick steel tubes supported by guy ropes), with associated meteorological instruments, for a temporary period not exceeding 18 months.	Approved with Conditions

Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
Airport Cafe Ashford Road Sellindge Ashford Kent TN25 6DA	Full	Y09/0871/SH	Mr G T Morgan	Erection of 9 light industrial units (Class B1) and storage (Class B8), with associated parking following the removal of existing units and scrapyards.	Approved with conditions
Otterpool Quarry, Ashford Road, Sellindge, Ashford, Kent	Waste application	SH/08/124	Countryside Recycling Ltd	Construction and operation of a Materials Recycling Facility, Anaerobic Digestion Plant and Associated Office and parking facilities	Approved with conditions
Land At Somerfield Court Farm Barrow Hill Sellindge Ashford Kent	Application for renewal of temporary permission	Y06/0516/SH	Orange	Retention of existing temporary 14.4m high telecommunications monopole housing 2 dual band polar antennas, 1 No. 600mm transmission dish and a 6 pack of equipment cabinets all enclosed in a 1.8m high fenced compound measuring 6m x 4.3m for a further temporary period.	Approved with Conditions
Land adjoining the Link Park, Lympe Industrial Estate, Lympe, Kent	Outline	Y06/0552/SH	Phides Estates (Overseas) Limited	Outline application for the erection of up to 52,000 sq metres of employment development Business (Class B1), General Industry (Class B2) and storage and distribution (Class B8) including detailed consideration of access and being	Approved with Conditions

Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
				accompanied by an Environmental Statement.	

Appendix 4 - Schedule of pre-application comments and how they have been responded to

SCHEDULE OF PRE-APPLICATION COMMENTS AND HOW THEY HAVE BEEN RESPONDED TO

Matters raised during consultation	Responses
Housing	
<p><i>Issues were raised about:</i></p> <ul style="list-style-type: none"> • <i>the general principle and location of Otterpool Park near villages and existing communities, including concerns about the scale and density of development as a ‘garden town’;</i> • <i>there were recurring questions on the type, tenure, and the quality of housing/neighbourhoods that will become available.</i> 	<ul style="list-style-type: none"> • Otterpool Park started out as a garden town of up to 12,000 homes. Proposals are now for a garden town of 10,000 homes with the Outline Planning Application delivering 8,500 of those homes. • The Otterpool Park proposals have evolved to include green buffers around the existing villages of Lymgne, Westenhanger and Barrow Hill, Sellindge. • Otterpool Park will provide a wide range of different homes – both in terms of size and tenure, including a significant proportion of self-build homes. • Otterpool Park will deliver 22% Affordable Housing throughout the garden town. See the Housing Strategy for further details (Ref. OP5. Appendix 4.14). • High quality design is of paramount importance and Strategic Design Principles (Ref. OP5 Appendix 4.3) have now been developed to ensure design quality throughout the tiers. Design Codes will be prepared for each development phase at Tier 2. The project has already benefitted from the input of a Design Review Panel and will continue to do so as the development progresses.
GI / Landscape / Parks	
<p><i>Feedback received noted the importance of ensuring that enough green space is provided.</i></p> <p><i>Suggestions were made:</i></p> <ul style="list-style-type: none"> • <i>that the design could be improved by taking advantage of the past landscape setting of the locality.</i> • <i>to have more outdoor spaces for families and family-friendly areas.</i> <p><i>Concerns were raised:</i></p>	<ul style="list-style-type: none"> • The feedback reinforces the original brief that this should be a strongly GI influenced plan that serves to integrate green and blue infrastructure with the existing historic assets and communities. A GI Strategy has now been produced and submitted with the OPA (Ref. OP5 Appendix 4.11). • While providing approximately 50% of the environment at Otterpool Park as green space, this will not only house a significant new residential community, it will also create outstanding community infrastructure, a business park, and many natural green spaces as well as sports and leisure facilities. • The exceptional green infrastructure has been designed to be multifunctional to provide a range of environmental benefits and to encourage healthier

- *regarding how the project may change from conception to delivery.*
- *Concerns were raised about the probability of 'high-rise' buildings (above the sky line).*

lifestyles, promote sustainable transport choices and support start-up business units where sustainable practices are encouraged.

- The proposals have been amended to highlight heritage assets as they have emerged with green space and green links, promotion of green corridors for transport and ecology and maximise biodiversity.
- The designers have refined types of GI proposed. Settlement areas with distinct characters will be created: the "Gateway" with strong landscape edge, "Town Centre" with tree-lined public space, the tranquil "Riverside" area, the transition through "Otterpool Slopes" to the picturesque "Woodlands" and "Hillside" areas, each adhering to the masterplan's aim to fully integrate urban and rural character (see DAS section 4.1 and 4.3 for further details. Ref. OP5 Appendix 4.16).
- During the consultation process the amount of parkland surrounding Westenhanger Castle was increased to take further into account the past landscape setting. In response to suggestions to have outdoor spaces for facilities and family friendly areas, a range of different play areas and sports facilities are now allocated within the masterplan (as shown on parameter plan OPM(P)4002 and illustrative masterplan OPM(P)1015).
- The parameter plans and strategic design principles control the future detailed design of the GI.
- Connections to wider landscape setting will be maintained and enhanced using appropriate local species to reinforce landscape quality and wildlife habitat.
- There will be a very strong sense of greenery through new planting, to reinforce the positive relationship with the adjoining AONB.
- The scale and density have been modified to keep the general building heights below the prevailing tree-line.

Leisure / Play / Heritage

Issues and concerns raised included:

- *the impact on local heritage e.g. castles, Roman villas and the villages themselves, has not been sufficiently regarded in developing the plan. Lympne airfield should be preserved for future generations*

- Survey work and consultation have meant that knowledge of the opportunities and constraints has evolved over time, but these continue to be at the forefront in establishing the underlying principles of the layout.
- Lympne Runway is now designated as GI as shown on parameter plan 4002.
- It is proposed that sports pitches will be located in close proximity to new schools. It is anticipated that these will also be able to be used by the local community.

- A heritage walk is now proposed as shown in the Heritage Strategy (Ref. OP5 Appendix 4.12).
- Further work on the setting of Westenhanger Castle has been done that has influenced the design of the park and the buildings fronting on to it. Westenhanger has now been brought into the site boundary red line.

General Infrastructure

Issues were raised about:

- *the strategy and approach to infrastructure provision/upgrade, particularly in relation to phasing, impact on the site – and also upon the wider setting and existing communities.*

- Infrastructure to provide ultra-fast broadband will be delivered for Otterpool Park and the Promoters are exploring how this could also benefit existing communities.
- No gas will be used for the residential properties in Otterpool Park. The LLP will continue to monitor trends in energy to ensure this remains the appropriate strategy for the future.
- Charging points for vehicles will be provided throughout Otterpool Park and the energy strategy is designed to accommodate the future anticipated load caused by increase in electric vehicle use.
- All homes are to have photovoltaic panels on the roof.

Water - related

Concern was expressed across all stages of the consultation by some about:

- *general water supply and capacity issues,*
- *run-off and groundwater issues as well as any costs and limits that may be applied locally.*

- Affinity Water has committed to supplying the whole Otterpool Park development, including the expansion of Paddlesworth reservoir.
- To achieve the LLP's sustainable water target of 110 litres per person per day, grey water recycling forms part of the water strategy for use in irrigation and WCs, etc.
- Further detailed analysis and site investigation has been done to ensure a comprehensive network of Sustainable Urban Drainage Systems for Otterpool Park to ensure that there is no flood impact on communities downstream from the garden town.
- The existing racecourse pond is to be preserved due to its ecological value and a new water feature is to be created as an important setting for the leisure quarter.

Roads and circulation

This was one of the most recurring matters from a wider community perspective, across all stages, including:

- *Whether the network can take the future traffic growth strategically and locally*
- *What the impact will be on existing settlements and routes*
- *Impact of the new road re-routing the A20 on Westenhanger and on creating an attractive residential environment*
- *How industrial traffic, especially lorries, will be affected*
- *What will happen at Westenhanger Station, and what will be the impact of that*
- *What level of public transport provision will be made?*

- Extensive transport modelling has been undertaken and mitigation identified where Otterpool Park is assessed to have an impact. The actual impact will be subject to review to ensure that mitigation measures are implemented effectively.
- Having considered the options for the A20 a new link road is proposed and a re-routing of the A20 along this new route, north of Newingreen Junction. The speed limit of the A20 will reduce to 30 mph from Sellindge eastwards to the junction, with the A261 Hythe Road and along the proposed Newingreen Link, encouraging HGVs to use the M20, rather than the A20.
- The town centre streets north of the Newingreen link are designed to be used for local traffic for the facilities located there as well as the station.
- The development does not connect any new roads on to the Aldington Road, to avoid increasing traffic to Aldington and through Lympe.
- An upgraded rail service provision, including the potential for direct services to London, and to the passenger facilities at Westenhanger Station is being explored in conjunction with key stakeholders. It is envisaged that improvements could include:
 - Upgraded passenger waiting facilities and information;
 - Platform extensions;
 - A new pedestrian overbridge between platforms;
 - Lift access to platforms;
 - Secure cycle storage;
 - Bus interchange;
 - Parking including EV charging spaces; and
 - Potential for commercial provision of café/ retail facilities.
- Feedback has reinforced the importance of providing good quality bus services, and it is intended that there would be a bus stop within 400 metres of the majority of homes along with a minimum service provision of 30-minute frequencies from early occupation rising to a frequency of 10-15 minutes once fully commercial. In the early phases of development, service improvements would be likely to involve enhancements to existing services, including re-routing through the site to serve Westenhanger Station.

Other movement

Concerns and questions were raised about movement across the area, including the importance of linking footpaths, bridleways, and cycle paths in a manner that benefits local people and communities.

- A network of walking and cycling routes is planned within the development and will connect effectively with the networks which surround the site, including routes to the Downs, Hythe and the Marsh.
- A bridleway has been designed within the development which connects to the existing network that borders the site (as shown on parameter plan OPM(P)4001).

Schools and education

Concern was expressed at all stages of the consultation about both the overall capacity and phasing implications for schools (at all levels).

There was a request for clarity about proposals and a suggestion that the services should be built first and be operational before the completion of the development, as current services would not be able to cope with the extra demand.

- Providing schools in a timely way as the new community grows has always been an important objective for Otterpool Park.
- Otterpool Park will deliver enough school places to meet the needs of children on-site. Where it can be demonstrated through the monitoring procedures that no further school places are needed, delivery of further school sites or floorspace will not be triggered. This is to minimise the delivery of surplus school capacity (which can have operational and cost challenges) and to reduce the potential for children to travel on-site to school from elsewhere.
- The construction of primary schools may be phased, with 1 or 2 FE being built at the start and additional forms of entry added later. For operational reasons, secondary schools would tend to be phased in blocks no smaller than 4FE.
- Further information is provided in the Community Development and Facilities Strategy (Ref. OP5 Appendix 4.10).

High street / Town centre

Concern was expressed about:

- *Whether there would be local shops and retail and service provision*
- *Where this would be located and how it would build up over time*
- *The detailed range of content*
- *What the impact would be on existing shops and services – eg in Hythe and in the villages*
- *Whether this would be in the form of a traditional high street or some other mode*

Considerable attention has been given to this element, such that it has evolved considerably over the stages of consultation. The key elements are:

- The 'Town Centre' of Otterpool Park is located in the north east area of the masterplan with close connectivity to the railway station.
- The Town Centre will be of urban scale to create the proximity with walkable areas for public activity and successful integration of the mixed uses.
- The Town Centre aims to create participation and leisure as well as convenience, resulting in the town centre having a different function, and therefore moves away from a 'traditional' retail-led high street.

- The Town Centre is located within 800m (or 10 minutes walk) proximity of the railway station with likely uses as follows:
 - Community facilities including, nursery, meeting hall, primary school with parking
 - Retail including Local convenience shop, small shops including pharmacy,
 - Health services including GP practice and health centre
 - Hotel and leisure uses
 - Extra care housing and flats.
 - Small workshops and small and medium sized enterprises with a paved area for a farmers market, some on street parking.
 - Restaurants, with food court and waterside terraces.

