

Our ref: Q80641/PCM
Your ref:
Email: poppy.carmody-morgan@quod.com
Date: 28 February 2019



James Farrar
Planning Department
Folkestone & Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Dear James,

Town and Country Planning Act 1990 (as amended)

Otterpool Park

Outline planning application submitted on behalf of Cozumel Estates Ltd, in association with Folkestone and Hythe District Council as joint promoters of Otterpool Park.

Please find enclosed an outline planning application seeking permission for:

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 approval.

For development 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 application is being submitted on 28 February 2018 and includes the following information in line with the Planning Performance Agreement (2017) and your validation requirements:

- Application Ref 1.1 – this 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:
 - Agriculture;
 - Air quality;
 - Biodiversity;
 - Climate change;
 - Cultural heritage;
 - Geology, hydrology and land quality;
 - Human health;
 - Landscape and visual;
 - Noise and vibration;
 - Socio-economics;
 - Surface water and flood risk;
 - Transport; and
 - Waste and resource management.

The proposed development is based upon the creation of high quality homes, places and spaces within a new highly sustainable garden settlement. It will have far-reaching benefits, including:

- 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.

In respect of the planning application fee, a payment for £150,000 will be made to the Local Planning Authority. The planning application fee is calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017.

I trust that the information provided is sufficient to register and validate the application and I look forward to receiving confirmation of this. If you have any queries regarding the enclosed, please do not hesitate to contact me.

I look forward to hearing from you shortly.

Yours sincerely,



Poppy Carmody-Morgan
Associate

Otterpool Park: Schedule of plans for approval and in support of the Outline Planning Application

2.2 Parameter Plans for Approval

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

2.3 Phasing Plans for Approval

Reference Number	Title	Revision Date	Scale
OPM(P)211 G	Phasing up to 0-5 years	27-02-19	1:10000 @A1
OPM(P)212 G	Phasing up to 5-10 years		
OPM(P)203 G	Phasing up to 10-15 years		
OPM(P)204 G	Phasing up to 15-20 years		
OPM(P)205 G	Phasing up to 20-25 years		

2.4 Illustrative Drawings In Support

Reference Number	Title	Revision Date	Scale	
OPM(P)1020 J	Town Centre Masterplan	11-02-19	1:2500 @A1	
OPM(P)1001 D	Existing Context		11-02-19	1:10000 @A1
OPM(P)1005 B	Existing Levels			
OPM(P)1008 H Sport	Landscape Open Space - Sports			
OPM(P)1008 H Burial ground	Landscape Open Space – Burial Ground			
OPM(P)1008 H Allotments, orchards	Landscape Open Space – Allotments, orchards			
OPM(P)1009 G	SUDS and Drainage			
OPM(P)1010 G Bus routes	Movement and Access – Bus routes			
OPM(P)1010 G Cycle paths	Movement and Access –Cycle paths			
OPM(P)1010 G Primary Roads	Movement and Access –Primary Roads			
OPM(P)1010 G Bridleway	Movement and Access –Bridleways			
OPM(P)1012 J	Housing Density			
OPM(P)1015 J	Illustrative Masterplan			
OPM(P)1017 K	Development Zones			
OPM(P)1030 F	Walking Distances Primary Schools 800m			
OPM(P)102 E	Framework Master Plan Boundary			
OPM(P)3012 C	Framework Master Plan – Density			

Reference Number	Title	Revision Date	Scale
OPM(P)3013 C	Framework Master Plan –Heights	11-02-19	1:10000 @A1
OPM(P)3016 J	Framework Master Plan – Land use		
OPM(P)3017 J	Framework Master Plan Zones		
OPM(P)3018 E	Framework Master Plan Existing buildings to be Demolished and Retained		
OPM(P)3030 F	Framework Master Plan Walking Distances Primary Schools 800m		
OP-ARC-XXX-DR-T-0001 P04	A20 Alignment Plan and Profile plus Typical Sections	22-02-19	1:2000 @A1
OP-ARC-XXX-DR-T-0002 P04	Newingreen Link Road Plan and Profile Plus Typical Sections		
OP-ARC-XXX-DR-T-0006 P02	Part A20 Footpath Layout		