4.3.6. Green Infrastructure contribution to biodiversity

There are several factors that contribute toward the potential for the Net Gain target, including:

- Ensuring the development avoids the most valuable areas;
- Buffering features such as the river corridor and woodlands in appropriate, high quality habitats;
- Creation of new areas of valuable habitat, including wetlands, ponds, areas of tree planting etc.;
- Maximisation of the ecological value of the built development areas.

In terms of the Green Infrastructure contribution, the assessment notes the inclusion of **approximately 50% Green Infrastructure**, as a factor that supports this potential.

The Green Infrastructure Strategy aims to support this target through the setting of certain principles. For example; the use of native and pollinating species and the avoidance of introducing invasive planting, promoting adaptation.

The allocation of approximately 50% of the Otterpool Park area as green open space, includes:

- Definition of productive areas (allotments, and orchards);
- Advocating the retention of woodlands and hedgerows;
- Promotion of native species and pollinators;
- Introducing additional planted areas through an **advance planting programme**, driven by the findings of the Landscape Impact assessments. Detail of this programme are captured in a later chapter and in the Appendix of this document.

A complete detailed overview of the assessment process ad conclusions, can be found in **Appendix 7.21 - Biodiversity Net Gain Calculations** of the Otterpool Park Environmental Statement;

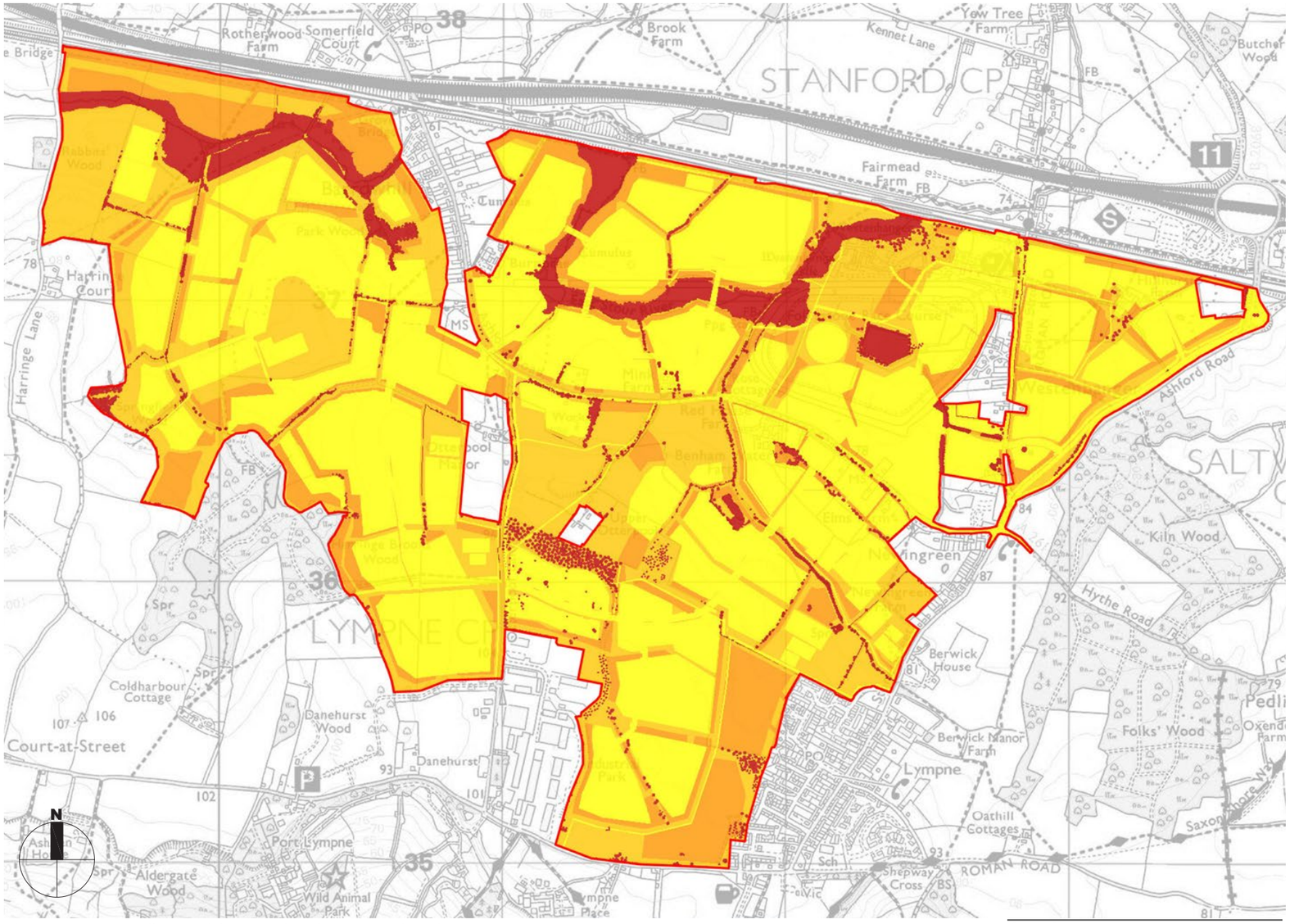
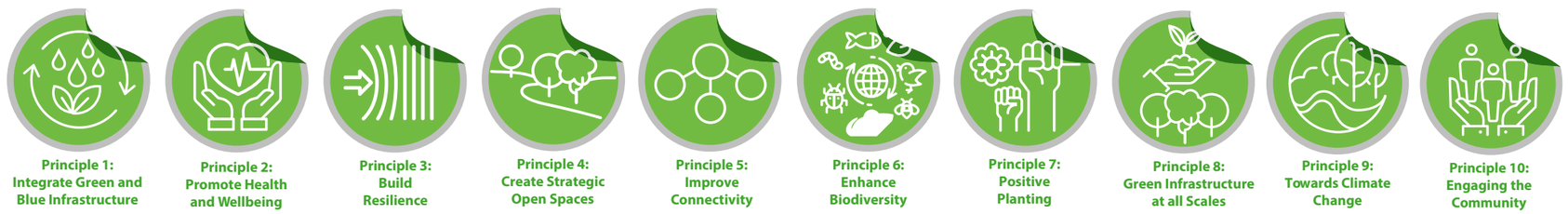


Figure 50: Baseline Habitat Evaluation post development



4.3.7. Dark Corridors

The Environmental Statement and the Natural Capital Appendices covers the requirements for dark corridors from a habitat perspective. The Green Infrastructure contribution considers areas on the site where light levels should be restricted, and these principles can be fed into an appropriate lighting strategy during more detailed planning stages.

In the long term, a strategy could be developed between the local planning authority and the highways department to help guide ongoing implementation of lighting, appropriately.

Sports pitch lighting – Where sports pitches are required to have lighting, the masterplan has located these to minimise impacts on habitats. More detail is available as part of the Environmental Statement.

Whilst the above referenced polices may not appear to directly control actions within the boundaries of Otterpool park, they are included here to illustrate what can and is being done locally to limit light pollution.

Lighting

The detailed assessment and design of lighting through the future reserved matters applications stages of the scheme should comply with the criteria for those Environmental Zones that are to be agreed with the local planning authority, as set out in the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/) with regards to light spill, glare and sky glow.

With reference to the ILP guidance notes, the following design principles are recommended:

- The quantity and illumination of the lighting proposed should be limited to the minimum necessary;
- All lighting is positioned and directed only to where it is required to minimise glare, spillage and sky glow, 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;
- Consideration should be given to timed and part-night lighting switching-off at quiet times;
- Use of physical barriers e.g. proposed buildings, planting to reduce the effects of installed artificial light sources on sensitive receptors.

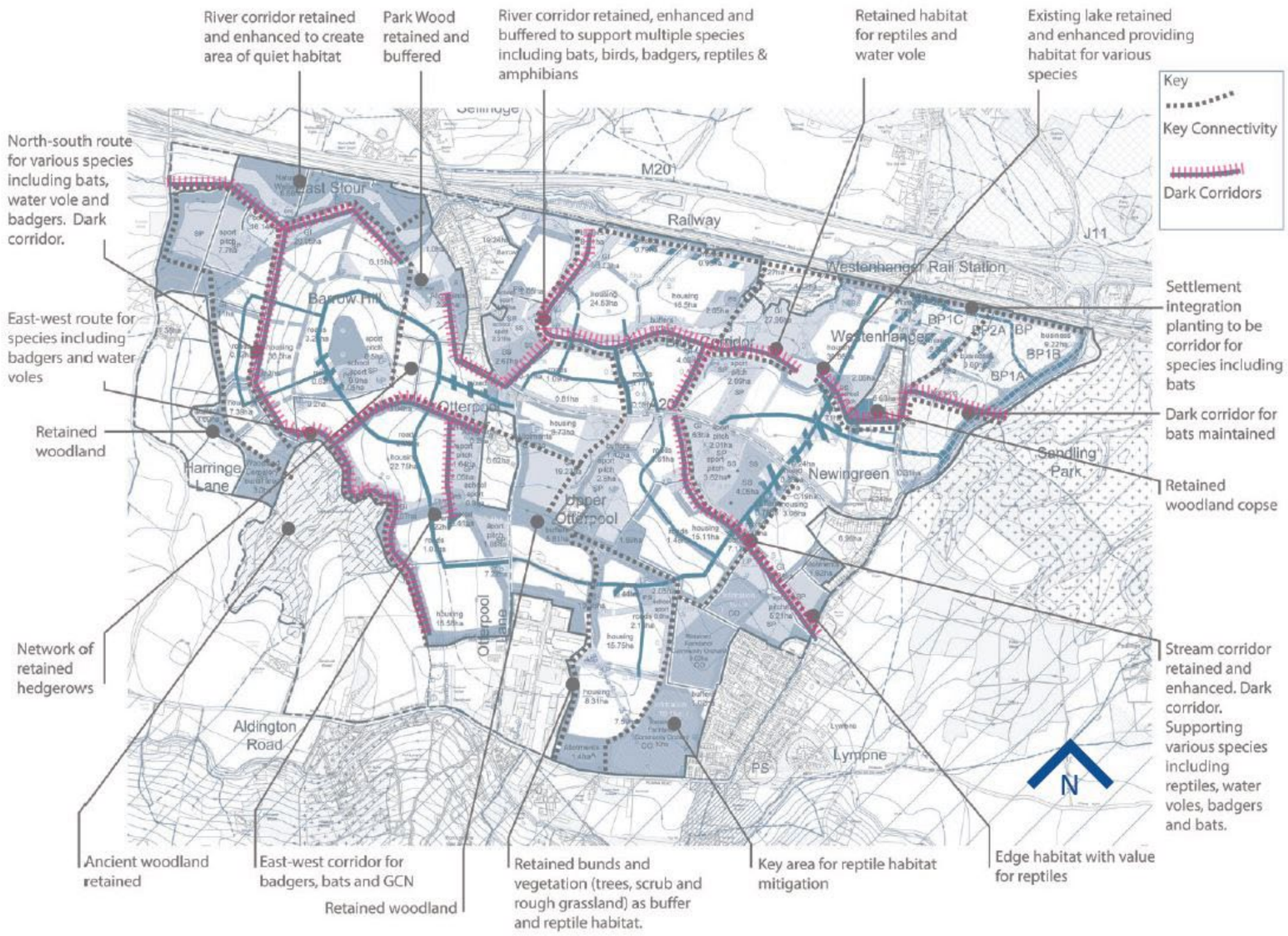


Figure 51: Dark Corridor appraisal

Principle 2: Promote Health and Wellbeing | **Principle 3: Build Resilience** | **Principle 4: Create Strategic Open Spaces** | **Principle 5: Improve Connectivity** | **Principle 6: Enhance Biodiversity**

4.3.8. Wildlife Connectivity - The 'Green Grid'

Within Otterpool, the design retains key ecological features creating a green grid for wildlife to move through the development. In many areas, linear corridors of vegetation such as hedgerows, lines of trees and ditches, will be enhanced with additional planting to create wider corridors (than are currently present through the baseline arable landscape).

