



OTTERPOOL PARK

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APPLICATION DOCUMENT | 3.3
PLANNING AND DELIVERY STATEMENT

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 **ARCADIS**

Author: Quod
February 2019



OTTERPOOL PARK

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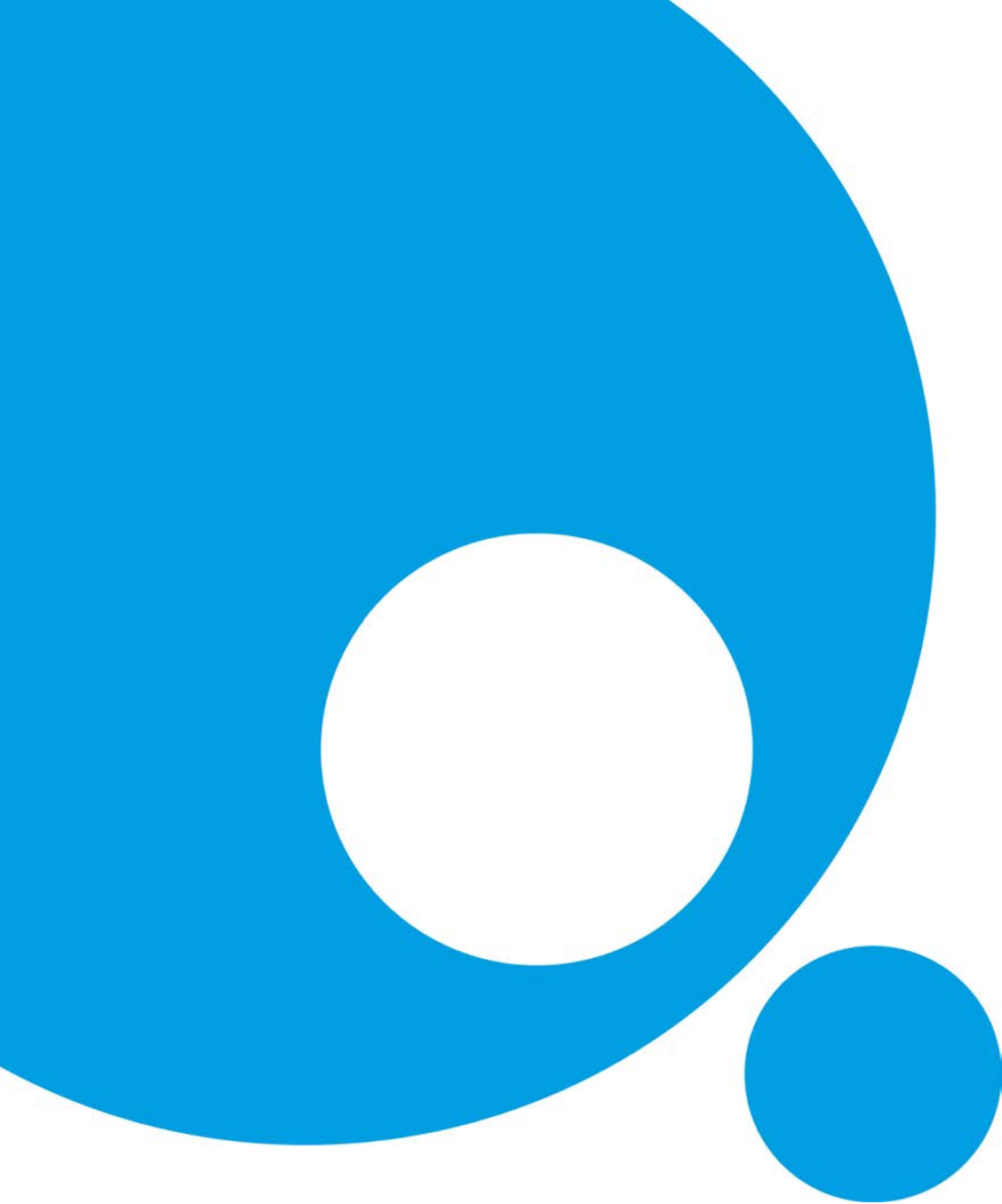
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APPLICATION DOCUMENT



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OTTERPOOL PARK

FEBRUARY 2019

Quod

Ingeni Building, 17 Broadwick Street | London

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1 Executive Summary

- 1.1 This Planning and Delivery Statement (PDS) is submitted in support of an outline planning application (OPA) for a new settlement at Otterpool Park in the west of the Folkestone and Hythe District (FHD), Kent. It 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.
- 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 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.
- 1.3 The site is allocated for development in the FHDC Regulation 19 Core Strategy Review (Submission Draft, January 2019). It is a site of strategic importance, contributing significantly towards meeting the District Council's identified housing need.
- 1.4 Outline planning permission is sought 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 around Westenhanger station;
 - Local centres that provide commercial, leisure, retail, community and education uses;
 - Education provision comprising five primary schools, one secondary school as well as nurseries and crèches;
 - Employment uses including commercial business hubs, a commercial business park (use class B1) and a light industrial business park (use class B2);
 - 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 application Development Specification 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 submitted for approval:
- OPM(P)1018J – Existing buildings to be demolished and retained
 - OPM(P)1016L - Development areas and land use framework
 - OPM(P)1013J – Building heights
 - OPM(P)1010G – Movement and access
 - OPM(P)3100– Vegetation retention and removal strategy

- OPM(P)1008H – Green infrastructure and open space
- OPM(P)1011H – Green infrastructure buffers

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 proposed development has also been the subject of extensive consultations with all relevant stakeholders, including the Local Planning Authority and Kent County Council over several years and feedback during this process has informed this planning application submission.

1.8 The Proposed Development is based upon the creation of high quality homes, places and spaces. It will have far-reaching benefits, in particular:

- Creating new attractive, sustainable and connected neighbourhoods that fit in well with existing communities and will provide people in the local area, including new residents of the garden settlement with improved amenities;
- A development providing extensive open space 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 infrastructure;
- Locating homes within short walking distance of shops, local amenities and services, as well as connections via bus and rail to the wider area;
- Promoting 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;
- Providing a wide range of housing types, both market and affordable;
- Building homes to modern environmental standards through sustainable design promoting reduced energy consumption, water efficiencies, renewable and low carbon technologies;
- Creation of jobs during both the construction of the development and once the new settlement is complete, equating to approximately 9,000 new jobs (taking into account part-time workers);
- Creating a range of employment opportunities, within higher quality and more accessible employment locations and scope for more highly skilled jobs;
- Enhancing existing heritage and landscape features so they can be readily enjoyed, for example, creation of a heritage trail;
- Protection and active management of built heritage assets, certain vulnerable heritage assets from gradual erosion and active management of built heritage assets;
- Community facilities to be provided to complement existing provision, including a health centre, and nursery, primary and secondary schools within the development;
- Providing 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;
- Enhancement of a Site of Special Scientific Interest (former Otterpool Quarry) within a proposed woodland country park;

- Health effects, including local access to work and training, social interaction, access to health food choices, access to a range of housing types, and access open space and nature;
- Creating an exemplar garden town that successfully enmeshes art, culture and creativity; and
- Helping to meet the need for more housing in the district and beyond.

2 Introduction

2.1 This PDS has been prepared by Quod in support of an 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) 101Q).

2.2 Otterpool Park is an opportunity to create a genuinely landscape led garden town 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.

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

Outline planning application seeking permission for the redevelopment of the site through the demolition 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; 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.

2.4 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 and guidance. It also demonstrates the deliverability of the proposals.

2.5 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, neighbouring districts, stakeholders and the local community;
- Section 7 reviews the relevant planning policy covering the application Site;

¹ Otherwise known as 'the Development'.

- 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 draws together the conclusions.

2.6 This PDS should be read in conjunction with the application drawings and supporting documentation. In addition to this PDS, the following documents accompany the application:

- Application Ref 1.1 – Application covering letter;
- Application Ref 1.2 – Planning application fee;
- Application Ref 1.3 - Outline Planning Application Form, relevant certificates (certificate C), copy of notice served and schedule of persons upon which notice was served and copy of press notice from the Folkestone & Hythe Express and the Evening Standard (published 27 February 2019);
- Application Ref 2.1 - Design and Access Statement (including masterplan, landscape strategy and innovation strategy);
- Application Ref 2.2- Parameter Plans for approval (includes application red line boundary plan) (a schedule of plans is appended to this covering letter);
- Application Ref 2.3 – Phasing Plans for approval;
- Application Ref 2.4 – Illustrative drawings in support;
- Application Ref 2.5 – Accommodation schedule;
- Application Ref 3.1 - Guide to the planning application;
- Application Ref 3.2 - Development Specification;
- Application Ref 3.3 – Planning and Delivery Statement;
- Application Ref 3.4 – Housing Strategy (including affordable housing strategy);
- Application Ref 3.5 – Statement of Community Involvement;
- Application Ref 3.6 - Economic Statement;
- Application Ref 3.7 - Retail Impact Assessment;
- Application Ref 3.8 - Cultural Strategy;
- Application Ref 3.9 - Community Facilities Delivery Strategy;
- Application Ref 3.10 - Transport Assessment;
- Application Ref 3.11 - Energy Strategy;
- Application Ref 3.12 - Sustainability Statement;
- Application Ref 3.13 - Health Impact Assessment;
- Application Ref 3.14 - Minerals Assessment;
- Application Ref 3.15 - Outline Site Waste Management Plan.

- Application Ref 3.16 - Framework Travel Plan;
- Application Ref 3.17 - Flood Risk Assessment and Surface Water Drainage Strategy;
- Application Ref 3.18 - Outline Water Cycle Study;
- Application Ref 3.19 - Governance Strategy;
- Application ref 3.20 - Utilities Delivery Strategy; and
- Application ref 3.21 – Environmental Statement, which assesses the impact of the proposed development on the following topics:

Planning strategy

- 2.7 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).
- 2.8 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.
- 2.9 Detailed proposals for the development will be submitted through Design Codes and reserved matters applications (RMAs) over a number of years to enable flexibility of delivery within identified tolerance levels that are tested within the application Environmental Statement (ES), which has been prepared following scoping 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.
- 2.10 Further public engagement and pre-application discussions with FHDC LPA and other key stakeholders will take place before submission of the RMAs. 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 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 and beyond.
- 3.2 This vision is founded upon the following development principles, which relate back to the National Planning Policy Framework's (NPPF, 2019) definition of sustainable development, the garden city principles and 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 the now 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 communities principles.
- 4.2 The Government, following the publication of the NPPF in 2012 (and subsequently in 2018 and 2019), 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.
- 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

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.

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 arises from 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 a Strategic Housing Market Assessment (SHMA) March 2017 to establish the scale of future housing need in the district and how this need can be accommodated up to 2037. These figures will be tested through the Core Strategy Review but currently conclude that in the period 2014 to 2037 FHD require 14,559 new dwellings (633 per annum). Of the 633 the SHMA (2017) identifies a need for approximately 139 new affordable homes in the district each year. FHDC LPA considers it already has about 8,000 of these dwellings 'committed' through planning permissions and proposed allocations. The housing need identified in the SHMA (2017) will require the Core Strategy Review to allocate new land for 6,600 dwellings across the plan period.
- 4.10 Since the SHMA (2017) was published the government has consulted on the introduction of a standard national methodology for calculating housing need. 'Planning for the Right Homes in the Right Places' was published for consultation September 2017. Following this consultation, the Ministry of Housing, Communities and Local Government (MHCLG) prepared and consulted on a revised draft of the NPPF. The new NPPF was published in July 2018 and revised February 2019. Regarding new housing, it states:
- "To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals".⁸
- 4.11 The standard national methodology for housing need factors in the latest household projections⁹ and information on housing affordability¹⁰ to arrive at a figure for the minimum number of new homes that LPAs should plan for. At the time of writing this PDS the latest household projection and affordability ratio for the FHD indicates that FHDC should plan for 676 new homes a year.
- 4.12 FHDC LPA published their Healthier Housing Strategy (2018) that sets out how it and its partners intend to work together to address the housing and related needs of the district. One of the key drivers of housing need in FHD is the increasing number of individual households. The average household size in the district has decreased considerably and will continue to decrease to around 2.02 persons by the end 2021. The

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".

⁸ Paragraph 60 of the NPPF (2019)

⁹ Updated every two years to take account of the latest demographic trends.

¹⁰ See <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

combined impact of an increasing population and the reducing household size in the district will place pressure on housing resources¹¹.

- 4.13 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, Submission Draft).

Otterpool Park Site - strategic location for growth

- 4.14 Prior to the announcement of the updated housing need figure in the SHMA (2017), AECOM produced three reports¹² for FHDC (then 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.
- 4.15 Following the new calculation of FHDC's Objectively Assessed Housing Need (OAHN) in the 2017 SHMA, AECOM undertook a district-wide Growth Options Study¹³ (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.
- 4.16 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 FHD. 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 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 extremely 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 Lympe. 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. The Study finds that land to the east of Westenhanger and close to Lympe Industrial Estate are found to be suitable for employment uses (with appropriate visual mitigation). Additionally, on the basis of the then emerging Employment Land Review 2017, it was considered in the AECOM 2017 Study that the land currently with permission for Phase 2 expansion of Lympe Industrial Park may be more suitable for housing instead.
- 4.17 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

¹¹ Folkestone and Hythe District Council *Healthier Housing Strategy 2018-2023*

¹² 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*.

¹³ AECOM (December 2016) *High Level Options Report – Shepway District Growth Options Study* and AECOM (April 2017) *Shepway Growth Options Study – Phase Two Report*.

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

- 4.18 The Folkestone and Hythe Retail and Leisure Need Assessment (RLNA) 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 directed 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.
- 4.19 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.

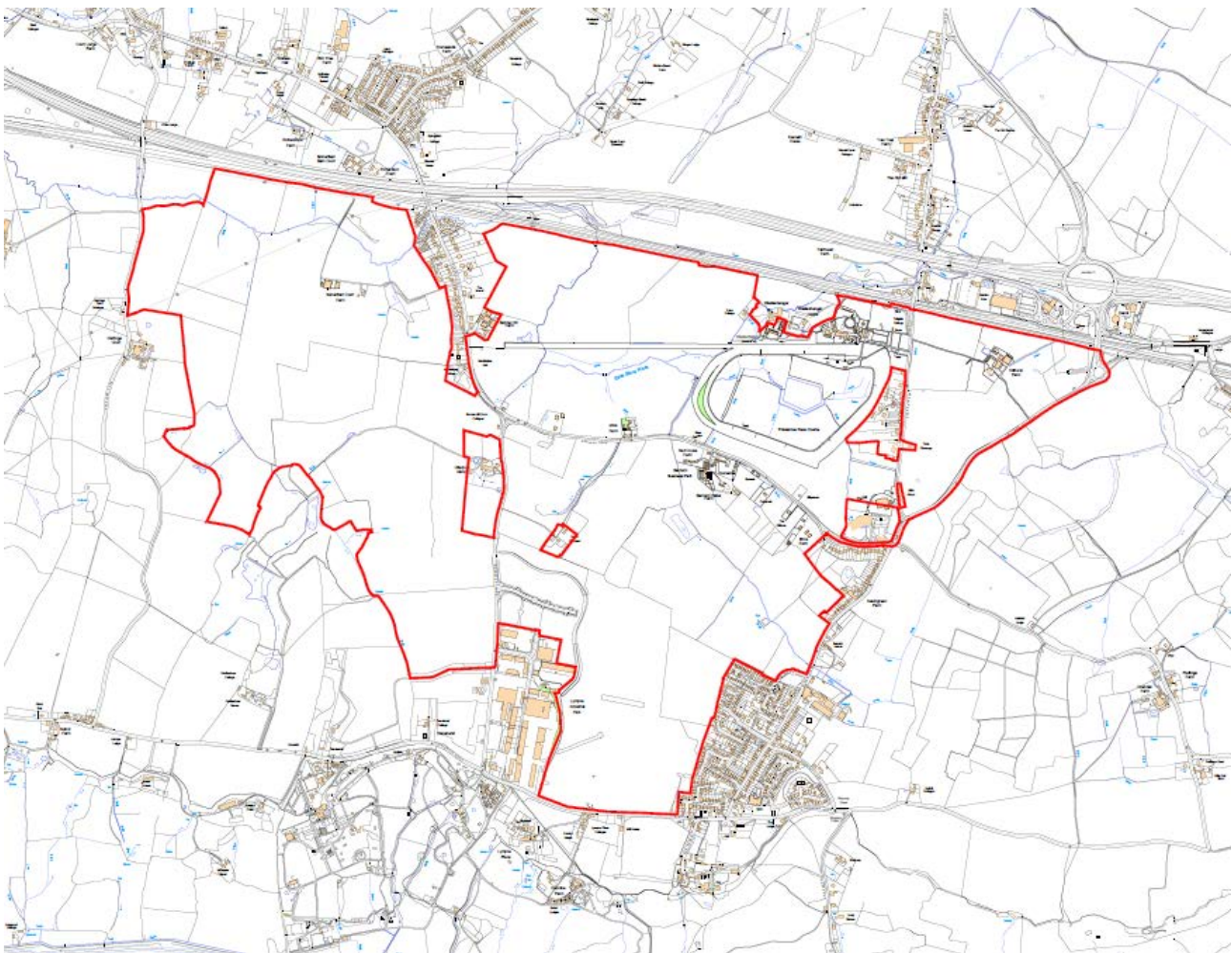
5 Site

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

Site location

5.2 The application Site is located on 580ha of land in the west of the FHD, Kent and is illustrated in Figure 1 below.

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



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. It also lies approximately 1.25km to the north.

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. Four villages are within or adjacent to the Site. Westenhanger to the north where, aside from the castle

and station, existing buildings are primarily residential use. Lypne 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 Lypne Distribution and Industrial Park (known as Link Park) lies immediately to the south west of the Site.
- 5.7 The application Site forms part of a wider Otterpool Framework Masterplan Area (OFMA) which once fully developed will provide up to 10,000 homes. The wider OFMA is illustrated in **Appendix 2** (plan reference OPM(P)102 E) 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 have been present on the Site.
- 5.9 There are 92 existing building on site, six of which will be retained with the rest demolished. The buildings to be demolished and retained are illustrated on plan reference OPM(P)1018J which is submitted for approval with the OPA. The schedule provided at **Appendix 3** sets out the range of existing buildings and uses that fall within the application boundary and confirms which buildings are proposed to be demolished or retained.
- 5.10 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 which is now closed. 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.
- 5.11 To the south of the A20, the land east of Otterpool Lane is predominantly occupied by farm land 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).
- 5.12 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.
- 5.13 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 Kent County Council (KCC) in 2004.
- 5.14 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

5.15 The table at **Appendix 4** sets out the planning history relevant to the OFMA (boundary as defined on plan ref OPM(P)102_E).

5.16 Key planning consents in the OFMA comprise (please see Key Consents Plan at **Appendix 5**):

- 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 consented¹⁴ at the site December 2009. This permission was never implemented. Instead a retrospective application¹⁵ was made 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. The lorry park use lapsed December 2018 in line with condition 1 of the permission. An application¹⁶ to extend the approval of use granted through permission ref. Y14/0850/SH was submitted 29 November 2018. This application was validated 3 December 2018 and is under consideration by the LPA at the time of writing this PDS.
- An application¹⁷ 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 for an extension to the office building and car park was approved¹⁸ 9 June 2016 and has been implemented.
- The former Otterpool Quarry site lies adjacent to the southern side of the A20. An application¹⁹ 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 28 March 2011 but never implemented. Since then two applications have been submitted for the change of use of the former quarry to a temporary lorry park²⁰ and for the temporary storage of containers, installation of additional hardstanding and storage of materials associated with the Chanel Tunnel development²¹. Neither were approved.
- The Link Park Industrial Estate nearby Lympe 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 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 approved²² 30 March 2007. Another OPA 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 approved²³ 2 November 2009. Neither of the outline permissions have been implemented.

¹⁴ Y09/0871/SH

¹⁵ Y14/0850/SH

¹⁶ Y18/1525/FH

¹⁷ 99/0889/SH

¹⁸ Y16/0199/SH. Has since been amended under Y16/0199/SH.

¹⁹ PAG/AW/SH/08/124

²⁰ Y16/0068/SH

²¹ Y17/1012/SH

²² Y06/0552/SH. The time limit associated with this consent was extended 2016 under application reference Y15/0880/SH.

²³ Y09/0145/SH. The time limit associated with this consent was extended 2017 under application reference Y17/0105/SH.

- A number of major residential developments have been permitted and implemented²⁴ in the OFMA.
- 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 has not yet been determined at the time of writing.

Conservation Areas

5.17 There are no Conservation Areas within the OPA boundary however the Lympne conservation area, the extent of which is shown on Appendix 12-3 Figure 3 of the ES, lies at its closest point 5m to the south-east of the Site.

Heritage Assets

5.18 There are a number of designated and non-designated heritage assets within the OPA boundary. Full details of these are provided in Chapter 9 and Figure 9.1 and Figure 9.2 of the application ES.

²⁴ Y02/0005/SH, 90/0102/SH, 89/0136/SH

6 Consultation

- 6.1 The Applicants have undertaken 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 Applicants and FHDC LPA, KCC, the local community and other stakeholders. This section of the PDS explains the pre-application consultation undertaken and how the feedback received has shaped the proposals.
- 6.2 FHDC and Cozumel entered into a Planning Performance Agreement (PPA) to ensure engagement with stakeholders and decision-makers is frontloaded 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. In addition to the pre-application meetings detailed above, three stages of pre-application engagement with the community and local, regional and national stakeholders have been undertaken December 2016, June/July 2017 and June 2018, and there has been ongoing dialogue with the five parish councils whose boundaries jointly cover the site. Please refer to the Statement of Community Involvement for further information.

Pre-Application Technical Meetings

- 6.3 A series of PPA pre-application meetings on the content, form and timing of the Otterpool Park planning application have taken place between the Applicants, their consultants, FHDC LPA and KCC and other statutory agencies from 2016 to submission of the application.
- 6.4 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 authorities for this site.
- 6.5 In addition to the outcomes of the Place Panel Meetings, which are discussed below, 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.

Place Panel Meetings

- 6.6 The Otterpool Park Place Panel was appointed by FHDC (formerly Shepway DC) 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.

- 6.7 Throughout the pre-application stage, review panels and workshops, separate to the PPA meetings, involving the Applicant's masterplan team, relevant officers of FHDC LPA and KCC together with any other design related stakeholders, have been arranged to cover a range of masterplan topics. The outcomes of these meetings have been reported to the PPA meetings by the LPA, KCC and the Applicants.
- 6.8 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.

Public consultation

- 6.9 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 two years has refined the proposals based upon growing knowledge shared between the Applicants and the local community and other stakeholders.
- 6.10 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 Statement of Community Involvement (SCI) submitted in support of the application.

Stage one engagement - December 2016

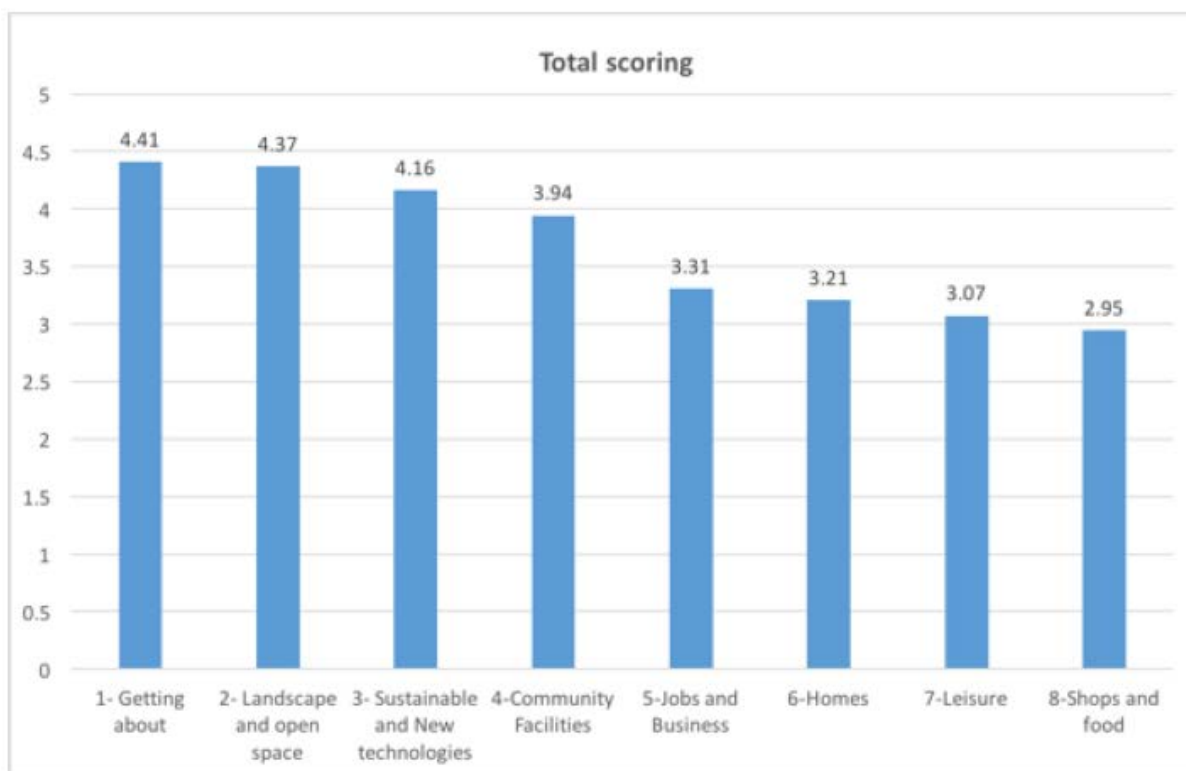
- 6.11 Following the Government's announcement of its support for a Garden Town at Otterpool Park November 2016 the Applicants undertook the first of a series of public engagement events 8, 9 and 10 December 2016. The purpose of the engagement was to explain the principle of developing a new garden town 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 respective Applicants were 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.
- 6.12 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 FHDC and Cozumel Estates was 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.