Other centres/facilities/local hubs

- These are to be planned and scaled such that they are not competing with existing centres

Health service

- *Concerns were expressed over the current shortage of GPs (and teachers), and how that will be managed within the new development*
- *Concern that the proposal does not include a hospital, as the current one cannot cope with the demand*
- *Suggestion that the services should be built first and should be operating before the completion of the development, as current services would not be able to cope with the extra demand, especially on medical services.*
- Discussions have continued with the Clinical Commissioning Groups (CCGs) to ensure health needs are met. Up to 12,980 sqm GEA of healthcare floorspace could be provided at Otterpool Park. The likely need required as a minimum to provide primary care facilities is 2,000-3,000sqm GIA (for 10,000 homes), so the amount provided is well in excess of what is required for a town of this size and provides an opportunity for additional services that will take pressure off existing hospitals eg clinics and outpatient services.
- The proposals include one large practice, which will be located in the town centre. In order to retain flexibility, three other smaller sites have been allocated for potential community floorspace, which could include healthcare. Whilst the both the Applicant and the CCGs want to retain flexibility, it is likely that one larger centre will be the preference.
- Otterpool Park presents an opportunity to attract GPs to FHDC. The new homes will provide a wide range of possible options for GPs and other health and care staff to rent, part own or own their homes. The setting of a Garden Town will provide a high quality environment which will attract skilled workers, including healthcare professionals. The employment space that will be

delivered on-site, as well as the good transport connections, will help to ensure partners and families will also have employment opportunities.

- The CCG is exploring opportunities for the Otterpool Park Health Centre to have an on-site education facility with potential for GP, health worker and social care training.
- The Section 106 Agreement will set out the legal terms under which GP surgeries will be funded and delivered and under which GP land will be leased to operators. It will set out the obligations committed to by the CCG and the Applicants and establish the approach to trigger dates for buildings, land and/or funds for the delivery of GPs.

Business and employment

- *Comments suggested that a flexible approach to employment was necessary.*
- *Solutions to how the shortage of skilled employees can be mitigated should be proposed.*
- *Links should be made with apprenticeship providers to support the next generation.*
- *Concern that Otterpool Park would become a commuter town.*
- *More information is needed on the types of jobs that will be created.*
- *Concern that the retail industry and high streets are struggling.*

- Providing employment opportunities alongside new housing is something the applicants take seriously. As the Application is in Outline and there will be opportunities (and requirements to) refine the employment space offer and the strategy of support and marketing as part of the detailed design process.
- Otterpool Park will deliver up to 87,500 sqm GIA of commercial floorspace, 21,000 sqm GIA of retail and leisure floorspace is planned, in addition to community uses and associated housing which will also create jobs. Home and flexible working will be supported and promoted.
- approximately 9,000 direct jobs will be created: around 50% of employment is expected to be supported in office and light industrial jobs. The remaining employment is expected to be in retail and leisure, hotels, recreation and community, and home working.
- Based on the types of jobs that are expected to be supported in Otterpool Park, it is anticipated that the Gross Value Added (GVA) supported would be £343m.
- To support the successful implementation and long-term economic sustainability for Otterpool Park, there is a need to attract highly skilled residents to the area and attract, grow and retain new businesses. The Applicants have set out a framework of commitments and next steps. This includes the approach to engagement and marketing, curating of new tenants, building support and investor networks for new business, considering flexible and favourable lease terms and developing a business offer that is

complementary and not competing with neighbouring centres, especially Folkestone. (see town centre section above for reference to retail industry).

Community development

It will be important to foster a sense of community amongst new residents, particularly those who are new to the area, and ensure they have facilities available to them as early as possible.

- Otterpool Park LLP are looking at appointing a community development worker to provide support to early residents. This could be managed by the new community led trust.
- Further detailed work on phasing has allowed for facilities and services such as buses, primary school and the first phase of the health centre to be delivered early on.

Management issues

With so much green space plans will need to be in place to maintain and look after this for the long term.

How can we be sure open space will not be built on in future?

- Work is now underway on the long term stewardship strategy for looking after community buildings and open space, with the preferred model being to set up a community trust. Conversations are also taking place with the parish councils about the future role they may want to play. (See also Governance and Stewardship Strategy document, which forms part of the planning application (Ref. OP5 Appendix 4.13)
- Land designated as open space will be gifted to the trust or parish council to remain as open space in perpetuity.

Appendix 5 - Planning Policy Schedule

Places and Policies Local Plan (2020)

Policy ND5

General Sellindge Policy

The following sites are allocated for residential development with indicative capacities as follows:

- The Piggeries, Main Road Sellindge - 5 dwellings;
- Land West of Jubilee Cottage, Swan Lane, Sellindge - 15 dwellings;
- Land at Barrow Hill, Sellindge - 15 dwellings; and
- Silver Spray, Sellindge - 5 dwellings.

Development proposals will be supported where:

- 1) The design incorporates adequate landscaping to mitigate impact on the setting of the countryside;
- 2) Existing trees and hedgerows around the site boundary are retained and enhanced;
- 3) The proposal complements the surrounding street pattern and urban grain, fronting dwellings onto existing streets and following the existing built edge wherever possible; and
- 4) The archaeological potential of the land is properly considered and appropriate archaeological mitigation measures are put in place.

Site Specific Criteria

The following additional site-specific criteria should also be complied with:

The Piggeries, Main Road:

1. The development should avoid direct effects on the nearby ancient woodland; and
2. A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.

Land West of Jubilee Cottage:

1. An assessment is carried out of the impact on the setting of the nearby Grade II Listed Building and appropriate measures put in place to preserve or enhance its setting;
2. The design, layout and landscaping of the site mitigates the impact on the setting of the Kent Downs Area of Outstanding Natural Beauty including incorporation of landscaping to filter views of the development from the Area of Outstanding Natural Beauty to the north;
3. Any potential contamination from the former use of the adjoining land is investigated, assessed and if appropriate, mitigated as part of the development; and
4. A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.

Policy ND6

Former Lympne Airfield

Site 1 is allocated for residential development with an estimated capacity of 125 dwellings and Site 2 is to be retained as an open space/landscape buffer.

Development proposals will be supported where:

1. Existing trees and hedgerows within and around the perimeter of the site are retained and enhanced as part of a comprehensive landscaping scheme;
2. The northern building edge is fragmented and softened with a strong landscape buffer;
3. Open spaces and planting are used to provide a visual link to the countryside and North Downs Scarp and an attractive backdrop to development;
4. Mitigation and enhancement measures should be incorporated into the design of the development to minimise effects on the local Biodiversity Action Plan Priority Habitat;
5. A landscape buffer is provided between the existing edge of the village to the east of the site and the new development;
6. On-site open space is provided within Site 1 to meet the recreational needs of residents;
7. At least 6 self-build or custom build plots are provided on site in accordance with Policy HB4: Self-build and Custom Housebuilding Development;
8. Appropriate and proportionate contributions are made to improvements at the Newingreen Junction and expansion of Oaklands Health Centre through a Section 106 agreement;
9. Site 2 remains undeveloped and enhanced to retain the separation between Lympne and the Business Park;
10. A new footpath across Site 2 is provided in parallel with the development of Site 1;
11. The proposal complements the surrounding street pattern and urban grain, fronting dwellings onto existing streets and following the existing built edge wherever possible;
12. Footpaths are provided to link to the existing public rights of way network;
13. A primary vehicle access is provided onto Aldington Road and an emergency access is provided onto Aldington Road or Tourney Close;
14. An assessment of non-designated heritage assets and an archaeological survey is carried out and appropriate mitigation measures put in place if required;
15. Features and structures associated with the site's former use as a World War II airfield are retained wherever possible to provide a link with the site's past;
16. Any potential contamination from its former use is investigated, assessed and if appropriate, mitigated as part of the development;
17. A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider; and
18. Access is maintained to the existing underground sewerage infrastructure for maintenance and up-sizing purposes.

Policy HB1

Quality Places Through Design

Planning permission will be granted where the proposal:

1. Makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character;
2. Facilitates circulation and ease of movement within the locality for all users, promoting low vehicle speeds, integrated resident and visitor parking and prioritising active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance while maximising legibility;
3. Creates, enhances and integrates areas of public open space, green infrastructure, biodiversity and heritage and other public realm assets;
4. Does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook. In assessing the potential impacts of new build residential development on neighbouring dwellings, the Council will apply the same guidelines as for alterations and extensions set out in Policy HB8;
5. Provides a clear definition between the public and private realm, incorporating high quality hard and soft landscaping, boundary treatments, public open spaces and lighting, including details of future maintenance and management; and
6. Complies with other relevant policies within the development plan and responds positively to the design policies and guidance contained within relevant Town and Village Design Statements and Neighbourhood Plans.

Policy HB2

Cohesive Design

For major housing developments or complex proposals or on sensitive sites, a design statement should be prepared which demonstrates compliance with Building for Life 12, as far as is reasonably practicable. The statement should demonstrate how the proposal:

Integrates into the Neighbourhood

1. Integrates into its surroundings by reinforcing existing connections and creating new ones where appropriate; while also respecting existing buildings and land uses along the boundaries of the development site;
2. Provides (or is located close to) community facilities such as shops, schools, workplaces, parks, play areas, pubs and cafés;
3. Has good access to public transport to help reduce car dependency; and
4. For housing development, provides a mix of housing types and tenures that meet local requirements.

Creates a Place

5. Creates a place with a locally inspired or otherwise distinctive character, well related to the local landscape character;
6. Takes advantage of existing topography, landscape features (including water courses), trees which contribute positively to the landscape; wildlife habitats, existing buildings, heritage assets, site orientation and micro-climates;

7. Integrates buildings with landscaping to define and enhance streets and spaces and turn street corners well; and
8. Makes it easy for residents and visitors to find their way around.

Creates Streets and Homes

9. Creates streets that encourage low vehicle speeds and social interaction;
10. Provides well integrated parking that does not dominate the street;
11. Clearly defines public and private spaces and ensures they are attractive, can be well managed and are safe; and
12. Provides adequate external storage space for refuse and recycling as well as storage for vehicles and cycles

Policy HB3

Internal and External Space Standards

Planning permission will be granted for new build residential development and conversions for residential use where the proposed scheme:

1. Meets the nationally described technical housing space standard, or subsequent updates to the standard, including minimum floor-to-ceiling heights;
2. Provides an area of private open space for each new or converted dwelling as one or both of the following:
 - i. A private usable balcony area with a minimum depth of 1.5m for flats, as long as this does not reduce the privacy of neighbouring dwellings;
 - ii. An area of private garden for the exclusive use of an individual dwelling house of at least 10m in depth and the width of the dwelling. In the case of infill developments there should be sufficient space retained for the original dwelling;
3. Demonstrates consideration of the acoustic environment of outside spaces so they can be enjoyed as intended;
4. Provides each dwelling with discretely designed and accessible storage space for the different types of refuse bin; and
5. Provides bicycle storage in accordance with Policy T5: Cycle Parking

Number of Bedrooms (b)	Number of Bed Spaces (Persons)	1 Storey Dwellings (sqm)	2 Storey Dwellings (sqm)	3 Storey Dwellings (sqm)	Built-in Storage (sqm)
1b	1p	39 (37) ⁽¹⁾	-	-	1.0
	2p	50	58	-	1.5
2b	3p	61	70	-	2.0
	4p	70	79	-	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Number of Bedrooms (b)	Number of Bed Spaces (Persons)	1 Storey Dwellings (sqm)	2 Storey Dwellings (sqm)	3 Storey Dwellings (sqm)	Built-in Storage (sqm)
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 9.1 Technical housing standard - nationally described space standard

1. Where a one bedroom, one person property has a shower instead of a bathroom, the floor area may be reduced from 39sqm to 37sqm.

For certain types of conversions, including those of heritage assets or buildings in Conservation Areas, a communal garden for the exclusive use of the residents of a group of flats may be acceptable in place of individual balconies or terraces. On particularly constrained sites, as an exception, commuted sums may be paid to provide off-site amenity areas.

The Council will only consider variations to the external space standards if it can be demonstrated through the Design and Access Statement or site masterplanning that such an approach is needed to reflect the character of the area or provide for a mix of units within a

development that create a higher density suitable to the urban nature of the site. In such instances communal or public open space should be provided or be made available within the immediate locality.

A minimum of 20 per cent of homes on major new build developments will meet the accessibility and adaptable Building Regulation M4(2) Adaptable Homes standards, with an aspiration that all dwellings meet these standards.

Policy E1

New Employment Allocations

The sites identified below are protected for business uses under use classes B1 (business), B2 (general industrial) and B8 (storage and distribution), unless otherwise stated.