These green corridors link up key areas of biodiversity, including:

- The Folkestone Racecourse Lake;
- Off site woodlands including Harringe Brooks Woods;
- The off site areas of the East Stour, both upstream and downstream; and
- Smaller areas of woodland in the area.

The green corridors will also link up areas of:

- The Lympne Airfield that are retained;
- The Otterpool Quarry SSSI, a pond area to the south of the A20; and
- A number of smaller green spaces within the proposed development.

A number of the safeguarded and enhanced corridors for wildlife will be identified as 'dark corridors'. Within these areas, the design of the corridor and adjacent lighting should consider that these areas are kept dark, helping fauna such as bats, invertebrates and badgers that are sensitive to light to continue to use these areas.

Figure 52: Green Grid

Principle 1: Integrate Green and Blue Infrastructure

Principle 3: Build Resilience

Principle 5: Improve Connectivity

Principle 6: Enhance Biodiversity

Principle 7: Positive Planting

4.3.9. Ecology Trails

Pedestrian movement around the Otterpool Park Garden Town for is proposed to be supported by a network of green corridors, balancing human need with those of habitat

These green corridors are designed to link the key open spaces of the development, supporting the concept of a walkable place, linking elements such as:

- Diverse grassland;
- Woodland, lakes;
- Rivers and ponds;
- Retained and created hedgerows.

For example, along an imagined route from the south western area of the development to the station, it would be possible to walk through green spaces with hedgerows, along a river park, across a wildflower rich area with views of a lake, arriving at the station through a park with views of the castle. This is illustrated in the 'ecology trail' experience lines mapped out opposite.

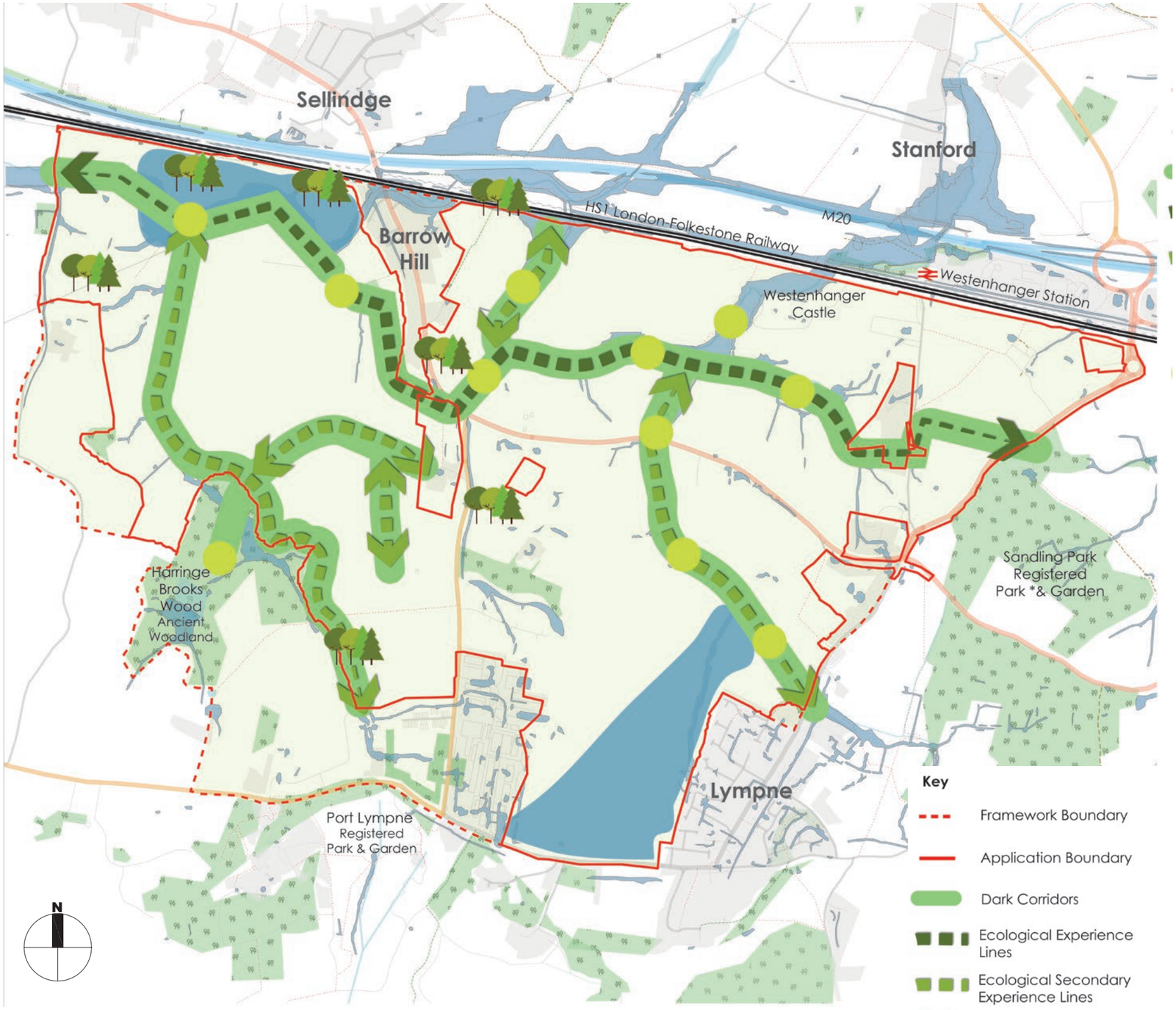


Figure 53: Ecology Trail Plan

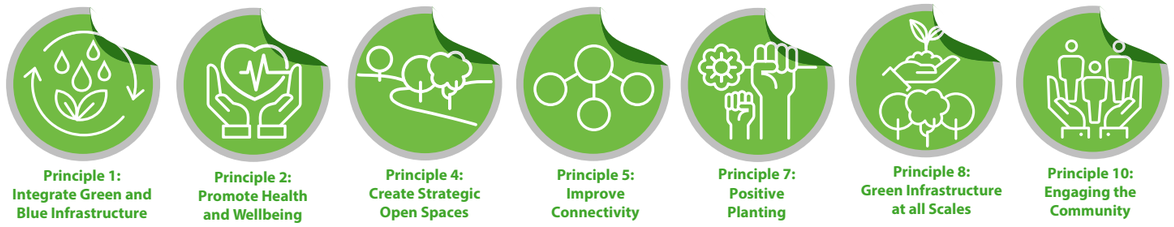


Figure 54: Images: Ecology Trail

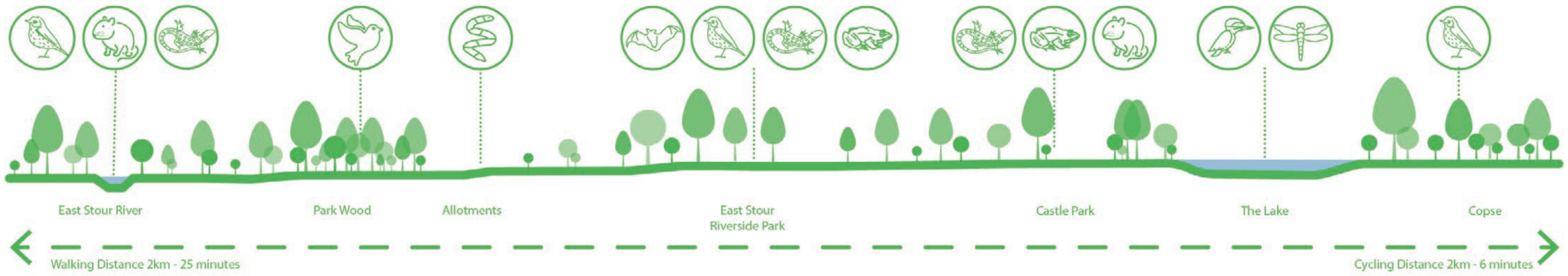
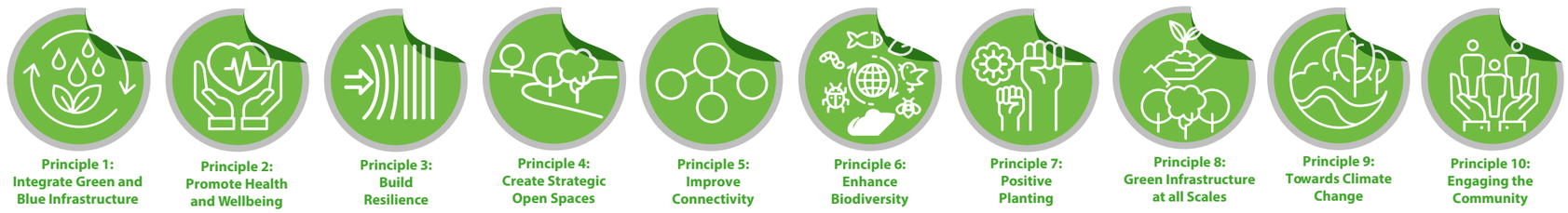


Figure 55: Ecology Experience :ecological trail transect



4.4 Planting

4.4.1. Planting Design Principles:

The following general design principles apply to the creation of all new planting elements, or types, within the scheme:

Planting lists, suggested species and selection, have been considered on a type by type basis (Appendix 6.5 Page 132)

Any new planting should not be at the expense of other important existing structural vegetation and habitats.

