



OTTERPOOL PARK

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APPLICATION DOCUMENT | 3.1
GUIDE TO THE PLANNING APPLICATION

www.otterpoolpark.org

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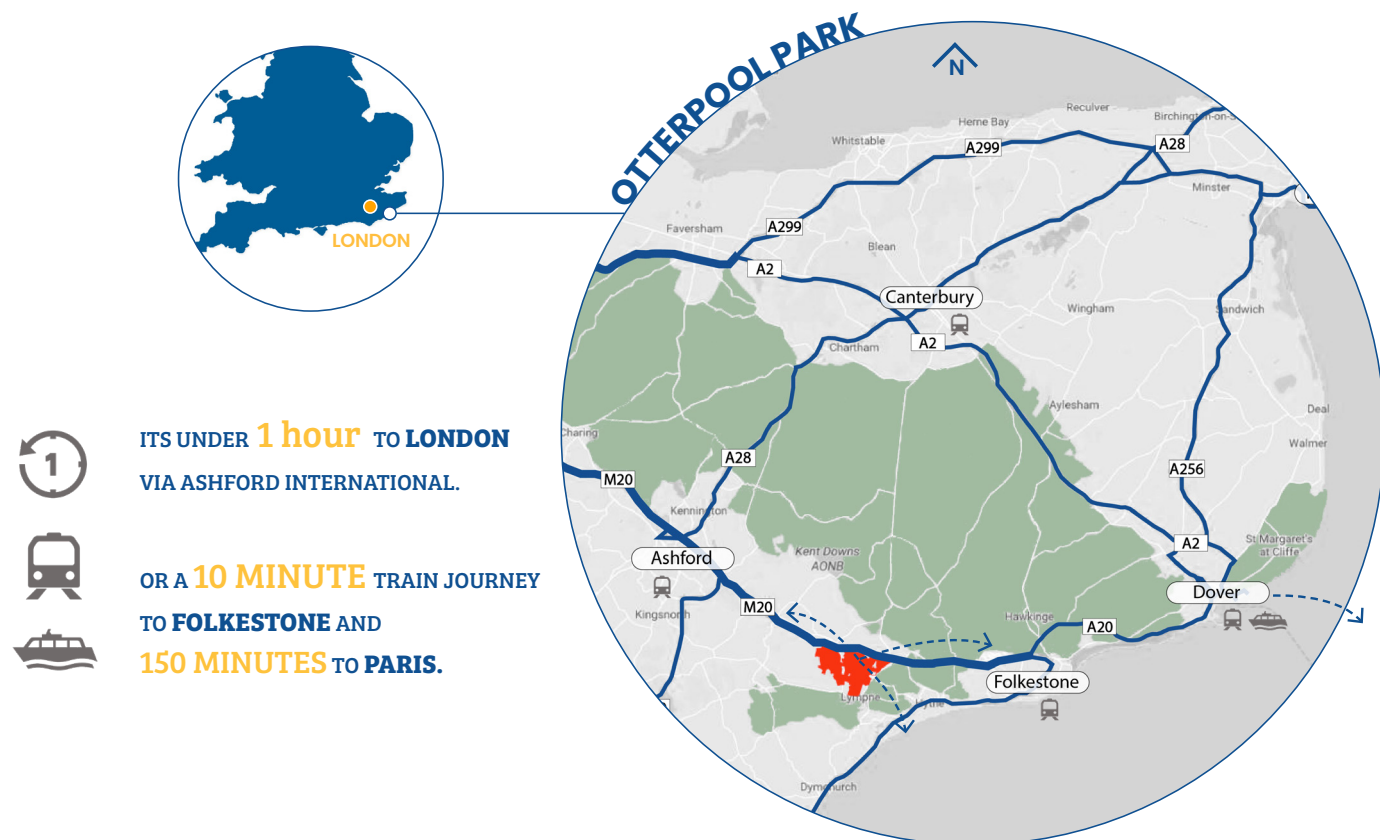
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1 Application Guide