Site	Floorspace (sqm)	Uses
Shearway Business Park, Folkestone	11,650	B1 - B8
Cheriton Parc, Folkestone	15,000	B1a
Ingles Manor, Folkestone	1,600	B1
Park Farm (Former Silver Spring site), Folkestone	10,000	B1
Affinity Water site, Cherry Garden site, Folkestone	3,500	B1a
Folkestone Harbour	500	B1a
Hawkinge West, Hawkinge, Folkestone	2,366	B1 and B8
Nickolls Quarry, Hythe	15,000	B1
Link Park (Phase1 and 2) Lympne Hythe	73,175	B1, B1c, B2 and B8
Mountfield Road Phase 3 and 4, New Romney	9,010	B1, B1c, B2 and B8
Harden Road, Lydd	840	B1 and B1a
Dengemarsh Road, Lydd	11,725	B1 Mixed

A proportion of non-business class uses (up to 25 per cent) will be permitted provided it can be demonstrated that:

1. The use will add to the attractiveness and function of the employment site;
2. There is full justification of its location within the wider employment site; and
3. Proposals comply with other Local Plan policies, including those relating to Retail and Leisure.

Where allocations are within the Kent Downs Area of Outstanding Natural Beauty or its setting, there is a high quality of design that responds to the setting, paying particular regards to materiality, massing and roofscape.

Policy E8

Provision of Fibre to the Premises

All major developments within Folkestone & Hythe District will enable Fibre to the Premises (FTTP).

For smaller schemes the Council will expect FTTP to be provided where practical.

Where it can be demonstrated that FTTP is not practical due to special circumstances, then technologies that can provide speeds in excess of 24Mbps should be delivered wherever practical.

Policy C1

Creating A Sense of Place

The Council will expect all new major development to demonstrate a deliverable and fully resourced project for fostering a sense of place through methods such as landscaping, public art, water features, lighting and/or through the use historic references. This programme should be fully outlined in the Design and Access Statement submitted as part of the application.

This will apply to the following:

1. Residential developments comprising 10 or more dwellings; and
2. Other developments where the floor area to be built is 500sqm gross or greater, including office, manufacturing, warehousing and retail developments.

In larger, phased development, it is acceptable for this to come forward in later phases so that it involves a critical mass of population.

Any programme for community-building and place-making must engage the local community and could be community-led, having regard to the local circumstances of the site and/or local aspirations.

Where physical public art is provided on a permanent basis, it needs to form part of managed open space or, if agreed, transferred to Town or Parish Councils. Contributions and commuted sums for up to 10 years' maintenance will be required, to include the cost of decommissioning where appropriate.

Policy C3

Provision of Open Space

To meet the additional need in open space generated by new residential developments the Council will require proposals of 20 or more dwellings to provide for open space in accordance with the standards in Table 12.1 above.

Where full provision on-site would not be appropriate or desirable, or the proposed development is less than 20 dwellings, the space needed may be met by commuted sum payment towards the provision or improvement of open space nearby on a scale related to the size and scale of the development.

This gross open space calculation may include provision of publicly available:

- i. Sustainable Drainage Systems (SuDS), provided they do not compromise the safety of open space users;

- ii. Informal sports pitches; and
- iii. Formal play spaces.

Any new open space should be transferred to and maintained in perpetuity by a management company or, if agreed, the local Town or Parish Council, the District Council or appropriate community group or charity, subject to payment of a commuted sum.

Existing open spaces, as defined on the Policies Map, will be safeguarded. Development proposals that would result in the loss of open spaces will be granted provided that:

1. An assessment has been undertaken which clearly identifies the open space is surplus to requirements; or
2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of the standards in Table 12.1 above; or
3. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy C4

Children's Play Space

To meet the additional need for children's play space generated by new residential developments, the Council will require proposals of 10 or more family dwellings (2 or more bedrooms) to provide for child play space in accordance with the standards in Table 12.2 above.

Areas should be set out and located so as to minimise loss of amenity for nearby occupiers, maximise children's safety and be visible from neighbouring properties.

Where full provision on-site would not be appropriate or desirable, the space needed may be met by commuted sum payment towards the provision or improvement of play space nearby on a scale related to the size and scale of the development.

Any new play space should be transferred to and maintained in perpetuity by a management company or, if agreed, the local Town or Parish Council, the District Council or appropriate community group or charity, subject to payment of a commuted sum.

Policy T1

Street Hierarchy and Site Layout

Planning permission for major developments will be granted if the Design and Access Statement submitted as part of the application demonstrates attention has been paid to street design.

An application should show that:

1. The street hierarchy considers pedestrians first and private motor vehicles last;
2. Permeability is provided through and beyond the site for all users;
3. An environment is created that is safe for all street users, which encourages walking, cycling and the use of public transport;
4. A range of street types is created providing legibility throughout the development, meeting the needs of all users, and not allowing vehicles to dominate;
5. Active frontages are created throughout the development, particularly in relation to publicly-accessible areas, for the purposes of natural surveillance and creating characterful places; and
6. Appropriate street furniture and signage is included only when necessary for reasons of safety, orientation or comfort of residents and visitors.

Developers should ensure, with the support of Kent County Council as Highways Authority, that active travel routes are provided as a priority, both within developments and linking sites to other services, community facilities and transport hubs.

Policy T2

Parking Standards

Residential Parking

Planning permission will be granted for schemes providing residential parking where the resident and visitor parking is sufficient and well integrated so that it does not dominate the street. The Council will use the standards in Table 13.1 while also taking account of local context.

Proposals for development, including the sub-division of larger properties, within areas with a history of on-street parking problems, including town centre areas, will need to demonstrate through a parking survey that appropriate parking provision is available or can be provided (see also Policy HB13: Houses in Multiple Occupation).

Applicants should demonstrate that:

1. Priority has been given to on-street parking in well-designed streets;
2. There is sufficient parking for residents and visitors, with a preference for unallocated parking;
3. Parking is positioned close to people's homes;
4. Parking courtyards are small in size, with no more than five properties using each courtyard, and they are well overlooked;
5. Any roofed parking structures are proportionate so that they do not dominate the street scene, and are well-integrated into the overall design of the development;
6. A variety of parking treatments has been considered on sites of more than 5 dwellings;
7. The schemes shows a preference for tandem on-plot parking if more than one off-street space is provided per dwelling;
8. Spaces are of sufficient size to comfortably host a larger car, and on-plot spaces have sufficient space for the movement of wheeled waste bins to a collection point (as required);
9. A charging point for electric vehicles is provided at a ratio of 1 per dwelling as far as is reasonably practicable;
10. Covered cycling facilities have been integrated into the residential parking offer; and
11. Measures have been taken to discourage the parking of Heavy Goods Vehicles, in accordance with Policy T4 below. Rear serviced parking layouts are to be discouraged, and will be permitted only where alternatives are not feasible.

Technology has been developed to make use of street lighting columns to permit on-street electric vehicle charging, and opportunities to promote this technology will be explored and supported, where appropriate.

Non-Residential and Commercial Parking

Planning permission will be granted for non-residential and commercial schemes where parking is provided in accordance with Table 13.2 above. Non-residential and commercial proposals that include parking will be required to provide for a minimum of 10 per cent of spaces for active and 10 per cent passive Electric Vehicle Charging points. Proposals that do not meet the IGN3 parking standards or rely on on-street parking to service the development must demonstrate that there is appropriate on-street capacity in the locality. The dimensions for a car parking space are 2.5m

(width) by 5m (length), unless the space is adjacent to a structure or obstruction (e.g. wall or fence), in which case the width measurement needs to be increased by 0.2m for every obstruction.

Policy T5

Cycle Parking

Planning permission will be granted for residential development subject to the provision of cycle parking at the following quanta:

Individual residential developments	1 space per bedroom
Sheltered accommodation	1 space per 5 units

Cycle Parking Standards

Parking should be provided either within the curtilage of a residential dwelling or in a secure communal facility, where a suitable alternative is not available.

Any external residential cycle parking should be secure, covered and preferably constructed from the same materials as the main structure.

Any planning application involving cycle parking should demonstrate how the proposal accords with the aspirations and guidance set out in Building for Life 12 with regard to the provision of cycling facilities.

Cycle parking requirements for non-residential uses will be provided in agreement with the Council.

Policy NE1

Enhancing and Managing Access to the Natural Environment

To enhance access to the natural environment the Council will:

1. Target opportunities for improvements on routes and links from urban areas where access is currently poor, except where there would be an adverse impact on sensitive areas;
2. Improve access to key open spaces identified in the Green Infrastructure Strategy from all areas; and
3. Manage access to Special Areas of Conservation and Special Protection Areas through the implementation of the Dungeness Sustainable Access and Recreation Management Strategy (SARMS) and identify or enhance land elsewhere to divert recreation activities away from those designations by the provision of enhanced facilities, such as at urban parks

Policy NE2

Biodiversity

European

Sites Development will safeguard and protect all sites of European and Global importance, designated as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites. Development must not result in significant adverse effects on these internationally important nature conservation sites, either alone or in combination with other projects and plans. The Council will expect development proposals to demonstrate and contribute to appropriate mitigation and management measures to maintain the ecological integrity of the relevant European site(s).

National Sites

For nationally important sites, including Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR), where developments may have a significant impact, an ecological impact assessment will be required. For proposals where impacts cannot be avoided or adequately mitigated, these will be refused, unless exceptional circumstances can be demonstrated.

Local Sites

Local sites, including Local Nature Reserves (LNR), Key Wildlife Sites (KWS) and Regionally Important Geological and Geomorphological Sites (RIGS) will be safeguarded from development, unless the benefits of the development outweigh the nature conservation or scientific interest of the site. Where development is considered necessary, adequate mitigation measures or, exceptionally, compensatory measures, will be required, with the aim of providing an overall improvement in local biodiversity and/or geodiversity. Opportunities will be sought to access and enhance the value of such sites for educational purposes, particularly in relation to promoting public awareness and appreciation of their historic and aesthetic value.

Protected Species

Development proposals that would adversely affect European Protected Species (EPS) or Nationally Protected Species will not be supported, unless appropriate safeguarding measures can be provided (which may include brownfield or previously developed land (PDL) that can support priority habitats and/or be of value to protected species).

Development and the Natural Environment

All new development will be required to conserve and enhance the natural environment, including all sites of biodiversity or geodiversity value (whether or not they have statutory protection) and all legally protected or priority habitats and species.

The Council will support development that:

- i. Enhances, retains and protects existing sites and features of nature conservation value including wildlife corridors, ancient woodland and geological exposure that contribute to the priorities established through the Biodiversity Action Plan and the Green Infrastructure Plan;
- ii. Does not reduce, and where feasible, improves species' ability to move through the environment in response to predicted climate change, and to prevent isolation of significant populations of species; and
- iii. Incorporates features that enhance biodiversity as part of good design and sustainable development, including the creation of new pollinator habitat suitable to the scale of development.

The District has a number of undesignated sites, which may nevertheless host rare species or valuable habitats. Where a site is indicated to have such an interest, the applicant should observe the precautionary principle and the Council will seek to ensure that the intrinsic value of the site for biodiversity and any community interest is enhanced or, at least, maintained.

Where an impact cannot be avoided or mitigated (including post-development management and monitoring), compensatory measures will be sought. The Council may, in exceptional circumstances, allow for biodiversity offsets, to prevent loss of biodiversity at the district level. Such compensation will be directed to Biodiversity Opportunity Areas (BOAs) within the district or projects identified in the Council's Green Infrastructure Plan.

Policy NE3

Protecting the District's Landscapes and Countryside

Kent Downs Area of Outstanding Natural Beauty

The impact of individual proposals and their cumulative effect on the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting will be carefully assessed. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. The natural beauty and locally distinctive features of the AONB and its setting are conserved and enhanced;
2. Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities including tranquillity of the AONB. The design scale, setting and materials of new development must be appropriate to the AONB;
3. Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity of the predominantly open and undeveloped, rural character of the AONB and its setting;
4. Development is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and
5. Development meets the policy aims of the Kent Downs AONB Management Plan and AONB Unit produced supporting design guidance.

Special Landscape Areas

Special Landscape Areas (SLAs) are defined as follows and shown on the Policies Map: North Downs (including the scarp and crest); Old Romney Shoreline; and Dungeness. Proposals should protect or enhance the natural beauty of the Special Landscape Area. The Council will not permit development proposals that are inconsistent with this objective unless the need to secure economic and social wellbeing outweighs the need to protect the SLAs' county-wide landscape significance.

Local Landscape Areas

Local Landscape Areas are defined as follows and illustrated on the Policies Map:

- Romney Marsh;
- Sandgate Escarpment and Seabrook Valley;
- Eaton Lands; Cooling Lane and Enbrook Valley; and
- Mill Lease Valley.