Ensure all planting areas are designed to provide multi-functionality. Ensure individual planting areas are designed to link to other existing and planned areas of structural vegetation around them so that ecological connectivity is maximised.

Select species that are predominantly: native, or 'near-native' and where possible, with of local provenance, and which reflect the local area; climate change resilient (i.e. able to cope with higher temperatures, drought and flood conditions); resilient to currently known tree disease (such as 'Ash dieback' (Hymenoscyphus fraxineus) and Oak processionary moth (Thaumetopoea processionea)), as listed in :https://www.forestresearch.gov.uk/tools-and-resources/pest-and-disease-resources/.

Ensure that individual planting areas, where possible, include plant stock of different size/maturity so that the 'instant effect' of initially larger plants is balanced by the quicker growing character of younger, smaller plants.

Accord with utility providers guidance on planting near underground and overhead utilities (e.g. the high voltage overhead powerlines west of Barrow Hill).

Ensure the design of planting areas includes measures for their protection from damage by browsing animals, accidental collision by vehicles and trampling by humans.

Include all areas within a site-wide landscape management strategy (including prescriptions for establishment, maintenance and replacement) so that they are successful in achieving their stated objectives.

Planting will be used to safeguard sensitive areas from recreational impacts and from impacts of domestic animals (such as dogs)

Figure 56: Planting Design Principles

4.4.2. Existing habitats

From a habitat perspective, the master plan aims to achieve the following criteria:

- Protect, conserve and enhance existing habitats;
- 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 surrounding countryside;
- Reveal, enhance and integrate the existing watercourses and woodlands;
- Utilise the natural topography, landscape character and existing historic landscape features to retain local landscape distinctiveness.

The Otterpool Park Master plan has been developed with a strong consideration of existing landscape features and habitats from the outset. Retaining hedgerows as well as woodlands and streams, wherever practicable to help preserve and enhance the site's natural beauty and natural habitats.

The hedgerows provide green corridors which benefit multiple species including foraging and commuting bats, common species of reptiles, breeding birds, small mammals and invertebrates. Numerous mature trees are present on site, which in addition to their intrinsic value provide habitat for a range of species. Ancient woodlands are present on the periphery of the site, which are a valuable irreplaceable habitat.

Maximising the retention of existing hedgerows and water courses is an important aspect of the biodiversity strategy. They are also a key characteristic of Otterpool Park's landscape pattern and can contribute to the character of the development. Supporting this, key arboricultural features identified will be retained and integrated where possible.

4.4.3. Existing Grassland

From a green infrastructure perspective, grassland contributes to the rural character of the area and contributes to the natural setting of Otterpool Park. Grassland can also provide areas of public open space, contribute to visual amenity and educational value.

All of the areas of grassland within the site and the hedgerows and trees that define them, have the potential to provide food for pollinators. The most valuable areas of the site for pollinators are likely to be the semi-improved grassland areas and the species rich hedgerows.

Species-poor semi -improved neutral grassland, along with improved grassland were are most common across the site. This is a transitional habitat, not being sufficiently species poor to be improved grassland but having too low a diversity to be classified as semi-improved neutral grassland.

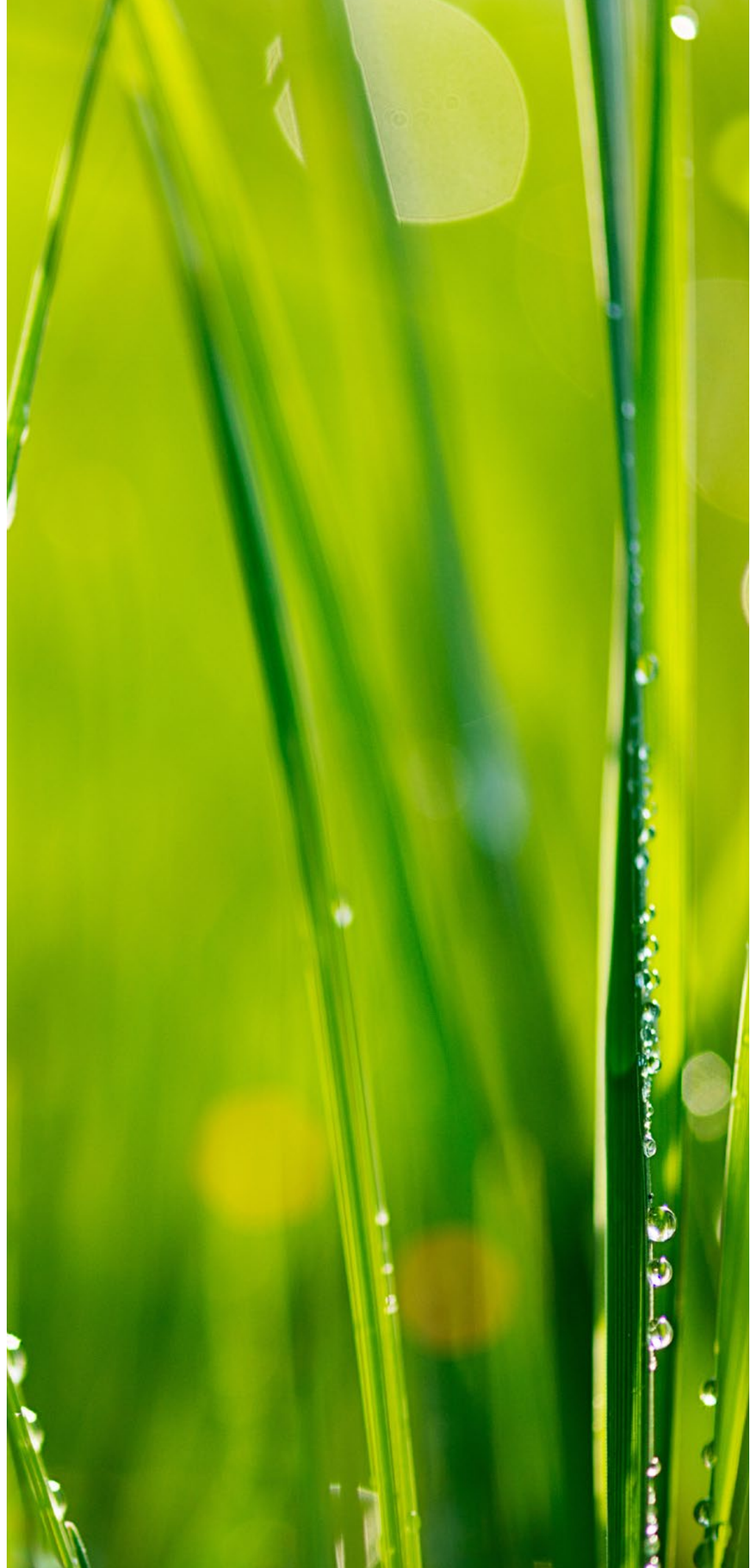
Assessment categorises the grassland by its ability to support wildlife and its contribution to biodiversity. A **summary of grassland habitats as percentage of the Otterpool Park area, is provided below;**

Arable	46.69%
Improved grassland	25.45%
Species poor improved neutral Grassland	14.14%
Semi improved neutral Grassland	2.84

The Natural Capital strategy provides more details of the rationale of each type of grasslands around the site. Target species composition in each grassland type will need to be explored in more detail in the detailed design stage. A Pollinator Planting Strategy is provided in the Design and Access Statement.

Management of this asset will vary dependent upon the grassland area , this could be secured as part of the stewardship agreement

Note - A detailed assessment of grassland is captured within the Environmental statement.



4.4.4. Trees Hedgerows and woodland

Key Objectives

Use

Use the elements of trees, hedgerow and woodland (collectively termed structural vegetation) to:

- Help to visually integrate proposed built form, movement, noise and lighting arising from the development in views into, through and out of the site from sensitive receptors i.e. users of publicly accessible areas within the AONB, users of PRoW and existing settlements;
- Create robust defensible edges along key edges of the site, and visually disperse larger areas of new buildings;
- Help prevent the coalescence of the new settlement with Lympne (in line with F&HDC – Adopted Core Strategy Review Policy 2022 SS7);
- Help retain the individual character and identity of the settlements of Newingreen, Westenhanger and Barrow Hill;
- Reinforce and restore local landscape character, such as the creation of greater areas of woodland upon the slopes and ridge of the greensand ridge (to bolster the wooded skyline in views from the north downs), and planting that reinforces existing field boundaries, tree belts and the lines of watercourses;
- Support the creation of distinct character areas within the development;
- Support the creation of a series of walkable neighbourhoods connected by greenways and key public open spaces;
- Help to visually integrate existing areas of built form and infrastructure (e.g. the Link Park Industrial Estate, HS1/railway line, and M20 the M20/A20 roundabout and the motorway services);
- Support mitigation of adverse noise and air pollution impacts arising from the M20 and HS1 transport corridor;
- Support the health and well-being of the emerging community, by providing areas of tree planting and woodland to look out upon, creating areas of informal recreation and natural play;
- Help provide a resilient environment in terms of: a productive landscape, by creating orchards, coppice woodland and hedgerows for foraging;
- Habitat creation, ecological connectivity (including the creation of dark corridors) and overall biodiversity net gain;
- Management of surface water, by intercepting, slowing down and absorbing rainfall.