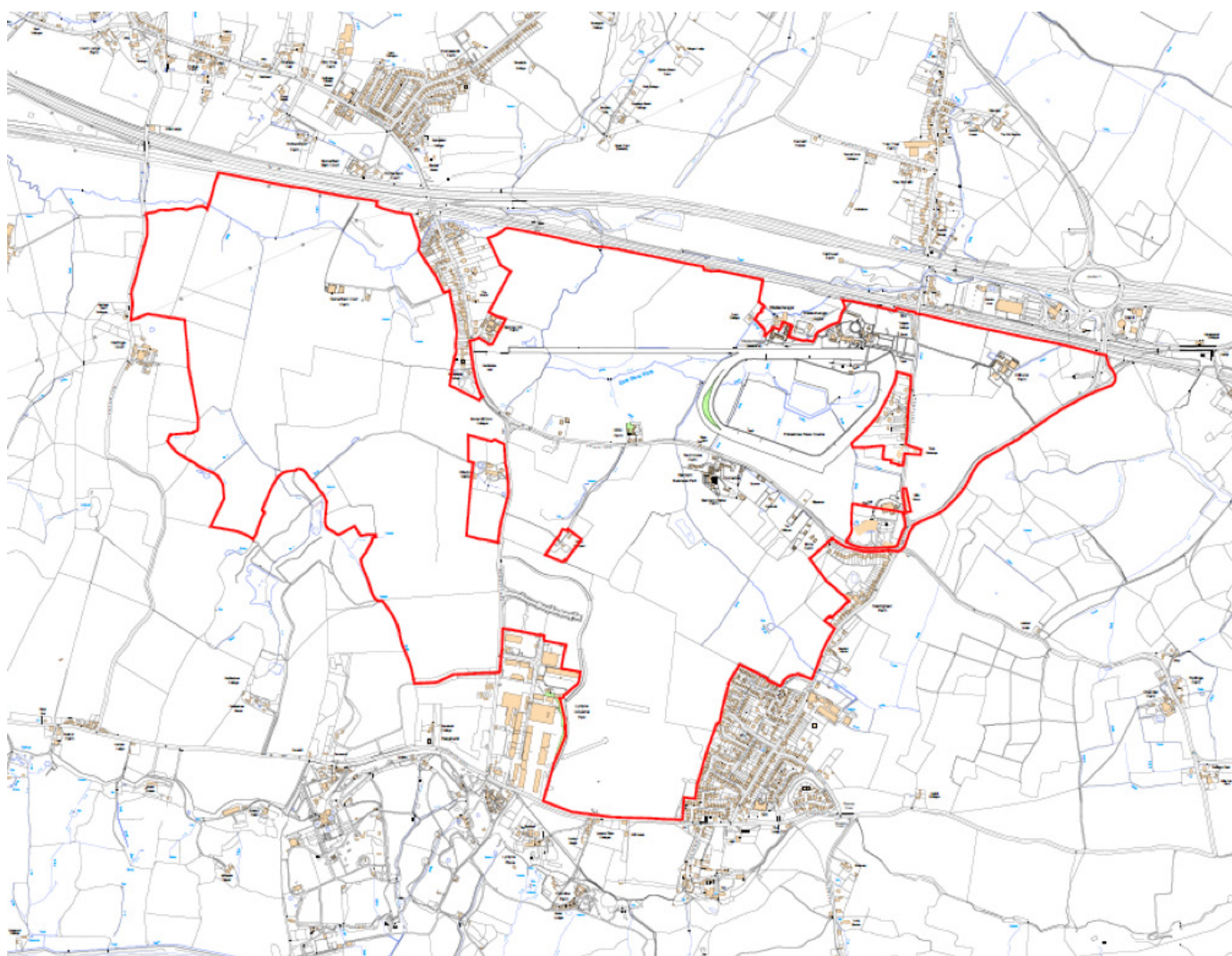
- 1.1 Otterpool Park is an opportunity to create a genuinely landscape led garden settlement that integrates with the existing communities as well as the rural surroundings, to provide new homes, employment, retail, social infrastructure, community and leisure facilities. It strives to achieve high levels of sustainability, in a manner that integrates and benefits the wider district.
- 1.2 Otterpool Park is located 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') (see Figure 1 and 2 below). This application is submitted on behalf of Cozumel Estates Ltd. The application is submitted in association with Folkestone and Hythe District Council (FHDC), as Cozumel Estates Ltd and FHDC are joint promoters of Otterpool Park.

FIGURE 1. LOCATION OF OTTERPOOL PARK



- 1.3 There is an overall vision to provide a 10,000 homes garden town at Otterpool Park. This application proposes the first 8,500 of these homes and will establish the new settlement over a period of 25+ years.
- 1.4 As well as proposing up to 8,500 homes (use class C2 and C3), this application for Otterpool Park proposes to provide a range of retail, employment and leisure uses, social infrastructure and associated infrastructure.
- 1.5 The Site forms part of a larger area that is proposed to be allocated in the Local Plan being prepared by Folkestone and Hythe District Council for a new garden town. The Core Strategy Review is at an advanced stage of preparation and this outline planning application accords with the emerging local allocation.
- 1.6 This application guide explains the application and provides direction in terms of next steps and where to find key information.