6.13 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)”.

6.14 Figure one 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



6.15 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 Statement of Community Involvement.

Stage two engagement - June/July 2017

- 6.16 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
- 6.17 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.
- 6.18 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.
- 6.19 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, and;
 - 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 Shepway area over the coming decades, i.e. next 10, 20, 30 and even 40 to 50 years.
- 6.20 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 Statement of Community Involvement.

Stage three engagement - June 2018

- 6.21 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.
- 6.22 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.

6.23 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.

6.24 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).

6.25 Some of the issues that were considered to be outstanding 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.

6.26 The full detail of the various responses is contained in Appendix C: Stage 3 Report of the Statement of Community Involvement.

Design responses

6.27 The design of the Development has sought to respond where possible to the comments raised during the consultation. **Appendix 6** 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

6.28 The Applicants have 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.

6.29 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 propositions.

6.30 The consultation process provided multiple opportunities through the three phases of workshops, drop-in sessions and engagement with stakeholders and interest groups to feedback to the Applicants 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 the District.

6.31 The feedback received during the consultation has strongly informed the concept, layout, open space, utilities and community facilities, as well as the phasing, of the proposals.

6.32 There will be further opportunities to comment upon the proposals both during the statutory consultation on this outline application, and on the detailed applications that follow in due course.

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 7** of this statement.

National

7.2 The NPPF (2019) 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. 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; and
- Where the development plan is absent, silent or the relevant policies are out of date proposals should be determined in accordance with the presumption in favour of sustainable development unless otherwise specified (paragraph 11).

7.5 The NPPF encourages good quality pre-application discussion between applicants 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 applicants 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 118 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 118 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 59 of the NPPF, 2019).
- 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 73 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 implementation²⁵; and*
 - *consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.”* (paragraph 72)
- 7.11 Where major development involving housing is proposed, “decisions should expect at least 10% of homes to be available for affordable home ownership²⁶”, unless, amongst other things, this would significantly prejudice the ability to meet the identified affordable housing needs of specific groups or the proposed development provides specialist accommodation for a group of people with specific needs (paragraph 64 of the NPPF).
- 7.12 “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;*

²⁵ 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.

²⁶ As part of the overall affordable housing contribution from the site.

- *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 127)

7.13 In terms of the natural environment the NPPF states:

7.14 *“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”* (paragraph 172).

7.15 Where development is proposed in these designated areas it should be limited. Major development should only be allowed in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. The NPPF confirms consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”* (paragraph 172)

7.16 In terms of the historic environment the NPPF advises heritage assets should be conserved in a manner appropriate to their significance.

7.17 In determining applications, the NPPF encourages local planning authorities to require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (paragraph 189 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 Paragraph 196 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.”*

7.19 Where it is considered a proposed development will lead to substantial harm to a designated heritage asset, planning permission should be refused, 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:

- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *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.” (paragraph 195)*

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 91)*

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 103)

Planning Practice Guidance

7.22 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.

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

Design

7.24 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).

7.25 Plan-makers and decision-takers should seek to secure high quality design. The Applicants have 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)

7.26 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

7.27 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).

7.28 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

7.29 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).

7.30 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

7.31 The basis for determining planning applications in England and Wales is set out in Section 38 (6) of the Planning and Compulsory Purchase Act 2004. This states that planning applications should be made in accordance with the development plan unless material considerations indicate otherwise.

7.32 The statutory development plan for the Site includes the Kent Minerals and Waste Local Plan (KMWLP, July 2016), the adopted 2013 Shepway Core Strategy Local Plan, as well as saved policies from the 2006 Shepway District Local Plan.

Kent County

- 7.33 The KMWLP, 2016 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.
- 7.34 The KMWLP (July 2016) 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.
- 7.35 KMWLP (July 2016) 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’.
- 7.36 KMWLP (July 2016) 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”
- 7.37 KMWLP (July 2016) Policy CSW3 seeks new development to minimise *“the production of construction, demolition and excavation waste”* and manage waste in accordance with the Waste Hierarchy²⁷ (Policy CSW 2).

Local

Adopted Development Plan

Local Plan Review (2006) – Saved Policies

- 7.38 The Shepway District Local Plan was adopted by FHDC 16 March 2006. FHDC made a request to ‘save’ some of the Local Plan Policies in 2009. Those policies not deleted by the Core Strategy (2013) remain part of the Development Plan and will stay saved until they are replaced by specific policies in the emerging PPLP.
- 7.39 Policy SD1 of the Shepway District Local Plan (2006) advises development should take account of the broad aim of sustainable development. For development proposals this means meeting economic and social objectives whilst respecting the following environmental criteria:
- a) Shape new development patterns in a way which reduces the need to travel and increases the attractiveness of walking, cycling and public transport;

²⁷ 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).

- b) Preserve and enhance built and cultural heritage;
- c) Protect and enhance areas of countryside that are of special quality, particularly the Kent Downs Area of Outstanding Natural Beauty and ancient woodlands;
- d) Protect and enhance designated or proposed sites of international, national, countywide and local wildlife importance and plant or animal life protected by law;
- e) Locate new development within or around existing built-up areas, in preference to 'greenfield' sites;
- f) Maintain and improve the character and vitality of the built environment, promote a high quality of design and ensure that development density is appropriate to its location;
- g) Encourage energy efficiency and conservation;
- h) Maintain and enhance water, soil and air quality;
- i) Maintain and enhance the provision of recreational open space and amenity land;
- j) Prevent negative impacts on flood defence and land drainage; and
- k) Safeguard and enhance the amenity of residents

7.40 Development proposals that significantly conflict with any of the above criteria will only be permitted where it can be shown that:

- i. There is an overriding economic or social need;
- ii. Negative impacts are minimised as far as possible and;
- iii. Measures will be taken to compensate for the adverse environment effect²⁸

7.41 In terms of housing, the Shepway District Local Plan (2006) seeks "to provide adequate accommodation to meet the needs arising from within the existing population and from people moving into the area". The Local Plan allocates sufficient land for approximately 1745 dwellings up to 2011 (Policy HO2).

7.42 The Plan's employment aims are to encourage the development of new and existing local businesses and inward investment to realise full employment in the district and broaden local employment opportunities whilst protecting and enhancing the environment.

7.43 Policy E1 seeks to direct industrial and commercial development to established employment sites and Policy E2 sets out new employment opportunity sites, including a 23 ha extension to Lympe industrial estate comprising use class B1 B2 and B8 development.

²⁸ Compensatory measures should, as a minimum, ensure that no net environmental loss occurs.

- 7.44 The general aim of the Plan's leisure and recreation policies is to satisfy the increasing need for open space and leisure and recreational facilities throughout the district.
- 7.45 Policy LR3 sets out the criteria FHDC will require from proposals for formal sport and recreational facilities development in the countryside.
- 7.46 Policy LR8 requires rights of way to be integrated into the design and layout of development sites. The LPA will not permit proposals "*which would interrupt existing rights of way unless alternative provision can be made which will provide a facility of equal or greater benefit. Regard will be had to a route's attractiveness, safety and convenience for public use.*"
- 7.47 Policies LR9 and LR10 seek to provide an adequate level of public open space for leisure, recreational and amenity purposes by facilitating new provision.
- 7.48 The Plan seeks to improve the functioning and appearance of the built environment in FHD while protecting and enhancing its quality and character. Policy BE1 requires a high standard of layout, design and choice of materials from new development. Materials should be sympathetic to those predominating locally in type, colour and texture. For development with an element of public use, planning applications will be assessed as to their provision for access for disabled persons.
- 7.49 Policy BE4 confirms FHDC will require the height, scale, form and materials of new development to respect the character of Conservation Areas (point a) and protect trees, verges and hedgerows which enhance both the setting and character of Conservation Areas (point f).
- 7.50 Policies BE5 and BE6 set out how FHDC will preserve listed buildings, their setting and any features of special architectural or historic interest as well as groups of unlisted but historic buildings.
- 7.51 Policies BE16 and BE17 require development proposals to retain important existing landscape features, make appropriate provision for new planting and retain trees protected by a Tree Protection Order (TPO).
- 7.52 Policy BE18 seeks to protect the site and setting of parks and gardens of historic interest, including Lympne Castle, from development proposals that would adversely affect them.
- 7.53 Plan policies U2, U4, U10 and U15 seek to ensure an appropriate level of utilities is provided to service existing and new development and the provision of utility services is compatible with the function and amenity of the urban and rural areas of the district.
- 7.54 The Plans transport aims include the development of a sustainable transport system that reduces the need to travel, facilitates the efficient movement of people and vehicles and protects sensitive areas from development.
- 7.55 Policy TR2 seeks major new developments²⁹ to make provision in their layout for penetration by buses.
- 7.56 Policy TR5 requires the provision of secure and practically located facilities for cyclists in new developments that are expected to generate a regular flow of traffic.

²⁹ Proposals in excess of 100 dwellings or more than 5 hectares of employment land.

- 7.57 Policy TR6 seeks the layout and design of new development to make provision for the needs of pedestrians by way of safe, attractive and convenient pedestrian routes, particularly to public transport routes.
- 7.58 Policy TR11 requires development proposals to be well related to the road hierarchy. Proposals that involve the formation of a new access, or would result in the intensification of the use of an existing access, must demonstrate they do not adversely impact road safety or congestion in a transport impact study.
- 7.59 Policy TR12 requires new development to provide off street parking on or near the site in line with the maximum vehicle parking standards. These standards may be varied where: the location is well served by public transport and there would be no adverse effect on road safety or traffic management; it would allow development that preserves or enhances the character or appearance of a conservation area, or; a commuted sum payment is made for improvements to assist the use of sustainable modes of transport.
- 7.60 Policy TR13 requires major developments including employment, retail, leisure and services, which would generate significant amounts of traffic to submit a travel plan in support of the proposals.
- 7.61 The plan strives to achieve a sustainable pattern of development in the countryside. This involves balancing the needs of rural land users with maintaining and enhancing countryside character and quality.
- 7.62 Policy CO1 seeks proposals for development in the countryside to:
- a) maintain or enhance features of landscape, wildlife, historic, geological and agricultural importance, and the particular quality and character of the countryside;
 - b) demonstrate that they cannot be practicably located within an existing settlement and essentially require a countryside location;
 - c) be of a high standard of design and, sympathetic in scale and appearance to their setting;
 - d) be acceptable in highway and infrastructure terms and;
 - e) preserve or enhance the amenity, character and functioning of rural towns and villages.
- 7.63 Development proposals that would significantly conflict with one of the criteria above will only be permitted where it can be shown that:
- i) there is an overriding social or economic need;
 - ii) negative impacts are minimised as far as possible and;
 - iii) adequate measures will be taken to compensate for any the adverse environmental effect³⁰.
- 7.64 Policies CO4 and CO5 confirm proposals should protect or enhance the importance of Special Landscape Areas (SLAs) and Local Landscape Areas (LLAs). Development proposals to the contrary will not be permitted *“unless the need to secure economic and social wellbeing outweighs the need to protect”* the SLA or LLA.

³⁰ Compensatory measures should, as a minimum, ensure that no net environmental loss occurs.

7.65 Policy CO11 requires development to avoid causing the loss of or damage to protected plant, animal life, habitats and landscape features unless:

- i) there is a need for development which outweighs these nature conservation considerations and
- ii) measures will be taken to minimise impacts and fully compensate for remaining adverse effects.

7.66 Development proposals likely to have a harmful effect on the freshwater environment will only be permitted “where the harmful impact is minimal, and where benefit in the form of increased access and / or water based recreation outweigh the negative effects” (Policy CO13).

Core Strategy (2013)

7.67 The Core Strategy was adopted as part of the statutory development plan for FHD 18 September 2013 (then Shepway district), with the plan period for the document running from 2006 to 2031. It sets out a long term vision for the district by directing and managing land-use and development in.

7.68 Policy DSD reaffirms FHDC’s commitment to delivering sustainable development. When considering development proposals FHDC LPA will take a positive approach that reflects the presumption in favour of sustainable development.

7.69 Policy SS2 sets out FHDC’s housing and economic growth objectives for the plan period. It will deliver a minimum of 350 dwellings (Class C3) per annum on average (until 2030/31 - inclusive from 2006/7) but will seek to deliver an uplift of 400 dwellings per annum up to 2025/6 to “provide impetus to the transformation of the district’s economy”. At least 65% of new dwellings are to be provided on previously developed land. In terms of employment generating uses, FHDC will deliver approximately 20ha (gross) of B use class development and approximately 35,000 sqm (gross) of A1 use class development in order to co-ordinate the new housing with business activity and the provision of jobs.

7.70 Policy SS3 directs development, in the first instance, towards previously developed land in existing settlements to protect the open countryside. Development proposals will be managed so they contribute to their role within the Settlement Hierarchy³¹ and local place-shaping objectives, to promote the creation of sustainable communities.

7.71 The Core Strategy directs major commercial development, including A and B-class uses, to Priority Centres of Activity (Policy SS4)³². Where employment generating development is proposed outside of these areas it must comply with the relevant environmental, design, retail and transport considerations set out in the Core Strategy.

7.72 Policy SS5 requires development to provide, contribute to or otherwise address Shepway's current and future infrastructure needs. CIL and developer contributions will be used by FHDC to secure resources contributing towards essential infrastructure needs.

7.73 Policy CSD1 sets out FHDC’s objectives for balanced neighbourhoods. It requires housing development to include a broad range of tenures (incorporating market housing for sale, shared equity and other forms of

³¹ See Table 4.3 of the Core Strategy (2013). The Settlement Hierarchy comprises, in this order; the sub-regional town, strategic towns for Shepway; service centres for Shepway; rural centres; primary villages, and; secondary villages.

³² See Table 4.4 of the Core Strategy (2013). Priority Centres of Activity network comprises: Major Employment Sites; Town Centres; District Centres, and; Local Centres.

intermediate housing, and affordable rented) wherever practicable, subject to viability. Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) should provide 30% affordable dwellings on-site, subject to viability.

7.74 Policy CSD2 sets out FHD's housing needs and states FHDC will require, amongst other things:

- at least half of new homes by 2026 to be three bedroom (or larger) dwellings;
- developments of 10 dwellings (Class C3) or more to include 20% of market dwellings meeting Lifetime Homes standards, unless demonstrated to be unfeasible in design or viability terms;
- development to maintain the vitality and mix of activity in the local economy and neighbourhoods, or alternatively directly contribute to meeting the long-term flexible living or care requirements of residents, and;
- residential accommodation providing an element of care to; not lead to an over-concentration of socially vulnerable people in a neighbourhood; make a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and; be designed to provide a high quality of care.

7.75 Policy CSD3 confirms the principle of new development outside of the Settlement Hierarchy³³ will only be considered acceptable by FHDC LPA where it comprises: affordable housing; agriculture, forestry or equine development; sustainable rural diversification, and tourism enterprises; local public/essential services and community facilities; replacement buildings; conversions of buildings that contribute to the character of their location; sustainable rural transport improvements, or; essential flood defences or strategic coastal recreation.

7.76 FHDC LPA will seek to protect and enhance GI and its loss will only be accepted where development proposals are 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" (Policy CSD4). Moreover, "development must avoid a net loss of biodiversity" and sites of nature conservation, environmental and geological significance will be protected in accordance with their statutory designations.

7.77 In addition, FHDC will manage the district's GI network with a focus on, amongst other things; enhancing access to nature with appropriate management of public access and identifying opportunities to expand the GI functions of greenspaces.

7.78 Policy CSD5 relates to FHDC's water management objectives and confirms FHDC LPA will support development proposals where; they "incorporate water efficiency measures appropriate to the scale and nature of the use proposed"³⁴ and "new buildings and dwellings (are) delivered in line with wastewater capacity" and designed to avoid any increase in flood risk within the district.

7.79 Policy CSD9 allocates land in the centre of Sellindge village for residential led development. The development brief requires proposals to; be masterplanned and secured through a single OPA; deliver 30% affordable housing subject to viability; deliver a village green/common of at least 1.5-2 ha in size or greater

³³ See Table 4.3 of the Core Strategy (2013). The Settlement Hierarchy comprises, in this order; the sub-regional town, strategic towns for Shepway; service centres for Shepway; rural centres; primary villages, and; secondary villages.

³⁴ Planning applications for the construction of new dwellings should include specific design features and demonstrate a maximum level of usage of 105 litres per person per day, or less (Policy CSD5)

and provide a range of facilities; deliver a more pedestrian/cycle friendly A20; deliver local community facilities including a primary school, and; contribute to improvements in the local wastewater infrastructure utilities.

Relevant site designations

- 7.80 There is one adopted allocation for development that coincides with the OFMA. 23 ha of land to the north of the existing Link Park (Lympne) industrial estate is identified as an ‘Employment Opportunity’ for use class B1/B2/B8 development (Saved Policy E2 - Shepway Local Plan Review, 2006).
- 7.81 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.
- 7.82 The Site contains and is close to a range of planning policy designations, including:
- Westenhanger Castle Ancient Monument³⁵ in the north of the Site;
 - 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 Potential³⁶ (AAP)
 - Lympne Conservation Area;
 - A corridor of flood risk zones 2 and 3 running along the East Stour River;
 - A number of Listed Buildings³⁷; and
 - Former Otterpool Quarry SSSI at the centre of the site.

Other Material Considerations

- 7.83 In addition to the statutory development plan documents, the following documents are likely to be material considerations:
- National Planning Policy Framework (NPPF) (2019) and National Planning Practice Guidance (NPPG) (2014 as amended) (discussed above);
 - Emerging FHDC Places and Policies Local Plan (2018);

³⁵ List entry Number: 1020761

³⁶ 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 Lympne WW2 airfield.

³⁷ Grade 1 Wetenhanger Castle (1344223); grade 1 Barns at Westenhanger Manor (1045888); grade 2 Upper Otterpool (1061110); grade 2 Railway Cottages (1061110); grade 2 Stream Cottage and Grove Bridge Cottage (1054727); grade 2 Otterpool Manor (1344210); grade 2 Little Berwick (106118); grade 2 Berwick House (1083582), and; grade 2 Belle Vue House and Flats (1061111).

- Emerging Core Strategy Review (2019).

Emerging Development Plan

Places and Policies Local Plan

- 7.84 FHDC LPA submitted the PPLP to the Secretary of State for Housing, Communities and Local Government 28 September 2018 for independent examination. The PPLP is currently with the Planning Inspectorate for examination and it is expected that hearings will begin in April 2019.
- 7.85 The PPLP has been prepared to provide for the level of growth identified in the 2013 Core Strategy and to set out more detailed development management policies to guide development proposals. The level of growth proposed in the PPLP will be considered further in preparing the Core Strategy Review.
- 7.86 Policy ND5 identifies four sites³⁸ in Sellindge for the delivery of five or 15 homes where the development proposals are supported by; adequate landscaping; retention and enhancement of trees and hedgerows; a design that complements the surrounding townscape, and; a proper consideration of the archaeological potential of the land.
- 7.87 Policy ND6 allocates the former Lympne Airfield, to the west of Lympne village, for residential development. The allocation is split between two sites, where site one, adjacent to Lympne village, is allocated for approximately 125 dwellings and site two is to be retained as an open space/landscape buffer.

³⁸ The Piggeries, Main Road Sellindge; Land West of Jubilee Cottage, Swan Lane, Sellindge; Land at Barrow Hill, Sellindge, and; Silver Spray, Sellindge.

Core Strategy Review

- 7.88 FHDC LPA published the Core Strategy Review Submission Draft 25 January 2019. The document comprises a review of its 2013 Core Strategy, with a view to planning for the scale of future housing need within FHD identified by the 2017 SHMA.
- 7.89 In support of the Core Strategy Review FHDC LPA commissioned a range of evidence base studies³⁹ including the Growth Options Study (2016-17) to identify potential location(s) for strategic growth in FHD.
- 7.90 The report concludes:
- "... options should build in the necessity of achieving sustainability through concentrating development into a critical mass. This would help minimise the risk of fragmented development dispersed across a wider area or a 'suburban' model of development lacking appropriate supporting facilities and services alongside housing. Providing development as a critical mass will conversely provide more scope and opportunity to attract employment uses of a meaningful size and to provide strategic-scale open space, playing fields, schools and the other relatively large-scale land uses and infrastructure that any community needs to promote social cohesion and sustainability"* (Growth Options Study - Phase Two Report, AECOM, April 2017).
- 7.91 From this evidence FHDC have developed several policies in their Core Strategy Review (Submission Draft) to guide new strategic scale development in the North Downs Area. The Garden Settlement Strategy at Policy SS6 identifies the Otterpool Park area as the most suitable location for strategic scale growth in the district and emphasises the importance of landscape, sustainability and connectivity in supporting the provision of new homes, employment opportunities and community facilities.
- 7.92 Policy SS6 lists a range of requirements specific to the OPA for a new garden settlement at Otterpool Park. 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 6,375 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;
 - mix of tenure and sizes of new homes;
 - 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;
 - at least 10 per cent of all dwellings shall be provided as self-build or custom-build plots;
 - innovative design;
 - 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.

³⁹ 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*.

7.93 Policy SS7 sets out place shaping principles that should underpin development proposals for the new garden settlement at Otterpool Park. Key principles that the proposals need to adhere with include but are not limited to:

- landscape-led approach;
- green and blue infrastructure strategy that enhances existing assets;
- vibrant high density town centre with a mix of uses well integrated with surrounding village neighbourhoods;
- high quality townscape with a unique and distinctive character;
- enhanced heritage assets with Westenhanger Castle becoming a focal point for the settlement; and
- sustainable access and movement, which walking, cycling and access to public transport and secures upgrades to the rail and highways network where necessary.

7.94 Policy SS8 sets out the sustainability principles development proposals for a new garden settlement at Otterpool Park need to adhere with. Key principles sustainability include but are not limited to:

- best practice in energy conservation and generation;
- high water efficiency standards;
- non-residential development to achieve BREEAM 'Outstanding';
- all properties to have access to electric charging points;
- significant reduction in household waste and an increase in recycling rates;
- construction and landforming of the settlement to be soil neutral; and
- provision of gardens and high quality communal spaces.

7.95 Policy SS9 sets out the infrastructure, delivery and management principles development proposals for a new garden settlement at Otterpool Park need to adhere with. Key principles include but are not limited to:

- self-sufficient in infrastructure terms;
- appropriate phasing of and access to infrastructure;
- ultra-fast fibre-optic broadband enabled buildings;
- 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 designed to take into account long-term management and maintenance requirements; and
- strategy for the long-term stewardship of the settlement.

7.96 In addition to the Otterpool Park specific policies, there are several other emerging planning policies in the Core Strategy Review (Submission Draft) relevant to the proposals for a new settlement at Otterpool Park, including policies: SS1; SS2; SS3; SS4; SS5; CSD1; CSD2; CSD4; CSD5 and; CSD9.