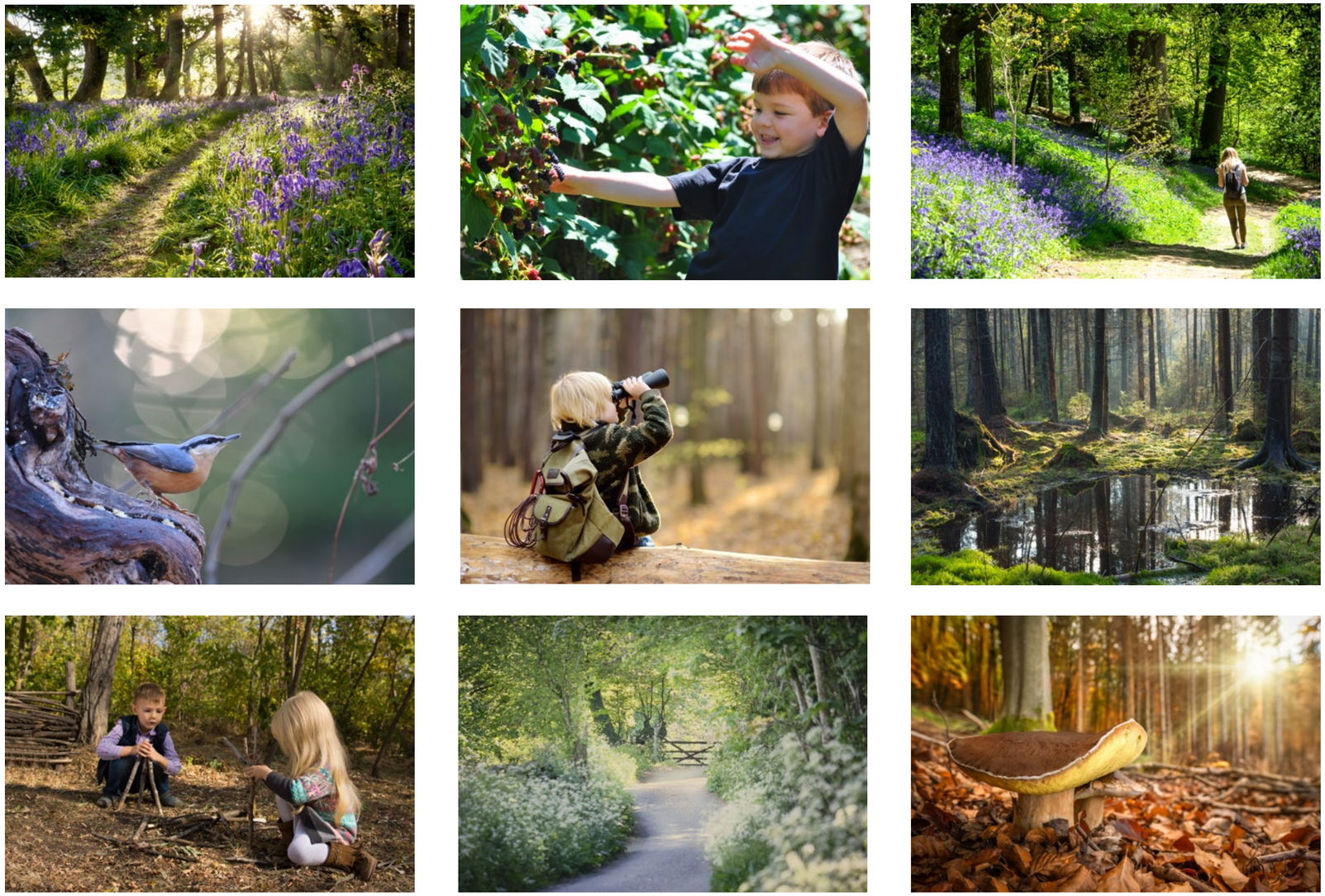


Figure 57: Images: Trees, hedges and Woodlands

4.4.5. Existing Trees, Hedgerows & Woodland Typology

Assets within and surrounding the site, comprises:

- Ancient Woodland (e.g. Harringe Brooks Wood);
- Deciduous woodland with understorey (Park Wood, South of Upper Otterpool);
- Mixed coppice woodland (e.g. Kiln Wood, part of Sandling Park);
- Tree belts / shaws (narrow belts of woodland, which are a remnant of larger woods but which have been cut back by fields) (e.g. to the west of the A20 between M20 and Newingreen, and north of Sommerfield Court Farm); Lone field trees / clumps (e.g. Barrow Hill Farm, Hillhurst triangle);
- Field corner vegetation / copses (e.g. Springfield Wood), Field boundary hedgerows (occasionally fragmented), Hedgerow with trees (around Hillhurst Farm); Overgrown hedgerow (e.g. along eastern edge of Stone Street through Westenhanger);
- Riparian/riverine trees and scrub (along Upper East Stour river and other watercourses);
- Wet woodland (e.g. parts of Harringe Brooks Wood);
- Newly planted native tree belts (e.g. to north, north-east and east of Link Park); Single species shelter belt planting (e.g. the distinctive line of poplars between Link Park and Otterpool Lane, and surrounding Otterpool Quarry); Tree lines / avenues (e.g. Port Lympne vehicular entrance, and Racecourse drive).

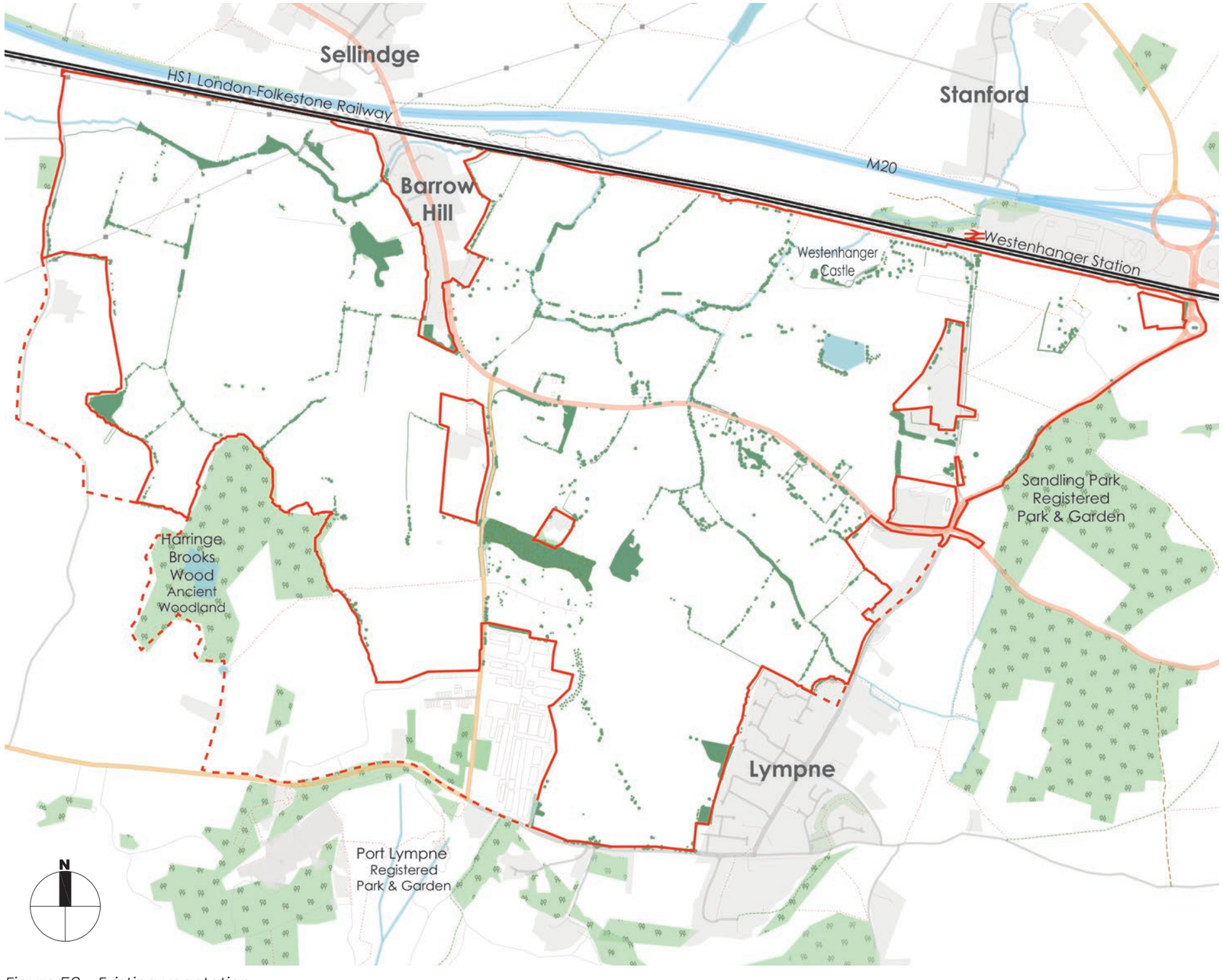


Figure 58: Existing vegetation

4.4.6. Existing Green Infrastructure Assets: Existing Structural Vegetation

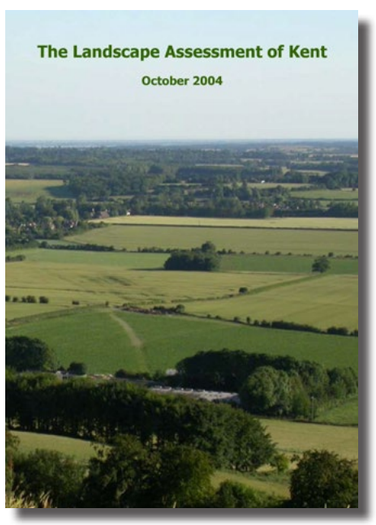
Related Character

Based upon information contained in the existing landscape character assessments (LCA) for the site and its surrounds (including those published by Natural England, Kent County Council, Ashford Borough Council and F&HDC, as well the site-specific LCA prepared) the structural vegetation can be characterised as:

- Intermittent areas of small mixed woodland / copses containing hazel, oak, birch, with occasional sweet chestnut coppice, and larger woodland in valley hollows (such as Springfield Wood and Harringe Brooks Wood);
- Gappy, bushy, predominantly hazel hawthorn and blackthorn hedgerows, which are occasionally overgrown, or timed low, and which contain occasional oak standards;
- Small or medium irregular shaped fields parcels bounded by fences, hedgerows and shaws (remnant strips of cleared woodland);
- Riparian vegetation along water courses including occasional willow pollards.

Planting interventions aim to;

- Create a landscape framework of small woodlands and copses to the lower slopes of the Greensand Ridge;
- Use landscape elements to delineate linear settlements and transport corridors.



4.4.7. Pollinator Planting

Green Infrastructure Contribution to Pollinator Species

Habitats such as grassland, woodland, orchards, hedgerows, and riparian corridors across the site are already playing a part in supporting our declining numbers of native pollinator species. This includes insects such as bees and butterflies, but also the less acknowledged ones like moths, flies, beetles and wasps. As well as the intrinsic value these species have as keystone members of the British ecosystem, they also provide vital economic services by pollinating the crops that contribute to our £100 billion food industry.

DEFRA's National Pollinator Strategy is an example of a national framework that aims to support the benefits of pollination. The following strategic outcomes could help guide future planting programs for Otterpool;

- More, bigger, better, joined-up, diverse and high-quality flower-rich habitats (including nesting places and shelter) supporting our pollinators across the country;
- Healthy bees and other pollinators which are more resilient to climate change and severe weather events;
- No further extinctions of known threatened pollinator species.
- Enhanced awareness across a wide range of businesses, other organisations and the public of the essential needs of pollinators;
- Evidence of actions taken to support pollinators.