Proposals should protect or enhance the landscape character and functioning of Local Landscape Areas. The Council will not permit development proposals that are inconsistent with this objective, unless the need to secure economic and social wellbeing outweighs the need to protect the area's local landscape importance.

Landscape Character Areas

Proposals should demonstrate that their siting and design are compatible with the pattern of natural and man-made features of the Landscape Character Areas, including their cultural and historical associations. Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.

Policy NE5

Light Pollution and External Illumination

Applications for major development, and development including significant external lighting, will be approved if:

1. The proposal does not materially alter light levels outside the development site;
2. The proposal does not adversely affect the use or enjoyment of nearby buildings or open spaces; and
3. The proposed lighting scheme accords with the best practice guidance provided by the Institution of Lighting Professionals (ILP) (2011) relevant to the particular Environmental Zone (see table below).

For proposals involving sensitive uses (such as hospitals or residential institutions) the Council will have regard to whether an existing neighbouring light source would make the proposed used unsuitable for the site.

Applications should include a lighting assessment with details of the following:

- i. Where the light shines;
- ii. When the light shines;
- iii. How much light shines; and
- iv. Possible ecological impact.

Zone	What is acceptable?	Where does this apply?
E0	Protected: No decorative lighting acceptable. Security lighting acceptable only in exceptional circumstances.	Not applicable in this district.
E1	Natural: External lighting to be limited to accord with ILP lighting guidance for this zone. Decorative lighting generally inappropriate. All lighting must be extinguished after 23:00 except in exceptional circumstances.	Kent Downs Area of Outstanding Natural Beauty; Sites of Special Scientific Interest; rural areas outside settlement confines.

Zone	What is acceptable?	Where does this apply?
E2	Rural: For large-scale developments, lighting levels should accord with ILP technical guidance for this zone.	Within identified secondary and primary village confines, Hawkinge, Seabrook, Saltwood, and suburban areas of New Romney, and Hythe.
E3	Suburban: External lighting levels should accord with ILP technical guidance for this zone.	Suburbs of Folkestone, and New Romney and Hythe town centres.
E4	Urban: External lighting levels should accord with ILP technical guidance for this zone. Street lighting proposals should be carefully planned and specified to achieve best practice in light pollution control.	Within Folkestone town centre

Table 14.1 : Obtrusive Light Limitations for External Lighting Installations

Policy NE6

Land Stability

Planning permission will be granted for development within the area defined on the Policies Map, or as identified by the British Geological Survey, only if investigation and analysis is undertaken by a competent accredited authority which clearly demonstrates that the site can be safely developed. This analysis should also demonstrate that the proposed development will not have an adverse effect on the slip area in part or as a whole.

Where proposals affect land where instability is suspected, any planning application must be accompanied by a Phase 1 desktop land stability or slope stability risk assessment report which:

1. Identifies and assesses the degree of instability;
2. Identifies the measures required to mitigate against any risk identified in point 1 (above);
3. Specifies routine monitoring (as appropriate); and
4. Addresses the need for formal environmental assessment arising from any stabilisation works.

The Council will look favourably on schemes that can bring unstable land back into use, subject to other planning and viability considerations.

Policy CC1

Reducing Carbon Emissions

Planning applications for all major new build housing developments and new non-residential buildings of 1,000sqm or more gross floorspace will be required to reduce carbon emissions by a minimum of 10 per cent above the Target Emission Rate, as defined in the Building Regulations for England approved document L1A: Conservation of Fuel and Power in Dwellings.

This should be through the use of on-site renewable and low-carbon energy technologies which could include an integrated system or site-wide solution involving the installation of a system that is not integrated within the new building.

Policy CC2

Sustainable Design and Construction

Proposals for all new dwellings or for new non-domestic buildings will be permitted where:

1. All new build housing is built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations so as to achieve a maximum use of 110 litres per person per day including external water use where technically feasible and viable. Proposals should demonstrate that water efficiency and water re-use measures have been maximised;
2. For non-residential development, the development achieves BREEAM 'Very Good' standard including addressing maximum water efficiencies under the mandatory water credits, where technically feasible and viable;
3. The development minimises energy demand through passive design and layout and landscape mitigation measures with an aspiration for new major residential developments to achieve zero carbon homes;
4. The development is accessible to all and is designed to be flexible towards future adaptation in response to changing life needs;
5. The development includes measures to adapt to climate change, such as the provision of green infrastructure, sustainable drainage systems (SuDS) in accordance with Policy CC3, suitable shading of pedestrian routes and open spaces and drought resistant landscaping; and
6. The development provides discretely designed and accessible storage for waste, recycling and composting.

The standards achieved as detailed above may be a matter for negotiation at the time of the planning application, having regard to abnormal costs, economic viability, the feasibility of meeting the standards on a specific site and other requirements associated with the development. This should be based on quantitative financial evidence. Planning applications for extensions to commercial buildings should include sustainable design measures when applicants apply for planning permission, unless the improvements are not viable.

Policy CC3

Sustainable Drainage Systems (SuDS)

Development will be permitted where:

1. Surface water is managed close to its source and on the surface where reasonably practicable to do so;
2. Priority is given to the use of 'ecosystem services' as defined in the Planning Practice Guidance; (3)
3. Water is seen as a resource and is reused where practicable, offsetting potable water demand, and that a water sensitive approach is taken to the design of the development;
4. The features that manage surface water are commensurate with the design of the development in terms of size, form and materials and make an active contribution to place-making;
5. Surface water management features are multi-functional wherever possible in their land use;
6. There is no discharge from the developed site for rainfall depths up to 5mm of any rainfall event;

7. The run-off from all hard surfaces receives an appropriate level of treatment in accordance with Sustainable Drainage Systems guidelines, SuDS Manual (CIRIA C753), to minimise the risk of pollution;
8. Major development accords with Kent County Council's Drainage and Planning Policy Statement 2017 or successor document;
9. Development adjacent to a water body actively seeks to enhance the water body in terms of its hydromorphology, biodiversity potential and setting; and
10. All hard surfaces are permeable surfaces where reasonably practicable.

The district is one of the driest districts in England, and this is only likely to increase given the likely impacts of climate change. Mechanisms to ensure the effective collection and reuse of water should be designed into any surface water drainage system. Any development should also ensure the drainage design is resilient to these future changes.

Policy HW2

Improving the Health and Wellbeing of the Local Population and Reducing Health Inequalities.

For residential development of 100 or more units and non-residential development in excess of 1,000sqm a Health Impact Assessment will be required, which will measure the wider impact of the development on healthy living and the demands that may be placed on health services and facilities arising from the development. Where significant impacts are identified, measures to address the health requirements of the development should be provided and/or secured by planning obligations or planning conditions as appropriate.

A Health Impact Assessment for smaller forms of development may also be required where the proposal is likely to give rise to a significant impact on health, for example, the cumulative impacts of a number of developments might necessitate the need for new health or social infrastructure.

Policy HW3

Development That Supports Healthy, Fulfilling and Active Lifestyles

To increase, create and safeguard opportunities for healthy, fulfilling and active lifestyles and to reduce the environmental impact of importing food, development proposals should:

1. Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments;
2. Not result in the net loss of existing allotments; and
3. Not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless there is a compelling and overriding planning reason to do so and mitigation is provided through the provision of productive landscapes on-site or in the locality.

Policy HW4

Promoting Active Travel

Planning permission will be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking and cycling including, where appropriate, through:

1. The provision of new cycle and walking routes that connect to existing networks, including the wider public rights of way network, to strengthen connections between settlements and the wider countryside;

2. The protection and improvement of existing cycle and walking routes, including the public rights of way network, to ensure the effectiveness and amenity of these routes is maintained, including through maintenance, crossings, signposting and way-marking, and, where appropriate, widening and lighting;
3. The provision of safe, direct routes within permeable layouts that facilitate and encourage short distance trips by walking and cycling between home and nearby centres of attraction, and to bus stops or railway stations, to provide real travel choice for some or all of the journey; and
4. The provision of, or contributions towards, new cycle and walking routes identified in adopted strategic documents.

Policy HE1

Heritage Assets

The Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage assets back into use or improve public accessibility to the asset.

Policy HE2

Archaeology

Important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted. Proposals for new development must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed using appropriate expertise where necessary. Desk-based assessment, archaeological field evaluation and/or historic building assessment may be required as appropriate to the case.

Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological investigation and recording should be undertaken in accordance with a specification and programme of work (including details of a suitable archaeological body to carry out the work) to be submitted to and approved by the Council in advance of development commencing.

Policy HE3

Local List of Heritage Assets

Proposals for development affecting buildings or sites identified on the local list of heritage assets, or sites that would meet the criteria, will be permitted where the particular significance that accounts for the designation is protected and conserved.

Core Strategy Review (2022)

Policy SS1

District Spatial Strategy

Housing will be delivered through a new sustainable, landscape-led settlement, with supporting town centre and community uses, based on garden town principles in the North Downs Area, in accordance with policies SS6-SS9. The garden town will maximise opportunities arising from the location, access to London and continental Europe and strategic infrastructure. Housing and supporting community uses will also be delivered through growth in Sellindge (policy CSD9).

Elsewhere in the district, priority will continue to be given to previously developed land in the Urban Area in Folkestone, for main town centre uses and housing, to enhance the town's role as a sub-regional centre, with opportunity for increased densities within the town centre and maximisation of employment opportunities at key locations.

Development in the Urban Area will be led through strategically allocated developments at Folkestone Seafront (policy SS10) and Shornccliffe Garrison, Folkestone (policy SS11), and the delivery of strategic mixed-use development at Hythe (policy CSD7).

Remaining development needs should be focused on the most sustainable towns and villages as set out in policy SS3. Development outside the new settlement and identified centres in the open countryside and on the coast (defined as anywhere outside settlements within Table 4.4 Settlement Hierarchy) will only be allowed exceptionally, where a rural or coastal location is essential (policy CSD3).

This is supported by the following strategic priorities for the three character areas of the district:

- Urban Area - The future spatial priority for new development in the Urban Area (Folkestone and Hythe) is on promoting the development of vacant previously developed land, central Folkestone and the north of the town, and other locations within walking distance of Folkestone Central railway station; securing new accessible public green space, plus regenerating western Hythe.
- Romney Marsh Area - The future spatial priority for new development in the Romney Marsh Area is on accommodating development at the towns of New Romney and Lydd, and at sustainable villages; improving communications; protecting and enhancing the coast and the many special habitats and landscapes, especially at Dungeness; and avoiding further co-joining of settlements and localities at the most acute risk to life and property from tidal flooding.
- North Downs Area - The future spatial priority for new development in the North Downs area is on the creation of a landscape-led sustainable new settlement based on garden town principles outside the Kent Downs Area of Outstanding Natural Beauty (AONB) boundary, designed to avoid or minimise adverse impacts on the AONB, and the expansion of Sellindge. Within the Kent Downs AONB development will be limited to consolidating Hawkinge's growth and sensitively meeting the needs of communities at better-served settlements. Major development will be refused within the AONB other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest, in accordance with the National Planning Policy Framework. All proposed development in the North Downs area will have to satisfy the requirements of policy CSD5 d. in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites.

The strategic growth of New Romney is also supported through policy CSD8 to allow the market town to fulfil its potential to sustainably provide for the bulk of the housing, community infrastructure and commercial needs of the Romney Marsh Area. Development will also be planned

at other identified settlements in line with the Settlement Hierarchy sufficient to ensure the achievement of growth requirements. In particular, development which helps to maintain and support the local role of the market town of Lydd can meet priority needs.

Dungeness A should be retained for: offices (within class E), general industrial (within class B2) and storage or distribution (within class B8) and research and development employment uses; employment-related training and educational purposes; and operations and uses associated with the decommissioning of the nuclear power station. Should redevelopment plans come forward for alternative uses unrelated to the function of the nuclear power station (including other energy generation sector uses), the council will work with the Nuclear Decommissioning Authority, local community and other stakeholders to prepare and adopt an Area Action Plan for part or the whole of the site.

Should development proposals come forward for the further material expansion of London Ashford Airport at Lydd (beyond the existing permissions and permitted development rights), the council will work with the airport, local community and other stakeholders to prepare and adopt an Area Action Plan for the site. The council will support small-scale operational development integral to, and required to maintain, the airport use, subject to being satisfied that there would be no significant adverse impacts to the integrity of the nationally and internationally designated sites of biodiversity value.