7.97 Policy CSD9 (Core Strategy Review Submission Draft) sets out FHDC's development strategy for Sellindge. It proposes an increase (from the quantum set out in the adopted Core Strategy) of up to 600 residential

dwellings to be delivered over two phases, with the first phase not exceeding approximately 250 dwellings (classes C2 and C3) and the second now exceeding 250 dwellings (classes C2 and C3).

- 7.98 The development brief for each phase sets out FHDC's requirements. These include a 22 per cent affordable housing target for both the phases. The first phase will require the provision of a village/common green and community facilities including a primary school extension, the expansion of the Doctor's surgery and administration accommodation for the Parish Council. The second phase will require the proposals to; achieve a minimum of 10 per cent of dwellings as self-build or custom build; be designed to minimise water usage, and; delivery community facilities including the upgrading of Sellindge Primary school and the provision of new or upgraded open and play space.

8 Otterpool Park - Proposed Development

- 8.1 This chapter of the PDS describes the proposals put forward in the OPA and explains the Otterpool Park masterplan including its character areas and key sites.
- 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, to provide new homes and employment facilities within a community structure that demonstrate and achieve the highest level of sustainability, in a manner that integrates and benefits the wider district.
- 8.3 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.
 - 82,418 sqm of employment (B1 and B2 use class) floor space including commercial business hubs, a commercial business park and a light industrial business park.
 - 37,161 sqm of education (D1 use class) floor space including five primary schools, one secondary school as well as nurseries and crèches.
 - 28,875 sqm of retail and related (A1, A2, A3, A4 and A5 use class) floor space.
 - 20,900 sqm of community (D1 and D2 use class) floor space including a health centre and potential for places of worship, libraries and community centres.
 - 7,701 sqm of hotel (C1 use class) floor space.
 - 8,250 sqm of leisure (D2 use class) floor space.
 - Infrastructure and utilities including a new electrical substation, onsite and off-site gas and potable water network reinforcement and provision of a fibre-to-home broadband network.
 - 289.1 ha of green infrastructure (approximately 50% of the application site).
 - Blue infrastructure.
 - Car, motorcycle and bicycle parking.
- 8.4 As explained within the application Development Specification, the planning application is submitted in outline with all matters reserved to provide the necessary flexibility for the detailed design of the scheme to be approved later through the preparation of Design Codes and the subsequent submission of reserved matters applications. However, the Parameter Plans and Design Guidelines provide a framework of control which will inform the preparation of all Design Codes and reserved matters applications.

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, air quality, noise, employment, retail, transport, heritage and archaeology, green infrastructure, ecology/biodiversity, blue infrastructure and flood risk, sustainability, socio-economics, waste, minerals and design. The chapter concludes that the proposals are acceptable in planning terms and should be granted planning consent.

Principle of Strategic Development

9.2 The principle of a new settlement to deliver up to 10,000 homes as well as employment space and community facilities, amongst other things, at the Site has been established through:

- the identification of an acute housing need in FHD;
- Government support for strategic scale new settlements as a means to address the countries housing crisis, both nationally and in relation to the Site specifically⁴⁰, and;
- an extensive assessment of the Site's appropriateness to accommodate a new settlement of this nature.

9.3 In support of the Core Strategy Review process FHDC commissioned the 2017 Strategic Housing Market Assessment (SHMA) to establish the scale of housing need in the district and how this can be met up to 2037. The SHMA concludes that in the period 2014 to 2037 FHDC will require 14,559 new dwellings (633 per annum).

9.4 The housing figures in the 2017 SHMA have been tested through the Core Strategy Review process and will be tested further through the examination of the plan.

9.5 Since the SHMA (2017) was published the government has consulted on the introduction of a standard national methodology for calculating housing need - 'Planning for the Right Homes in the Right Places'. The standard national methodology for housing need factors in the latest household projections⁴¹ and information on housing affordability⁴² to arrive at a minimum annual housing need figure LPAs should plan for, in a way which addresses projected household growth and historic under-supply. At the time of writing this Planning Statement the latest household projection and affordability ratio for the FHD indicates FHDC should plan for 676 new homes a year.

9.6 Draft Policy SS2 of the Core Strategy Review (Submission Draft) confirms the requirement to deliver 676 dwellings (Class C3) a year on average from 2018/19 to 2036/37. This totals 12,845 new homes over the plan period (2018/9-2036/7), of which delivery of 5,520 dwellings has been identified within existing allocations and permissions⁴³.

⁴⁰ 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 72 of the NPPF (2019)

⁴¹ Updated every two years to take account of the latest demographic trends.

⁴² See <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁴³ Core Strategy Review - Regulation 19 Plan prepared by Folkestone & Hythe District Council, January 2019.

- 9.7 The Development will deliver new homes in a phased manner to avoid any overprovision of new homes in the district.
- 9.8 Evidence based work to identify options FHDC has for accommodating the level of growth identified in the 2017 SHMA has been ongoing. The studies⁴⁴ 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.
- 9.9 Findings of AECOM’s Growth Options Study⁴⁵ (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 facilities⁴⁶.”*
- 9.10 Saved Policy CO1 of the Local Plan Review seeks to protect the countryside from inappropriate development but appreciates development may be acceptable, subject to other applicable development plan policies, where it “cannot be practicably located within an existing settlement and essentially require(s) a countryside location”, amongst other things.
- 9.11 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 emerging planning policy provides support for Otterpool Park.
- 9.12 The principle of a new garden settlement at the Site. Draft Policies SS6-SS9 of the emerging Core Strategy Review (Submission Draft) 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.

Provision of housing

Housing quantum, delivery and development phasing

- 9.13 The NPPF is clear LPAs must support the Government’s objective of significantly boosting the supply of housing (paragraph 59).
- 9.14 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 (paragraph 72).
- 9.15 The Core Strategy commits FHDC to delivering minimum of 350 dwellings (Class C3) per annum on average over the plan period (until 2030/31 - inclusive from 2006/7) while seeking to deliver an uplift of 400 dwelling

⁴⁴ 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*.

⁴⁵ AECOM (December 2016) *High Level Options Report – Shepway District Growth Options Study* and AECOM (April 2017) *Shepway Growth Options Study – Phase Two Report*.

⁴⁶ MHCLG press release ‘New £18 million fund to accelerate house building’ (11 November 2016)

per annum up to 2025/6. This totals approximately 8,000 dwelling by the end of 2025/26 (Policy SS2 of the Core Strategy).

- 9.16 Delivering “8,000 dwellings between 2006 and 2026 would result in a rate of house building in line with trends of recent decades” (paragraph 4.47 of the Core Strategy). However the population of FHD is forecast to grow by 17% to 2037⁴⁷.
- 9.17 Emerging local policy makes provision for significantly higher rates of housing delivery than the Core Strategy to accommodate for this growth. Draft Policy SS2 of the Core Strategy Review (Submission Draft) confirms the requirement to deliver 676 dwellings (Class C3) a year on average from 2018/19 to 2036/37. This totals 12,845 new homes over the plan period, of which delivery of 5,520 dwellings has been identified within existing allocations and permissions⁴⁸.
- 9.18 The Development, which includes 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 and emerging local policy position.
- 9.19 Draft Policy SS6 of the Core Strategy Review (Submission Draft) allocates land within the North Downs area for a new garden settlement for “a minimum of 6,375 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.”
- 9.20 The pace of delivery will be informed by market demand but it is anticipated that the rate of delivery will be within the following ranges:

Table 9.1 Housing Delivery Rate (Otterpool Park Housing Strategy, January 2019)

Year	Annual Delivery Rate – Lower	Cumulative Total – Lower	Annual Delivery Rate - Upper	Cumulative Total - Upper
1-2 [2020-2021]	-	-	-	-
3-5 [2022-2024]	150	450	325	975
6-14 [2025-2033]	300	3,150	400	4575
15-22 [2034-2041]	300	5,550	450	8175
23 [2042]	300	5,850	325	8500
24-31 [2043-50]	300	8,250	-	-

⁴⁷ Otterpool Park Market Analysis prepared by Montagu Evans LLP, November 2017 (Appendix A)

⁴⁸ Core Strategy Review - Regulation 19 Plan prepared by Folkestone & Hythe District Council, January 2019.

32 [2051]	250	8,500	-	-
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- 9.21 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. Further information regarding this can be found within the Housing Strategy submitted with the application.
- 9.22 To achieve the highest rate of housing delivery it is key that a range of product and tenures are developed concurrently across the site.

Housing Mix and type

- 9.23 FHDC plan to manage housing supply with an objective that at least half of new homes by 2026 are three bedroom (or larger) (Policy CSD2 of the Core Strategy). The Development will help FHDC achieve this.
- 9.24 The proposed housing mix includes one, two, three, four and five bedroom dwellings. This will allow for a wide range of choice. An indicative housing mix is set out in the table below. The strategy for each development zone is to include a mix of traditional housing types, including terraced, semi-detached, detached and mews houses, complemented by flats of varying size.

Table 9.2 Indicative Unit Mix (Otterpool Park Housing Strategy, January 2019)

Housing Size	Proportion of Homes	Range of Provision
1 bed	8%	5 to 15%
2-3 bed	65.5%	50 to 80%
4-5 bed	26.5%	15 to 40%

- 9.25 Policy CSD1 of the Core Strategy sets out FHDC’s objectives for balanced neighbourhoods. It requires housing development to include a broad range of tenures but this will need to be “examined in the context of local needs and the circumstances of individual sites” (paragraph 5.6 of the Core Strategy).
- 9.26 Draft Policy CSD2 of the Core Strategy Review (Submission Draft) confirms FHDC will seek a range of sizes of new dwellings in line with the mix identified in the 2017 SHMA.
- 9.27 Draft Policy SS6 of the Core Strategy Review (Submission Draft) provides additional detail about the range of tenures sought at the Site in particular, confirming “a minimum of 22 per cent of all dwellings should be provided as affordable homes, subject to viability”.
- 9.28 The table below sets out the indicative mix of tenures proposed and demonstrates the Development meets the emerging local policy relevant to the site.

Table 9.3 Indicative Tenure Mix (Otterpool Park Housing Strategy, January 2019)

Housing Type	Number of Homes
Market for Sale	5,259
Build to Rent	860
Affordable (22% of market for sale and build to rent)	1,725
Extra Care	657
Total	8,500

- 9.29 Affordable housing will be distributed through the development in clusters, with their size determined having regard to the location within the development to ensure the new garden settlement develops as a mixed and sustainable community.
- 9.30 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.
- 9.31 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 Draft Policy SS8 of the Core Strategy Review (Submission Draft) higher densities are focused around the town centre, major transport hubs (Westenhanger Station) and local centres.
- 9.32 Residential development should 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).
- 9.33 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.
- 9.34 In accordance with Policy CSD2 (Core Strategy) 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;
 - A retirement village in close proximity to the Town Centre, enabling easy access to facilities and facilitating an independent lifestyle;
 - Extra care with a range of levels of support from independent living to care packages; and
 - Nursing home for those with higher care needs.
- 9.35 There is scope within the application for one or more of these formats to ensure that Otterpool meets this need.

- 9.36 The Development will set minimum space standards in accordance with Draft Policy HB3 of the PPLP (Submission Draft) and Draft Policy SS6 (1) of the Core Strategy Review (Submission Draft).
- 9.37 In accordance with Draft Policy SS6(1) of the CS Review (2019), 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.
- 9.38 Draft Policy HB4 of the PPLP (Submission Draft) sets out FHDC's general requirements in relation to self-build and custom housebuilding development. Draft Policy SS6 (2) of the Core Strategy Review (Submission Draft) 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".
- 9.39 The Development will provide an annual upper range of approximately 20 self-build units. Infrastructure will be provided to allow for serviced plots to be sold, de-risking the plots for potential 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.
- 9.40 The Design Codes for each phase of the Development will be prepared between the grant of outline permission and submitting RMAs for the new homes. These will establish the housing mix for each phase, which can be monitored as development progresses.
- 9.41 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 character districts specified in the master plan.

Amenity

- 9.42 The NPPF (paragraph 127) seeks development proposals that create places with a high standard of amenity for existing and future users.

Artificial light

- 9.43 The Site is located amongst a range of high quality natural landscape and built environment.
- 9.44 The Kent Downs AONB bounds the Site along its eastern and southern edges. The Site also coincides with designated SLAs (Local Plan Review). Most notably the triangle of agricultural land within the Site to the west of Stone Street and east of the Sandling Park (see ES Appendix 12-3 Figure 2 and Appendix 12-3 Figure 3). The Lympne conservation area, whose extent is shown on Appendix 12-3 Figure 3 of the ES, lies at its closest point 5m to the south-east of the Site. The listed buildings within and nearby the site are noted at paragraph 7.31 of this Planning Statement.
- 9.45 The lighting strategy devised in support of the Development seeks to "protect and enhance the natural beauty of the Special Landscape Area". Proposals that do not achieve this will only be permitted where "the need to secure economic and social wellbeing outweighs the need to protect the SLAs countywide landscape significance" (Saved Policy CO4 of the Local Plan, 2006).

- 9.46 The Development is of a strategic scale, so in accordance with Policy NE5 of the PPLP (Submission Draft) a lighting assessment (Landscape and Visual Impact Assessment at chapter 12 of the ES) has been prepared. The Landscape and Visual Impact Assessment (LVIA) assesses the potential impact of the scheme on the landscape resource and the visual amenity of the Site and its surrounds.
- 9.47 The Core Strategy Review (Submission Draft) 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” (Draft Policy SS7 of the Core Strategy Review Submission Draft).
- 9.48 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 / luminaires, 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
- 9.49 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.

Air Quality

- 9.50 Saved Policy SD1 of the Local Plan Review requires development to accommodate the district’s need for commercial and industrial development, new homes and other land uses whilst maintaining and enhancing air quality.
- 9.51 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.
- 9.52 In accordance with paragraph 181 of the NPPF the ES 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.

9.53 The ES 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. There is a high risk of dust impacts from the construction phase if left unmitigated. The following mitigation measures (set out in full at Appendix 6.3 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).

9.54 With the application of mitigation measures listed above it is concluded that the residual effect of the construction phase would be no worse than negligible.

9.55 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)⁴⁹.

9.56 The operational impact of the proposed development on local air quality has been assessed by undertaking air quality modelling of the without and with proposed development scenarios in 2022, 2029 and 2046. These years represent a significant point in the development's construction and operation timeframe with respect to air quality impacts. 2022 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. 2029 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 in 2046, giving an indication of the enduring air quality impacts of the Development.

9.57 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 years⁵⁰.

9.58 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)

⁴⁹ Paragraph 6.6.4 of the *Environmental Statement* prepared by Arcadis, December 2018

⁵⁰ Paragraph 6.6.7 of the ES

objectives indicating that the occupants of the site in 2046 would be subject to an acceptable standard of air quality.

- 9.59 Additionally 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.3⁵¹.

Noise

- 9.60 Chapter 13 of the ES submitted in support of the OPA reports the environmental impacts associated with the construction and operation of the Development with regard to noise and vibration, in accordance with paragraph 180 of the NPPF. Along with this the ES sets out mitigation measures that could be implemented and any resulting residual noise and vibration effects.
- 9.61 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.
- 9.62 The re-assessment of residual noise effects from construction will be carried out as part of the Construction Environmental Management Plan (CEMP). The CEMP 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.
- 9.63 Section 13.3 of the ES lists the kind of measures that could be considered to reduce the impact of noise and vibration from construction works.
- 9.64 The Development includes land uses with the potential to create adverse noise effects upon existing and new noise receptors surrounding the site.
- 9.65 Mitigation measures will be considered though the detailed design the site, especially those areas to the north within influencing distances of the M20 and HS1 routes, in accordance with Draft Policies SS7 and SS8 of the Core Strategy Review (Submission Draft).
- 9.66 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.

⁵¹ 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).

- Provision for acoustic screening where necessary either through optimum placement and design of intervening buildings (layout options) or specific acoustic fencing/bunding where necessary.

- 9.67 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.
- 9.68 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.
- 9.69 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” (Draft Policy SS8 of the Core Strategy Review Submission Draft).

Employment

- 9.70 The MHCLG released its prospectus for Garden Communities in August 2018. The prospectus outlines how new communities need to be locally-led and fit strategically with the local area in terms of long-term economic growth, amongst other things.
- 9.71 The Economic Strategy, prepared by Quod, submitted in support of the OPA builds on the findings of the Lichfields Employment Opportunities Study⁵² 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.
- 9.72 Policy SS2 of the Core Strategy Review (Submission Draft, 2019) sets out FHDC’s economic growth targets. It states that the target amount of additional development 2018/19-2036/27 is approximately 36,760sqm of B Use Class 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 A1-A5 Use Class development, excluding A2 services.
- 9.73 The Development is proposed to have up to 77,500 sqm (GIA) of B1, B2 and B8 commercial floorspace and 21,000 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.
- 9.74 The size and indicative location of the employment floor space at Otterpool Park has been developed to support a sustainable community with sufficient access to employment opportunities within the development in line with Paragraph 72 of the NPPF.
- 9.75 Draft Policy SS6 (Core Strategy Review Submission Draft) aspires to deliver one job per dwelling at the new garden settlement. The Development has sought to meet this target and will support approximately 8,950 direct jobs (equivalent to 7,195 FTEs⁵³).
- 9.76 The table below shows the breakdown of employment by use class: 50% of employment (4,475 jobs) is expected to be supported in office and light industrial jobs. The remaining employment is expected to be

⁵² Otterpool Park Garden Town Employment Opportunities Study, Nathaniel Lichfield Partners, 2018

⁵³ One part time job = 0.5 FTE as per the employment densities guide. Part time working is based on the industry breakdown of part time employment in Folkstone and Hythe (BRES 2016, ONS).

in retail⁵⁴ (1,725), recreation and community uses (1,045) and in extra care and hotels (610). A further 1,095 jobs are expected to be supported through home working⁵⁵.

Table 9.4 Direct Employment at Otterpool Park (Draft Otterpool Park Economic Strategy, November 2018)

Use Class	Location	Full Time Equivalent (FTE)		% part time	Jobs	
B1	Commercial business in hubs*	770	3,850	28%	895	4,475
B1	Commercial business in parks*	2,850		28%	3,315	
B2	Light industrial business park *	230		28%	265	
A2/A3/A4	Business/café/restaurant/pub/takeaway	460	1,200	58%	650	1,725
A1	Retail	740		63%	1,075	
D2	Sports pavilion	10	765	60%	10	1,045
D2	Indoor sports hall	70		60%	95	
D1	Secondary school (including sixth form)	220		33%	265	
D1	Primary school	205		72%	320	
D1	Nursery	75		53%	105	
D1	Community centre	70		60%	105	
D1	GP services (not including additional health and social care that could be developed in B1 space)	115		44%	145	
C2	Extra care	435	475	44%	555	610
C1	Hotel	40	58%	55		
	Home working	905		35%	1,095	
	Total	7,195		39%	8,950	

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

9.77 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 £354m. This is a significant benefit of the proposals.

9.78 The Applicants have 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. This allows the development to respond to economic needs and opportunities that arise at the time of delivery.

⁵⁴ Including food and beverage

⁵⁵ This is based on the ratio of the number of home workers to dwellings in Folkstone and Hythe, which is 0.11 (Census 2011, ONS)

- 9.79 The Development seeks to create the conditions in which business can invest, expand and adapt (paragraph 80 of the NPPF) while promoting sustainable patterns of travel (paragraph 103 of the NPPF). Delivering employment floorspace at Lymgne 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. Delivering growth at the Lymgne Industrial Estate, which was established almost 50 years ago under an entirely different planning policy context, would limit the exposure of new businesses to regional, national and international (given the Development's location near the gateway to Europe - Channel Tunnel) markets and undermine the Development's ability to attract "growing sectors" in line with Draft Policy SS6 part 3.
- 9.80 The OPA shows 'indicative residential development' (Parameter Plan no. OPM(P)1016L) where Saved Policy E2 (Local Plan Review) proposes an extension (B Use Classes) to the Lymgne industrial estate. Saved Policy E2 (Local Plan Review) will be superseded by the emerging allocation for a new garden settlement at Otterpool Park (Core Strategy Review Submission Draft) upon adoption.
- 9.81 National policy (paragraph 82 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. Draft Policy SS6 of the Core Strategy Review (Submission Draft) requires "business space suitable to accommodate growing sectors" and more specifically an "an innovation centre or business hub... to support business start-ups".
- 9.82 The Lichfields Employment Opportunities Study⁵⁶ recommends that Otterpool Park's economic role "must combine both local functions that support the garden town itself but also delivery of a more strategic employment function which the District currently lacks."
- 9.83 The Development incorporates a primary employment district to provide the profile and critical mass for a new hub. The hub is intended to provide the strategic employment function, delivering space for growing businesses and start-ups. It will be located close to Westenhanger Station to maximise the benefits of connectivity to the rest of the region (through both rail and road), making it an attractive location for people to work and businesses to locate.
- 9.84 The Lichfields Employment Opportunities Study⁵⁷ identified five key growth sectors. The Otterpool Park Economic Strategy 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 Applicants are 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.
- 9.85 The Development proposes interim and meanwhile uses which support the delivery of the garden town itself and the growth of future employment sectors (Draft Policy SS6(3) of the Core Strategy Review (2019)).

The Development will seek to maximise the use of existing buildings on site in the period up until construction commences. This could include leaving existing uses, including agricultural land and residential dwellings, in place until strictly needed as well as using buildings for employment and creative uses. The detail of the meanwhile use strategy will be developed through the RMA process.

⁵⁶ Otterpool Park Garden Town Employment Opportunities Study, Nathaniel Lichfield Partners, 2018

⁵⁷ Otterpool Park Garden Town Employment Opportunities Study, Nathaniel Lichfield Partners, 2018

Retail

- 9.86 The proposed Development includes a town centre in a key location close to Westenhanger Castle and railway station (see illustrative Town Centre Masterplan drawing no. 16034(P)1020H). The town centre has been designed to withstand changing retail trends, providing a mix of commercial and community uses located on street frontages.
- 9.87 In addition to the 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.
- 9.88 Up to 16,175sqm (gross) of A1 retail provision (12,900sqm net sales area) and 10,075sqm (gross) of other A Class Uses (8,060sqm net area) is proposed across the centres.
- 9.89 The new town centre will require a critical mass of retail provision and will comprise c.35-40% of total retail floor space. The remainder will be delivered at the Local Centres. These will, by design, not require trips beyond the 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.
- 9.90 The Development does not benefit from an adopted major, town, district or local centre policy designation in line with the Priority Centres of Activity Network (Policy SS4 and table 4.4 of the Core Strategy) but the new town centre is being promoted through the Local Plan Core Strategy Review process.
- 9.91 Emerging 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 (Submission Draft) 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”*
- 9.92 Paragraphs 86 and 89 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.
- 9.93 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), prepared by Quod, 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.
- 9.94 It is not appropriate to apply the sequential approach to the town centre uses proposed because the retail floor space will serve a site-specific need. To propose the requisite level of floorspace elsewhere in existing

centres would be to promote unsustainable patterns of development, requiring future residents of the new garden settlement to travel to other facilities outside of its natural hinterland.

- 9.95 With regards to the impact of the retail development on shopping patterns within the catchment area⁵⁸ (10 minute drive time), the projected retail spend⁵⁹ at the Development will be such that the proposed retail floorspace will be supported by the needs of the residential community of the Development alone.
- 9.96 Whilst no retail catchment is closed and trade may fluctuate between the existing and proposed retail locations, as a function of enhanced choice, because of the existing health of the centres in the catchment and the available spend within the Development there will be no appreciable trade diversion from existing retail centres.
- 9.97 Moreover, the retail spend⁶⁰ generated by the Development will support existing centres, which will enhance the overall retail catchment of FHD and may assist in negating the need for retail spend to leave the catchment.
- 9.98 Extending this approach to incorporate other town centre uses required to be considered under paragraph 89 of the NPPF (namely those of leisure development), it is anticipated that the proposals will be promoted in a similar phased manner, and set against the context of the emerging policy allocation for such uses within the OPGT area (Draft Policies SS6(3) and SS7(2) of the Core Strategy Submission Draft).
- 9.99 When considered against the relevant tests set out in the NPPF there will not be significant adverse impacts as a result of the proposed retail development. Please refer to the RIA submitted with this application for further details.