From an Otterpoll Park perspective, the allocation of 50% of the application site area to Green Infrastructure, can help support the pollinator aspiration of the Folkestone and Hythe Core Strategy. By using species such as wild flower grasslands and native species like Hawthorn can contribute to the building of a pollinator network across the site. Connections with the surrounding countryside can be supported through enhanced green corridors, also using native species. Indicatively shown in Figure 59 opposite.

The following pages lists plants that could form part of future planting programs as a contribution to year round support for pollinators, particularly through the use of native species.

Figure 59: Plan showing pollinator planting locations

Principle 3: Build Resilience | **Principle 6: Enhance Biodiversity** | **Principle 7: Positive Planting** | **Principle 8: Green Infrastructure at all Scales** | **Principle 9: Towards Climate Change**

4.4.8. Plant Species for Pollinators

Green spaces will include a range of planting which will provide native floral species of value to pollinators and would include hedgerow species, wetland species, grassland species and trees of value to pollinators.

The exact species composition of planting will be determined at a more detailed planning stage. However the type of species that will be included in different habitats are, for example:

Hedgerows

- Hawthorn (Crataegus mongyna) – included for early pollinator food source provision;
- Blackthorn (Prunus spinosa) – included for early pollinator food source provision;
- Guelder rose (Viburnum opulus);
- Wild privet (Ligustrum vulgare).

Wetlands

- Purple loosestrife (Lythrum salicaria);
- Lady's smock (Cardamine pratensis);
- Marsh marigold (Caltha palustris);
- Marsh woundwort (Stachys palustris).

Trees

- Apple (Malus domestica) – particularly in the orchards around the site;
- Bird cherry (Prunus padus);
- Goat willow (Salix caprea);
- Hazel (Corylus avellana).

Common Blue - Polyommatus icarus

Hornet hoverfly – Volucella zonaria

Flower beetle – Oedemera lurida

Cinnabar moth – Tyria jacobaeae

Large garden bumblebee – Bombus ruderatus

Grassland

Several different types of grassland are proposed across the site. The variation in grassland types is driven by their intended use; be that primarily for human use, or primarily for wildlife (to help the development to achieve Biodiversity Net Gain).

While these different grassland types have primary purposes in mind, each of these will provide varying levels of benefit for both the residents of Otterpool Park and wildlife.

Below is an overview of the proposed grassland types. These are aligned to the habitat types specified in the Biodiversity Metric 2.0.

Amenity Grassland - primarily for amenity and recreational use, such as in public parks, school playing fields, and areas for formal and informal sports - High Intensity management - seeded with a suitable mix e.g. Emorsgate EG21.

Wildflower Grassland - balanced in its provision for wildlife and its use by the public for walking dogs or otherwise enjoying nature - Less intensely managed - If the grassland requires, reseed with an appropriate mix, e.g. Emorsgate EM1F.

Species-Rich Grassland - This will be approaching the highest quality grassland on site - low-intensity management - If the grassland requires, reseed with an appropriate mix, e.g. Emorsgate EM2F.

Lowland Meadow - This will be the best quality grassland on site and will be managed as "Lowland Meadow" - If the grassland requires reseeding, reseed with an appropriate mix, e.g. Emorsgate EM3F.

4.4.9. Green Infrastructure Mitigation

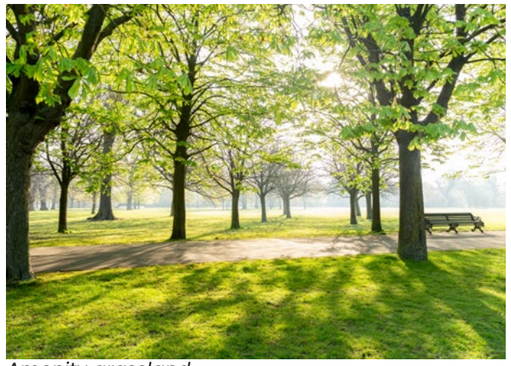
Open spaces developed prior to the main development will be protected through agreed boundaries between housing and green spaces, part of the phasing plans and Governance Strategy. Protection of green spaces as future phases progress will need to be managed through the detailed planning application process.

There is an opportunity for the use of 'meanwhile spaces' to provide additional green infrastructure areas during the construction phases. The detailed mitigation phasing plan will ensure that green infrastructure will be provided in a phased manner and will be available early on in the development, secured as part of the stewardship agreement.

Early phase community engagement on urban wildlife provision could help private gardens and other areas of green infrastructure within the influence of the people living in Otterpool Park continue to be managed for the benefit of wildlife. This is outlined in the Stewardship Strategy which gives recommendations for community wildlife and habitat initiatives.

4.4.10. Type specific planting design guidelines

For more detailed information on planting function and suggested species palettes, please see Appendix 6.4.



Amenity grassland

Wildflower grassland

Species-rich grassland

Lowland meadow

4.5 Heritage

The rich heritage provides many opportunities for interpretation within the design of Otterpool Park.

This can translate through the 'meanwhile' landscape (i.e. during the construction period through the use of interpretational signage and temporary landform) as well as in the longer lasting legacy of the potential to inform the naming of character areas, districts, key open spaces and streets to anchor Otterpool Park in its historic context and give it a strong sense of place.

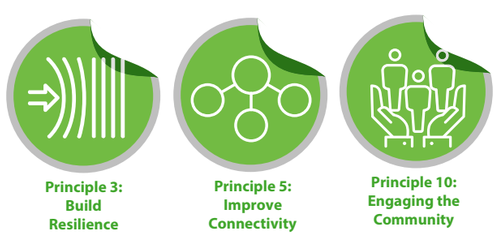
4.5.1. Historic Landscape

The time depth of the Site's landscape is reasonably rich, and some elements are still evident i.e. its late medieval and post-medieval enclosed fields, scatters of historic woodlands, historic hedgerows and fragments of parkland. The medieval and post-medieval parkland landscape of Westenhanger Castle covers a large area in the north east of the Site, although only fragments remain.

4.5.2. Heritage and Cultural Opportunities

Historic buildings, and the constraints and opportunities they present, have been key considerations in the master plan. Westenhanger Castle is a Scheduled Monument and Grade I listed building. It occupies a significant location with the opportunity to contribute distinctive identity for the key open space of the garden settlement. Otterpool Manor and Upper Otterpool, both Grade II listed buildings, are in the central area of the Site and provide identity to the central open space. Westenhanger Castle and its landscape features are a key element of the Otterpool Park master plan and have been the inspiration for the design for the public park to the south of it that will enhance its setting and improve public appreciation of it.

Figure 60: Westenhanger Castle



4.5.3. Highlighting Heritage Assets with Green Space and Green Links

The rich cultural heritage of the site is to be celebrated in the master plan and incorporated into a network of leisure spaces. Pedestrian links between heritage features and highlighted visual connections will be used to help define a layout that is sympathetic to and highlights heritage assets.

There will be:

- Opportunity to improve the setting and access to heritage assets, such as Westenhanger Castle;
- A network of bridleways, foot and cycle paths that incorporate heritage features into leisure routes and provide opportunities for running routes and promote healthy lifestyles.

The key historic landscape constraints taken into consideration are:

- Preserving and enhancing landscape features related to Westenhanger Castle;
- Preserving the grain of the landscape as defined by its historic fields and route ways;
- Preserving historic woodlands;
- Preserving hedgerows that are defined as important for heritage reasons under the Hedgerow Regulations.

The transect in Figure 60 demonstrates a typical user experience of Otterpool Park, showing a route from doorstep which moves through the green infrastructure which links the heritage assets. This reflects aspirations for a heritage trail as referenced in the Otterpool Park Heritage Strategy (OP5 Appendix 4.12 – Heritage Strategy).

Figure 61: Transect showing Heritage user experience

4.6 Water Management

Water Cycle Study, Flood Risk Assessment and Drainage Strategy analyses the role of existing water courses and water bodies as part of an ecosystem. It also highlights potential risks around flooding and the impact upon the masterplan proposals, setting out a series of proposed actions to address these risks and balance water management needs of the local population with that of the natural ecosystems.

The Green Infrastructure, ecology and water management strategies are aligned to help:

- Enhance ecosystem performance;
- Increase natural drainage capacity;
- Maximise natural capital benefits and minimise flood risk.

4.6.1. Existing features and the role of Green Infrastructure

Green Infrastructure elements, occurring naturally in Otterpool such as Woodlands, hedgerows and grass or crop land, all help to address the impact of rainfall on the land by:

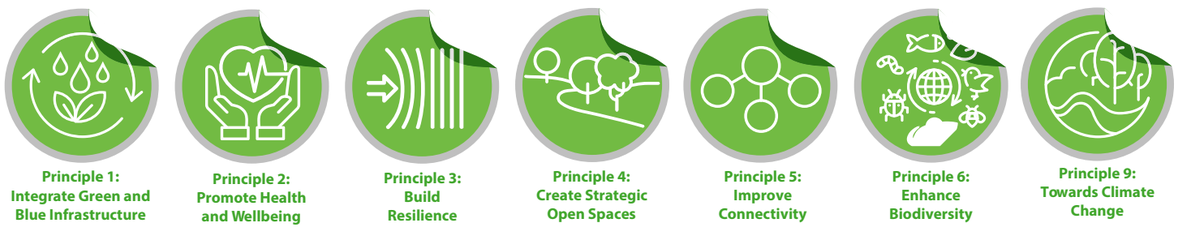
- Slowing down run off speed;
- Protecting against erosion;
- Removing pollutants;
- Absorbing water naturally.

Helping the natural eco system to function efficiently, can help avoid the need for positive drainage systems.

In the case of the East Stour River, the green Infrastructure occurring within this corridor helps to define the flood plain, allowing the river to flood naturally. Maintaining Green Infrastructure along this corridor, allows the space to be used for other activities when not in flood.

Green Infrastructure contributes to these features by defining them, building natural habitats and increasing biodiversity.

Figure 62: Green and Blue Infrastructure



4.6.2. Green Infrastructure contribution

Whilst naturally occurring Green Infrastructure helps manage water thorough a functioning ecosystem, this is not possible everywhere and Otterpool Park proposes to use Sustainable Drainage Systems (SuDS) to help storm water management, maximise available water resource from rainfall and reduce flood risk. These should be developed to reflect the character of the area, from more urban and formal solutions to more natural environments.

Part of the 'doorstep to countryside' philosophy captures the green infrastructure contribution to spaces close to and part of buildings. The use of green and brown roofs is being promoted as part of the masterplan development as a way of providing ecological and environmental benefits and building energy efficiency. The use of green roofs is also considered as part of the development of a new local vernacular that response to the local character of the area.