FIGURE 2: EXTRACT FROM APPLICATION RED LINE BOUNDARY PLAN



2 Outline Application Proposals

PREPARATION

- 2.1 Development of the site has been under consideration for a number of years, most notably through the local plan process. The proposals have been informed by engagement with the local community, landowners and technical stakeholders.
- 2.2 A Framework Masterplan for the site was published in March 2018. The Framework Masterplan establishes the overarching spatial vision and strategic guidance for the delivery of up to 10,000 homes and associated facilities at Otterpool Park. It sets out the overarching structural form of the development, the location of uses, key streets, broad character areas, key open spaces and infrastructure.
- 2.3 An outline planning application has been in preparation for two years. Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward. Once outline planning permission has been granted, further approval of the details will need to be granted through the submission of reserved matters applications before work can start. Consultation on the reserved matters applications will take place before they are determined by the local planning authority.

THE PROPOSED DEVELOPMENT

- 2.4 The outline planning application seeks permission for the principle of mixed use development and defines key fixes and limitations upon that future development. If the outline planning application is granted permission, it will provide the framework for detailed proposals to be brought forward. The detailed proposals will be sought permission through reserved matters applications. All reserved matters applications submitted for approval will be required to comply with the defined parameters contained in the documents and plans for approval in the outline planning application.
- 2.5 Outline planning permission is sought for the following:
- o Up to 8,500 homes (including up to 648 units for residential accommodation for older people);
 - o Up to 28,875sqm of retail and related uses;
 - o Up to 82,418sqm of employment uses comprising offices, commercial business hubs and business park;
 - o Up to 37,161sqm of education uses, comprising 1 secondary school, 5 primary school and nurseries/crèches;
 - o Up to 20,000sqm of community facilities, including health centres, places of worship and community centres;
 - o Up to 8,250sqm of leisure floorspace, including a sports pavilion and indoor sports hall;
 - o Up to 7,701sqm of hotel floorspace;
 - o Open spaces and other landscaped areas (including parks, play areas, playing fields, woodlands, wildlife habitat areas, allotments and community orchards);
 - o Access roads into and within Otterpool Park as well as pedestrian and cycle routes;
 - o Vehicular and cycle parking, including electric vehicle charging points;
 - o Provision and/or upgrade/diversion of services;
 - o Drainage works, including foul drainage infrastructure, Sustainable Drainage Systems and ground and surface water attenuation features; and
 - o Demolition of existing buildings and structures.



3 The Outline Planning Application Structure

- 3.1 The documents included in the outline planning application are listed and described briefly below. Documents and plans for approval are shown in Figure 3 and documents and plans submitted in support are shown in Figure 4.
- 3.2 The documents and plans for approval prescribe the limits and controls which would apply to any future development. It is against these that the outline planning application will be assessed. These parameters will constrain and shape future development delivered under the outline planning permission, should it be granted.
- 3.3 The documents and plans submitted in support of the outline planning application explain and justify the application with reference to relevant contextual information, assess the impact and merit of the proposals and present strategies and illustrative material to guide design and delivery.
- 3.4 The planning application is large and complex. The best place to start is the Planning Statement which explains the proposals, addresses their merit and provides direction in terms of the other information provided. The Design and Access Statement provides a good introduction to the site and the proposed development. The Environmental Statement addresses the impacts of the proposed development and the effectiveness of measures to mitigate those impacts. A non-technical summary of this document is provided.
- 3.5 You can also make contact with the Applicant to find out more: otterpoolpark@pillorybarn.co.uk