Transport

- 9.100 This application is accompanied by a Transport Assessment (TA), Framework Travel Plan and Movement and Access Parameter Plan (drawing no. OPM(P)1010G). Combined with the DAS, they present the movement and access strategy for the Development.
- 9.101 Chapter 16 of the ES assesses the potential significant 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.
- 9.102 The Site is defined by its excellent existing transport connections - by road (M20) and by rail (High Speed 1 and local lines).
- 9.103 The Development has been focused at the Site because it is, and to a greater extent can be made, sustainable, through limiting the need to travel, in accordance with paragraph 103 of the NPPF.
- 9.104 A sustainable approach to access and movement has been embedded into the design of the Development from the outset. It is located and designed to allow for sustainable travel patterns, for pedestrians, cyclists and/or public transport (Policy SS5 of the Core Strategy). The proposed quantum and mix of land uses is

⁵⁸ Catchment area included the centres of Hythe, Cheriton, Lyminge and Sellinge

⁵⁹ £121.9 million - see OPGT Total Retail Expenditure (2015 Prices) table in the *Retail Impact Assessment*, prepared by Quod (November 2018)

⁶⁰ £121.9 million - see OPGT Total Retail Expenditure (2015 Prices) table in the *Retail Impact Assessment*, prepared by Quod (November 2018)

such that the Site will provide a sufficient scale and range of services to meet the demands of its residents. Any need to travel long distances by non-sustainable modes of transport will be minimised, with a high level of contained trips.

- 9.105 The Development will address current and future highways needs in accordance with Policy SS5 of the FHDC Core Strategy, mitigating impacts on the network but not providing significant capacity increases elsewhere that encourage car use or the use of more sensitive routes.
- 9.106 The highway access strategy is based on the main access to Otterpool Park being from Junction 11 of the M20 via the A20.
- 9.107 Chapter 11 of the Transport Assessment 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:
- Upgrade of the A20 Ashford Road between the roundabout south of the M20 J11 and north of the Newingreen junction to an urban dual carriageway of 40mph speed limit, with route re-alignment west of the existing route;
 - Provision of a new single carriageway 30mph strategic road (the Newingreen Link) west of the new dual carriageway and north of the existing A20 east-west alignment;
 - Diversion of the existing A20 Ashford Road west of Newingreen to tie in to the Newingreen Link;
 - Stopping-up of Stone Street at the junction with the A20 Ashford Road north of the junction with the A261 Hythe Road;
 - Reduction in speed limit on the A20 west of the dual carriageway (on the Newingreen Link) and west of the junction with the A261 Hythe Road to 30mph;
 - 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.
- 9.108 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 (Draft Policy SS7 of the Core Strategy Review Submission Draft).
- 9.109 In discussion with KCC and using the car and cycle parking standards in Table 13.1 and Draft Policy T5 of the PPLP (Submission Draft) 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.
- 9.110 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.
- 9.111 The Otterpool Park public transport strategy seeks to affect a modal shift from private car travel to sustainable modes. The traffic flows and junction impacts described in the transport assessment and effects described in chapter 16 of the ES are therefore expected to represent a worst-case for highway effects.
- 9.112 In accordance with policy SS5 of the Core Strategy the public transport strategy seeks to “provide a choice of means of transport and allow sustainable travel patterns...”

9.113 In line with the provisions of Draft Policy SS7 (Core Strategy Review Submission Draft) 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;
- Lift access to platforms; and
- Secure cycle storage.

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

9.115 In response to the aspiration that “all new homes shall be within a five-minute walk of a bus stop” (Draft Policy SS7 of the Core Strategy Review Submission Draft). The Development plans 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.

9.116 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.

9.117 Alongside public transport, the Development incorporates extensive consideration to the 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...” (Draft Policy SS7 of the Core Strategy Review Submission Draft).

9.118 Otterpool Park will provide for walkable neighbourhoods, with the majority of 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.

9.119 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.

9.120 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.

9.121 The Walking and Cycling Strategy 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.

9.122 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.

Heritage and archaeology

9.123 The aspects of the proposed Development that relate to heritage are threefold. Those aspects that involve ground disturbance can require the removal or disturbance of surviving archaeological remains. Those aspects that involve demolition of buildings or structures may require the demolition of buildings or structures of historic interest (see Existing Buildings to be Demolished & Retained Parameter Plan - Drawing Number OPM(P)1018J). There will also be changes to the setting and views of archaeological remains, historic landscapes and historic buildings and changes to how these assets are experienced.

9.124 National planning policy (paragraph 189 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 applicants consult the relevant historic environment record, submit an appropriate desk-based assessment and where necessary, a field evaluation⁶¹.

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

9.126 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. 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.

9.127 Chapter 9 of the ES reports the environmental impact of the Development on cultural heritage⁶². 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 that are discussed in detail below.

9.128 The ES has informed the OPFM and the need to respond sensitively to heritage assets.

Built Heritage

9.129 All designated 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 Saved Policy BE5 of the Local Plan Review.

⁶¹ Assessments of significance are addressed in Section 9.3 of the ES and also in the DBA (Appendix 9.2) and other appraisal reports (Appendices 9.3-9.9) and field evaluation reports (Appendices 9.10-9.18).

⁶² For the purposes of the ES cultural heritage encompasses archaeology, built heritage and historic landscapes.

- 9.130 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 being prepared for the Development which will be reviewed and updated throughout the life cycle of the development.
- 9.131 The “height, scale, form and materials of the Development” have been developed in order “to respect the character of Conservation areas”. The Development “seek(s) to retain the historic patterns... (that) are essential to the character or appearance of Conservation areas and protect trees, verges and hedgerows which enhance both the setting and character of Conservation Areas” (Saved policy BE4 of the Local Plan Review).
- 9.132 *Lympne Conservation Area*⁶³ 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.
- 9.133 The Conservation Area will experience indirect changes to its wider setting during operation of the Development.
- 9.134 Its setting and 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)1013J). Chapter 9 of the ES concludes this high value asset is anticipated to experience a negligible adverse impact magnitude resulting in a slight adverse significance of effect.
- 9.135 *Upper Otterpool* is a 16th to 17th century Grade II listed farmhouse located within the central area of the proposed development but outside the application boundary.
- 9.136 Upper Otterpool’s setting extends into the application boundary and forms part of its significance. It will experience changes to its setting as a result of changes to the surrounding landscape. The Development will change the predominately rural character of the wider landscape to a mixed use, sub-urban and public open space setting.
- 9.137 The building itself will not be physically impacted. Every effort has been made to preserve open space around Upper Otterpool and the views to Otterpool Manor. Although the visual changes to the immediate setting will be reduced by the proposed green infrastructure, it will no longer be possible to appreciate the asset within its historical context and its visual connections to the past agricultural uses of the landscape will be lost. This high value asset will experience a moderate adverse impact magnitude, which once mitigated will result in a moderate adverse significance of effect.
- 9.138 The NPPF states that “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification⁶⁴” and where substantial harm to a designated heritage asset will arise development proposals should be refused “unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss⁶⁵”.

⁶³ Reference CA1 in Chapter 9 of the ES.

⁶⁴ Paragraph 194 of the NPPF (2019)

⁶⁵ Paragraph 195 of the NPPF (2019)

- 9.139 In accordance with paragraph 195 of the NPPF the substantial public benefits of the Development, listed at paragraph 1.7 of this Planning Statement, outweigh the significant adverse residual effect on Upper Otterpool, which is therefore deemed acceptable.
- 9.140 *Otterpool Manor* is a 17th century Grade II listed house which lies 30m outside the application boundary close to Otterpool Lane. The medieval barn and other farm buildings which lie to the north of the house add to its heritage value and have group interest with this asset as part of its curtilage. The farmstead can still be partially appreciated within its historical context, a predominately agricultural landscape, with which it has a functional and historical connection. The setting of this asset extends into the application boundary and forms part of its significance.
- 9.141 The character of Otterpool Manor and its medieval barns wider setting will change from a rural, agricultural landscape to a mixed use urban and public open space environment. It will be more difficult to appreciate the asset within its historical context as the farmstead will no longer sit within the wider agricultural landscape with which it has a functional and historical connection.
- 9.142 The application boundary in this location has been drawn to preserve some agricultural land to the south of Otterpool Manor so the connection will not be completely severed. This high value asset will experience a minor impact magnitude, which once mitigated will result in a slight adverse significance of effect. This would be considered not significant.
- 9.143 *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. Within the Scheduled Monument there is also a Grade I listed manor house and two Grade I listed 16th century barns. Part of the scheduled area of the castle lies within the application boundary, whilst the listed buildings lie just outside. To the south east, the Tudor garden to the castle lies beyond the scheduled area and within the application boundary.
- 9.144 The setting of these assets contributes to their value and, extends into the application boundary. 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 Tudor garden to the south and a causewayed entrance approach from the south.
- 9.145 During operation, Westenhanger Castle/Manor and the Barns at Westenhanger Castle 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.
- 9.146 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 which lie on the northern boundary of the application site.
- 9.147 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.

- 9.148 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.
- 9.149 PPLP (Submission Draft) 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...”
- 9.150 A Conservation Management Plan for Westenhanger Castle (see Appendix 9.9 of the ES) has been prepared (Draft Policy HE1 of the PPLP (Submission Draft)) and outlines viable uses for this nationally important heritage asset consistent with its conservation and significance has been prepared in support of the OPA.
- 9.151 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.

Archaeology

- 9.152 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.
- 9.153 In accordance with saved policy BE6 (Local Plan Review) 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.
- 9.154 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.
- 9.155 A heritage strategy for the Site is being prepared and will be submitted during the determination period for the OPA. This will be agreed with the relevant consultees and will include the strategy for the next phase of evaluation work as well as more detail of mitigation measures.
- 9.156 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.

9.157 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).

9.158 The presence of several Bronze Age burial mounds/barrows at the Site indicates the early use of the landscape for funerary activity.

9.159 The non-designated barrow⁶⁶ 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.

9.160 The nationally significant barrow is proposed to be preserved ‘in situ’ under public open space. The masterplan cannot allow for a generous area of open space around the barrow. Therefore although the physical remains of the barrow will be preserved in situ, its setting will experience change, through its close surrounding by new high-density housing. Additionally, the key (pre)historic view between it and medium value barrow⁶⁷ to the south would not be able to be maintained due to the creation of intervening high and medium density housing. This would result in a moderate significance of effect for the nationally significant barrow, which would be a significant effect.

9.161 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 degrading of the asset.

9.162 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. Therefore, the significant adverse residual effect is balanced by the benefits of the development and is therefore acceptable.

Green infrastructure

9.163 The DAS, Chapter 12 of the ES and the Landscape Open Space Sports (Drawing no. OPM(P)1008HSport) and Green Infrastructure Buffers (Drawing no. OPM(P)1011H) Parameter Plans combined comprise the green and open space strategy for the Development.

9.164 The green and open space strategy has been positively prepared in response to the landscape character of the OPMA and its surrounding area, and has guided the distribution and form of development as the

⁶⁶ Number 44 in Chapter 9 of the ES

⁶⁷ Number 136 in Chapter 9 of the ES

application proposals have evolved. The Development will create a new landscape-led community that integrates green infrastructure into the proposals as well as with the existing historic assets and communities.

9.165 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 Draft Policy SS7 of the Core Strategy Review (Submission Draft). The masterplan aims to achieve the following:

- Protect, conserve and enhance existing habitats (discussed further below and please see chapter 7 of the ES);
- Demonstrate that approximately 50% of the site allocated to green infrastructure will provide generous multi-functional landscape assets;
- Connect the scheme's green infrastructure 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.

9.166 The majority of the OPMA is within the Landscape Character area of Sellindge Plateau Farmlands⁶⁸. 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.

9.167 The landscape character of the Site⁶⁹ 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.

9.168 Over time the significance of effects would reduce as the substantial green infrastructure proposals are established and mature to form new positive aspects 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.

9.169 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;

⁶⁸ KCC Landscape Assessment of Kent (LAK) 2004

⁶⁹ LCArea SDC-HLLA no.11

- conservation of open settings to farmsteads (i.e. Otterpool Manor, Upper Otterpool, Berwick Farm, and Barrow Hill Farm);
- conservation of the infrequency of built form visible upon the greensand ridge;
- conservation of open views across the landscape;
- creation landscape features to define linear settlements and transport corridors, and control visual detractors – such as Lymgne Industrial Estate.

9.170 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.

9.171 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.

9.172 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). 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 Lymgne, Newingreen Westenhanger and Barrow Hill would also be conserved.

9.173 Policy CSD4 of the Core Strategy encourages “improvements in green infrastructure (GI) assets” as well as the quantity of 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 Development will not only increase the quality and provision of GI but also access to it.

9.175 Draft Policy NE1 of the PPLP (Submission Draft) 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 Green Infrastructure Strategy⁷⁰ (see section 4.3 of the Design and Access Statement).

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

⁷⁰ Shepway Green Infrastructure Report (July 2011).

9.177 Paragraph 172 of the NPPF confirms:

“great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty... The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

9.178 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.

9.179 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).

9.180 The detailed landscape character and visual amenity assessments undertaken in support of the Development (see Chapter 12 of the ES) 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.

9.181 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.

9.182 Moreover, settlements in view from the AONB were found to be typical and recognised by the Kent Downs AONB Management Plan (2014).

9.183 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 Lypne industrial Estate in views from the North Down escarpment and its foot-slopes.

9.184 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.

9.185 The Scheme is considered to adhere to the guidance set out in The Kent Downs AONB Setting Position Statement (2018)⁷¹:

- Care has been taken over the site layout, height of proposed built-form to minimise impact when viewed from the AONB, and the Development would not have a significant impact on views in or out of the AONB;
- Sufficient densities of built-form have been set to allow for significant tree planting between buildings. Over 40% of the Development would be green infrastructure;
- 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;
- 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; and
- 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.
- The proposed substantial structural planting around the edge of the Scheme would ensure that an abrupt change of landscape character would not occur;

9.186 Within FHDC 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.

9.187 The LVIA undertaken in support of the Development (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.

9.188 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.

9.189 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 two. This would both

⁷¹ Advice note produced by the Kent Downs AONB Joint Advisory Committee (January 2018)

visually protect this part of the AONB and provide a robust defensible edge between it and the Development.

- 9.190 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. The proposed green infrastructure strategy 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.
- 9.191 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.
- 9.192 Chapter 15 of the ES identifies and assesses any significant adverse impacts on international, national and locally designated sites arising from the Development.
- 9.193 Where significant adverse impacts are identified the Development has sought to moderate the significance of effects in line with paragraph 172 of the NPPF. In many cases the Development’s impact on designated sites will reduce over time as the substantial green infrastructure proposals are established and mature to form new positive aspects of the area’s landscape and townscape character.
- 9.194 Where significant adverse effects are considered to be irreversible, the acute need for the development must be considered in accordance with paragraph 172 of the NPPF. Chapter four of this Planning Statement 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.
- 9.195 Moreover FHDC have undergone a thorough investigation into the most suitable location for strategic growth in the district. This concluded 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.

Ecology/biodiversity

- 9.196 Chapter 7 of the ES assesses the likely significant impacts of the proposed development in terms of Biodiversity.
- 9.197 The surveys that underpin the ecological impact assessment were undertaken during the period 2016 to 2018. 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.
- 9.198 The masterplan has been developed based upon emerging survey results and can adequately accommodate the required mitigation (illustrated in ES Technical Appendices 7.18, 7.21 and the DAS).
- 9.199 The proposed design avoids the most valuable areas, both for habitats, species and ecosystem services. The Development uses and contributes to the existing mature GI to provide habitat corridors and ecological mitigation (shown in Figure 0-7 of the ES). It provides ecological connectivity through the site and to habitats

present beyond the site. The design 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 109 and 175 of the NPPF (2018) and Policy CSD4 of the Core Strategy.

- 9.200 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).
- 9.201 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 174). There will be significant beneficial effects from the removal of non-native invasive species and the 20% biodiversity net gain.
- 9.202 There are nine non-statutory designated sites within 2km of the Site, all of which are Local Wildlife Sites (LWSs). Harringe Brooks Wood⁷² 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 Draft Policy NE3 of the PPLP (Submission Draft).
- 9.203 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.
- 9.204 Buffers have been incorporated into the masterplan to ensure there are no significant impacts upon the wood as a result from of the development.
- 9.205 Moreover and in accordance with the compensatory measures required by NPPF paragraph 175 and Draft Policy NE3 of the PPLP (Submission Draft), 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 connectivity between wooded areas, particularly along the west of the site, between Harringe Brooks Wood and the East Stour River.
- 9.206 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.
- 9.207 The delivery of a 20% biodiversity net gain is a significant benefit arising from the application proposals.

Blue infrastructure and flood risk

- 9.208 The ES has been prepared alongside and informed by the Flood Risk Assessment (FRA), Surface Water Drainage Strategy (SWDS) and outline Water Cycle Study (WCS). These documents assess the impact of the

⁷² The majority of the wood is an Ancient Woodland.

construction and operation of the Development on surface water resources and flood risk in line with relevant legislation, planning policy and guidance.

- 9.209 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.
- 9.210 Para 155 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.
- 9.211 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.
- 9.212 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.
- 9.213 FHDC LPA support development proposals that are designed to avoid any increase in flood risk (Policy CSD5 of the Core Strategy). 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.
- 9.214 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.
- 9.215 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.
- 9.216 Saved Policy SD1 of Local Plan Review requires development proposal to prevent negative impacts on flood defence and land drainage.
- 9.217 In response to Saved Policy SD1, 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.
- 9.218 Policy CSD5 (Core Strategy) 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”
- 9.219 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) an outline WCS that sets out proposals for the

sustainable planning of water use and wastewater treatment is submitted in support of the OPA. A detailed WCS will be undertaken prior to construction to ensure that the proposed Development has no adverse impacts on water resources. This will set out Water Sensitive Urban Design (WSUD) principles to restrict the maximum amount of extra potable water consumed by each new household to 90 litres of water per person per day.

9.220 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, Local Plan Review and Core Strategy

Sustainability

9.221 Policy DSD of the Core Strategy (2013) states “when considering development proposals Shepway District Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively...to secure development that improves the economic, social and environmental conditions in the area.”

9.222 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 (discussed at section K of this chapter). This has been achieved through a number of measures including:

- Designed with a low carbon future in mind with the consideration for Electric Vehicle (EV) infrastructure and electrical heating via Air Source Heat Pumps (ASHP);
- Utilisation of low environmental impact materials and modern methods of construction;
- Reuse of demolition and excavation waste to reduce the impact on existing waste facilities; and
- Non-residential buildings aspiring for BREEAM ‘Outstanding’ and residential buildings emitting at least 20% less carbon than required by building regulations.

Energy Strategy

9.223 The Energy Strategy 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 would need to be reviewed in light of changes to the Building Regulations and policy.

9.224 The scope of the Energy Strategy 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.

9.225 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.

9.226 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 148.

- 9.227 The Energy Strategy has been developed to respond to the requirements of Draft Policy SS8 (Core Strategy Review, Submission Draft). In particular it; “makes the maximum use of passive solar gain, as well as energy generation from the latest technologies” and supports “the transition to electric vehicles”.
- 9.228 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.
- 9.229 The proposed Development would reduce energy consumption and emissions (Be Lean) beyond Building Regulations (2013) requirements by incorporating a range of energy efficiency measures. The following are indicative of the energy reduction strategy pursued at the Development:
- Passive design including orientation and minimising solar gain;
 - Improved building fabric and insulation beyond building regulations;
 - Improved performance of glazing;
 - Improved air tightness;
 - Specification of low-flow taps and showers; and
 - Provision of 100% low energy lighting.
- 9.230 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”.
- 9.231 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) 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.
- 9.232 The appropriateness of a number of low and zero carbon technologies (Be Green) have been assessed and, in line with the aspirations of Draft Policy SS8 (Core Strategy Review, Submission Draft), 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.
- 9.233 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.
- 9.234 Taking account of the measures to reduce energy demand and generate energy from low and zero energy sources the proposals are committed to reducing carbon emissions by at least 20% on the Building Regulations (2013) on a site wide basis and aspire to be zero carbon (regulated energy).

Smart City Principles

- 9.235 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

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

9.237 Draft Policy SS9 (Core Strategy, Submission Draft) sets out a number of ‘Smart Town’ principles that should 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 available to everyone.

9.238 In order to best exploit new technology and commercial arrangements, trials will 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.

9.239 The trials will be mandated through the developer agreements to build a proportion (5-10%) of the initial properties with defined technologies, ventilation and heating strategies to enable different solutions to be tested and optimised for the following phases.

9.240 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

9.241 Para 92 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”.

9.242 In accordance with paragraph 92 (NPPF) the Community Facilities Delivery Strategy 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.

9.243 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.

- 9.244 The Development Specification identifies that the OPA proposes nearly 8,000 sqm (GEA) of flexible community use floorspace. The quantum has been calculated using a benchmark of 0.15-0.30 sqm per person⁷³.
- 9.245 Draft Policy SS6 of the Core Strategy Review (Submission Draft) 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.
- 9.246 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 Applicants, FHDC and the Clinical Commissioning Groups (CCGs).
- 9.247 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.
- 9.248 The healthcare provision at Otterpool Park is sufficient to mitigate the impacts of the development and provide an opportunity for additional healthcare services (paragraph 14.5.42 of the ES).
- 9.249 The health facilities will be delivered in a phased manner to ensure provision meets demand as the population grows on site. In line with Draft Policy SS6 (Core Strategy Review, Submission Draft). 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.
- 9.250 As required by Draft Policy SS6 (Core Strategy Review, Submission Draft), 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 94 of the NPPF.
- 9.251 The Table below (14-18 of the ES) summarises the child yield for each education age group and translates this into Forms of Entry (FE) / provision required for the proposed Development.

Table 9.5 Education need and provision at Otterpool Park

Age Group	Number of Pupils	Forms of Entry	Delivery Options
Early Years	630	24 classes	<ul style="list-style-type: none"> • A 2 class (54 pupil) nursery school located with every primary school (10 classes) • Additional 5-6 private settings in flexible high street space subject to market demand
Primary School	2,200	10.5 FE	<ul style="list-style-type: none"> • Four 2FE primary schools • One 3FE primary school • Safeguarding up to 3FE

⁷³ Community Facilities Delivery Strategy prepared by Quod (February 2019)

Secondary School	1,570	10.5 FE	<ul style="list-style-type: none"> • One 10 FE secondary school • One FE off-site • Safeguarding up to 3 FE offsite
Sixth Form	530	Up to 530 places, including workplace based and apprenticeship places; likely to be 240-250 places in a full-time education setting.	<ul style="list-style-type: none"> • 250 places as part of secondary schools

9.252 The table 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.

9.253 The Development positively responds to the NPPF and relevant Core Strategy Review (Submission Draft) 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.

Waste

9.254 In accordance with Draft Policy SS8 of the Core Strategy Review (Submission Draft) the OPA is accompanied by a Waste Strategy and Outline Site Waste Management Plan. These documents set out measures for the efficient management and reduction of waste as well as the promotion of recycling.

9.255 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 Hierarchy⁷⁴ (Figure 17-2 of the ES).

9.256 In accordance with this, 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 Scheme⁷⁵;
- Implements and maintains a Site Waste Management Plan (SWMP);
- Adopts best practice along with the designers; and

⁷⁴ 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.

⁷⁵ <http://www.ccscheme.org.uk>

- Utilise modern methods of construction e.g. modular off-site construction

- 9.257 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.
- 9.258 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.
- 9.259 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.”
- 9.260 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.
- 9.261 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.
- 9.262 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.
- 9.263 So that the recycling and waste collection system can operate effectively, residential dwellings will be provided with internal waste storage containers and designed with adequate refuse storage for disposal containers and for waste separation for recycling.
- 9.264 Commercial and industrial uses will be provided with large four-wheel bins for refuse and recycling. These could be for their own or shared use and they would have easy access for end users and for collection vehicles.
- 9.265 The Development positively responds to the relevant KMWLP and Core Strategy Review (Submission Draft) policies by managing waste in a sustainable way that best supports the needs of communities, business and the environment.

Minerals

- 9.266 The KMWLP includes a series of maps showing the Mineral Safeguarding Areas (MSAa) 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)

9.267 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.

9.268 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”*

9.269 The land at the Otterpool Park Site benefits from a proposed allocation in the Core Strategy (Submission Draft). Prior extraction should be weighed against the impacts of extraction on FHDC delivering their identified OAHN (2017 SHMA and Core Strategy Review, Submission Draft) in line with the provisions of KMWLP Policy DM7 point 5.

9.270 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).

9.271 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.

9.272 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)

9.273 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”.