4.6.3. Water Management Strategies

The Green Infrastructure Strategy is supported by the following aligned approaches:

- Water Cycle Study;
- Flood Risk Assessment;
- Surface Water Drainage Strategy.

The SuDS strategy specifically, makes use of the existing River East Stour and local watercourses, taking account of capacity and including proposals to designate land for flood alleviation purposes, while enhancing the role and amenity use of existing watercourses through the site. For example; The East Stour River corridor can incorporate SuDS/ interlinked wetlands and enhanced blue-green corridors to support flood risk mitigation and water quality.

The Surface water management strategy will comprise of chains of linked SuDS components which complement one another, such as:

- Rain gardens;
- Green roofs;
- Swales;
- Permeable paving;
- Larger storage and water quality treatments features e.g. detention basins, wetlands and ponds.

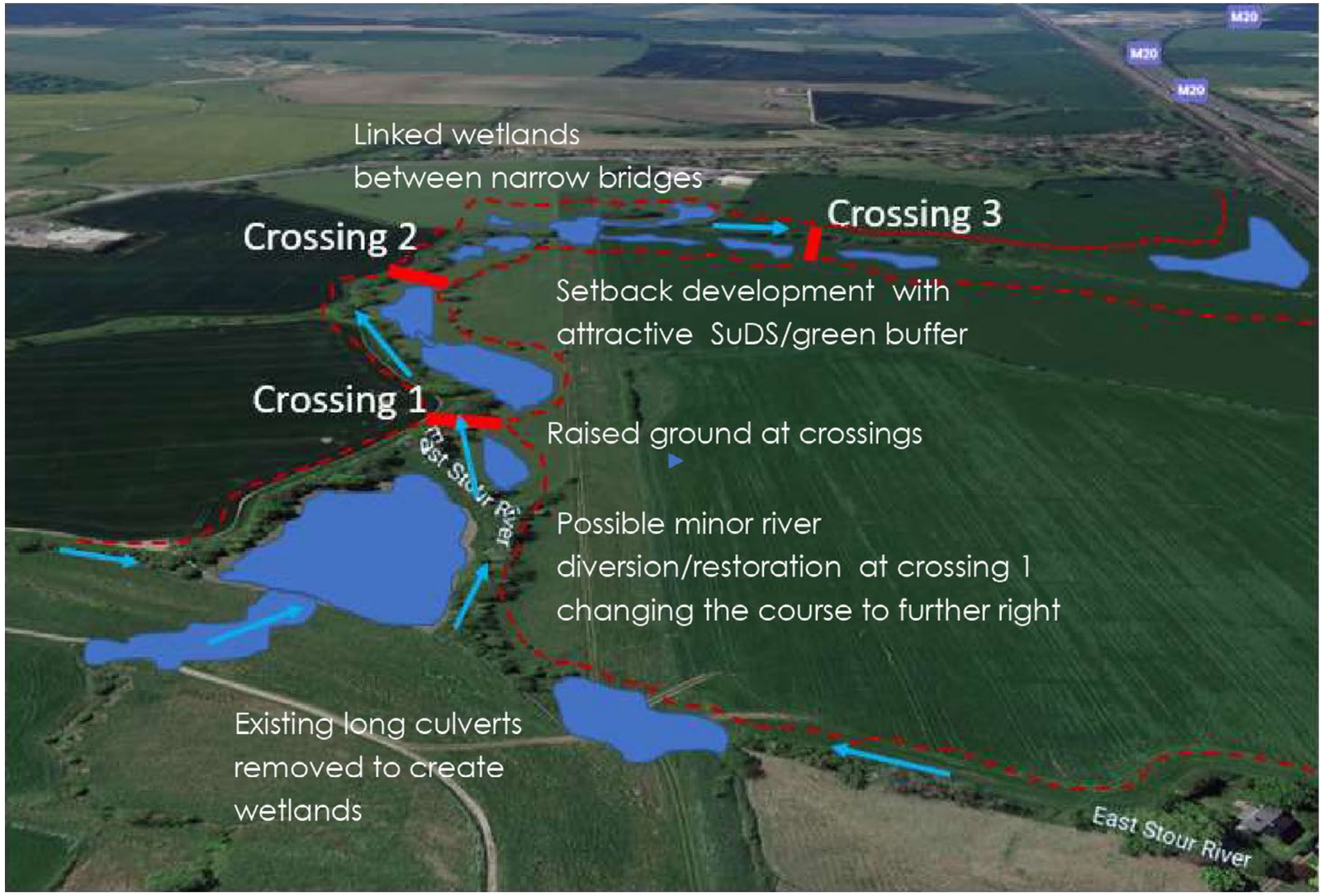


Figure 63: View looking East across the site, illustrating potential wetland areas

4.7 Corridors and Movement

4.7.1. Transport Strategy

The UK Parliament declared a national climate emergency in May 2019 and became the first major country to legislate for a net-zero target for carbon emissions by 2050. As a result, The UK Government have developed a Ten Point Plan for a Green Industrial Revolution of which Point Five is Green public transport, cycling and walking, the objective is to de-carbonise private vehicles and increase the share of journeys taken by public transport, cycling and walking,through investment in active and sustainable transport.

In accordance with the Point Five of the Ten Point Plan for a Green Industrial Revolution, the infrastructure of the Otterpool Park development will be complemented by bespoke green travel measures.

The Transport Strategy contains a walking and cycling strategies as part of a multi model approach. This includes use of equestrian and public transport infrastructure, helping develop sustainable travel opportunities as well as support low emissions vehicles and innovative transport solutions.

The Transport Strategy is founded on the following principles:

- Create walkable neighbourhoods and a high street highly accessible by walking and cycling;
- Provide strong walking, cycling and bus connections to rail station, employment, high street, local centres and schools from residential areas;
- Provide wider connectivity by walking, cycling and bridleways into surrounding countryside and existing communities;
- Ensure a high level of connectivity to and from Otterpool Park within the sub-region by frequent high-quality public transport;
- Minimise and manage the impacts of traffic on existing road network particularly through existing communities and other sensitive areas;
- Provide appropriate levels of parking for cars and bicycles;
- Implement a range of sustainable travel behavioural measures to encourage use of sustainable modes;
- Provide for future needs for electric vehicles and flexibility to adapt to innovative future mobility solutions;
- Reduce the need to travel by providing relevant on-site facilities.

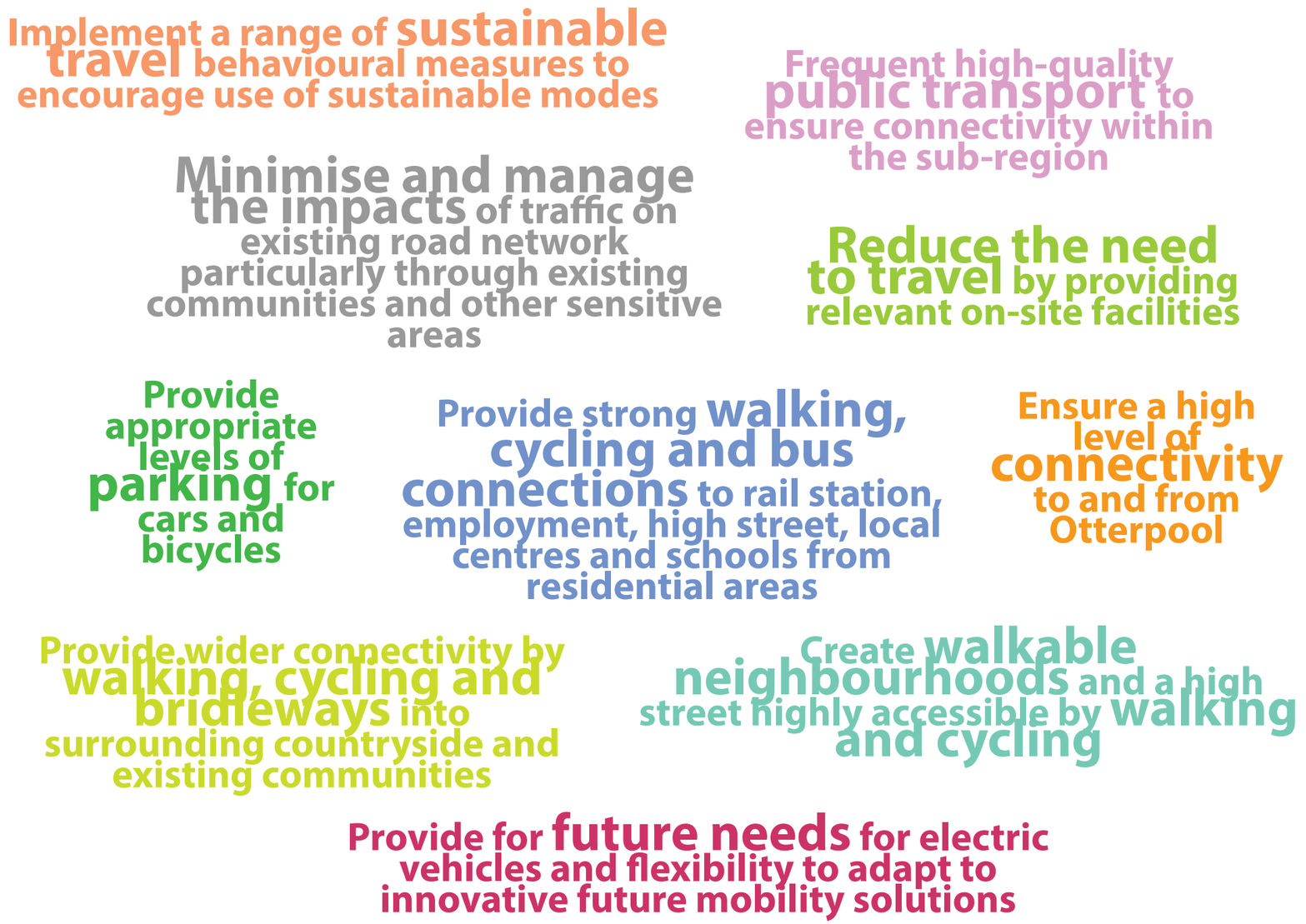
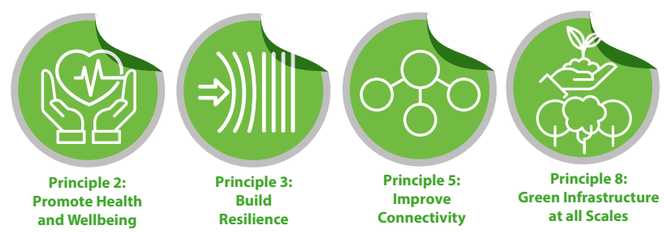


Figure 64: Otterpool Park Transport Strategy Principles



4.7.2. Multi-Modal Movement corridors

As well as pedestrian and cycle routes which follow the streets, particularly for evening use, the movement strategy for Otterpool Park emphasises the creation of alternative leisure routes through green corridors to promote and encourage walking and cycling.