The preparation of Area Action Plan(s) for the Dungeness A or London Ashford Airport sites will be accompanied by Habitats Regulations Assessment(s) (including Appropriate Assessment) to assess the potential effect of the Area Action Plan proposals on sites within the Natura 2000 network that are protected under the European Birds and Habitats Directives. The Habitats Regulation Assessment(s) must show that development would not result in significant adverse effects on these sites of biodiversity value, either alone or in combination with other projects and plans.

Within identified settlements, development as agreed by the local community in neighbourhood plans will be encouraged where well-related in scale and location to the Settlement Hierarchy, and in line with the strategic policies of the Core Strategy Review and Places and Policies Local Plan.

In all locations throughout the district, development should be designed to directly contribute to the sense of place and sustainable design as set out in policy SS3.

Policy SS2

Housing and Economy Growth Strategy

The core long-term requirement is to deliver 738 dwellings (Class C2/C3) a year on average from 2019/2020 to 2036/37, a total requirement of 13,284 new homes over the plan period. This will be achieved by major strategic growth in the district including the delivery of a new garden town, as well as a number of small- and medium-sized sites as allocated in the Places and Policies Local Plan. In order to meet the total housing requirement over the plan period, a stepped approach to housing delivery will be implemented encompassing four phases, as set out in Table 4.2; this acknowledges the significant change in the district's housing requirement and the phased delivery of the new garden town.

Allied to this rate of housing delivery, business activity and the provision of jobs will be facilitated through supporting employment opportunities in the garden settlement, existing town centres, the protection of sufficient employment land across the district, allocations and delivering rural regeneration (especially in the south and west of the district).

Development Types	Target amount of additional development 2019/20 – 2036/37	Delivery of plan period
Housing (Classes C2/C3)	Minimum of 13,284 dwellings delivered in four phases as set out in the right hand column.	<p>A requirement is set to deliver land for an average of 738 dwellings a year over the plan period (18 years). This is to be delivered in four phases as follows:</p> <ul style="list-style-type: none"> • 2019/20 to 2023/24 – 622 dwellings a year • 2024/25 to 2028/29 – 885 dwellings a year • 2029/30 to 2033/34 – 730 dwellings a year • 2034/35 to 2036/37 – 700 dwellings a year
Employment (offices, research and development, light industry, Class B2 and Class B8)	<ul style="list-style-type: none"> • Approximately 8.1 ha strategic employment allocation at new garden settlement (36,760 sqm floorspace) • Employment sites in Places and Policies Local Plan policies E1 and E2 	Targets to be monitored and employment / retail needs to be reviewed every five years. Any future studies will be a material planning consideration and may trigger a review of relevant plan policies.
Goods Retailing (retail and food/beverage uses excluding financial and professional services)	<p>Approximately 35,700 sqm gross, comprising:</p> <ul style="list-style-type: none"> • 6,500 sqm convenience good floorspace; • 233,300 sqm comparison floorspace; and • 5,9900 sqm food/beverage floorspace 	

Table 4.2

Provisions to ensure the effective implementation of this policy are detailed in section 5.3

Policy SS3

Place -Shaping and Sustainable Settlements Strategy

Development within the district is directed towards existing sustainable settlements and a new sustainable garden settlement south of the M20 near Westenhanger to protect the open countryside and the coastline, in accordance with policy SS1. Change in settlements will be managed

to contribute to their role within the settlement hierarchy (Table 4.4) and local placeshaping objectives, to promote the creation of sustainable, vibrant and distinct communities. The principle of development is likely to be acceptable on previously developed land within defined settlements, provided it is not of high environmental value. All development must also meet the following requirements:

- a) The proposed development should not be of a size, scale and nature that is disproportionate to the level of services which the settlement is capable of providing and should preserve the character of the settlement and maintain its status in the settlement hierarchy
- b) For development located within zones identified by the Environment Agency (EA) as being at risk from flooding, or at risk of wave over-topping in immediate proximity to the coastline (within 30 metres of the crest of the sea wall or equivalent), site-specific evidence will be required in the form of a detailed flood risk assessment. This will need to demonstrate that the proposal is safe and meets with the sequential approach within the applicable character area (Urban Area, Romney Marsh Area or North Downs Area), and where applicable, the exception tests set out in national policy utilising the current applicable Strategic Flood Risk Assessment (SFRA). A site-specific flood risk assessment may be required for other sources of flood risk as identified within EA surface water flood mapping. Development must also meet the following criteria as applicable:
 - i) no residential development, other than replacement dwellings, should take place within areas identified at “extreme risk” as shown on the SFRA 2115 climate change hazard maps;
 - ii) all applications for replacement dwellings, should, via detailed design and the incorporation of flood resilient construction measures, reduce the risk to life of occupants and seek provisions to improve flood risk management.; and
 - iii) strategic-scale development proposals should be sequentially justified against district-wide site alternatives
- c) A design-led and sustainable access approach should be taken to density and layout, ensuring development is suited to the locality and its needs, and transport infrastructure (particularly walking/cycling). Efficient use should be made of central land in town centres or in easy walking distance of rail and bus stations, with appropriate redevelopment of complementary uses above ground floor retail, leisure or other active uses, to directly support the vitality of centres.
- d) Proposals should be designed to contribute to local place-shaping and sustainable development by:
 - i) preserving and wherever possible enhancing statutory and non-statutory listed buildings, monuments and conservation areas and other key historic features of conservation interest and their setting; and
 - ii) including sustainable construction measures, measures to optimise water efficiency and (in cases of new-build development), measures to optimise energy usage from renewable and low carbon source.
- e) Development must address social and economic needs in the neighbourhood and not result in the loss of community, cultural, voluntary or social facilities (unless it has been demonstrated that there is no longer a need or alternative social/community facilities are made available in a suitable location).

Policy SS4

Priority Centres of Activity Strategy

Development in Priority Centres of Activity will be allowed where it does not result in a net loss of on-site non-retail employment, and it does not jeopardise the identified commercial purpose of areas set out in the Priority Centres of Activity network (see Table 4.5).

Strategic objectives will be delivered through the following principles:

- a) A 'town centre first' policy will operate for applicable uses in line with national policy. Potential town centre activities or those creating significant transport demand, including retail, leisure and major office uses, should be located:
 - i) Sequentially, looking firstly at locations within town centres, then on the edge of centres, and only then out of centre with a preference given to accessible sites which are well connected to the town centre; and
 - ii) With regard to their impact on the vitality and viability of, and existing, committed and planned investment in, the defined town, district and local centres.
- b) For other employment-generating (non-town centre) activities, investment should alternatively be directed to designated Major Employment Sites. If suitable sites are shown to be unavailable and unfeasible within any Priority Centre of Activity, development for employment-generating uses will only be acceptable where it accords with Policies SS1, SS3 and CSD3.
- c) Sustainable employment development proposals will be encouraged in appropriate locations in areas suffering longstanding deprivation where they increase employment opportunities in the area and contribute to local workforce up-skilling
- d) To deliver commercial regeneration objectives, mixed-use development on employment land may be acceptable in line with the above principles where appropriate new non-retail employment premises are provided, and the proposals provide a net gain of suitable local job opportunities, and where it can also be demonstrated that a following criterion is also satisfied (subject to the satisfaction of unless other site specific policies)
 - i) At appropriate older Major Employment Sites, it directly delivers a range of small new and replacement industrial premises more appropriate to local needs; or
 - ii) In and on the edge of Town Centres, it provides a significant quantum of small incubation premises/offices designed to meet the needs of indigenous start-up businesses.

All development in Town and District Centres should contribute to a mix of active ground floor uses, with predominantly retail goods frontage shopping retained at the core of centres. Elsewhere in Town Centres an appropriate mix of offices, cultural, community and voluntary facilities, and other shop uses will be permitted; with a limited increase in the proportion of restaurants where they add vitality, tourist appeal and evening economy of Town Centres.

Policy SS5

District Infrastructure Planning

- 1) Development should provide, contribute to or otherwise address the district's current and future infrastructure needs. Infrastructure that is necessary to support development must exist already, or a reliable mechanism must be available to ensure that it will be provided at the time it is needed.
- 2) The Community Infrastructure Levy (CIL) has been introduced to ensure that, alongside Section 106 contributions, resources are in place sufficient to meet the infrastructure needs of the district in line with the growth provisions of this strategy. CIL applies to all qualifying

forms of development across the district, and a meaningful proportion of levy revenues raised in each neighbourhood will be used to deliver infrastructure within that neighbourhood. Developer contributions through specific legal requirements will continue to be negotiated taking appropriate account of the development's viability for required local infrastructure (including facilities essential for development to take place or to mitigate the immediate impact of development).

- 3) CIL and developer contributions will be used to secure resources contributing towards essential infrastructure needs. Potential infrastructure requirements of this Core Strategy Review are identified in the council's Infrastructure Delivery Plan. Planning permissions will only be granted where suitable developer contributions are secured or are accompanied by a CIL liability notice, and where:
 - a) The design of a development aims to reduce unnecessary or unsustainable demands on physical and social/community infrastructure, and environmental or utility network capacity;
 - b) Development does not jeopardise current or planned physical infrastructure; and
 - c) The location, design or management of development provides a choice of means of transport and allows sustainable travel patterns, for pedestrians, cyclists and/or public transport. The travel demand of new development proposals will be considered and managed and tailored solutions will be developed to limit car use generated by new developments. All major trip-generating uses will provide Travel Plans
- 4) Where the provision of infrastructure is necessary to facilitate and/or mitigate the impacts of development (including the cumulative impacts of allocated and other developments), developers will be required, where necessary, to provide the necessary infrastructure and/or make a proportionate contribution towards such infrastructure, including circumstances where such infrastructure has been forward-funded from other sources (other than non-repayable public sector funding). Necessary infrastructure will be secured by planning obligations and, where appropriate, other agreements, including Section 278 agreements.

Policy SS6

New Garden Settlement Requirements

Land is allocated within the North Downs area for a new garden settlement as shown on the Policies Map.

The settlement will be developed on garden town principles and will have a distinctive townscape and outstanding accessible landscape, both of which will be informed by the historic character of the area. It will be planned to be sustainable, providing new homes with a broad mix of tenures, employment opportunities and community facilities within easy walking and cycling distance. It will be a landscape-led development that responds to its location within the setting of the Kent Downs AONB and the adjacent Lympne Escarpment with an emphasis on a network of green and blue spaces including woodland and other planting, open space and recreation that supports healthy living, encourages interaction between residents, enhances local biodiversity and mitigates impacts on views from the scarp of the Kent Downs. Environmentally the settlement will be a beacon of best practice, making best use of new technologies, and will be designed to achieve a low carbon, low waste and highly water efficient development.

Given the location of the proposed new settlement and its relationship with the Kent Downs AONB, it is essential that the landscape-led proposals include appropriate structural landscaping in order to

avoid or minimise adverse impacts on the AONB and views in and out of the AONB in accordance with policy SS7.

Outline planning permission will be granted for a comprehensive proposal that is supported by a masterplan prepared by the site promoters. The masterplan shall be prepared in partnership and in consultation with the local planning authority, stakeholders, partner organisations, local people and interest groups, in accordance with the three-tier approval structure.

(1) New Homes

- a. The settlement shall provide for a minimum of circa 5,600 new homes in a phased manner within this plan period (2019/20 to 2036/37) with potential for future growth to provide a total of 8,000-10,000 homes within the site allocation area beyond the plan period (subject to detailed master planning and an assessment of potential impacts on the Kent Downs AONB in line with Policy SS7);
- b. The mix of tenure and size of new homes shall be in accordance with Policies CSD1 and CSD2 and evidence in the Strategic Housing Market Assessment, Parts 1 and 2 (PBA, 2016/2017) (or subsequent revision to the evidence base) and shall include build for rent provision to meet identified need. 22 per cent of all dwellings should be provided as affordable homes, subject to viability;
- c. All homes shall meet the adopted Nationally Described Space Standards in accordance with Policy HB3 of the Places and Policies Local Plan (or any revision to that policy);
- d. Within the early phases, development shall provide homes located in neighbourhoods in and around the new town centre (Policy SS7 (2)), well-connected to the centre by a walking, cycling and public transport network. Close to the town centre there shall be a higher proportion of smaller residential units serving all age groups. Other phases of development may come forward in tandem if they are well-connected to an existing rural centre or primary village with capacity to provide for the day-to-day needs of new residents, are in accordance with the masterplan for the garden town, maintain its quality and do not prejudice its overall delivery;
- e. Additional neighbourhoods will be masterplanned in future phases in accordance with Policy SS7(3). All neighbourhoods will be expected to provide a mix of home typologies, with plots provided for custom-build and self-build development in accordance with Policy SS6(2);
- f. A minimum of 10 per cent of homes in each substantial phase shall be built to meet the needs of the elderly, from active retired people to those requiring intensive nursing care, including specialist C2 provision. All such homes shall be built to meet M4(3) Category 3: Wheelchair User Dwellings standards as set out in Building Regulations; and
- g. The remaining 90 per cent of homes shall be built to meet M4(2) Category2: Accessible and Adaptable Dwellings as set out in Building Regulations. Homes should be designed to be flexible to respond to the changing needs of families.