9.274 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.
- 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.”⁷⁶

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

Design

9.276 The NPPF recognises and attaches importance to the quality of the design of the built environment. It states, at paragraph 56, that:

“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

9.277 Local Plan Review Saved Policy SD1 similarly also seeks development to “maintain and improve the character and vitality of the built environment” and “promote a high quality of design...”

9.278 Local Plan Review Saved Policy BE1 requires a high standard of layout, design and choice of materials from new development. Materials should be sympathetic to those predominating locally in type, colour and texture.

9.279 Draft Policy SS7 of the Core Strategy Review (Submission Draft) 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*”.

9.280 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.

9.281 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;

⁷⁶ Section 5.6 of the Otterpool Park Mineral Resource Assessment prepared by SLR (January 2019)

- 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; and
- The careful treatment of sensitive boundaries, through appropriate separation and buffers.

9.282 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.

9.283 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 'Otterpool Slopes' to the picturesque 'Woodlands' and 'Hillside' areas, each adhering to the masterplan's aim to fully integrate urban and rural character.

9.284 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.

9.285 The detailed design will be agreed through the Design Guidelines written in the DAS and will be proposed in relation to the parameters of the OPA masterplan noted above. Each subsequent phase of development will be progressed and adhere to details set out in a RMA for each phase. The RMA will follow a detailed design code document that will be aligned with the design intent set out in the Design Guidelines.

Conclusion

9.286 Section 9 of this planning statement 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 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 outline planning application 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 final draft Core Strategy Review (2019).
- 10.2 This chapter confirms the deliverability of Otterpool Park from housing and infrastructure perspectives.

a) Housing Delivery

- 10.3 The applicant welcomes the identification of Otterpool Park for the development of a minimum of 6,375 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 (Draft Policy SS6, Core Strategy Review 2019). 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.
- 10.4 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 6,375 homes will be delivered over the period to 2036/37 following adoption of the Core Strategy Review.
- 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 (2019) 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 of Core Strategy Review, 2019);
 - 3) The proposed Otterpool Park development is made up of individual development zones and character areas 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.
- 10.5 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 submitted with this application for further details.
- 10.6 The Applicants are 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.

b) Infrastructure Delivery

- 10.7 This section of the PDS considers the delivery of the development with regards to infrastructure and patterns of delivery.
- 10.8 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 us to identify the critical infrastructure necessary to support the development. For example, with FHDC, KCC, Highways England, Network Rail, Historic England and the Environment Agency.
- 10.9 The schedule at **Appendix 8** sets out the strategic infrastructure items required to support the development at Otterpool Park. It confirms the source of funding for each item as well as who will be responsible for their delivery and management. Please also refer to the Governance Strategy submitted with the application for further details.
- 10.10 The strategic infrastructure items fall into two main categories - direct works and S106 planning obligations. The infrastructure cost has been estimated based on standard market rates applied to estimated quantities taken from the master plan and sense-checked with other large scheme benchmarks. 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. 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.
- 10.11 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.

c) Pattern of Development

- 10.12 The below pattern of development is expected to come forward. This is however indicative and the phasing plan detail will be secured via a condition on the outline planning consent should permission be granted.
- 10.13 As explained in the application Housing Strategy, 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.

Table 10.1 Indicative Pattern of Development

Development Zones	Proposed Development	Earliest likely start year	Minimum years to complete
P1A	<ul style="list-style-type: none"> 881 C3 homes; 196 C2 extra care homes; 117 C1 hotel units; 	2022	Eight years

	<ul style="list-style-type: none"> • 1.1 ha of B1 business floor space; • 1.4 ha of A1 to A3 retail/leisure floor space; • 0.6 ha of D2 indoor sports floor space; • 2 ha of D1 community floor space; and • 32.2 ha of GI. 		
P1B	<ul style="list-style-type: none"> • 813 C3 homes; • 132 C2 extra care homes; • 0.2 ha of B1 business floor space; • 0.52 of pf A1 to A3 retail/leisure floor space; • 1.4 ha of D1 community floor space; and • 20.15 ha of GI. 	2022	Six years
P1C	<ul style="list-style-type: none"> • 282 C3 homes; and • 3.62 ha of GI 	2024	Four years
P2A	<ul style="list-style-type: none"> • 51 C3 homes; • 0.21 ha of B1 business floor space; • 0.25 ha of A1 to A3 retail/leisure floor space; • 3 ha D1 community floor space; and • 13.86 ha of GI 	2028	One year
P2B	<ul style="list-style-type: none"> • 433 C3 homes; • 0.05 ha of B1 business floor space; • 0.31 of A1 to A3 retail/leisure floor space; • 0.22 of D1 community floor space; and • 10.95 ha of GI 	2028	Three years
P2C	<ul style="list-style-type: none"> • 400 C3 homes; • 11.7 ha of B1 business floor space; • 0.95 ha of A1 to A3 retail/leisure floor space • 0.6 ha of D2 indoor sports floor space; • 0.8 ha of D1 community floor space; and • 10.63 ha of GI 	2031	14 years.
P3A	<ul style="list-style-type: none"> • 340 C3 homes; • 0.1 ha of B1 business floor space; • 0.11 ha of A1 to A3 retail/leisure floor space; • 1.3 ha of D1 community floor space; and 	2029	Two years

	<ul style="list-style-type: none"> • 14.48 ha of GI 		
P3B	<ul style="list-style-type: none"> • 898 C3 homes; • 0.1 ha of B1 business floor space; • 0.2 ha of A1 to A3 retail/leisure floor space; • 0.1 ha of D2 indoor sports floor space; • 0.3 of D1 community floor space; and • 17.62 ha of GI 	2030	Five years
P3C	<ul style="list-style-type: none"> • 269 C3 homes; and • 26.38 ha of GI 	2033	One year
P4	<ul style="list-style-type: none"> • 968 C3 homes; • 53 C2 extra care homes; • 0.1 ha of B1 business floor space; • 0.2 ha of A1 to A3 retail/leisure floor space; • 0.2 ha of D2 indoor sports floor space; • 1.6 ha of D1 community floor space; and • 68.66 ha of GI 	2034	Four years
P5	<ul style="list-style-type: none"> • 210 C3 homes; and • 16.5 ha of GI 	2036	One year
P6	<ul style="list-style-type: none"> • 823 C3 homes; • 0.5 ha of B1 business floor space; • 0.2 ha of A1 to A3 retail/leisure floor space; • 1.3 ha of D1 community floor space; and • 11.25 ha of GI 	2036	Four years
P7	<ul style="list-style-type: none"> • 1122 C3 homes; • 267 C3 extra care homes; • 0.2 ha of B1 business floor space; • 0.09 ha of A1 to A3 retail/leisure floor space; • 0.5 D1 community floor space; and • 28.56 ha of GI 	2038	Four years
P8	<ul style="list-style-type: none"> • 362 C3 homes; and • 14.21 ha of GI 	2041	Two years

d) Conclusions

- 10.14 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.
- 10.15 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.
- 10.16 Overall, the Otterpool Park development represents a unique and deliverable development which will assist in addressing the significant housing needs in Folkestone and Hythe.

11 Planning Obligations

- 1.1 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.
- 1.2 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 the current and emerging planning policy, to mitigate the impacts of the development, in the interests of proper planning and realising wider benefits for the community.
- 1.3 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

- 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.

Framework Masterplan

- The purpose of this document is to establish the overarching spatial vision and strategic guidance for the delivery of Otterpool Park. The Framework Masterplan sets out the overarching structural form of the development, the location of uses, key streets, broad character areas, key open spaces and infrastructure. Other design documents will need to explicitly respond to the principles embodied in the strategic Framework Masterplan. It is intended that the Framework Masterplan will be updated at regular intervals.

Off-site highway works

- The Applicant will provide a contribution towards traffic management and mitigation measures in the surrounding area to relevant mitigate traffic impacts on the road network which are necessary and directly attributable to the Proposed Development.
- The contributions will be phased subject to various trigger points and subject to the number of dwellings constructed and occupied. These will be agreed with the LPA.
- It is proposed that, where the applicant commits to deliver specific off-site highway improvements (rather than paying 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.
- The associated requirements for Section 278 and Section 38 agreements would also be set out as planning conditions.

Public Transport

- The Applicant will provide a contribution towards a range of public transport packages which are directly attributable to the impacts of the Proposed Development.
- 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

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

Travel Plans

- 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

- 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.
- 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

- 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.
- Delivery will have regard to demand and take-up rates and be phased.

Primary and Secondary schools

- The proposed development includes five primary schools, each with up to 2 or 3 forms of entry (FE) from nursery to Year 6.
- 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.
- 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 Applicants.
- 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.

- 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 centre

- 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.
- 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

- The Proposed Development will include D1 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

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

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

Energy

- The overarching Energy Strategy has been submitted with the OPA however more detailed energy strategies will need to be submitted alongside reserved matters applications as necessary. These detailed energy strategies will demonstrate how the following commitments and targets can be met (or where targets cannot be met, provide justification):
 - Target to achieve at least 5% improvement on Building Regulations from energy efficiency measures alone.
 - Commitment to reducing carbon emissions by at least 20% on the Building Regulations (2013) on a site wide basis and an aspiration towards zero carbon (regulated energy).
 - Commitment to exploit the benefits of the smart grid and smart city principles so that citizens can benefit from the future opportunities this offers.

Culture

- The Section 106 legal agreement will confirm scope, responsibility and funding for a Creative Champion as described within the Cultural Strategy submitted within the outline planning application.
- The Section 106 legal agreement will provide details of the 'Create Otterpool Project Board/Advisory Panel' as described within the Cultural Strategy submitted within the OPA.
- The Section 106 legal agreement will require a Public Art Strategy to be prepared for approval by FHDC.

Design quality and design coding

- A Site Wide Design Code will be submitted for approval which will reference back to the key parameters and principles within the Design and Access Statement submitted with the outline planning application.
- Detailed neighbourhood/phase masterplans and design codes – these will set out more detailed guidance for the characteristics of geographical phases including built form and landscape requirements.
- Reserved matters planning application – each reserved matters planning application will incorporate a compliance statement or response to both the Site Wide Design Code and the Detailed Design Code for the area in question.

EIA mitigation

- 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.

- 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

- 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 Development complies with FHDC’s most up to date emerging planning policy position. Draft Policy SS6 of the Core Strategy Review (Submission Draft) allocates the Site for a minimum of 6,375 new homes⁷⁷.
- 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 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 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 principles⁷⁸.
- 12.5 The Development presents a ‘once in a lifetime’ opportunity to create a new settlement that is landscaped 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 fit in well with existing communities and will provide people in the local area, including new residents of the garden settlement with improved amenities;
 - A development providing extensive open space 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 infrastructure;
 - Locating homes within short walking distance of shops, local amenities and services, as well as connections via bus and rail to the wider area;
 - Promoting 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;
 - Providing a wide range of housing types, both market and affordable;
 - Building homes to modern environmental standards through sustainable design promoting reduced energy consumption, water efficiencies, renewable and low carbon technologies;
 - Creation of jobs during both the construction of the development and once the new settlement is complete, equating to approximately 9,000 new jobs (taking into account part-time workers);

⁷⁷ Draft Policy SS6 of the Core Strategy Review (Submission Draft)

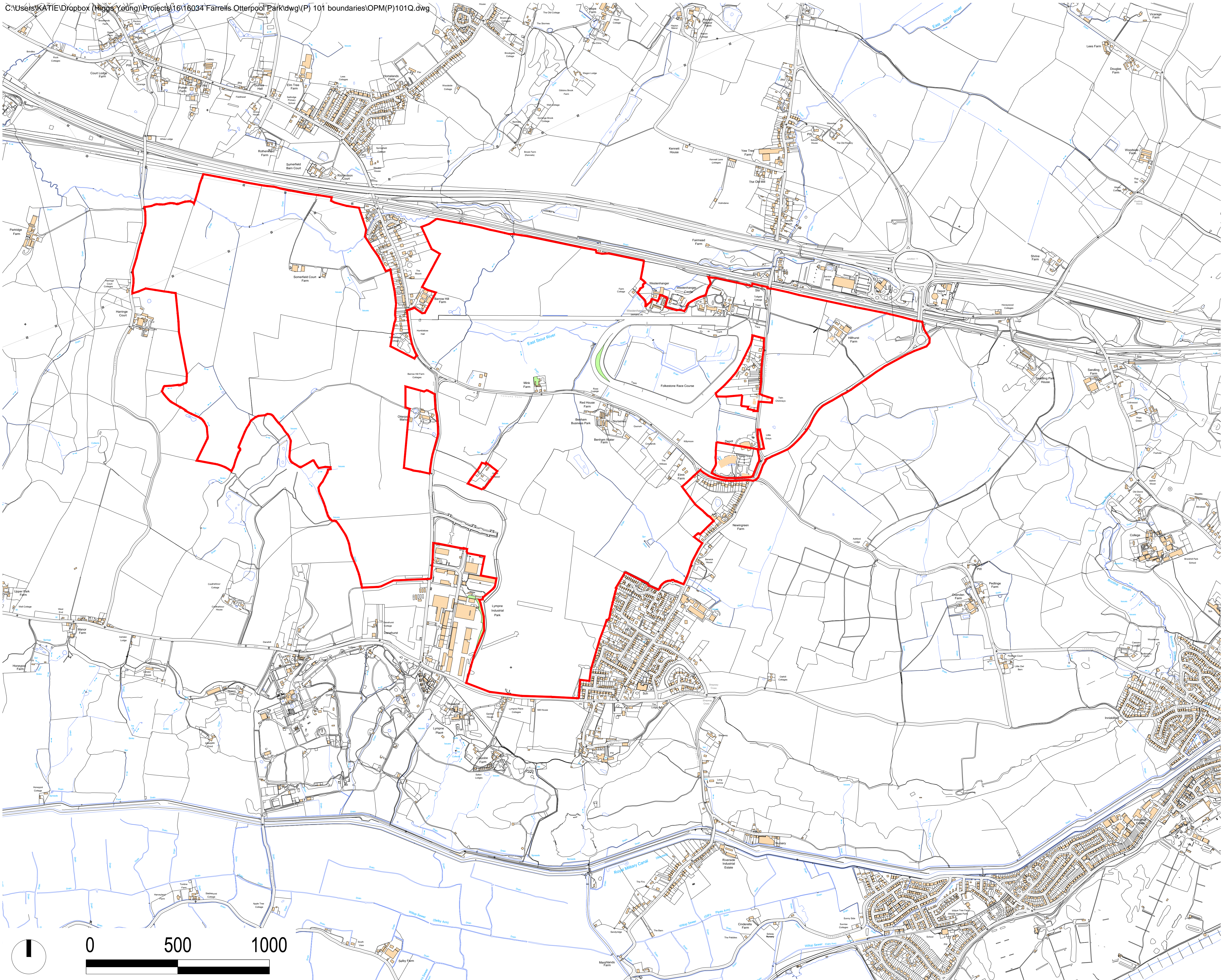
⁷⁸ Draft Policy SS7 of the Core Strategy Review (Submission Draft)

- Creating a range of employment opportunities, within higher quality and more accessible employment locations and scope for more highly skilled jobs;
- Enhancing existing heritage and landscape features so they can be readily enjoyed, for example, creation of a heritage trail;
- Protection and active management of built heritage assets, certain vulnerable heritage assets from gradual erosion and active management of built heritage assets;
- Community facilities to be provided to complement existing provision, including a health centre, and nursery, primary and secondary schools within the development;
- Providing 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;
- Enhancement of a Site of Special Scientific Interest (former Otterpool Quarry) within a proposed woodland country park;
- Health effects, including local access to work and training, social interaction, access to health food choices, access to a range of housing types, and access open space and nature;
- Creating an exemplar garden town that successfully enmeshes art, culture and creativity; and
- Helping to meet the need for more housing in the district and beyond.

12.6 The Applicants have devised a delivery strategy for the Development that ensures an appropriate mix of housing products are delivered over time, making a significant contribution to FHD's OAHN. 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 OPA the Applicant's intention is to submit RMAs to provide the necessary level of site specific detail on a phase by phase basis.

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 and emerging 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

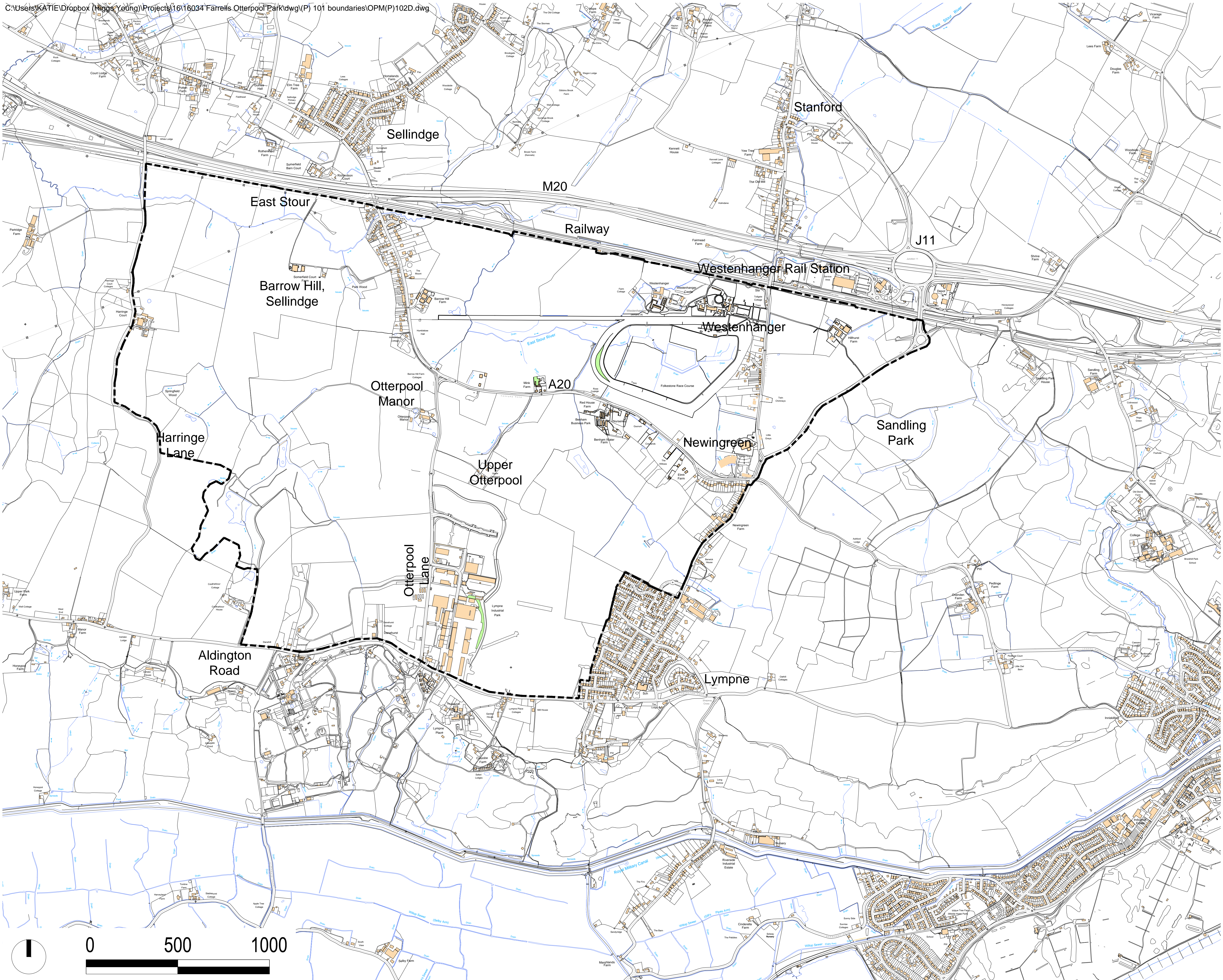


Application Red Line

CLIENT	REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER
Folkstone & Hythe District Council and Cozumel Estates	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 K: 24-08-18 rev L: 09-09-18 rev M: 17-09-18 rev N: 19-09-18 rev P: 16-10-18 rev Q: 11-02-19	11-07-17	FOR APPROVAL	1:10,000 @ A1	OTTERPOOL PARK	APPLICATION RED LINE BOUNDARY	OPM(P)101Q

FARRELLS

APPENDIX 2 - OFMA PLAN



--- Framework Masterplan Boundary

CLIENT	REVISIONS	DATE	STATUS	SCALE	PROJECT	DRAWING NAME	DRAWING NUMBER
...	rev A: 28-02-18 rev B: 09-05-18 rev C: 06-09-18 rev D: 24-09-18	02-01-18	IN SUPPORT	1:10,000 @ A1	OTTERPOOL PARK	MASTERPLAN BOUNDARY	OPM(P)102D

FARRELLS

APPENDIX 3 - SCHEDULE OF EXISTING BUILDINGS AND USES IN THE OFMA

APPENDIX 3 - SCHEDULE OF EXISTING BUILDINGS AND USES

Address	Development Zone Ref	Building details	Number of buildings	Existing Use	Status within the application
Hillhurst Farm	P2C	Two storey brick and slate farm house and single storey outbuildings	1	Dwelling house (C3) and sui generis	Retained
		Single storey brick and slate out buildings	1	Sui generis	Demolished
		Single storey sheds	3	Sui generis	Demolished
Stone Street	P1C	Single storey sheds	3	Sui generis	Demolished
Benham Business Park & Benham Water Farm	P3B	Single storey sheds	9	Sui generis	Demolished
Somersfield Court Farm	P4	Two storey brick and slate farm house and single storey outbuildings	2	Dwelling house (C3) and sui generis	Demolished
		Single storey sheds	2	Sui generis	Demolished
Farm Cottage	P1A	Two storey brick and slate detached property	1	Dwelling house (C3)	Retained
Rose Cottage	P1A	One storey brick and slate detached property	1	Dwelling house (C3)	Demolished
Racecourse Buildings	P1A	Three and part four storey grandstand	1	Sui generis	Demolished
		Two storey Victorian grandstand	1	Sui generis	Demolished

Address	Development Zone Ref	Building details	Number of buildings	Existing Use	Status within the application
		Single storey stables and accommodation	17	Sui generis	Demolished
		Single storey accommodation	1	Assembly and leisure (D2)	Demolished
Killymoon	P1A	Detached property	1	Dwelling house (C3)	Demolished
Tolgate Cottage	P1A	Detached property	1	Dwelling house (C3)	Retained
Westenhanger Station	P1A	Two storey brick and slate building	1	Business (B1)	Retained
The Airport Cafe	P6/7	Detached property and outbuildings	3	Restaurant and café (A3) and sui generis	Demolished
The White House	P6/7	Detached property and outbuildings	6	Dwelling house (C3) and sui generis	Demolished
Ashford Road, Newingreen, Hythe, Kent, CT21 4JD	P6/7	Two detached properties, a barn and outbuildings	5	Dwelling house (C3) and sui generis	Demolished
Red House Farm	P3B	Two detached properties, a barn and outbuildings in a state of disrepair	8	Dwelling house (C3)	Demolished
A20 Nurseries	P3B	Plant nursery	3	Shop (A1)	Demolished
The bungalow	P3B	Detached bungalow	1	Dwelling house (C3)	Demolished
Cydonia	P3B	Detached bungalow and annexe	2	Dwelling house (C3)	Demolished

Address	Development Zone Ref	Building details	Number of buildings	Existing Use	Status within the application
Cob Tree Cottage	P3B	Semi-detached bungalow	1	Dwelling house (C3)	Demolished
2 Frank Villa	P3B	Semi-detached bungalow	1	Dwelling house (C3)	Demolished
Quorum	P3B	Detached property	2	Dwelling house (C3)	Demolished
Craylands	P3B	Detached proper and garage/outbuilding	2	Dwelling house (C3) and sui generis	Demolished
The Willows	2A	Detached property	1	Dwelling house (C3)	Demolished
Elm Acres	2A	Detached property	3	Dwelling house (C3)	Demolished
Land at the back of Elm Acres	2A	Outbuildings	2	Sui generis	Demolished
Elms Farm	2A	Detached property	2	Dwelling house (C3)	Retained
1 Barrow Hill Farm Cottage	7	Semi-detached property	1	Dwelling house (C3)	Demolished
2 Barrow Hill Farm Cottage	7	Semi-detached property	1	Dwelling house (C3)	Demolished
Paddock Cottage 1	1A	Semi-detached property	1	Dwelling house (C3)	Demolished
Paddock Cottage 2	1A	Semi-detached property	1	Dwelling house (C3)	Demolished