FIGURE 3: DOCUMENTS AND PLANS SUBMITTED FOR APPROVAL

| DOCUMENT AND PLANS FOR APPROVAL | DESCRIPTION AND WHERE IT CAN BE FOUND |
|--|---|
| Development Specification | This document defines and describes the principal components of the development, as well as the parameters that will guide future Design Codes and detailed applications to be submitted in reserved matters applications. It is submitted as a standalone document. |
| Design Guidelines | Along with the parameter plans, these will inform the preparation of all Design Codes and reserved matters applications in the future. These can be found within the Design and Access Statement. |
| Site Boundary Plan | This confirms the extent of land subject to this outline planning application. This can be found in the set of plans provided. |
| Parameter Plans | These, along with the Design Guidelines, will inform the preparation of all Design Codes and reserved matters applications in the future. They can be found in the set of plans provided. |
| Phasing plans | The plans show which elements of the Otterpool Park garden town will come forward in five year time periods over 25 years. These can be found in the set of plans provided. |
| Environmental Impact Assessment (EIA) and mitigation | EIA is a process through which the likely significant environmental effects of a proposed development can be identified, assessed and, wherever possible, mitigated by avoiding impacts or reducing them to acceptable levels. This process and its outcomes are reported in the Environmental Statement submitted with the planning application. |
| Figure 3: Documents and plans submitted for approval | |
| Document and plans submitted in support | Description and where it can be found |
| Covering Letter | This confirms to the local planning authority what documents have been submitted and requests validation of the application. It is submitted as a standalone document. |
| Planning and Delivery Statement | This sets out the planning rationale for the proposals and explain how the development meets national, regional and local planning policies and guidance. It also demonstrates the deliverability of the proposals. It is submitted as a standalone document. |
| Housing Strategy | This document 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. This is submitted as a standalone document. |
| Statement of Community Involvement | This provides a summary of the consultation and engagement process that has been undertaken in advance of the submission and explains how the proposals have evolved in response to the feedback received. This is submitted as a standalone document. |
| Health Impact Assessment | This document identifies potential impacts on the health of the existing and new community as a result of the proposed development and confirms mitigation where necessary. This is submitted as a standalone document. |

| DOCUMENT AND PLANS FOR APPROVAL | DESCRIPTION AND WHERE IT CAN BE FOUND |
|---|---|
| Community Facilities Delivery Statement | This presents the coherent approach to the delivery of community facilities for Otterpool Park (including education, health care and community facilities such as community halls and places of worship). This is submitted as a standalone document. |
| Economic Statement | This document provides a high level overview of the current local economy and potential opportunities at Otterpool Park in that context. It presents a framework for approaching the delivery of future commercial floorspace and services for businesses. This is submitted as a standalone document. |
| Design and Access Statement (with exception of the Design Guidelines which are for approval). | This document explains the design principles and concepts that have been applied to the proposed development. It demonstrates how the proposed development's context has influenced the design. It explains the applicant's approach to access and how the outcome of consultation has informed the proposed development. It is submitted as a standalone document. |
| 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. Following the assessment, the measures to mitigate impacts are outlined. This is submitted as a standalone document. |
| Energy Statement | This strategy has been developed to demonstrate how Otterpool Park will meet National and Local Planning energy requirements. It provides a strategic direction and high-level commitments for future reserved matters applications taking account likely changes to the energy market, regulation and technologies in the future. This is submitted as a standalone document. |
| Utilities Delivery Strategy | This confirms the utility requirements of the proposed development and sets out several viable options for broadband/communication, gas, electricity, water supply and waste water treatment. This is submitted as a standalone document. |
| Framework Travel Plan | This documents provides the basis for travel planning for the Otterpool Park, combining requirements for residential, workplace and school travel planning into a single overarching document. It is a Draft document provided for information as part of the outline planning application. This is submitted as a standalone document. |
| Site Waste Management Plan | This document demonstrates that the project has given consideration to the potential impacts that construction, demolition and excavation waste arisings may have on the environment and where possible minimise waste and where not possible, to have in place systems which maximise the beneficial use and recycling of materials. This is submitted as a standalone document. |
| Minerals Assessment | This document provides information regarding the minerals located on site and whether it is feasible and viable to extract mineral resources. This is submitted as a standalone document. |
| Sustainability Statement | This document confirms how sustainability has been considered for a range of topics such as water, energy and climate change, waste, transport, biodiversity and buildings. This is submitted as a standalone document. |
| Retail Impact Assessment | This document assesses the retail impact of the proposals and demonstrates how the development meets national, regional and local planning policies and guidance. This is submitted as a standalone document. |
| Cultural Strategy | This document 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. This is submitted as a standalone document. |
| Governance Strategy | This document sets out a framework to allow the principles of governance arrangements for assets and facilities to be agreed and secured going forwards. This is submitted as a standalone document. |



FIGURE 4: DOCUMENTS AND PLANS SUBMITTED IN SUPPORT

2.2 Parameter Plans for Approval

| REFERENCE NUMBER | TITLE | REVISION DATE | SCALE |
|------------------|--|---------------|-------------|
| OPM(P)101 Q | Application Red Line Boundary | 11-02-19 | 1:10000 @A1 |
| OPM(P)1008 H | Green Infrastructure and Open Space | | |
| OPM(P)1010 G | Movement and Access | | |
| OPM(P)1011 H | Green Infrastructure Buffers | | |
| OPM(P)1013 J | Building Heights | | |
| OPM(P)1016 L | Development Areas | | |
| OPM(P)1018 J | Existing Buildings to be Demolished and Retained | | |
| OPM(P)3100 | Vegetation Retention and Removal Strategy | 26-02-19 | |