Primary streets

The streets which connect the town and local centres will be tree lined with homes and some businesses creating active frontages, with segregated cycle lanes and bus stops as well as car traffic.

Primary streets will have 4.6m express segregated cycleway on one side and 3m footpath on the other.

Secondary and residential streets

Secondary streets will have 3-4m shared path on one side and 2m footway on the other; and other streets will be quiet streets and cyclists will share the roadway with vehicles.

Secondary Streets are routes with predominantly residential character with a narrower street width. Cyclists share roadway with cars with demarcation of cycleway to encourage a slower pace and allow connection through to tertiary streets. Wide verges provide trees and landscape SuDS.

Other tertiary residential streets will have footpaths one side and wide verges. Some roads becoming narrow, to allow for more planted landscape areas, with passing places for cars. Cyclists share surface with cars. Within residential areas a permeable network of access streets will create connected walkable neighbourhoods with a mix of residential flats, terraced and semi-detached homes. Some on plot and mews courts with flats over parking will limit parking on frontages with shared surface streets to prioritise pedestrians and cyclists.

Home zones, informal green areas with public art, seating and edible planting will provide spaces for play and encourage meeting places for community outdoor activity in streets.

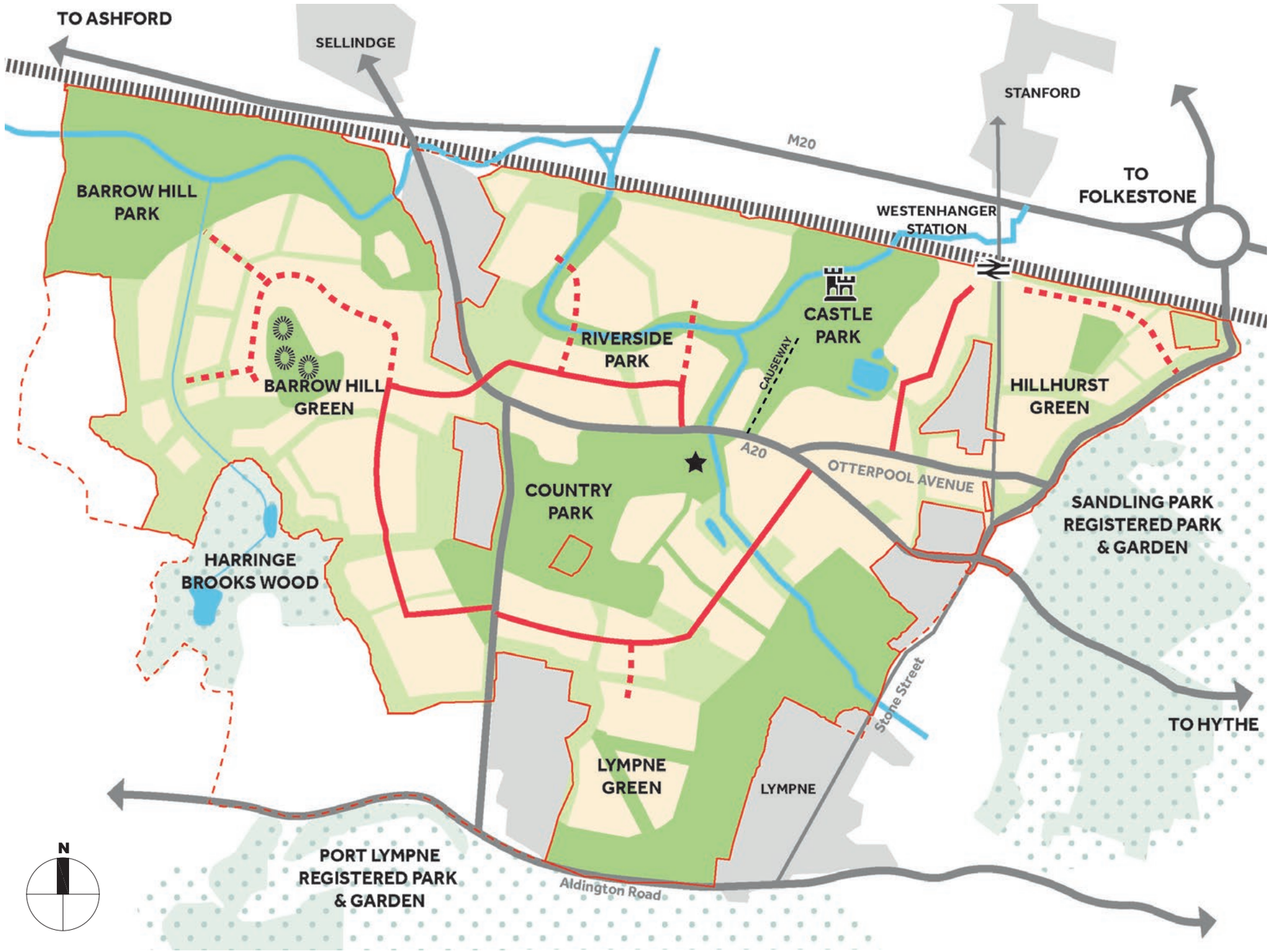
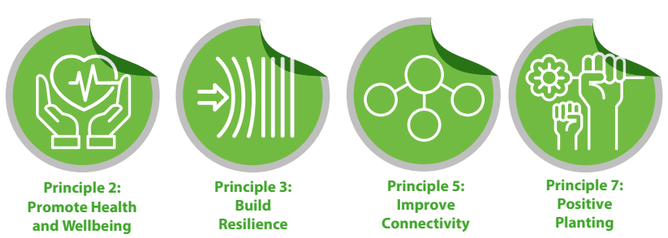


Figure 65: Sketch diagram indicating broad locations of Green open space, built form and Primary Movement Corridors



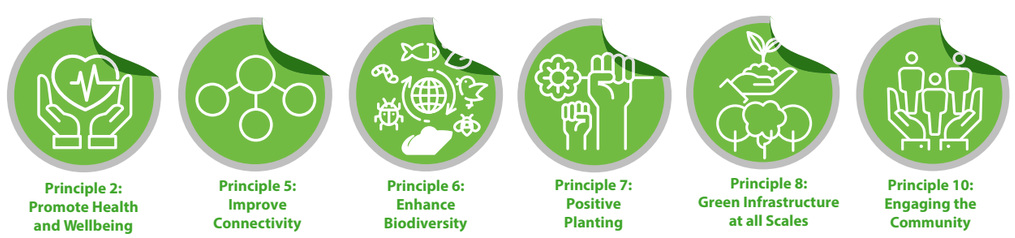
4.7.3. Pedestrian and Cycle Corridors.

The Transport Strategy aims to promote Cycling and walking, by building a network of connections across Otterpool park, designed to encourage residents to walk or cycle instead of using a private car.

The intent, is to develop interconnected routes the enable people and wildlife, to move through the new development as well as connect with the wider landscape. It is expected that cycle routes could be incorporated along existing corridors, as well as new connections, green corridors and off road pathways/bridleways being considered. Recreation corridors are to be incorporated with existing and new green routes where possible.

Detail approaches to the different corridor types, proposed network connections and links with multi modal transport, are explained in full by the Transport Strategy.

Figure 66: Recreation Corridors



4.7.4. Pedestrian and Cycle Corridor Key Design Principles

Habitat Creation/Enhancement Measures

Create plant species diversity within edge zones and 'run off' areas. Include:

- Long grasses;
- Native trees;
- Wild flowers;
- Hedgerows;
- Bulbs;
- Scrub;
- Ground cover.

Where safe to do so, include hibernacular such as log piles and rocks/ boulders.

Habitats/Biodiversity Benefits

Potential for integration and creation of green corridors which provide biodiversity benefits and connections throughout the site.

Key Design Elements

Setting & Character:

- Safe secure and convenient routes with a focus on pedestrian and cycle use;
- Streets and paths will be naturally overlooked and well lit to encourage use;
- Position large trees (and tall structures) set back from routes to encourage wider views.

Access:

- Permeable layout to encourage walking, cycling and the use of public transport;
- No more than 20 minutes walk from all homes;
- Connected by high quality signage;
- Hedgerow perimeters take preference to fences;
- Use is encouraged through ease of access.

Location:

- Consistent throughout the GI framework;
- Routes will connect a series of destinations within the site;
- Connections to the wider site will also be provided.

Planting:

- Use vegetation to provide shelter from prevailing winds;
- Retaining existing planting where possible, and adding additional species for biodiversity along routes and green corridors;
- Integration with green corridors to enhance recreational value and enhance wildlife.

Facilities:

- Facilities such as litter bins, seating, information points will be located along routes to encourage multifunctional use of routes and wider landscape.

Water Management:

- Routes integrate surface water management where possible through interventions such as permeable paving and features along periphery.

4.7.5. Walkable Neighbourhoods

This shows the baseline walkability experience and references the green infrastructure contribution from the doorstep of an Otterpool park residents home, through streets and park spaces into the wider countryside. This journey helps to illustrate the scalable nature of the contribution green infrastructure makes in Otterpool Park. From small private and semi-private spaces like back gardens and balconies, introducing green events along streets, aid navigation and increasing pedestrian comfort through shade. The journey leads us through open spaces proposed as part of the Otterpool Park masterplan, connecting the place with the open countryside, one of Otterpool Parks greatest assets.