APPENDIX 4 - OFMA PLANNING HISTORY SCHEDULE

APPENDIX 4 - OFMA KEY 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.	Validated. Not determined.
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 Lymgne 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
Holiday Extras Ashford Road Newingreen Hythe Kent CT21 4J	Full	Y16/0199/SH	Mr M Pack	Erection of a two storey office building and extension of the car park (alternative to planning permission Y15/0175/SH)	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

Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
Holiday Extras Ashford Road Newingreen Hythe Kent CT21 4JF	Full	Y15/0175/SH	Walker and Martin Architects	Erection of 1415sqm extension to existing office building, together with extension to car park to provide 80 additional parking spaces and formation of new vehicular access to Stone Street.	Approved with Conditions
Land Adjoining The Link Park Lympe Industrial Estate Lympe 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 and being accompanied by an Environmental Statement	Approved with Conditions
Plot 60, Enterprise Way, Link Park, Lympe, Kent	Full	Y15/0751/SH	Iceni Energy 2 Ltd	Erection of a 45MW combined heat and power (CHP) renewable energy electrical power station, comprising of a boiler house and turbine hall, control buildings, storage facilities, substation, plant (including 70metre stack), hardstandings, car parking, internal roadways, other ancillary buildings and hard and soft landscaping. Accompanied by an Environmental Statement	Withdrawn

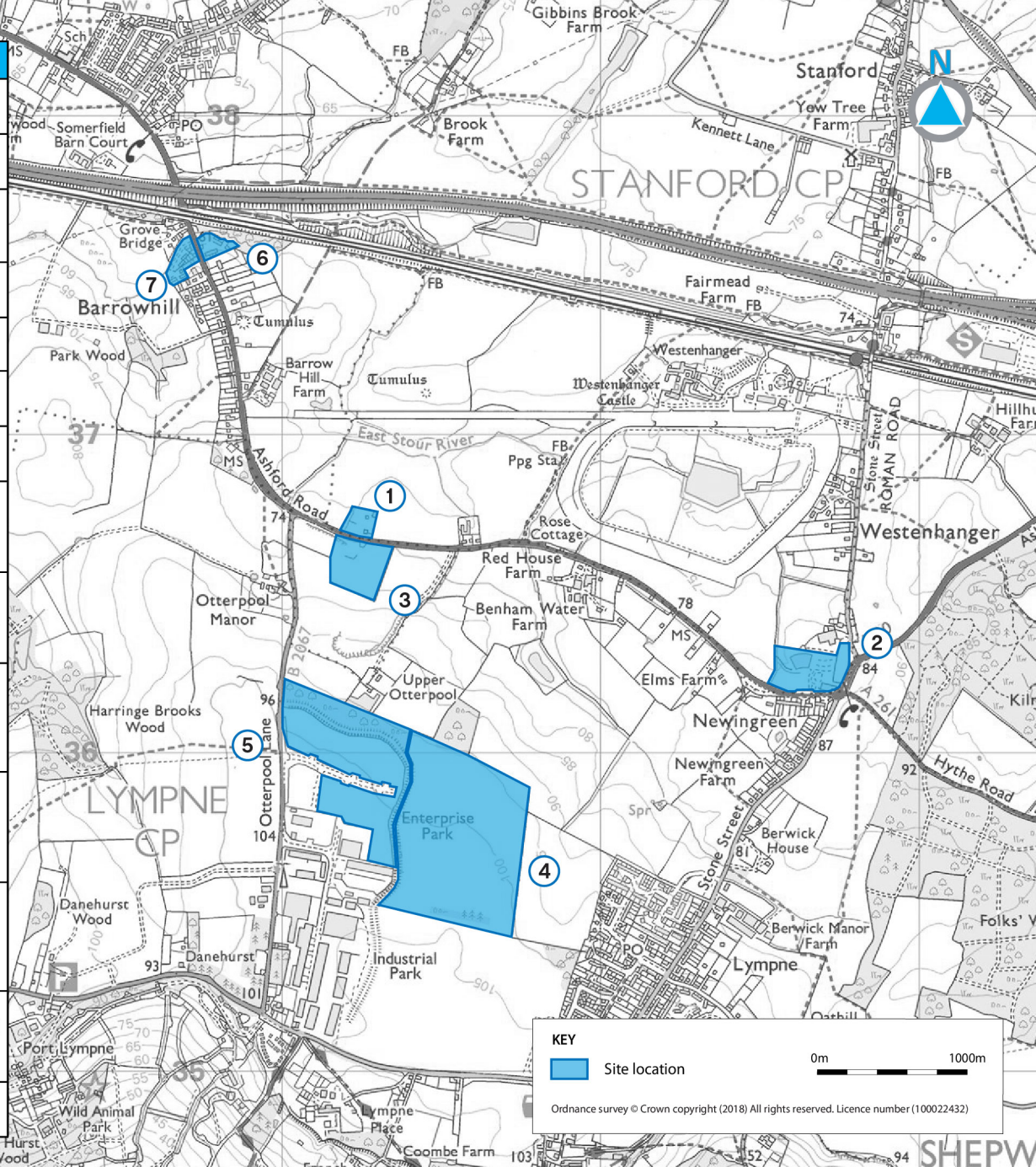
Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
Airport Cafe Ashford Road Sellindge Ashford Kent TN25 6DA	Full	Y14/0850/SH	Mr G Morgan	Retrospective application for change of use to lorry park incorporating extension of existing parking area and retention of two mobile units for toilet and shower facilities.	Approved with Conditions
Land Adjoining Sommerfield 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
Plots 20, 30, 40, 50, 60 & 70 Enterprise Way Link Park Lympne Kent	Outline	Y09/0145/SH	Phides Estates Ltd & Valad & Benchmark Estates Ltd	Outline application for the erection of up to 30,668 sq metres 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. Application accompanied by an environmental statement.	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	Approved with Conditions

Site Address	Application type	Planning application reference	Applicant	Proposal	Decision
				high fenced compound measuring 6m x 4.3m for a further temporary period.	
Land adjoining the Link Park, Lympne Industrial Estate, Lympne, 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 accompanied by an Environmental Statement.	Approved with Conditions

APPENDIX 5 OFMA KEY CONSENTS PLAN

Site	Site Address	Application reference	Proposal
1	Airport Café, Ashford Road, Sellindge TN25 6DA	Y09/0871/SH	Erection of 9 light industrial units (Class B1) and storage (Class B8), with associated parking following the removal of existing units and scrapyard.
		Y14/0850/SH	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.
		Y18/1525/FH	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.
2	Holiday Extras, Ashford Road, Newingreen, Hythe, Kent CT21 4JF	99/0889/SH	Erection of an office building, construction of a pond, provision of car parking and alterations to access following demolition of existing motel units (As amended by drawing number P(1-) 03C).
		Y16/0199/SH	Erection of a two storey office building and extension of the car park (alternative to planning permission Y15/0175/SH)
3	Otterpool Quarry, Ashford Road, Sellindge, Ashford, Kent	SH/08/124	Construction and operation of a Materials Recycling Facility, Anaerobic Digestion Plant and Associated Office and parking facilities
		Y16/0068/S	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.
		Y17/1012/SH	Change of use of a former quarry site to a temporary use for the storage of containers, installation of additional handstanding for turning-head and the storage of materials associated with the Channel Tunnel development, for a temporary period of 24 months.
4	Land Adjoining The Link Park, Lymgne Industrial Estate, Lymgne, Kent	Y06/0552/SH	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 accompanied by an Environmental Statement.
		Y15/0880/SH	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 and being accompanied by an Environmental Statement.
5	Land Adjoining Enterprise Way, Enterprise Way, Link Park, Lymgne, Kent	Y09/0145/SH	Outline application for the erection of up to 30,668 sq metres 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. Application accompanied by an environmental statement.
		Y17/0105/SH	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.
6	The Cedars, Barrow Hill, Sellindge, Ashford, Kent TN25 6JG	Y02/0005/SH	Erection of 21 no. 2 and 3 bed terraced houses and 1 no. three bed detached house and an estate road.
7	Land At Barrow Hill Sellindge Kent	90/0102/SH	Erection of 26 dwellings with access road parking and garages.



KEY

Site location

0m 1000m

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APPENDIX 6 - SCHEDULE OF PRE-APPLICATION COMMENTS AND HOW THEY HAVE BEEN RESPONDED TO

APPENDIX 6 - 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. • Housing density has changed in response to stakeholder feedback such that the proportion of apartments within the garden town has been reduced to circa 30%. • 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. • High quality design is of paramount importance and design guidelines have been developed for submission as part of the Design and Access Statement. Design Codes will be prepared for each development zone. 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"> • 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. • While retaining in excess of 40% of the environment at Otterpool Park as green space, this will not only house a significant new residential community, it will

- *that the design could be improved by taking advantage of the past landscape setting of the locality.*
- *to have more outdoor spaces for families and family-friendly areas.*

Concerns were raised:

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

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 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).
- 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)1008H Sport).
- The parameter plans and design guidelines control the future detailed design of the GI (please see DAS and parameter plan OPM(P)1011H).
- 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.*

- 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 airfield should be preserved for future generations

- Lympne Runway is now designated as GI as shown on parameter plan OPM(P)1011H.
- 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 on parameter plan OPM(P)1010G and as described in Section 4 of the DAS.
- 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.

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.
- The Otterpool Park energy strategy provides for a dual-fuel solution with both gas and electric to be delivered to the first phase of homes. Following the first phase, the development is to be electric only and we 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 Promoters' sustainable water target of 90 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. Only buses will be able to cross Stone Street at the northern end to minimise the impact on existing residents.
- The development does not connect any new roads on to the Aldington Road, to avoid increasing traffic to Aldington and through Lympne.
- 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)1010F).
-

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. The masterplan provides for the following school sites
 - 5 primary schools (2 in Phase 1)
 - 1 secondary school
 - Nursery and crèche facilities
- 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 Facilities Delivery Strategy.

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 character of the Town Centre is designed as several 'Quarters' to create distinct character areas. The 'Quarters' are generally of an urban scale to create the proximity with walkable areas for public activity and successful integration of the mixed uses.
- The 'Quarters' have been formulated to relate both to specific landscapes adjacent and within the town centre, such as Westenhanger Station, Stone Street, Riverside, Lakeside, Westenhanger Castle and to reflect 21st century public realm use and changing interactions in urban areas.

Role of mix, function, quarters

- The Quarters aim 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 and identified by the local, market, lakeside quarters within 800m (or 10 minutes walk) proximity of the railway station with proposed 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
 - Car Parking in discrete courtyards
 - Hotel and leisure centre with waterside terraces
 - 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.
- A Creative and Gateway Quarter is located within 400m (or less than 5 mins walk) from the railway station and Town Centre, with these proposed uses:
 - Transport interchange and bus routes, with park and ride for the station
 - Public space and public uses such as a health centre and pharmacy,

- Business hub, exhibition space, visitor centre, cafes.
- Business space for larger SME,
- Leisure and community facilities
- Shops, supermarket, provision

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 77,500 sqm GIA of B1 and B2 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 8,950 direct jobs will be created (equivalent to 7,195 FTEs): around 50% of employment (4,475 jobs) 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. This represents 4.5% of the job target across the whole of the South East LEP.
- 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 £354m. The majority of this (£212m) would be within office and light industrial activities.
- 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.

- The landowners 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 outline Stewardship Strategy document, which forms part of the planning application)
- Land designated as open space will be gifted to the trust or parish council to remain as open space in perpetuity.

APPENDIX 7 PLANNING POLICY SCHEDULE

NPPF

Paragraph 11

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas¹, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area²; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date³, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 38

Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve

¹ As established through statements of common ground (see paragraph 27).

² The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.

³ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

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 39

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

Paragraph 40

Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

Paragraph 56

Planning obligations must only be sought where they meet all of the following tests⁴:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Paragraph 59

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 60

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

Paragraph 64

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership²⁹, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to

⁴ Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Paragraph 72

The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;
- b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;
- c) set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles), and ensure that a variety of homes to meet the needs of different groups in the community will be provided;
- d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations)⁵; and
- e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.

Paragraph 73

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their

⁵ 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

housing requirement set out in adopted strategic policies⁶, or against their local housing need where the strategic policies are more than five years old⁷. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁸, to account for any fluctuations in the market during that year; or
- c) c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁹

Paragraph 80

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 82

Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

Paragraph 86

Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

Paragraph 89

⁶ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

⁷ Unless these strategic policies have been reviewed and found not to require updating.

⁸ For the purposes of paragraphs 73b and 74 a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

⁹ From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace). This should include assessment of:

a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and

b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

Paragraph 91

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) 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;
- b) 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
- c) 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

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 94

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Paragraph 103

The planning system should actively manage patterns of growth in support of these 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. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Paragraph 104

Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
- b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
- c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;
- d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);
- e) provide for any large scale transport facilities that need to be located in the area¹⁰, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; and

¹⁰ Policies for large scale facilities should, where necessary, be developed through collaboration between strategic policy-making authorities and other relevant bodies. Examples of such facilities include ports, airports, interchanges for rail freight, public transport projects and roadside services. The primary function of roadside services should be to support the safety and welfare of the road user (and most such proposals are unlikely to be nationally significant infrastructure projects).

f) recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy¹¹.

Paragraph 109

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 118

Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)¹²; and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 127

Planning policies and decisions should ensure that developments:

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

¹¹ Department for Transport (2015) General Aviation Strategy.

¹² As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate.

c) 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);

d) 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;

e) 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

f) 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 users¹³; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 148

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 172

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 Broads¹⁴. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development¹⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

¹³ Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

¹⁴ English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters

¹⁵ For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Paragraph 174

To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity¹⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation¹⁷; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 175

When determining planning applications, local planning authorities should apply the following principles:

- a) 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;
- b) 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;
- c) 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 reasons¹⁸ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Paragraph 180

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions

¹⁶ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

¹⁷ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

¹⁸ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life¹⁹;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Paragraph 181

Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

Paragraph 189

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 193

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194

¹⁹ See Explanatory Note to the Noise Policy Statement for England (Department for Environment, Food & Rural Affairs, 2010).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional²⁰.

Paragraph 195

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, 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.

Paragraph 196

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.

²⁰ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Planning Policy Guidance (2014, as amended)

Paragraph: 001 Reference ID: 26-001-20140306

Why does good design matter?

Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of 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.

Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.

Revision date: 06 03 2014

Paragraph: 015 Reference ID: 26-015-20140306

What is a well designed place?

Well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed new or changing places 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.

Revision date: 06 03 2014

Paragraph: 003 Reference ID: 18a-003-20140306

What is meant by the conservation and enhancement of the historic environment?

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such

heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

Revision date: 06 03 2014

Paragraph: 019 Reference ID: 18a-019-20140306

How can proposals avoid or minimise harm to the significance of a heritage asset?

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. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

Revision date: 06 03 2014

Paragraph: 001 Reference ID: 53-001-20140306

What is the role of health and wellbeing in planning?

Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

Revision date: 06 03 2014

Paragraph: 005 Reference ID: 53-005-20140306

What is a healthy community?

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.

Revision date: 06 03 2014

Kent Minerals and Waste Local Plan 2013-30

Policy CSW2

Waste Hierarchy

To deliver sustainable waste management solutions for Kent, proposals for waste management must demonstrate how the proposal will help drive waste to ascend the Waste Hierarchy whenever possible.

CSW3

Waste Reduction

All new development should minimise the production of construction, demolition and excavation waste and manage any waste in accordance with the objectives of Policy CSW 2.

The following details shall be submitted with the planning application, except for householder applications:

1. the measures to be taken to show compliance with this policy
2. the details of the nature and quantity of any construction, demolition and excavation waste and its subsequent management

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. In particular proposals should ensure that:

1. there is adequate temporary storage space for waste generated by that development allowing for the separate storage of recyclable materials; and
2. as necessary, there is adequate communal storage for waste, including separate recyclables, pending its collection; and
3. storage and collection systems (e.g. any dedicated rooms, storage areas and chutes or underground waste collection systems), for waste are of high quality design and are incorporated in a manner which will ensure there is adequate and convenient access for users and waste collection operatives and will contribute to the achievement of waste management targets; and
4. adequate contingency measures are in place to manage any mechanical breakdowns. All relevant proposals should be accompanied by a recycling & waste management strategy which considers the above matters and demonstrates the ability to meet local authority waste management targets.

CSW4

Strategy for Waste Management Capacity

The strategy for waste management capacity in Kent is to provide sufficient waste management capacity to manage at least the equivalent of the waste arising in Kent plus some residual non-hazardous waste from London. As a minimum it is to achieve the targets for recycling and composting, reuse and landfill diversion identified in the Kent Joint Municipal Waste Management Strategy (as amended).

Policy DM7

Safeguarding Mineral Resources

Planning permission will only be granted for non-mineral development that is incompatible with minerals safeguarding,¹ 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
6. it constitutes development that is exempt from mineral safeguarding policy, namely householder applications, infill development of a minor nature in existing built up areas, advertisement applications, reserved matters applications, minor extensions and changes of use of buildings, minor works, non-material amendments to current planning permissions; or
7. it constitutes development on a site allocated in the adopted development plan

Further guidance on the application of this policy will be included in a Supplementary Planning Document.

Policy DM9

Prior Extraction of minerals in Advance of Surface Development

Planning permission for, or 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

Where planning permission is granted for the prior extraction of minerals, conditions will be imposed to ensure that the site can be adequately restored to a satisfactory after-use should the main development be delayed or not implemented.

¹ In this context 'mineral safeguarding' should be taken to mean safeguarding certain minerals identified within a Mineral Safeguarding Area shown in the policies maps in Chapter 9 and allocations in the Minerals Sites Plan.

Folkestone & Hythe Local Plan Review (2006)

POLICY BE1

A high standard of layout, design and choice of materials will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture. Development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height, and elevational details.

Planning applications for development with an element of public use will be assessed as to their provision for access for disabled persons in respect of site layout and the relationship between buildings and their car parking areas and other public access points.

Development proposals must demonstrate that account is taken of opportunities to reduce the incidence of crime and the fear of crime against both property and the person.

For large, complex or sensitive sites, a design statement will be required containing:

1. An appraisal of the site and its context
2. Identification of constraints and opportunities
3. Design objectives and options
4. Consideration of local landscape character and distinctiveness
5. An explanation of the rationale behind siting, massing and proposed elevation and spatial treatments

Public art

POLICY BE4

The District Planning Authority will:

- a. refuse Conservation Area Consent for the demolition of buildings which contribute to the character or appearance of a Conservation Area;
- b. refuse proposals for infill or backland development which would adversely affect the character of a Conservation Area;
- c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas;
- d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas;
- e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of Conservation areas;

f. protect trees, verges and hedgerows which enhance both the setting and character of Conservation Areas.

POLICY BE5

In order to preserve listed buildings and their settings and any features of special architectural or historic interest which they possess, the District Planning Authority will:

- a. refuse Listed Building Consent for demolition, extension, alteration or partial demolition, including internal or external works, if the proposals are considered to be detrimental to the character of the building;
- b. refuse proposals for the change of use of a listed building where such a use would adversely affect its character or setting, or where insufficient details are submitted to enable the application to be appropriately assessed. Changes of use will normally be permitted where these would provide the best means of conserving the character, appearance, fabric, integrity and setting of a listed building;
- c. impose conditions as necessary when granting consent to alter a listed building in order to protect the character afforded to that building by the retention or reinstatement of traditional features or materials;
- d. require the display of signs and advertisements to respect the character of a listed building, and refuse applications which would entail structural alterations for the display of advertisements;
- e. refuse applications for development which would adversely affect the setting or character of a listed building;
- f. refuse applications for extensions or alterations which would dominate the original building in either scale, material or situation;
- g. refuse applications which would involve the replacement of windows having glazing bars with sheet glass;
- h. refuse applications which involve the blocking up of windows or external doorways, or the making of new openings;
- i. refuse applications which involve repairs or alterations other than in matching materials and to the original design;
- j. refuse applications which would entail the removal of mouldings, balustrades, balconies, chimneys or other architectural features;
- k. refuse applications which would entail the introduction of incongruous period features such as shutters and bow windows;
- l. refuse applications which would entail use of replacement windows and doors in PVCu plastic;

m. refuse applications involving major internal alterations, such as the reshaping of rooms, the removal of a staircase, the removal or destruction of panelling or stained glass, or alterations to roof trusses of interest.

Repair & maintenance of listed buildings

POLICY BE6

Using powers over the control of demolition and other development control powers, the District Planning Authority will refuse permission for redevelopment which would harm the character of groups of historic buildings up to and including early 20th Century buildings of distinctive or uniform architectural style. Permission will only be granted for developments which would reflect and contribute to that style.

Archaeology

POLICY BE16

The District Planning Authority will require development proposals to retain important existing landscape features and make appropriate provision for new planting using locally native species of plants wherever possible. All full or detailed development proposals should be accompanied by a landscaping plan identifying both existing and proposed landscaping detail. The District Planning Authority will, where necessary, make any permission conditional upon a satisfactory landscaping scheme being agreed and implemented within a specified period, where such a scheme does not accompany an application.

POLICY BE17

Development will not be permitted if it would damage or destroy any tree protected by a TPO unless the removal of one or more trees would:

- a. be in the interests of good arboricultural practice; or unless
- b. the desirability of the proposed development outweighs the amenity value of the protected tree(s).

If the removal of one or more trees is permitted as part of a development, a condition will require that at least an equivalent number, or more, of new trees be planted either on or near the site.

Historic parks and gardens

POLICY BE18

Planning permission will be refused where development proposals would adversely affect the site or setting of the following parks and gardens of historic interest as shown on the Proposals Map:

- Acrise Place
- Beachborough Park
- Horton Priory
- Lypne Castle
- Port Lypne
- Saltwood Castle
- Sandling Park

Area improvements

POLICY CO1

The District Planning Authority will protect the countryside for its own sake. Subject to other Plan policies, development in the countryside will be permitted where proposals:

- a) maintain or enhance features of landscape, wildlife, historic, geological and agricultural importance, and the particular quality and character of the countryside;
- b) demonstrate that they cannot be practicably located within an existing settlement and essentially require a countryside location;
- c) are of a high standard of design and, sympathetic in scale and appearance to their setting;
- d) are acceptable in highway and infrastructure terms and;
- e) preserve or enhance the amenity, character and functioning of rural towns and villages.

Development proposals that would significantly conflict with one or more of criteria a - e above will only be permitted where it can be shown that:

- i) there is an overriding social or economic need;
- ii) negative impacts are minimised as far as possible and;
- iii) adequate measures will be taken to compensate for any the adverse environmental effect. Compensatory measures should, as a minimum, ensure that no net environmental loss occurs.

Note: For the purposes of Policy CO1, the Countryside is defined as the area outside of the settlement boundaries identified on the proposals map. Where land in the countryside is allocated on the proposals map for a specific development purpose, the associated policy will take precedence over Policy CO1.

POLICY CO4

Special Landscape Areas are defined as follows and illustrated on the proposals map:

North Downs (including the scarp and crest)

Old Romney Shoreline

Dungeness

Proposals should protect or enhance the natural beauty of the Special Landscape Area. The District Planning Authority 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 countywide landscape significance.

Where areas are also within the Kent Downs AONB, Policy CO3 will take precedence.

POLICY CO5

Local Landscape Areas are defined as follows and illustrated on the proposals map:

Romney Marsh

Sandgate Escarpment and Seabrook Valley

Eaton Lands

Coolinge Lane and Enbrook Valley

Mill Lease Valley

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

POLICY CO11

The District Planning Authority will not give permission for development if it is likely to endanger plant or animal life (or its habitat) protected under law and/or identified as a UK Biodiversity Action Plan priority species or cause the loss of, or damage to, habitats and landscape features of importance for nature conservation, unless;

- i. there is a need for development which outweighs these nature conservation considerations and
- ii. measures will be taken to minimise impacts and fully compensate for remaining adverse affects

POLICY CO13

Development proposals likely to have a harmful effect on the freshwater environment, including water courses, natural ponds, canals and sewers and adjoining banks, will only be permitted where harmful impact will be minimal, and where benefit in the form of increased access and / or water-based recreation outweigh the negative effects. In such cases, measures should be taken to minimise impacts and fully compensate for remaining adverse effects.

POLICY E1

Planning permission for industrial and commercial development or redevelopment will be granted within the established employment sites shown on the Proposals Map for that purpose. The use classes indicated in the above table will be permitted at the sites listed, subject to Policy E5.