2.3 Phasing Plans for Approval

| REFERENCE NUMBER | TITLE | REVISION DATE | SCALE |
|------------------|---------------------------|---------------|-------------|
| OPM(P)211 G | Phasing up to 0-5 years | 27-02-19 | 1:10000 @A1 |
| OPM(P)212 G | Phasing up to 5-10 years | | |
| OPM(P)203 G | Phasing up to 10-15 years | | |
| OPM(P)204 G | Phasing up to 15-20 years | | |
| OPM(P)205 G | Phasing up to 20-25 years | | |

2.4 Illustrative Drawings In Support

| REFERENCE NUMBER | TITLE | REVISION DATE | SCALE |
|--------------------------------------|--|---------------|-------------|
| OPM(P)1020_J | Town Centre Masterplan | 11-02-19 | 1:2500 @A1 |
| OPM(P)1001 D | Existing Context | | 1:10000 @A1 |
| OPM(P)1005 B | Existing Levels | | |
| OPM(P)1008 H Sport | Landscape Open Space – Sports | | |
| OPM(P)1008 H Burial ground | Landscape Open Space – Burial Ground | | |
| Landscape Open Space – Burial Ground | Landscape Open Space – Allotments, orchards | | |
| OPM(P)1009 G | SUDS and Drainage | | |
| OPM(P)1010 G Bus routes | Movement and Access – Bus routes | | |
| OPM(P)1010 G Cycle paths | Movement and Access – Cycle paths | | |
| OPM(P)1010 G Primary Roads | Movement and Access – Primary Roads | | |
| OPM(P)1010 G Bridleways | Movement and Access – Bridleways | | |
| OPM(P)1012 J | Housing Density | | |
| OPM(P)1015 J | Illustrative Masterplan | | |
| OPM(P)1017 K | Development Zones | | |
| OPM(P)1030 F | Walking Distances Primary Schools 800m | | |
| OPM(P)102 E | Framework Master Plan Boundary | | |
| OPM(P)3012 C | Framework Master Plan – Density | | |
| OPM(P)3013 C | Framework Master Plan – Heights | | |
| OPM(P)3016 J | Framework Master Plan – Land use | | |
| OPM(P)3017 J | Framework Master Plan Zones | | |
| OPM(P)3018 E | Framework Master Plan Existing buildings to be Demolished and Retained | | |
| OPM(P)3030 F | Framework Master Plan Walking Distances Primary Schools 800m | | |
| OP-ARC-XXX-DR-T-00 | A20 Alignment Plan and Profile plus Typical Sections | 22-02-19 | 1:2000 @A1 |
| OP-ARC-XXX-DR-T-000 | Newingreen Link Road Plan and Profile Plus Typical Sections | | |
| OP-ARC-XXX-DR-T-000 | Part A20 Footpath Layout | | |



4 What happens next?

CONSULTATION

4.1 The outline planning application has been prepared following extensive consultation activities. You may have already expressed your views. Following submission of the outline planning application to Folkestone and Hythe District Council, the Council will now ask for comments specifically on the outline planning application for Otterpool Park.

DETERMINATION

4.2 The local planning authority are charged with making the formal decision as to whether to grant planning permission. If they do, they will impose conditions and enter into a legal agreement with the applicant which will create the framework for the new development and ensure that commitments made at this stage in the process are fulfilled.

FURTHER CONSENTS

4.3 Post consent of the outline planning application, Design Codes for each phase of the development would be submitted to Folkestone and Hythe District Council for approval. These Design Codes will be

required to comply with the Parameter Plans and Design Guidelines.

4.4 Design Codes will be submitted for each phase of the development prior to reserved matters applications being submitted for the respective phase of development. The Design Codes shall set out further design principles relating to the design and layout of development and the external appearance of individual buildings that will come forward as reserved matters applications.

4.5 All reserved matters applications submitted for approval will be required to comply with the defined parameters contained in the Parameter Plans, the Design Guidelines and Design Codes.

4.6 Each reserved matters application will include a comprehensive package of drawings and documents, including an EIA Screening Statement (and if required, further environmental information) to enable the local planning authority and others to fully consider the submission.

4.7 If granted consent, Otterpool Park will be built out over a period of approximately 25 years from approximately 2020 to 2044.



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