(2) Self-build and custom-build homes

- a. A proportion of proposed dwellings shall be provided as self-build or custom-build plots, having regard to the need identified by the council, with each substantial phase contributing a proportion of self-build and custom-build housing;

- b. Innovative self-build and custom-build designs will be encouraged that are flexible and incorporate new technologies, particularly those that achieve carbon and water neutrality. In small or single unit schemes the objective will be to achieve low carbon and high water efficiency; and
- c. Self-build and custom-build housing will not be required to be uniform in scale, plot width or materials. Design requirements will be established by:
 - i. Planning policy and a design code approach setting out principles of place-making and sustainability;
 - ii. A 'plot passport' scheme introduced alongside a Local Development Order (should a substantial self-build phase be pursued) or alternative approval mechanism, allowing plot purchasers to submit an application to the council for assessment of compliance against the code; and
 - iii. Where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) may either remain on the open market as self-build or be built out by the developer

(3) Employment development

- a. The settlement shall provide approximately 36,700 sqm net of employment floorspace (B use classes) by 2037. Development beyond the plan period has the potential to provide for approximately 57,600 sqm of employment floorspace in total within the site allocation area. A different delivery rate or quantum of employment development will need to demonstrate that employment provision aligns with population growth to ensure that the town grows in a sustainable way following garden town principles. Other employment opportunities will be created by the retail and other town centre development set out in Policy SS7(2)(b) as well as community uses. The settlement's location near the gateway to Europe (Channel Tunnel) provides the opportunity to deliver employment and town centre development that complements other centres including Folkestone town centre, Hythe and other growth areas across East Kent;
- b. The employment development set out in 3(a) shall provide business space suitable to accommodate growing sectors operating in regional, national and international markets with a capacity to contribute to employment and GVA growth, as informed by the Employment Opportunities Study;
- c. Employment space should be delivered alongside infrastructure and new homes so that job opportunities are available when the first phases of housing are occupied; subsequent phases should show how further employment development will be delivered alongside new housing as agreed with the local planning authority. Interim business uses will be encouraged on suitable sites as successive phases are developed;
- d. An innovation centre or business hub shall be included within the initial phases of development (unless otherwise agreed with the local planning authority), to support business start-ups and provide space for growing businesses; and
- e. Details of interim uses which support the delivery of the garden town itself or the growth of future employment sectors shall form part of the implementation strategy in support of the outline planning application

(4) Community and education facilities

- a. Community facilities shall be provided at each phase of development in accordance with the neighbourhood principles set out in Policy SS7(3);
- b. A health centre shall be provided in the early phases of development, in partnership with local Clinical Commissioning Groups and the Kent Health and Wellbeing Board, drawing from exemplar facilities elsewhere. The centre shall be designed to deliver an integrated service for patients - including a cluster of general practitioners, a wide range of diagnostic services and primary care treatment - to minimise the requirement for secondary care treatment at local hospitals. The centre should be located on an accessible site close to other community services; and
- c. Primary, secondary, special and nursery school facilities shall be provided and fully funded by the development to meet projected needs in accordance with the forecast requirements of the Local Education Authority (LEA) and shall be delivered in partnership with appropriate providers. This includes the provision of land at nil cost (both on and off site) and the safeguarding of additional, suitable land to allow for future expansion in accordance with forecast needs. The layout of the development should demonstrate that walking distance of 800 metres/10 minutes from every home to the nearest primary school are achievable, with an aspiration that homes are within a 400 metre/5 minute walking distance.

Policy SS7

New Garden Settlement – Place Shaping Principles

(1) A landscape-led approach

- a. The design and layout of the development shall be landscape-led and include within it structural landscaping in order to avoid or minimise adverse impacts on the Kent Downs AONB and views into and out of the AONB. Where required to mitigate any such impacts arising from the development, structural planting shall be carried out at an appropriate stage in relation to each phase in order to optimize its effectiveness, and include the provision of new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme at a structural and local level. The assessment should consider the proposal itself and any cumulative impacts arising from developments in the vicinity of the proposal; and;
- b. A green and blue infrastructure strategy shall be developed that enhances existing green and blue infrastructure assets in accordance with Policy CSD4. Additionally the strategy shall deliver:
 - i. Advanced woodland planting and habitat creation using native species to benefit later phases of development, particularly from prominent locations visible from the Kent Downs Area of Outstanding Natural Beauty, and to avoid as far as possible temporary loss of biodiversity value when construction begins. Advanced woodland planting, habitat creation and community green space shall also be designed to relate to local landscape character and to prevent the coalescence of the new settlement with Lympne and to separate neighbourhoods within the settlement itself. Planting and habitat creation should also be used to provide distance buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes;
 - ii. Clear net biodiversity gains over and above residual losses through the planting of native species and the creation of green ecological corridors to improve species' ability to move through the

environment in response to predicted climate change, and to prevent isolation of significant populations of species. The strategy shall enhance nearby Harringe Brooks ancient woodlands Local Wildlife Sites, Otterpool Quarry Site of Special Scientific Interest and other sensitive ecological features, including the existing pond at the former Folkestone Racecourse, Enhancements may include improvements to ecological connections both within and outside the allocation boundary, their future management and community access, where appropriate. Proposals must demonstrate that there will be no impact on the Lympe Escarpment Site of Special Scientific Interest, unless exceptional circumstances can be demonstrated, in line with Places and Policies Local Plan Policy NE2;

iii. A pollinator network throughout the settlement with connection to the wider countryside, with the aim of providing all-year round support for pollinators, through the use of native species;

iv. A new country park, easily accessible from the town centre and beyond and supported by and linked to other areas of strategic open space, that enhances the historic landscape setting of Westenhanger Castle;

v. Playing fields and sports provision, play areas, informal open spaces, allotments and woodland located to maximise use and meet the sporting, leisure and recreational needs of the garden settlement as informed by the council's Playing Pitch and Sports Facilities Strategies;

vi. Publicly accessible, well-managed and high quality open spaces, which are linked to the open countryside and adjoining settlements. This shall be informed by an access strategy that seeks to protect and enhance existing public rights of way, and create new public rights of way. The strategy shall balance demands for public access with ecological and landscape protection, taking into account the impacts of increased access on the Kent Downs AONB and Folkestone to Etching hill Escarpment Special Area of Conservation and other protected areas, which might necessitate the need for mitigation to be secured;

vii. Sustainable drainage systems (SuDS) to maximise landscape and biodiversity value and to prevent downstream flooding of the East Stour River, developed as part of an integrated water management solution; and

viii. A long-term security and management plan of the Green Infrastructure estate which ensures community involvement and custodianship.

(2) A vibrant town centre

a. A town centre shall be created, of higher density housing and town centre uses to act as a focal point to the settlement, providing for a mix of employment opportunities at the heart of the garden settlement. The town centre shall be planned so that it is within easy walking distance of the station and located within an area of higher density housing to increase its vitality and viability. Higher density mixed-use development with several storeys of residential use above commercial premises will be appropriate in the town centre;

b. Food shopping (convenience retail) shall be provided within the town centre to allow choice and variety as well as reducing the need to travel for day-to-day needs. The Retail and Leisure Need Assessment (June 2019 update) indicates that the new garden settlement can support up to 4,284 sqm (gross) of convenience retail floorspace within the plan period to 2037. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre. The retail and Leisure Need Assessment (June 2019 update) indicates that the new garden settlement can support up to 9,108 sqm (gross) of comparison retail floorspace within the plan period. A mix of

other town centre uses should be provided, including food and beverage space (up to 3,305sqm gross) and non-retail and financial and professional services (up to 3,300sqm gross). The stated floorspace projections by use class type (baseline values) as drawn from the Retail and Leisure Need Assessment (June 2019 update) are to represent the upper limit of floorspace provision within the garden settlement across the plan period, so that it only meets the needs generated by the development itself. Should any phase of development propose a provision of floorspace that, when considered cumulatively to take account of the total floorspace provision across the garden settlement, would lead to the exceedance of one or more of the floorspace values stated within this policy, or if any individual comparison retail unit were to exceed 500sqm gross floorspace, then the promoter shall have to submit an impact assessment to demonstrate that there would be no detrimental significant impacts on the vitality and viability (including local consumer choice and trade) of nearby local village centres and other town centres including Folkestone, Hythe, New Romney, Dover and Ashford, by the scale and/or phasing of town centre development; and

c. Street level frontages in the centre shall be active frontages that open up to public spaces to promote activity throughout the day and into the evening. Indoor and outdoor eating and drinking places and an adaptable town square shall be provided, designed to accommodate outdoor markets and public events.

(3) Village Neighbourhoods

a. The town centre shall be closely integrated with village neighbourhoods, reflecting garden town principles, easily accessible by walking and cycling links to the town centre and each other;

b. Neighbourhoods and the town centre shall be connected by a legible network of active streets, footways, cycle ways and open spaces;

c. Each neighbourhood centre will include a primary school, pre-school nursery, food (convenience) shopping, open space, recreational and community facilities in the first phase of its development; and

d. Each neighbourhood shall be designed to have its own distinctive identity, to create a special character within the unique setting of the Kent Downs.

(4) A high quality townscape

a. Neighbourhoods, buildings and spaces within the settlement shall be planned to create a unique and distinctive character, taking advantage of long-range and local views to create interest and drawing on the historic character and grain of the area;

b. Design codes shall be drawn up to guide all phases of development with the participation of the local community. The codes should establish the parameters for achieving the highest standards of urban design, architecture and landscaping;

c. A high quality palette of building materials will be used throughout, drawing on a thorough understanding of local distinctiveness, landscape, local materials and tone. Building materials, landscaping, including the use of mature trees, and design should be of a consistently high quality regardless of tenure;

d. Modern methods of construction will be encouraged where high standards of design, durability and sustainability can be demonstrated; and

e. External lighting should be designed to support the aims of the Kent Downs Management Plan on Dark Skies and the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Light Pollution, to ensure the impact of lighting is minimised and that the most efficient technology is used.

(5) Enhanced heritage assets

a. A heritage strategy shall be agreed that identifies how the development will conserve and enhance local heritage assets and their setting, including the Grade I listed Scheduled Monument of Westenhanger Castle (and its associated barns, stables and out buildings), the Grade II listed Otterpool Manor Farm and Upper Otterpool and any other designated or non-designated heritage assets identified. The application shall be supported by a detailed heritage strategy, setting out how the long term, viable use of heritage assets will be established and where necessary providing mechanisms for their integration into the development. The Heritage Strategy shall be informed by a Conservation Management Plan (CMP) setting out the management and re-use of the site in relation to Westenhanger Castle, Manor and Barns. The implementation of the Heritage Strategy and undertaking of works on site with potential to affect heritage assets will need careful management; consideration should be given to appointing a Historic Environment Clerk of Works to fulfil this role;

b. . The heritage strategy should include an archaeology strategy, with an initial archaeological assessment guiding archaeological works and to inform decisions about preservation in situ or investigation. The archaeology strategy should then be kept under active review;

c. The provision of public art should be an integral part of the heritage strategy;

d. Westenhanger Castle and its setting shall become a focal point for the new settlement that informs its character. The development shall provide an enhanced setting for the Castle, including generous public open space through the delivery of a new park, and shall protect key historic views. Proposals shall explore the opportunity to recreate the historic southern approach to the Castle and provide mechanisms for its integration with the development;

e. Other archaeological and heritage assets will be evaluated, conserved and, where appropriate, enhanced. Proposals must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting; and

f. Proposals should explore the potential for:

i. Renovating the existing buildings and barns to conserve the heritage assets at Westenhanger Castle and improve the setting of the building;

ii. Providing space for appropriate sustainable uses for the asset and its setting; and

iii. Enhancing and positively contributing to the conservation of all relevant heritage assets both within and outside the allocation boundary, such as the setting of Lympe Castle and the Lympe Conservation Area where appropriate.