POLICY E2

Planning permission for business and commercial development or redevelopment will be granted on the new employment opportunity sites listed below and shown on the Proposals Map. Development will be in accordance with adopted Development Briefs where appropriate, be subject to Policy E5 and also the following key requirements:

A. Shearway Business Park, Folkestone

- (i) Permissible uses restricted to Use Classes B1/B2/B8;
- (ii) Development of land accessed via Caesars Way will be acceptable prior to provision of the remainder of the internal site road where it:
 - can be demonstrated that it will not increase the risk of road accidents or delays;
 - does not prejudice the completion of the new site road or prevent any future closure of the Caesars Way / Tile Kiln Lane junction;
- (iii) Provision of structural landscape areas, as shown on the Proposals Map, and enhancement of the Pent stream and its environs through the site.

B. Cheriton Parc, Folkestone

- (i) Permissible uses restricted to Use Class B1(a & b);
- (ii) Provision of necessary junction improvements.

C. Link Park, Lympne

- (i) Permissible uses restricted to Use Classes B1/B2/B8;
- (ii) Provision of necessary site access and off-site highway improvements;
- (iii) Provision of structural landscape areas, as shown on the Proposals Map;
- (iv) Acceptability in terms of noise impacts on surrounding residents.

D. Phase III and Phase IV Land, Mountfield Road, New Romney

- (i) Permissible uses restricted to Use Classes B1/B2/B8;
- (ii) Development of the Phase IV land will be subject to provision of necessary improvements to the junction of Mountfield Road and Station Road.

E. Hawkinge West

(i) Permissible uses restricted to Use Classes B1 and B8;

F. Nickolls Quarry, Hythe

(i) See Policy HO2 in Chapter 3 on Housing.

POLICY SD1

All development proposals should take account of the broad aim of sustainable development - ensuring that development contributes towards ensuring a better quality of life for everyone, now and for generations to come. This involves meeting economic and social objectives and helping people meet their personal aspirations through accommodating the district's need for commercial and industrial development, new homes and other land uses and improving quality of life for all members of society whilst respecting the following environmental criteria:

- a) Shape new development patterns in a way which reduces the need to travel, especially by car, and increases the attractiveness of walking, cycling and public transport;
- b) Preserve and enhance built and cultural heritage including Listed Buildings and their settings, conservation areas, sites and settings of nationally and locally important ancient monuments and archaeological sites, historic parks and gardens and, historic landscapes;
- c) Protect and enhance areas of countryside that are of special quality, particularly the Kent Downs Area of Outstanding Natural Beauty, Special Landscape Areas, Local Landscape Areas, Heritage Coast and undeveloped coast, ancient woodlands and, the best and most versatile agricultural land. Sustain the character and diversity of the wider countryside in general;
- d) Protect and enhance designated or proposed sites of international, national, countywide and local wildlife importance and plant or animal life protected by law. Maintain the District's overall stock of nature conservation resources;
- e) Locate new development within or around existing built-up areas, especially on previously developed land, in preference to 'greenfield' sites;
- f) Maintain and improve the character and vitality of the built environment, promote a high quality of design and ensure that development density is appropriate to its location;
- g) Encourage energy efficiency and conservation, re-use and recycling of materials and, the sensitive development of renewable energy resources;
- h) Maintain and enhance water, soil and air quality;
- i) Maintain and enhance the provision of recreational open space, amenity land and tree and hedgerow cover;
- j) Prevent negative impacts on coastal protection, flood defence, land drainage and groundwater resources.
- k) Safeguard and enhance the amenity of residents

Development proposals that would significantly conflict with one or more of environmental criteria a)-k) above will only be permitted where it can be shown that:

- i. there is an overriding economic or social need;
- ii. negative impacts are minimised as far as possible and:
- iii. measures will be taken to compensate for the adverse environmental effect. Compensatory measures should, as a minimum, ensure that no net environmental loss occurs.

POLICY HO2

Residential development will be permitted on the following sites, which are shown on the Proposal Map, subject to the requirements set out below.

2001-2006

A) Folkestone Seafront - 250 dwellings

Size: 36ha (89 acres)

The size of this site presents an opportunity to make a large contribution to the housing land requirement, although it is anticipated that only half of the site capacity will come forward in the plan period. Development must be in accordance with Policies FTC6, 7 & 8 and also flooding policies in the Plan's Utilities chapter.

B) Old gas works site, Ship Street, Folkestone – 30 dwellings

Size: Main site 1.4ha (3.5 acres) Small site 0.4ha (1acre)

Investigation into possible contamination is required and necessary treatment carried out.

C) Ingles Manor, Jointon Road, Folkestone – 25 dwellings

Size: 1.6ha (4 acres)

Development must be in accordance with Policy FTC3 of the Local Plan.

D) Remainder of land at Aerodrome, Hawkinge – 345 dwellings

Size: 13ha (32 acres)

Residential development will only be permitted on this site if development will guarantee the construction of the remainder of the Hawkinge relief road from the roundabout on the former aerodrome to the junction with Canterbury Road north of Hawkinge. A Section 106 Agreement will be sought to tie the construction of the road to the development of these two sites.

E) Land at Barnhurst Lane, Hawkinge – 70 dwellings

Total Size: 5ha (12.4 acres)

Residential development will only be permitted on this site if development will guarantee the construction of the remainder of the Hawkinge relief road from the roundabout on the former aerodrome to the junction with Canterbury Road north of Hawkinge. A Section 106 Agreement will be sought to tie the construction of the road to the development of these two sites.

2006-2011

A) Folkestone Seafront – 250 dwellings

Total Size: 36ha (89 acres)

The size of this site presents an opportunity to make a large contribution to the housing land requirement, although it is anticipated that only half of the site capacity will come forward in the plan period. Development must be in accordance with Policies FTC6, 7 & 8 and also flooding policies in the Plan's Utilities chapter.

B) Old gas works site, Ship Street, Folkestone – 40 dwellings

Total Size: Main site 1.4ha (3.5 acres) Small site 0.4ha (1acre)

Investigation into possible contamination is required and necessary treatment carried out.

C) Ingles Manor, Jointon Road, Folkestone – 75 dwellings

Total Size: 1.6ha (4 acres)

Development must be in accordance with Policy FTC3 of the Local Plan.

E) Land at Barnhurst Lane, Hawkinge – 130 dwellings

Total Size: 5ha (12.4 acres)

F) Nickolls Quarry, Hythe – 500 dwellings

Size: 66ha (148 acres)

Planning permission for residential development will be granted on the area shown on the Proposals Map (minimum 24 ha), subject to:-

- i) an appropriate scheme for site preparation which includes phasing of development and works to raise site levels (to reduce the risk of tidal flooding). Development should also be in accordance with flooding policies in the Utilities chapter,
- ii) a minimum density of 30 dwellings per hectare across the whole site area identified for residential development and a minimum of 50 dwellings per hectare around the local centre,
- iii) a high quality design incorporating different dwelling types and integrated safe and secure residential car parking. A variety of parking solutions will be appropriate although within the high density area in particular, this should be provided mainly in communal courts or squares to the rear of dwellings,
- iv) the integration of the affordable housing provision across the site
- v) the provision of a local centre incorporating an area of public open space, including a primary school site and other community facilities such as a retail shop, post office and community hall,
- vi) the provision of 6ha of land in the north west corner of the site, shown on the Proposal Map, for new industrial development (Use Class B1) and in accordance with Policy E5,
- vii) an area of 3.6ha of public open space on the eastern part of the site, as shown on the Proposal Map, or such greater area as may be required by Policy LR9,
- viii) provision of footways and cycleways through the site and retention of the existing right of way,
- ix) the retention, and enhancement and future management of an open water area which is at least 15.5ha in surface lake area in the interests of local amenity , water based recreation and wildlife,
- x) the provision of a structural landscape buffer as shown on the Proposal Map,
- xi) the retention and enhancement of the water based recreation facilities and the separate access from the A259,
- xii) the provision of a railway halt in a suitable location within the site, on land adjacent to the Romney, Hythe and Dymchurch railway line.

A development brief will be prepared which will guide development.

G) Land off Romney Avenue, Folkestone – 20 dwellings

Size: 0.5ha (1.2acres)

Development should incorporate provision of a footpath link from Southernwood Rise to Romney

Avenue and improvements to the public open space to the south (to the rear of properties in Darnley Close).

H) Land off Paraker Way, Seabrook, Hythe – 10 dwellings

Size: 0.4ha (1 acre)

Residential development will only be permitted on this site if development will guarantee the construction of the remainder of the Hawkinge relief road from the roundabout on the former aerodrome to the junction with Canterbury Road north of Hawkinge. A Section 106 Agreement will be sought to tie the construction of the road to the development of these two sites.

Table 3 – Phasing of sites

	2005-2006	2006-2011
2005 HLS commitments (see Appendix 2)	244	748
Windfall	48	240
New sites:		
Folkestone Seafront	250	250
Old Gas Works site, Ship Street, Folkestone	30	40
Ingles Manor, Jointon Road, Folkestone	25	75
Nickolls Quarry, Hythe		500
Land off Romney Avenue, Folkestone		20
Land off Paraker Way, Seabrook, Hythe		10
Remainder of land at Aerodrome, Hawkinge	344	
Barnhurst Lane, Hawkinge	70	130
	1011	2013

Land requirements beyond 2011

- i) Nickolls Quarry, Hythe
- ii) Old Gas Works, Ship Street
- iii) Ingles Manor, Folkestone
- iv) Hawkinge Aerodrome and Barnhurst Lane, Hawkinge

POLICY LR3

Applications for the development of formal sport and recreational facilities in the countryside will be granted where the development meets the following criteria:-

- a) It is compatible with the character of the local landscape, the Area of Outstanding Natural Beauty, sites of historic or archaeological importance, and maintains areas and features of nature conservation significance and provides new opportunities for wildlife where possible;
- b) It does not result in the irreversible loss of the best and most versatile agricultural land;
- c) It is well located in relation to existing settlements and the highway network and can achieve an appropriate standard of access;
- d) accessibility by transport alternatives to the car, particularly for proposals likely to attract a large number of users;
- e) Does not unacceptably impact the amenity of local residents and other users of the countryside and protects or provides satisfactorily for existing public rights of way;
- f) Built development is appropriate in scale and appearance to its surroundings;
- g) Does not include as part of the proposals functionally unrelated ancillary development.

Note: In assessing amenity impacts, particular regard will be had to noise nuisance. This includes noise levels and frequency of emissions, and their impacts on local residents and important wildlife species, and effect on the quiet enjoyment of areas of nature conservation, historic and landscape value. In applying this policy, the 'countryside' is defined as the area outside of the settlement boundaries shown on the proposals map.

POLICY LR8

Rights of way will require to be properly integrated into the design and layout of development sites. The District Planning Authority will not permit development which would interrupt existing rights of way unless alternative provision can be made which will provide a facility of equal or greater benefit. Regard will be had to a route's attractiveness, safety and convenience for public use.

POLICY LR9

The District Planning Authority will provide an adequate level of public open space for leisure, recreational and amenity purposes, by protecting existing and potential areas of open space and by facilitating new provision by means of negotiation and agreement.

Loss of open space

Areas of open space of recreation, leisure or amenity value or potential as identified on the Proposals Map will be safeguarded. Development proposals which would result in a net loss of such space will only be permitted if:-

- a) sufficient alternative open space exists;
- b) development does not result in an unacceptable loss in local environmental quality;
- c) it is the best means of securing an improved or alternative recreational facility of at least equivalent community benefit having regard to any deficiencies in the locality.

Provision of new open space

In deciding planning applications for residential development within areas where an open space deficiency exists or will be created, the District Planning Authority will be guided by the following criteria:-

- i) Sites of 25 or more dwellings should provide open space to the standard of 2.43 hectares (6 acres) per 1,000 population. 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 open space nearby on a scale related to the size and scale of the development;
- ii) Sites for less than 25 dwellings should contribute towards the provision and improvement of open space on a scale related to the size and nature of the development.

POLICY LR10

All residential development in which children are expected to live should ensure adequate provision of children's play space. Such provision can be made in a number of ways. The District Planning Authority will seek by negotiation and agreement to achieve a level of provision which meets, or is equivalent to, the guidance set out below.

Criteria for the provision of children's play space in developments containing 20 or more child bed spaces:-

- a) Where a deficiency in the provision of children's play space would exist, a minimum of 5sq.m. of space per child bed space should be provided;
- b) Areas should be set out and located so as to minimise annoyance to nearby occupiers, maximise children's safety and be visible from neighbouring properties. Play areas should be within walking distance of all dwellings containing child bed spaces.

Within the above criteria, the following types of area may be provided, depending on the size and nature of the development.

i) Local Area for Play

Small areas with an activity zone of at least 100sq.m. and 5m away from the curtilage of the nearest house to cater mainly for 4-6 year olds within one minute walking time of home (approximately 100 metres).

ii) Local Equipped Area for Play

Equipped areas with an activity zone of at least 400sq.m. and 20m away from the curtilage of the nearest house to cater mainly for accompanied 4-8 year olds, and slightly older unaccompanied children, within five minutes walking time of home (approximately 400 metres).

iii) Neighbourhood Equipped Area for Play

Equipped areas with an activity zone of at least 1,000sq.m. and 30m away from the curtilage of the nearest house to cater mainly for unaccompanied 8-14 year olds with consideration for older children and young people, and for slightly younger supervised or accompanied children, within 15 minutes walking time of home (approximately 1,000 metres).

Note: Child bed spaces are calculated by subtracting all bed spaces in old people's dwellings, all bed spaces in one or two person dwellings and two bed spaces in family dwellings, from the total number of bed spaces in the scheme.

POLICY U2

Planning permission for housing developments of five or more dwellings and other forms of development generating a similar flow of effluent will be refused unless connection is made to the nearest available mains drainage system with capacity to serve the development or details are submitted which show how the development will be connected to a mains drainage system.

POLICY U4

Development will be permitted unless it is demonstrated that it would lead to an unacceptable risk to the quality or potential yield of surface or ground water resources or lead to an unacceptable risk of pollution. Groundwater resources most sensitive to development are indicated on the Proposals Map as Groundwater Source Protection Zones.

POLICY U10

In appropriate locations the District Council will grant planning permission for development required as part of the process of recycling materials. Development proposals including commercial or residential uses should include provision for the storage of waste and recyclable materials awaiting collection.

POLICY U15

Proposals for development which involve outdoor lighting will be permitted subject to the scheme satisfying the following criteria:-

- a) The quantity and illumination of the lighting proposed is the minimum necessary to meet its stated purpose.
- b) The lighting is positioned and shaded so as to minimise glare and light spillage from the site, or impact on local residents, road users and pedestrians or wildlife.
- c) The impact on the visibility of the night sky is reduced as far as possible.

Policy TR2

Where major new developments are proposed, permission will not be granted unless provision is made in the layout to allow penetration by buses.

For the purposes of this policy major development is defined as proposals in excess of 100 dwellings or more than 5 hectares of employment land.

Policy TR5

The District Planning Authority will require the provision of secure and practically located facilities for cyclists in all new developments which are expected to generate a regular flow of traffic. Developers will be asked to contribute towards the provision of cycle routes or cycleways where these would be directly related to the use of the new development.

Policy TR6

New development will not be permitted unless provision is made for the needs of pedestrians. The layout and design of development should provide for safe, attractive and convenient pedestrian routes, particularly to public transport routes.

Policy TR11

Proposals which involve the formation of a new access, or would result in the intensification of the use of an existing access, will only be permitted where:-

- a. the access is not detrimental to the safety of vehicle traffic, cyclists and pedestrians or
- b. the access can alternatively be improved to a standard acceptable to the Highway Authority or
- c. the applicant can demonstrate by means of a transport impact study that the proposal would not increase the risk of accidents or create delays.

Policy TR12

New development, redevelopment or a change of use will only be permitted if it makes provision for off street parking on or near the site in accordance with the current maximum vehicle parking standards, as set out in Appendix 6. These standards may be varied where:-

a) the location is well served by public transport and there would be no adverse effect on road safety or traffic management.

b) this would allow development which would preserve or enhance the character or appearance of a conservation area, or assist the re-use of a building of architectural or historic interest.

c) a commuted sum payment is made for improvements to or measures to assist the use of public transport, cycling or walking.

Policy TR13

Where development proposals are considered likely to have significant transport implications, a travel plan should be submitted with the planning application. This will include proposals for ;

- Major developments including employment, shopping, leisure and services, which would generate significant amounts of traffic;
- New or expanded school facilities, which should be accompanied by a school travel plan;
- Development where there is a particular local traffic problem.

Core Strategy (2013)

Policy DSD

Delivering Sustainable Development

When considering development proposals Shepway District Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Shepway District Council will implement the policies and proposals of the Core Strategy to meet milestones and seek to ensure that essential infrastructure to support regeneration is secured through Policy SS5 and by:

- a) Working with partner organisations on local plans delivery and in development management of planning applications;
- b) Producing further local plans with a focus on specific sites, delivery/funding arrangements and detailed planning policies;
- c) Preparing AMRs to review the effectiveness of policies and the collection of resources for infrastructure projects;
- d) Undertaking pre-application discussions with developers and involving partner organisations where appropriate;
- e) Negotiating legal agreements and obligations as suitable, utilising other powers and non-planning capabilities;
- f) Taking a corporate lead in place-shaping through aligning with Shepway District Council's own activities and internal strategies.

Shepway District Council will collaborate with partners on the sustainable development of the area in accordance with the statutory Duty to Co-operate.

Policy SS2

Housing and the Economy Growth Strategy

The core long-term objective is to ensure the delivery of a minimum of 350 dwellings (Class C3) per annum on average until 2030/31 (inclusive from 2006/7). This is an achievable rate and can address strategic needs. To promote sustainable development and prioritise urban regeneration, a target is set for at least 65% of dwellings to be provided on previously developed ('brownfield') land by the end of 2030/31.

To support housing delivery, a target is set to provide for approximately 8,000 dwellings by the end of 2025/26. This equates to an initial target average delivery of 400 dwellings per annum. This trajectory is set out to provide impetus to the transformation of the district's economy sought in the district spatial strategy, and to promote a good rate of delivery of new employment land and infrastructure.

Allied to this rate of housing delivery, business activity and the provision of jobs will be facilitated through supporting town centres, the protection of sufficient employment land across the district, allocations and concerted efforts to deliver rural regeneration (especially in south and west Shepway).

A balance of development will be secured, as follows:

Use	Target amount of additional development 2006/7 to 2025/26 (inclusive)	Delivery over plan period
Housing (Class C3)	Target approximately 8,000 (minimum 7,000) dwellings	<i>How/when:</i> In accordance with provisions set out in this policy, a rolling requirement is set that deliverable land for 1,750 dwellings and a sufficient buffer be continuously identified for the forthcoming five-year period. Completions total 1,621 dwellings in first six years of plan period.
Industrial, warehousing and offices (B classes)	Approximately 20ha gross	<i>How/when:</i> Target to be monitored and to inform Allocations plan document. Approximately 7 ha B-class employment land, and 28,000 sqm of A1 retail have been achieved in the first four years of the plan period.
Goods retailing (Class A1)	Approximately 35,000sqm gross	

Table 4.1

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 Shepway is directed towards existing sustainable settlements to protect the open countryside and the coastline, in accordance with policy SS1. Change in settlements will be managed to occur in a form that contributes to their role within the Settlement Hierarchy (Table 4.3) and local place-shaping 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 use, scale and impact of development should be proportionate and consistent with the settlement's status and its identified strategic role (see Table 4.3) within the district.
- b) Consideration of alternative options within the appropriate area should be evident, with a sequential approach taken as required for applicable uses set out in national policy, for example to inform decisions against clause (c) below on flood risk. In considering appropriate site options, proposals should identify locational alternatives with regard to addressing the need for sustainable growth applicable to the Romney Marsh Area, or Urban Area or North Downs Area.
- c) For development located within zones identified by the Environment Agency 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 of Shepway of the three identified, and (if required) exception tests set out in national policy. It will utilise the Shepway Strategic Flood Risk Assessment (SFRA) and provide further information. Development should 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; or
 - 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.
 - iii) Strategic scale development proposals should be sequentially justified against district-wide site alternatives.
- d) 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.
- e) Proposals should be designed to contribute to local place-shaping and sustainable development by:
 - i) respecting and enhancing key historic features of conservation interest; and
 - ii) through appropriate sustainable construction measures, including water efficiency and a proportion of energy from renewable/low carbon sources on new-build development.

- f) Development must address social and economic needs in the neighbourhood and not result in the loss of community, 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

In focal points for maintaining and developing jobs and services, as represented by the Priority Centres of Activity, development will be encouraged where it complies with national policy and contributes to continued centre viability. Major commercial development, including A and B-class uses, should be located in accordance with the Priority Centres of Activity network as shown on the Policies Map and should reinforce the role of the centre. Development in Priority Centres of Activity will be allowed where it does not result in a net loss of on-site B-Class uses, and it does not in any way jeopardise the identified commercial purpose of areas set out in the Priority Centres of Activity network (see Table 4.4).

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 sequentially, looking firstly at locations within town centres, then on the edge of centres, and only then out of centre; and with regard to their impact on the vitality and viability of 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 may only be acceptable in accordance with policies SS1, SS3 and CSD3 and where demonstrated to be in locations suffering longstanding deprivation (and subject to directly contributing to local workforce up-skilling, sustainable transport provisions and an acceptable environmental impact on the locality).

To deliver commercial regeneration objectives, mixed-use development on employment land may be acceptable in line with the above principles where appropriate new B-class premises are provided, 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:

- At appropriate older Major Employment Sites, it directly delivers a range of small new and replacement industrial premises more appropriate to local needs; or
- 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 (A1) frontage shopping retained at the core of centres. Elsewhere in Town Centres an appropriate mix of offices (A2/B1), cultural, community and voluntary facilities, and other shop uses will be permitted; with a limited increase in the proportion of restaurants (A3) where shown to be adding to the choice, vitality, tourist appeal and evening economy of Town Centres.

Policy SS5

District Infrastructure Planning

Development should provide, contribute to or otherwise address Shepway'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.

The Community Infrastructure Levy (CIL) will be introduced to ensure that resources are in place sufficient to meet the infrastructure needs of the district in line with the growth provisions of this strategy. CIL will apply to all qualifying forms of development across Shepway, and a meaningful proportion of levy revenues raised in each neighbourhood will be used to deliver infrastructure within that neighbourhood. Developer contributions via specific legal agreements will 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), and in all instances prior to the introduction of CIL in Shepway, on the basis of this policy.

CIL and developer contributions will be used to secure resources contributing towards essential infrastructure needs. Potential infrastructure requirements of this Core Strategy are identified in Appendix 2. 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;
- 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. All major trip-generating uses will provide Travel Plans.

Developments must reflect the principle that infrastructure should be used more efficiently, or demand managed more effectively, before the need to increase capacity or deliver new infrastructure is created.

Policy CSD1

Balanced Neighbourhoods for Shepway

Development resulting in new housing (class C3) will be allowed in line with policy SS3 (optimising distinctiveness, appeal, sustainability and accessibility of places in Shepway) where it contributes to the creation of balanced and popular neighbourhoods through high-quality design proposals which address identified affordable housing needs.

All housing development should, subject to viability, include a broad range of tenures (incorporating market housing for sale, shared equity and other forms of intermediate housing, and affordable rented) wherever practicable. This requirement includes the following:

- Development proposing (or land capable of accommodating) 5 to 9 dwellings (net gain) should provide at least one affordable dwelling on-site, subject to viability.

- Development proposing (or land capable of accommodating) 10 to 14 dwellings (net gain) should provide at least two affordable dwellings on-site, subject to viability.
- Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) should provide 30% affordable dwellings on-site, subject to viability.

Provision should be made on-site (unless off-site provision through a financial contribution of broadly equivalent value can be robustly justified).

Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint (policy SS1) where it has been demonstrated that there is a requirement in terms of local need.

Provision of affordable housing within individual sites and settlements should not be concentrated in one location, and must be designed to integrate in function and appearance with private housing and existing properties.

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 in Shepway and meeting the specific requirements of vulnerable or excluded groups existing with the district.

Housing supply will also be managed with an objective that at least half of new homes by 2026 will be three bedroom (or larger) dwellings. Development should maintain the vitality and mix of activity in the local economy and neighbourhoods, or alternatively accommodation should directly contribute to meeting the long-term flexible living or care requirements of residents.

All developments of 10 dwellings (Class C3) or more should include 20% of market dwellings meeting Lifetime Homes standards, unless demonstrated to be unfeasible in design or viability terms.