(6) Sustainable access and movement

i. The development shall be underpinned by a movement strategy which prioritises walking, cycling and access to public transport and demonstrates how this priority has informed the design of the new settlement. All homes shall be within 800 metres/10 minutes walk of a local neighbourhood centre with an aspiration that all homes are within 400 metres/5 minutes walk of such facilities;

- ii. Development shall incorporate smart infrastructure to provide real-time and mobile-enabled public transport information in accordance with smart town principles (Policy SS9 (2));
- iii. The capacity of M20 junction 11 shall be upgraded and other key junctions on the road network will be redesigned and improved in partnership with Highways England and Kent County Council;
- iv. A permeable network of tree-lined streets, lanes, pathways, bridleways, cycleways and spaces will be created that provides connections between neighbourhoods, the town centre, employment opportunities and public transport facilities. Footpaths, cycleways and bridleways should link to existing public rights of way, nearby villages and the wider countryside, including the North Downs Way and the Sustrans national cycle route network, taking account of the findings of the access strategy (Policy SS7 (1)) on sensitive habitats;
- v. Road infrastructure should be designed for a low speed environment, with priority given to pedestrians and cyclists through the use of shared space in ultra low speed environments and dedicated cycle routes and separate pedestrian walkways where appropriate in line with Kent Design guidance. The use of grade separations, roundabouts, highway furniture and highway signage should be minimised;
- vi. A parking strategy shall be developed that balances the necessity of car ownership with the need to avoid car parking that dominates the street scene to the detriment of local amenity. The parking strategy shall deliver well-designed and accessibly located cycle parking facilities within the town and neighbourhood centres, at Westenhanger Station and transport hub, as well as at employment developments;
- vii. Westenhanger Station shall be upgraded at the earliest opportunity to provide the capacity required to enable a high speed service ready and integrated transport hub, in partnership with Network Rail, the rail operator and Kent County Council, which gives priority to pedestrians, cyclists, bus and train users. The council will continue to work with the rail operator to introduce high-speed rail services from Westenhanger to central London, subject to discussions with stakeholders; and
- viii. The existing bus network that serves the surrounding towns and villages will be upgraded and new services provided as an integral element of the transport hub and settlement. All new homes shall be within a five minute walk of a bus stop

Policy SS8

New Garden Settlement - Sustainability and Healthy New Town Principles

(1) A sustainable new town

- a. Development shall be guided by an energy strategy. The strategy shall demonstrate how best practice in energy conservation and generation will be achieved at both the micro- and macro-level in homes and commercial buildings. The strategy shall include the potential for a site-wide heat and power network and decentralised energy networks, taking into account the AONB and its setting;
- b. All new build housing shall be built to water efficiency standards that exceed the current building regulations so as to achieve a maximum use of 110 litres per person per day of potable water (including external water use). The development shall be informed by a Water Cycle Strategy which includes detail of:

- i. Water efficiency, and demand management measures to be implemented to minimise water use and maximise the recycling and reuse of water resources (i.e. through the use of 'grey' water) across the settlement, utilising integrated water management solutions;
 - ii. The need to maintain the integrity of water quality, how it will be protected and improved, and how the development complies with the Water Framework Directive;
 - iii. Surface water management measures to avoid increasing, and where possible to reduce, flood risk through the use of Sustainable Drainage Systems (SuDS); and
 - iv. Water services infrastructure requirements and their delivery having regard to Policy CSD5, and as agreed with the relevant statutory providers, and the Environment Agency's guidance on Water Cycle Studies;
- c. All proposed development will have to satisfy the requirements of policy CSD5 (d). in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites;
 - d. For non-residential development, development shall achieve BREEAM 'excellent' standard including addressing maximum water efficiencies under the mandatory water credits;
 - e. The energy strategy shall demonstrate how the settlement will meet the government's commitment to ban all new petrol and diesel cars and vans by 2040 and include measures from the outset for all properties to have ready access to slow, fast and rapid electric charging points; with integration of technologies into work places, community buildings, car parks and infrastructure to facilitate the transition to electric vehicles and provide appropriate charging facilities for electric bus provision at the transport hub;
 - f. The application shall be accompanied by a site-wide waste strategy that demonstrate how a significant reduction in household waste and an increase in recycling rates will be delivered in comparison with the average across the county. Internal and external storage for recycling and waste shall be provided for all homes and businesses;
 - g. Construction and land forming of the settlement shall be soil neutral to avoid any importing or exporting of earth;
 - h. Proposals will be accompanied by a minerals assessment which includes information concerning the availability of minerals within the site, their scarcity, the timescale for the development and the practicality and viability of the prior extraction of any identified mineral resources. Reference should be made to 'Safeguarding Supplementary Planning Document' (KCC, 2017) and 'Minerals Safeguarding in England: Good Practice Advice' (British Geological Survey, 2011); and
 - i. Proposals shall set out measures for the remediation of contaminated land. The assessment of contaminated land should be phased, starting with a Phase 1 Investigation (or Desk Study) the results of which will determine the requirement for a Phase 2 Investigation (intrusive investigation), which will in turn determine any requirement for a Remediation Strategy and Verification Report.

(2) A healthy new town

- a. Proposals shall create a vibrant, healthy place to live by promoting physical activity and more active lifestyles for all age groups, facilitating community building. Preventative health care measures shall include:
 - i. The provision of high quality public open spaces that are easily accessible for all age groups;
 - ii. Noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the development, incorporating landscaping within the buffers designed to integrate with the wider green infrastructure network;
 - iii. The design of streets and spaces shall encourage community outdoor activities including play and meeting places and the provision of tactile public art, with homes orientated to encourage informal overlooking. Provision should be made for elderly people through the careful consideration of access, mobility, facilities, shelter and seating, with opportunity given for intergenerational activity; and
 - iv. Sustainable access and transport shall be promoted in accordance with Policy SS7(6);
 - v. Allotments and community orchards for local food growing shall be provided on fertile land with safe and convenient access from all residential neighbourhoods; and
 - vi. In lower density areas generous gardens should be provided as part of an appropriate mix of housing, alongside high quality communal spaces. In higher density areas where larger gardens are not feasible, new homes should have access to an allotment or community orchard within 800m (10 minutes' walk).

Policy SS9

New Garden Settlement – Infrastructure, Delivery and Management

- (1) Delivery of infrastructure and phasing
 - a. The settlement should be self-sufficient regarding education, health, community, transport and other infrastructure, where necessary allowing for the expansion and improvement of nearby facilities such as secondary education and waste;
 - b. Critical and necessary infrastructure, such as including primary education, highways mitigation and wastewater infrastructure should be provided in accordance with the indicative infrastructure delivery schedule at Appendix 5 and a delivery strategy which sets out broadly how the development is to be phased and delivered, unless it can be demonstrated that:
 - i) Relevant infrastructure capacity is readily available to service the quantum of development proposed;
 - ii) The relevant infrastructure will be provided in advance of the proposed development; or
 - iii) Alternative provision can be secured and agreed with the relevant provider and the local planning authority to meet the relevant requirement.

Proposals will be required to accord with the three-tier approval structure. Proposals which would deliver unsustainable, disconnected and isolated development will be refused.

- c. A traffic monitoring and management strategy shall be submitted for approval by the local planning authority in consultation with the local highway authority, Highways England and other relevant authorities in relation to traffic movement and impact on the surrounding road network;
- d. Proposals will be required to demonstrate that necessary highways capacity is available for each quantum of development, taking into account cumulative development of the garden settlement, set within the monitor and manage framework relating to both the Strategic Road Network and Local Highways Network;
- e. Traffic volumes shall be monitored through the plan period to inform when, or if, mitigation shall be required and implemented in relation to the Strategic Road Network, and specifically M20 Junction 11, M20 Junction 12 to Junction 13 and the Alkham Valley Interchange (A20/A260). Mitigation will be delivered in accordance with schemes approved by Highways England and the relevant local highway authority, and the mitigation frameworks for the Strategic and Local Highway Networks set out in Appendix 5, as appropriate in order to achieve net zero harm in terms of highway capacity and highway safety;
- f. Development proposals will be required to be supported by planning obligations that provide for the payment of proportionate contributions towards the carrying out and/or implementation of strategic and other necessary highway mitigation works and improvements, or by direct delivery of the works and improvements, where monitoring identifies the need for such works at any stage during the lifetime of the development and which cannot otherwise be managed. Where necessary and appropriate, the occupation of the development shall be regulated by reference to the completion of any such works;
- g. Where highway improvements are required to other junctions or links outside the Folkestone & Hythe District, consultation shall take place with the relevant local authority prior to the proposals being agreed;
- h. A degree of overlap between one phase and another one may be acceptable, providing it can be demonstrated that this not disadvantage early residents or neighbouring communities through placing pressure on existing infrastructure in the local area. The creation of a post of community development worker should be explored, to serve the early phases until the town is established, secured through the Section 106 agreement;
- i. The nearby communities of Lypne, Barrow Hill, Sellindge, Westenhanger, Saltwood, Stanford and Postling should have appropriate access to and benefit from the infrastructure provided. If it is appropriate for infrastructure to be shared with existing communities then this shall be decided through local consultation as part of the master planning process; and
- j. Infrastructure provision will be secured and/or funded through Section 106 and Section 278 legal agreements, or secured by conditions, to ensure it is delivered at the appropriate phase of the development in accordance with Policy SS5, paragraph 4.

(2) A Smart Town

- a. All residential, business, community and town centre buildings and public spaces shall be enabled for ultra-fast fibre-optic broadband provided to premises (FTTP). Broadband speeds shall be reviewed at periodic intervals to provide the highest standards of connectivity. Periodic reviews of the masterplan shall demonstrate how the latest information technology will be incorporated into each phase of development;

- b. New dwellings shall provide adaptable space suitable for home working and other buildings (including shops, cafes, commercial buildings and community facilities) shall provide facilities for working on the move;
- c. Data analysis and smart monitoring of water and energy use and waste generation shall be available to all new homes, business and community buildings. Aggregated and comparative data shall be accessible to allow households to compare usage against the average for the development; and
- d. Ducting for fibre-optic and other cabling, energy and other service infrastructure shall be provided in multi-service corridors outside the public highway (where this is defined to be trafficked surface, i.e. not inclusive of pavement) that are easily accessible to statutory undertakers to avoid unnecessary highway works and surface repairs.

Policy CSD1

Balanced Neighbourhoods

Development resulting in new housing (class C3) will be allowed in line with policy SS3 (optimising distinctiveness, appeal, sustainability, and accessibility of places) where it contributes to the creation of balanced neighbourhoods through high-quality design proposals which address identified affordable housing needs.

All housing development should include a broad range of tenures incorporating market housing for sale and affordable housing (affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership including rent to buy and shared ownership), where practicable and subject to viability as follows:

- Development proposing (or land capable of accommodating) 6 to 10 dwellings (net gain) within the Kent Downs Area of Outstanding Natural Beauty should provide financial contributions towards the provision of affordable housing equivalent to one affordable dwelling on-site;
- Development proposing (or land capable of accommodating) 11 to 14 dwellings (net gain) at any location within the district should provide two affordable dwellings onsite; and
- Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) at any location within the district should provide 22 per cent affordable dwellings on-site.

For development proposing 15 or more dwellings, as a starting point approximately 70 per cent of the affordable housing to be provided shall be affordable housing for rent. For sites under this threshold, the proportion of affordable housing tenures will be negotiated on a site-by-site basis.

Provision should be made on-site unless off-site provision through a financial contribution of broadly equivalent value can be robustly justified. Where a site-specific viability assessment is provided with an individual planning application and it can be demonstrated to the reasonable satisfaction of the Council that the proposed development would not be viable with the full affordable housing requirement, the Council will give consideration to allowing an appropriate level of relaxation of the requirements.

Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint where it can be has been demonstrated that there is a requirement in terms of local need and the proposed site is suitable for this purpose.

Provision of affordable housing within individual sites and settlements should so far as possible be dispersed, and designed to integrate in terms of function and appearance with the market housing.

Policy CSD2

District Residential Needs

Residential development and new accommodation should be designed and located in line with the spatial strategy's approach to managing demographic and labour market changes and meeting the specific requirement of vulnerable or excluded groups.