Residential accommodation providing an element of care will only be permitted in line with the above and where:

- a. It does not lead to an over-concentration of socially vulnerable people in a neighbourhood, and
- b. It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and
- c. It is shown to be designed to provide a high quality of care.

The accommodation needs of specific groups will be addressed based on evidence of local need, including appropriate provision for Gypsies, Travellers and Travelling Showpeople. Policies will be included in Local Plans to provide criteria and make allocations for Traveller sites in line with national policy.

Policy CSD3

Rural and Tourism Development of Shepway

Proposals for new development in locations outside of the Settlement Hierarchy may only be allowed if a rural or coastal location is essential, and to meet green infrastructure requirements. Development in these locations will only be acceptable in principle if forming a site for:

- a. affordable housing (rural exceptions as per CSD1, or allocated sites)
- b. agriculture, forestry or equine development
- c. sustainable rural diversification, and tourism enterprises as set out below
- d. local public/essential services and community facilities in line with policies SS3/4
- e. replacement buildings (on a like for like basis)
- f. conversions of buildings that contribute to the character of their location
- g. sustainable rural transport improvements
- h. essential flood defences or strategic coastal recreation.

To underpin the sustainable development of the countryside, the loss of facilities in the centre of any village will be resisted unless appropriately demonstrated to be unviable, and rural economic diversification will be supported, especially through the re-use or refurbishment of redundant rural buildings.

Tourist, recreation and rural economic uses will be appropriately protected and new development allowed within defined settlements in the Settlement Network. 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 green infrastructure (GI) and coastal/water environment principles

Policy CSD4

Green Infrastructure of Natural Networks, Open Spaces and Recreation

Improvements in green infrastructure (GI) assets in the district will be actively encouraged as will an increase in the quantity of GI delivered by Shepway District Council working with partners and developers in and around the sub-region, including through pursuing opportunities to achieve net gains in biodiversity, and positive management of areas of high landscape quality or high coastal/recreational potential.

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:

- a. Development must avoid a net loss of biodiversity.
- b. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance.

- c. A high level of protection will be given to nationally designated sites (SSSI and Ancient Woodland) where development will avoid any significant impact.
- d. Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites (including Kent BAP habitats, and other sites of nature conservation interest).
- e. Planning decisions will have close regard to the need for conservation and enhancement of natural beauty in the AONB and its setting, which will take priority over other planning considerations. Elsewhere development must not jeopardise the protection and enhancement of the distinctive and diverse local landscapes in Shepway (especially where these support the setting of the AONB), and must reflect the need for attractive and high-quality open spaces throughout the district.

Shepway's GI network shown in Figure 5.3, and other strategic open space, will be managed with a focus on:

- Adapting to and managing climate change effects.
- Protecting and enhancing biodiversity and access to nature, particularly in green corridors and other GI Strategic Opportunities in Figure 5.3, with appropriate management of public access (including a Sustainable Access 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.
- 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).
- 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 5.3 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements.

Policy CSD5

Water and Coastal Environmental Management in Shepway

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 of 105 litres per person per day, or less.
- b. New buildings and dwellings must be delivered in line with wastewater capacity, and designed so as to ensure that peak rate and surface water runoff from the site is not increased above the existing surface water runoff rate, incorporating appropriate sustainable drainage and water management features. 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.

Water reserves and the coastal environment will be maintained and enhanced through Shepway District Council working with partners to manage development and upgrade water infrastructure and quality, and through green infrastructure provisions (policy CSD4).

Policy CSD9

Sellindge Strategy

Land in the centre of Sellindge forms a broad location for development to deliver a central village green/common, a more pedestrian/cycle-friendly Ashford Road, and other community facilities, financially enabled by limited residential development.

Any major residential-led development in Sellindge parish should meet all the following criteria:

- a) Proposals must be properly masterplanned (following extensive community engagement) and the full area included in a single outline application.
- b) Development must ensure the delivery of a core area (bulk of identified land south of the A20) in parallel with/advance of any development to the west, north or east of it.
- c) Total residential development will not exceed approximately 250 dwellings (Class C3), with around 30% affordable housing subject to viability.
- d) Development should provide timely delivery of a village green/common south of the A20 that:
 - i. is of at least 1.5–2 ha in size, or greater,
 - ii. provides a range of facilities and type of landscaping identified through consultation with local residents and complementing the existing facilities located at the sports club,
 - iii. is of the highest quality and incorporates robust and durable lighting and furniture, iv. provides new habitats for priority nature conservation species.
- e) Development should deliver a more pedestrian/cycle-friendly A20 through (as a minimum) informal traffic calming features at key locations, and perceived narrowing of the carriageway outside Sellindge primary school and associated highways improvement.
- f) Proposals must include satisfactory arrangements for timely delivery of necessary local community facilities including a primary school extension; and also potentially allotments and administrative accommodation for the parish council.
- g) Development should contribute to improvements in the local wastewater infrastructure and other utilities as required.

Places and Policies Local Plan (Submission Draft 2018)

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:

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;

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)	-	-	1.0
	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	
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	

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 HB4

Self-build and Custom Housebuilding Development

The Council will support self-build and custom housebuilding development by requiring:

1. All sites within the Folkestone and Hythe Urban Area delivering more than 40 dwellings to supply no less than 5 per cent of dwelling plots for sale to self-build or custom housebuilders on the Council's register;
2. All sites within the North Downs and Romney Marsh Areas delivering more than 20 dwellings to supply no less than 5 per cent of dwelling plots for sale to self-build or custom housebuilders on the Council's register; and
3. Development on sites on and above these thresholds shall be subject to the following criteria:
 - Design parameters for self-build and custom housebuilding plots shall be submitted within any outline planning application as part of the Design and Access Statement and shall be in compliance with other policies in the plan;
 - Plots shall be provided with outline planning permission, services to the boundary and access to the public highway or internal road layout;
 - Plots shall be appropriately marketed to self-build and custom housebuilders for a period of at least 12 months from commencement of the development before consideration is given to a return to open market units; and
 - Self-build and custom housebuilding plots shall be appropriately integrated within the wider development, in accordance with relevant policy requirements and contribute towards the wider plan objectives for the maintenance and management of the public realm.

The Council will consider proposals for self-build and custom build homes on schemes below these thresholds positively, subject to other policies in the plan. The Council will encourage local communities to provide plots for self-build and custom build homes in Neighbourhood Plans.

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.

Policy E2

Existing Employment Allocation

Existing employment sites are protected for business purposes under classes B1 and B8. Proposals to fully or partly redevelop existing employment sites for alternative uses will be permitted provided that it is demonstrated that:

1. The existing or former employment use is no longer appropriate in terms of neighbouring uses or impacts on the natural environment; or
2. The site or premises has been subject to sustained marketing over a six month period prior to the submission of the planning application but the site or premises has remained unlet or unsold for all appropriate types of B class employment use and no reasonable offers have been received;
3. It does not prevent or limited opportunities for any remaining land left undeveloped coming forwarded for employment purposes;
4. Any established businesses are relocated to appropriate alternative premises within the local area; and
5. The site is unviable for redevelopment for an alternative employment use. In addition, proposals should demonstrate that the proposed new use does not undermine neighbouring employment uses or their future development.

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 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 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 Strategy 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 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;
- Coolinge 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 use unsuitable for the site.

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

- Where the light shines;
- When the light shines;
- How much light shines; and
- 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 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.

Folkestone & Hythe Core Strategy Review (Submission Draft, 2019)

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 Shorncliffe 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 4.3 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 and without material impact on its setting, 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.

The strategic growth of New Romney is also supported through policy CSD8 to allow the market town to fulfill 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. Should development proposals come forward for the further expansion of London Ashford Airport at Lydd, the council will work with the airport, local community and other stakeholders to prepare and adopt an Action Area Plan for the site.

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 the Economy Growth Strategy

The core long-term requirement is to deliver 676 dwellings (Class C3) a year on average from 2018/19 to 2036/37, a total requirement of 12,845 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 smallland medium-sized sites as allocated in the Places and Policies Local Plan.

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).

Use	Target amount of additional development 2018/19 - 2036/37	Delivery of plan period
Housing (Classes C2/C3)	Minimum of 12,845 dwellings	A requirement is set to deliver land for an average of 676 dwellings a year over the plan period (19 years)
Employment Uses (B classes)	<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 (Class A1-A5, excluding A2 services)	Approximately 31,205 sqm gross, comprising 4,620 sqm convenience goods floorspace and 26,585 sqm comparison goods 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 place-shaping 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 use, scale and impact of development should be proportionate and consistent with the settlement's status and its identified strategic role (see Table 4.4) within the district.
- b) Consideration of alternative options within the appropriate area should be evident, with a sequential approach taken as required for applicable uses set out in national policy, for example to inform decisions against clause (c) below on flood risk. In considering appropriate site options, proposals should identify locational alternatives with regard to addressing the need for sustainable growth applicable to the Romney Marsh Area, or Urban Area or North Downs Area.
- c) For development located within zones identified by the Environment Agency 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 (if required) exception tests set out in national policy. It will utilise the Strategic Flood Risk Assessment (SFRA) and provide further information. 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; and
 - 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.
 - iii. strategic-scale development proposals should be sequentially justified against district-wide site alternatives.
- d) 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.
- e) Proposals should be designed to contribute to local place-shaping and sustainable development by:
 - iv. respecting and enhancing key historic features of conservation interest; and

- v. through appropriate sustainable construction measures, including water efficiency and a proportion of energy from renewable and low carbon sources on new-build development.
- f) 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

In focal points for maintaining and developing jobs and services, as represented by the Priority Centres of Activity, development will be encouraged where it complies with national policy and contributes to continued centre viability. Major commercial development, including A and B-class uses, should be located in accordance with the Priority Centres of Activity network as shown on the Policies Map and should reinforce the role of the centre. Development in Priority Centres of Activity will be allowed where it does not result in a net loss of on-site B-Class uses, 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:
 - 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
 - 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:
 - In accordance with policies SS1, SS3 and CSD3; and
 - Where demonstrated to be in locations suffering longstanding deprivation (and subject to directly contributing to local workforce up-skilling, sustainable transport provisions and an acceptable environmental impact on the locality).

To deliver commercial regeneration objectives, mixed-use development on employment land may be acceptable in line with the above principles where appropriate new B-class premises are provided, 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, unless other site specific policies apply:

- At appropriate older Major Employment Sites, it directly delivers a range of small new and replacement industrial premises more appropriate to local needs; or
- 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 (A1) frontage shopping retained at the core of centres. Elsewhere in

Town Centres an appropriate mix of offices (A2/B1), cultural, community and voluntary facilities, and other shop uses will be permitted; with a limited increase in the proportion of restaurants (A3) where shown to be adding to the choice, vitality, tourist appeal and evening economy of Town Centres.

Policy SS5

District Infrastructure Planning

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.

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 agreements 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).

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;
- 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. All major trip-generating uses will provide Travel Plans.

Policy SS6

New Garden Settlement - Development 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 setting within the Kent Downs AONB landscape 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.

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 and include a detailed phasing and delivery strategy.

(1) New homes

- a. The settlement shall provide for a minimum of 6,375 new homes in a phased manner within this plan period (to 2036/37) with potential for future growth to provide a total of 8000-10,000 homes (subject to detailed masterplanning) within the site allocation area beyond the plan period;
- b. The mix of tenure and sizes 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. A minimum of 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 in neighbourhoods located in and around the towncentre(Policy SS7(2)), well-connected to the centre by a walking, cyclingandpublic transport network. Close to the town centre there shall be a higher proportion of smaller residential units serving all age groups;
- 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. Theremaining90per centofhomes shallbebuilt to meet M4(2) Category2: Accessibleand 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; 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 educational 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. Proposals shall demonstrate a landscape-led approach that respects topography and views, particularly from the Kent Downs Area of Outstanding Natural Beauty and helps mitigate impact on views from the scarp of the Kent Downs, guided by a Landscape and Visual Impact Assessment; 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 Lympe 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. 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 (including ecological connections, future management and community access), Local Wildlife Sites, Otterpool Quarry Site of Special Scientific Interest and other sensitive ecological features, including the existing pond at the former Folkestone Racecourse, both within and outside the allocation boundary;
 - III. 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;
 - IV. 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;

- V. 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 Etchinghill Escarpment Special Area of Conservation and other protected areas, which might necessitate the need for mitigation to be secured; vi. 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 vii. 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 2018 Update indicates that the new garden settlement can support approximately 3,150 sqm (gross) of convenience retail floorspace within the plan period. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre. The 2018 Update indicates that the new garden settlement can support approximately 7,300 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 (approximately 2,450 sqm gross) and non-retail and financial and professional services (approximately 2,600 sqm gross). An impact assessment shall be undertaken to demonstrate that there would be no detrimental impacts on the vitality and viability 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, particularly where provision above these indicative thresholds is proposed; 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 neighborhood 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 outbuildings), 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 Lympne Castle and the Lympne Conservation Area where appropriate.

(6) Sustainable access and movement

- a. 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;
- b. Development shall incorporate smart infrastructure to provide real-time and mobile-enabled public transport information in accordance with smart town principles (Policy SS9 (2));
- c. 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;
- d. 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;
- e. 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;
- f. 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;
- g. 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

- h. 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 90 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 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. For non-residential development, development shall achieve BREEAM 'Outstanding' standard including addressing maximum water efficiencies under the mandatory water credits;
- d. 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 in and on buildings and structures. All community buildings shall seek to meet zero carbon standards as exemplars, with an aspiration for the development to achieve carbon neutrality;
- 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);
- b. Allotments and community orchards for local food growing shall be provided on fertile land with safe and convenient access from all residential neighbourhoods; and
- c. 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

- 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 infrastructure, such as primary education, should be provided in the first phases of development to support investment and community development. The provision of infrastructure should be phased in a way that does 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;

c. The nearby communities of Lympne, 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 masterplanning process; and d. Infrastructure provision will be secured and/or funded through Section 106 and Section 278 legal agreements to ensure it is delivered at the appropriate phase of the development.

(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 that are easily accessible to statutory undertakers to avoid unnecessary highway works and surface repairs.

(3) Long-term management and governance

a. Infrastructure, the urban realm, open spaces including informal pedestrian and cycle pathways, and facilities shall be designed to take into account long-term management and maintenance requirements; and

b. A strategy for the long-term stewardship of the settlement shall be developed. This shall include the creation of a Community Trust or new elected body. The infrastructure that will need to be managed and maintained by the Trust or elected body may include: 100 Submission Draft (Regulation 19) Folkestone & Hythe District Council Core Strategy Review 2019

i. Strategic and local open spaces;

ii. Sports pitches;

iii. Leisure facilities;

iv. Community buildings;

v. Public squares and spaces including public art and street furniture;

vi. Sustainable drainage systems (SuDS); vii. Allotments, community orchards and woodlands; and viii. Heritage facility, such as a museum or archive storage

Requirements to ensure the quality of all open space and physical assets on handover to the Trust or elected body will be set out in a Section 106 legal agreement.

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), wherever 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 a **minimum** of two affordable dwellings on-site; 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 a **minimum** of 22 per cent affordable dwellings on-site.

For development proposing 15 or more dwellings, as a starting point approximately 30 per cent of the affordable housing provision shall be shared equity and 70 per cent affordable rent/social 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.

Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint where it has been demonstrated that there is a requirement in terms of local need and a suitable site.

Provision of affordable housing within individual sites and settlements should not be concentrated in one location, and must be designed to integrate in function and appearance with private housing and existing properties.

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 requirements 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 sizes 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 (shared ownership / affordable rent / social rent)	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 will be permitted in line with the above and where:

- a. It does not lead to an over-concentration of socially vulnerable people in a neighbourhood, and
- b. It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and
- c. It is shown to be designed to provide a high quality of 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 Showpeople.

Policy CSD9

Sellindge Strategy

Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of up to 600 dwellings.

1. The first phase (land located in the centre of Sellindge) of any major residential-led development in Sellindge parish should meet all the following criteria:

- a. Proposals must be properly masterplanned (following extensive community engagement) and the full area included in a single outline application;
- b. Development must ensure the delivery of a core area (bulk of identified land south of the A20) in parallel with/advance of any development to the west, north or east of it;
- c. Total residential development will not exceed approximately 250 dwellings (Class C3), with around 30% affordable housing subject to viability.
- d. Development should provide timely delivery of a village green/common south of the A20 that:
 - i. Is of at least 1.5–2ha in size, or greater;
 - ii. Provides a range of facilities (including allotments) and type of landscaping identified through consultation with local residents and complementing the existing facilities located at the sports club;
 - iii. Is of the highest quality and incorporates robust and durable lighting and furniture; and iv. Provides new habitats for priority nature conservation species;
- e. Proposals must include satisfactory arrangements for the timely delivery of necessary local community facilities including:
 - i. A primary school extension to 1 form of entry (1FE);
 - ii. The expansion of the Doctor's surgery; and iii. Administrative accommodation for the Parish Council.

2 The second phase (Site A land to the west of phase 1 and Site B land east of phase 1) for any residential-led development should meet all the following criteria:

- a. The residential development element shall not commence until the school, doctors surgery and Parish Council administrative accommodation to be provided by phase 1 are under construction with a programmed completion date;
- b. Total residential development within phase 2 of approximately 350 dwellings (Classes C2 and C3) with 22 per cent affordable housing subject to viability and a minimum of 10 per cent of dwellings designed to meet the needs of the ageing population;
- c. A minimum of 10 per cent of dwellings to be self-build or custom-build;
- d. Development shall be designed to minimise water usage, as required by the Water Cycle Study. Total water use per dwelling shall not exceed 90 litres per person per day of potable water (including external water use);
- e. Energy efficiency standards are agreed with the local planning authority that meet or exceed prevailing best practice;
- f. Proposals must include satisfactory arrangements for the timely delivery of necessary local community facilities including:
 - i. Provision of land and funding to upgrade Sellindge Primary school to 2 forms of entry (2FE);
 - ii. Provision of new or upgraded sports grounds, open and play space or upgraded facilities in the village;
 - iii. Provision of new nursery facilities;
 - iv. Provision of a replacement village hall, to a specification to meet local need;

- v. Provision of new allotment facilities; and
- vi. Contributions to the upgrading of local medical facilities to meet the needs of the development;
- g. Appropriate landscaping, including woodland planting, shall be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character and on the eastern boundary of Site B, due to the possible visual impact on the setting of the AONB. All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species;
- h. The eastern development area will provide improved pedestrian and cycle access along the northern boundary (Public Right of Way HE273);
- i. Approximately 1,000sqm of business (B1 Class) floorspace shall be provided, achieving BREEAM 'outstanding' rating;
- j. Site A land to the west of Sellindge in Phase 2 must be masterplanned and the full area included in a single outline application. The masterplan must include consideration for the setting of non-designated built and natural heritage assets such as Grove House and Potten Farm; and
- k. Any archaeological remains should be evaluated and potential impact mitigated in accordance with Places and Policies Local Plan Policy HE2.

3. Both phases of the development shall:

- a. Provide wherever possible internal links within the site itself and external links to neighbouring sites to ensure there is ease of access by a range of transport modes to new and existing development/facilities within the village;
- b. Deliver pedestrian and cycle enhancements to the A20 through (as a minimum) informal traffic-calming features at key locations, and perceived narrowing of the carriageway outside Sellindge primary school and associated highways improvement. Phase 2 shall extend the highways improvement area to be delivered by phase 1;
- c. Contribute to the provision of a safe, lit, surfaced cycle and pedestrian access to Westenhanger Station from Sellindge through the upgrade of existing bridleways and public rights of way (HE271A and HE274);
- d. Provide noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the development, as well as landscaping within the buffers designed to integrate with other planting and habitat creation delivered through the comprehensive masterplan;
- e. Contribute to improvements in the local wastewater infrastructure and other utilities as required to meet the needs of the development;
- f. Ensure occupation of the development is phased to align with the delivery of sewage infrastructure, in liaison with the service provider;
- g. Plan layout to ensure future access to existing sewage infrastructure for maintenance and upsizing purposes; and
- h. Provide a high standard of design, siting and layout of development to reflect the sites' proximity to the Kent Downs AONB.

Policy CSD4

Green Infrastructure of Natural Networks, Open Spaces and Recreation

Improvements in green infrastructure (GI) assets in the district will be actively encouraged as will an increase in the quantity of GI delivered by the council working with partners and developers in and around the sub-region, including through pursuing opportunities to secure net gains in biodiversity, and positive management of areas of high landscape quality or high coastal/recreational potential.

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:

- a. Development must avoid a net loss of biodiversity, achieve net gain over and above residual loss.
- b. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance.
- c. 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.
- d. Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites (including Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest).
- e. Planning decisions will have close regard to the need for conservation and enhancement of natural beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting, which will take priority over other planning considerations. Elsewhere development must not jeopardise the protection and enhancement of the district's distinctive and diverse local landscapes (especially where these support the setting of the AONB), and must reflect the need for attractive and high-quality open spaces throughout the district.

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:

- Adapting to and managing climate change effects.
- 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 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.
- 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). 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 'outstanding' standard addressing maximum water efficiencies under the mandatory water credits, where technically feasible and viable; and
- c. New buildings and dwellings must be delivered in line with wastewater capacity, and designed so as to ensure that peak rate of surface water runoff from the site is not increased above the existing surface water runoff rate, incorporating appropriate sustainable drainage systems (SuDS) 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.

Water reserves and the coastal environment will be maintained and enhanced through the council working with partners to manage development and upgrade water infrastructure and quality, and through green infrastructure provisions (policy CSD4).

APPENDIX 8 - SCHEDULE OF STRATEGIC INFRASTRUCTURE

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Infrastructure items	Approximate cost (£)	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
Enabling works (including tree / hedge removal, earthworks, haul roads, UXO)	Up to £3.0m	All zones	Master Developer / Zone Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	Delivery by Master Developer / Zone Housebuilder / Contractor
Section 278 highway works (including works to M20, A20, Otterpool Lane, A261 / Aldington Road junction, A260 /A20 roundabout, station approach)	Up to £27m	Zones 1A-C, 2A-B, 3C, 4, 6, 7	Master Developer / Zone 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)	Up to £72m	All zones	Master Developer / Zone 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	Approximate cost (£)	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
				pathways, bridleways, cycleways).
On-site pedestrian/cycle routes (away from spine roads)	Up to £3.5m	All zones		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)	Up to £40m	All zones	Master Developer / Zone Housebuilder / Utility Company / Specialist Provider / Central Government (e.g. HIF) / Local (e.g. LEP)	Utility Company / Specialist Provider / MUSCO
Ecological mitigation works	Up to £5m	All zones	Master Developer / Zone Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	Master Developer / Zone Housebuilder / Contractor / Specialist Provider
Strategic surface water drainage	Up to £14.5m	All zones	Master Developer / Zone Housebuilder / Utility Company / Specialist	Master Developer / Zone Housebuilder / Contractor /

Infrastructure items	Approximate cost (£)	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
			Provider / Central Government (e.g. HIF) / Local (e.g. LEP)	Utility Company / Specialist Provider
Foul water drainage	Up to £28m	All zones	Master Developer / Zone Housebuilder / Utility Company / Specialist Provider / Central Government (e.g. HIF) / Local (e.g. LEP)	Master Developer / Zone Housebuilder / Contractor / Utility Company / Specialist Provider
Green infrastructure including play/sports provision	Up to £49.5m	All zones	Master Developer / Zone Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	Master Developer / Zone Housebuilder / Contractor / Utility Company / Specialist Provider 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.

Infrastructure items	Approximate cost (£)	Requirement	Source of funding/Delivery	Ongoing responsibility/Delivery partner
				The green and open space will be managed by a Specialist Trust, Community Trust, Parish Council or other organisation (depending on location)
Education (including secondary and primary schools)	Up to £96m	All zones	<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)	Up to £5.50m	All zones	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	Approximate cost (£)	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	Up to £4m	All zones	Master Developer / Zone Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	Master Developer / Zone Housebuilder / Local Groups
Community management organisation allowance	Up to £7m	All zones bar 2A	Master Developer / Zone 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	Up to £3.5m	All zones bar 2A	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	Up to £0.5m	All zones bar 2A	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	Approximate cost (£)	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)	Up to £54.5m	All zones bar 2A	Master Developer / Zone Housebuilder / Central Government (e.g. HIF) / Local (e.g. LEP)	-

Notes

Costs are based on estimated 'quantities' from the master plan at current market 'build' rates and benchmarked to other large schemes, Costs exclude design fees and other professional fees.