Within developments of 15 or more dwellings (net gain), where viable and practical:

- A range of housing tenures should be provided including owner-occupied and private rented and affordable housing in accordance with CSD1. The council's Strategic Housing Market Assessment (SHMA) will be used as a starting point for determining the mix of tenures; and
- A range of size of new dwellings should be provided. As a starting point, this range should reflect the mix identified in the SHMA as follows:

Tenure	One bed (per cent)	Two to three bed (per cent)	Four bed + (per cent)
Owner-occupied / private rent	5-20	65-70	15-30
Affordable tenures as defined in the National Planning Policy Framework)	20-25	50-60	20-25

Specialist units for older people (Class C3(b)) will be delivered primarily through strategic allocations as part of a new garden settlement in the North Downs Area (Policies SS6-SS9) and expansion at Sellindge (Policy CSD9).

Elsewhere, residential accommodation providing an element of care for, or supervision of, elderly or other individuals in need of supervised care will be permitted in line with the above and where:

- a. It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and
- b. It is designed to facilitate the provision of high quality care.

The accommodation needs of specific groups will be addressed on suitable sites based on evidence of local need, including appropriate provision for Gypsies, Travellers and Travelling Show people.

Policy CSD3

Rural and tourism Development

Proposals for new development in locations outside the settlements identified in the settlement hierarchy may be allowed if a rural or coastal location is essential, and or to protect or enhance meet green infrastructure assets in line with Policy CSD4. Development in these locations will be acceptable in principle if for:

- a. Affordable housing (rural exceptions in accordance with CSD1, or allocated sites);
- b. Accommodation to provide for an essential need for a rural worker (including a person who is in majority control of a farm business) to live permanently at or near their place of work in the countryside;
- c. Agriculture, forestry or equine development;

- d. Sustainable rural diversification, and tourism enterprises as set out below;
- e. Local public or essential services and community facilities in line with policies SS3/4;
- f. Replacement buildings (on a like-for-like basis) and the subdivision of existing residential dwellings
- g. The re-use of a redundant or disused building and the enhancement of its immediate setting;
- h. Building conversions that contribute to the character of their location;
- i. Sustainable rural transport improvements;
- j. Essential flood defences or strategic coastal recreation.; or
- k. Development that makes optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset.

To maintain the sustainability of rural communities, the loss of community facilities (including local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) in any village will be resisted unless appropriately demonstrated to be unviable in line with Places and Policies Local Plan Policy C2.

Tourist, recreation and rural economic uses will be appropriately protected and new development allowed within defined settlements in the settlement hierarchy. Where sites are unavailable within settlements – and development is proportionate in scale/impact and also accessible by a choice of means of transport – it may also be acceptable on the edge of Strategic Towns and Service Centres, and failing that, Rural Centres and Primary Villages

Rural economic development must be consistent with the green infrastructure (GI) and coastal and water environmental principles set out in Policies CSD4 and CSD5.

Policy CSD4

Green Infrastructure of Natural Networks, Open Spaces and recreation

1. the council will require development proposals over their lifetime:
 - i. To provide net gains in biodiversity at least to comply with statutory and/or national policy requirements (assuming no residual loss);
 - ii. To demonstrate that they protect and enhance valued landscapes, sites of biodiversity or geological value and soils, commensurate to their status and quality;
 - iii. So far as possible, to deliver improvements in green infrastructure (GI) assets in the district and ensure positive management of areas of high landscape quality or high coastal/recreational potential identified in the Green Infrastructure Report (2011) (or any updates to this report).
2. Green infrastructure will be protected and enhanced and the loss of GI uses will not be allowed, other than where demonstrated to be in full accordance with national policy, or a significant quantitative or qualitative net GI benefit is realised or it is clearly demonstrated that the aims of this strategy are furthered and outweigh its impact on GI. Moreover:
 - i. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance.;
 - ii. A high level of protection will be given to nationally designated sites (Sites of Special Scientific Interest and Ancient Woodland) where development will avoid any significant impact;

- iii. Appropriate and proportionate protection will be given to habitats that support higher level designations and sub-national and locally designated wildlife/geological sites, to include Local Wildlife Sites (LWS), Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest;
 - iv. Planning decisions will have close regard to the need for conservation and enhancement of landscape and scenic beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB), which will be given the highest status of protection in relation to these issues. Development within the setting of the AONB should be sensitively located and avoid or minimise adverse impacts on the AONB. Elsewhere development must not jeopardise the protection and enhancement of the district's distinctive and diverse local landscapes and must reflect the need for attractive and high-quality open spaces throughout the district.; and
 - v. Planning applications will need to be supported by ecological surveys, mitigation strategies (when required) and enhancement plans, in order to follow and apply the mitigation hierarchy, as appropriate.
3. The GI network shown in Figure 5.2 and identified in supporting evidence, and other strategic open space, will be managed with a focus on:
- i. Adapting to and managing climate change effects.;
 - ii. Protecting and enhancing biodiversity and access to nature, particularly in green corridors and other GI strategic opportunities in Figure 5.2, with appropriate management of public access (including the Sustainable Access and Recreation Management Strategy for Dungeness and together with a strategic approach to the international sites as detailed above); and also avoiding development which results in significant fragmentation or isolation of natural habitats;
 - iii. Identifying opportunities to expand the GI functions of greenspaces and their contribution to a positive sense of place (including enhancements to public open spaces and outdoor sports facilities).; and
 - iv. Tackling network and qualitative deficiencies in the most accessible, or ecologically or visually important GI elements, including improving the GI strategic fringe zones in Figure 5.2 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements.

Policy CSD5

Water and Coastal Environmental Management

Development should contribute to sustainable water resource management which maintains or improves the quality and quantity of surface and ground water bodies, and where applicable, the quality of the coastal environment and bathing waters.

This will be achieved by protecting or enhancing natural water reserves through sustainable design and construction, managing development in relation to wastewater infrastructure, and promoting long-term resilience to climatic pressures on the coast and water systems. Proposals must be designed to contribute to the maintenance of a sustainable supply of water resources in the district; the achievement of water management plans for the district; and the maintenance of coastal ecological habitats (through seeking to avoid the inhibition of natural coastal processes).

Development will be permitted where the following criteria are met:

- a. All developments should incorporate water efficiency measures appropriate to the scale and nature of the use proposed. Planning applications for the construction of new dwellings should include specific design features and demonstrate a maximum level of usage to meet the higher water efficiency standard under Regulation 36(3) of the Building Regulations to achieve a maximum use of 110 litres per person per day (including external water use). Proposals should demonstrate that water efficiency and water re-use measures have been maximised and should seek to significantly exceed this standard
- b. For non-residential development, the development achieves BREEAM 'excellent' standard addressing maximum water efficiencies under the mandatory water credits, where technically feasible and viable;
- c. designed so as to ensure that, in relation to greenfield development, peak rate of surface water runoff from the site is not increased above the existing greenfield surface water runoff rate, incorporating appropriate sustainable drainage systems (SuDS) where feasible and water management features, with full consideration given to integration of water management. The quality of water passed on to watercourses and the sea must be maintained or improved, and flood risk must not be increased by developments within the district; and
- d. Development which could have an impact on water quality in the Stodmarsh European-designated sites through increased nutrient levels from wastewater discharges will be required to provide evidence of nutrient impacts through a nutrient budget approach at the point of submission of the planning application. This requirement will apply to development within the Stour Operational Catchment, or within the catchment areas of Wastewater Treatment Works discharging into the Stour Operational Catchment, as identified on the Policies Map. Planning permission will only be granted if:
 - i) The applicant can demonstrate, subject to meeting the tests of the Habitat Regulations, that the development would not have a significant effect on the Stodmarsh European sites either alone or in combination with other plans and projects; and
 - ii) The applicant can demonstrate that the development will provide all requisite mitigation measures to avoid any likely significant effect on the Stodmarsh European sites as may be necessary through a Design and Implementation Plan. The Design and Implementation Plan will set out the proposed nutrient neutrality mitigation measures, how the measures will be implemented and how they will be secured for the lifetime of the development. This plan will be required to be submitted to and approved by the Council before planning permission can be granted. The mitigation measures in the Design and Implementation Plan shall be secured by planning condition or planning obligation as appropriate.

Appendix 6 - Schedule of Strategic Infrastructure

SCHEDULE OF STRATEGIC INFRASTRUCTURE

Infrastructure items	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
Enabling works (including tree / hedge removal, archaeology, ecology, demolition, earthworks, haul roads, UXO)	Sitewide	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	Delivery by Master Developer / Housebuilder / Contractor
Section 278 highway works (including works to M20, A20, Otterpool Lane, Stone Street, Barrow Hill, station approach).	Some S278 works will be undertaken prior to first occupation but others will be subject to a Monitor and Manage Approach.	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	KCC will manage and maintain all primary routes (e.g. roads, pathways, bridleways, cycleways). The District Council, Parish Council and/or a Community Trust will manage and maintain the minor/other routes (e.g. roads, pathways, bridleways, cycleways).
On-site highways (including strategic streets, primary and secondary roads, bridges over watercourses and flood zones)	Sitewide	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	KCC will manage and maintain all primary routes (e.g. roads, pathways, bridleways, cycleways). The District Council, Parish Council and/or a Community Trust will manage and maintain the minor/other routes (e.g. roads,

Infrastructure items	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
			pathways, bridleways, cycleways).
On-site pedestrian/cycle routes (away from spine roads)	Sitewide		KCC will manage and maintain all primary routes (e.g. roads, pathways, bridleways, cycleways). The District Council, Parish Council and/or a Community Trust will manage and maintain the minor/other routes (e.g. roads, pathways, bridleways, cycleways).
Utilities (including telecoms, gas, water supply, electricity)	Sitewide	Master Developer / Housebuilder / Utility Company / Specialist Provider / Central Government (e.g. HIF) / Local (e.g. LEP)	Utility Company / NAV / Specialist Provider / MUSCO
Strategic surface water drainage	Sitewide	Master Developer / Housebuilder / Utility Company / Specialist Provider / Central Government (e.g. HIF) / Local (e.g. LEP)	Master Developer / Housebuilder / Contractor / Utility Company / Specialist Provider

Infrastructure items	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
Foul water drainage	Sitewide	Master Developer / Housebuilder / Utility Company / Specialist Provider / Central Government (e.g. HIF) / Local (e.g. LEP)	Master Developer / Housebuilder / Contractor / Utility Company / Specialist Provider
Green infrastructure including play/sports provision	Sitewide	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	<p>Master Developer / Housebuilder / Contractor / Specialist Provider</p> <p>The land required for sports facilities will typically be transferred to a council (usually district but sometimes town)/management body/community trust/specific sports club or trust via the S106 Agreement.</p> <p>The green and open space will be managed by a Specialist Trust, Community Trust, Parish Council or other organisation (depending on location)</p>

Infrastructure items	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
Public Realm and Enhancement Works	Town Centre areas	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	The public realm will be managed by a Specialist Trust, Community Trust, Parish Council or other organisation (depending on location)
Education (including secondary and primary schools)	Sitewide	<p>The land and capital required to deliver schools will be secured via the S106 Agreement.</p> <p>Schools typically receive the bulk of their revenue through central government funding although additional revenue could be secured by opening facilities out of hours.</p>	<p>KCC to run a competition to identify a provider. This process is defined by Government regulations and the Secretary of State for Education has final decision-making powers.</p> <p>Given the scale of opportunity at Otterpool Park and the desire of partners to see community use of facilities, it may be possible to explore a 'joint commissioning' process which sets the criteria for the selection of the school provider but also a wider role in the community.</p>
Healthcare and emergency services (for example including GP facility)	Sitewide	The land and capital required to deliver GP facilities will be secured via the S106 Agreement.	NHS England/CCG and/or through sub-letting of rooms to

Infrastructure items	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
		Further investment from Central Government would be required for a more extensive health facility.	other healthcare providers (if a standalone health facility).
Sustainable development projects	Sitewide	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	Master Developer / Housebuilder / Local Groups
Community management organisation allowance	Sitewide	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	The preferred approach is for parishes or a local group to run community assets with the support (in an advisory role) of the district council.
Community and social services allowance	Sitewide	The land and capital costs for delivering community facilities will be transferred via the S106 Agreement to a trust, parish or district council.	The preferred approach is for parishes or a local group to run community assets with the support (in an advisory role) of the district council.
Community facilities maintenance allowance	Sitewide	The land and capital costs for delivering community facilities will be transferred	The preferred approach is for parishes or a local group to run community assets with the

Infrastructure items	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
		via the S106 Agreement to a trust, parish or district council.	support (in an advisory role) of the district council.
Highways/transport contributions (including for example bus service, travel plan, station upgrade and car park)	Sitewide	Master Developer / Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	-