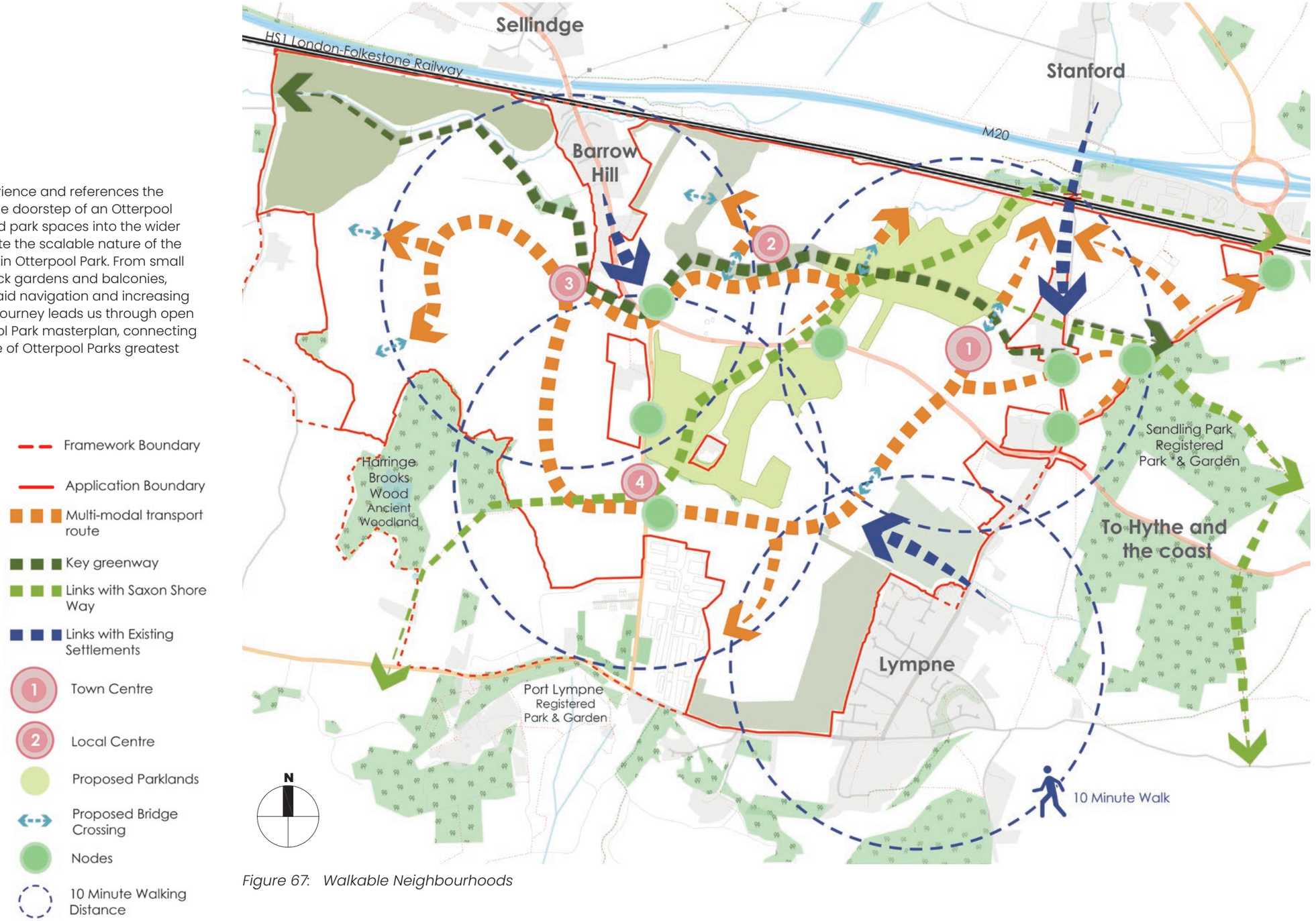
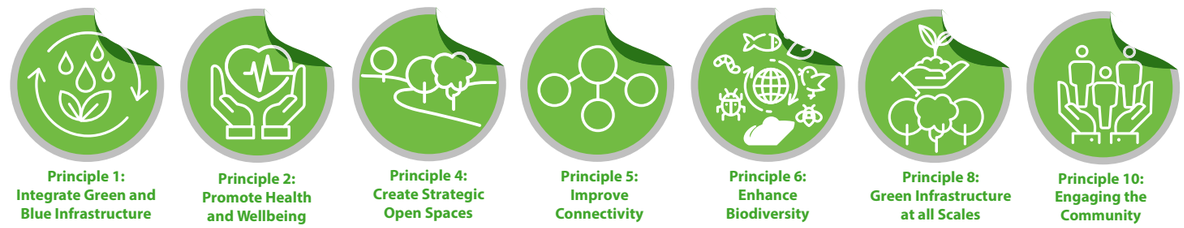


Figure 67: Walkable Neighbourhoods



4.7.6. Green Corridors linking spaces

The networked GI will provide pleasant walking and cycling routes via green corridors that link the various assets (parks, play areas, allotments, sports etc.), communities and local centres to homes and to each other. Leisure routes will link into the wider landscape via existing footpaths and bridleways, providing opportunities to enjoy the exceptional amenity provided by surrounding assets such as the Kent Downs AONB and the coastline. Proposed Green Routes as per adjacent plan are aligned as per the Illustrative Masterplan and Tibbalds strategic design principles.

The Walking and Cycling Strategy aims to create a highly connective and permeable network of routes that support the anticipated high-demand from the resident and working Otterpool Park population, whilst, also bringing benefits to the existing populations in adjacent settlements and leisure users of existing footpaths and bridleways. This strategy also responds to the Mott MacDonald Walking and Cycling Study.

Figure 68: Green Infrastructure linking spaces

Principle 2: Promote Health and Wellbeing

Principle 5: Improve Connectivity

Principle 7: Positive Planting

Principle 8: Green Infrastructure at all Scales

Principle 10: Engaging the Community

4.8 Community integration and connection

4.8.1. Proximity to local centres

Providing services and amenities like shops, schools and places of work within walking distance, the masterplan aims to bring basic needs closer to people, supplement neighbouring villages and ultimately benefit people's health and well-being, through an active transport philosophy.

4.8.2. Open spaces designed for community engagement

Otterpool Park will provide a wide range of green and open spaces linked visually and physically, as connectivity enhances public engagement with the natural environment, as Figure 70 shows.

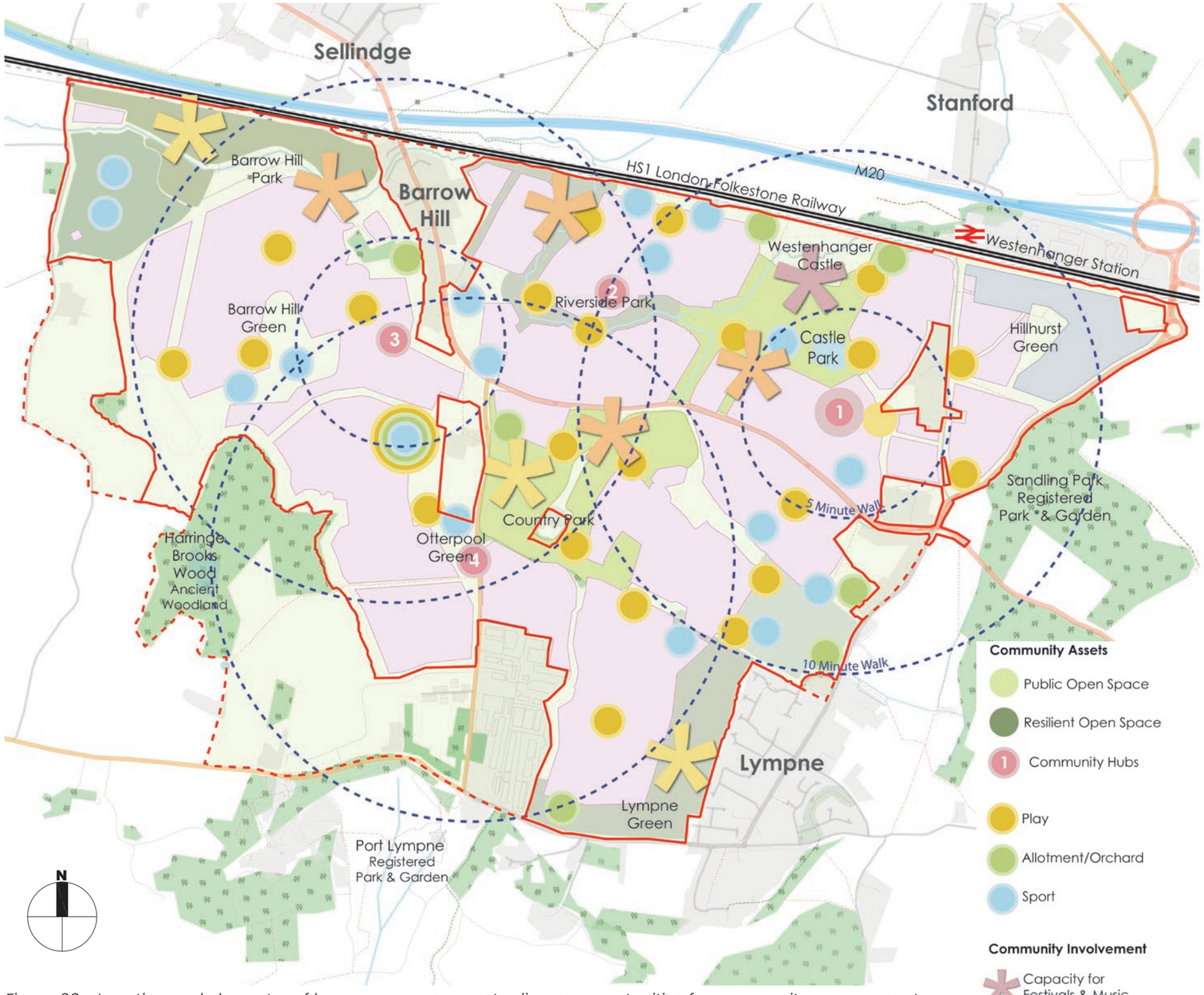


Figure 69: Location and character of key open spaces create diverse opportunities for community engagement

Principle 2: Promote Health and Wellbeing | **Principle 3: Build Resilience** | **Principle 4: Create Strategic Open Spaces** | **Principle 5: Improve Connectivity** | **Principle 6: Enhance Biodiversity** | **Principle 8: Green Infrastructure at all Scales** | **Principle 10: Engaging the Community**

4.9 Open Space

4.9.1. Open Space Typologies

Publicly accessible open spaces form an important part of the wider green infrastructure network and are defined in planning as open space areas that are of public value.

Within the development on parameter plans there will be further open spaces such as pocket parks with flexibility to be located and defined in further detailed design stages.

As an indicative guideline it is anticipated that within development other than private gardens approximately 10-15% will be designated open space and landscape, resulting in a total amount of open space combined with the open space parameters of approximately 50 %.

The areas of open space proposed as per the parameter plans are mapped out opposite, indicating location and proximity to local centres and other natural spaces.

A note on dog walking

The design of the open spaces considers a range of recreational activities. Specific considerations for dog walking in certain spaces would refer to the Natural England recommended 8ha per 1000 people in situations where Suitable Alternative Natural Green Spaces (SANGs) are required.

Figure 70: Open Space Typologies (based on parameter plan allocation)

Open Space Typology	Description	Function	Programming	Scale	Benefit
1. Natural or semi-natural open space	Includes: • publicly accessible woodlands • urban forestry • scrub • grasslands (e.g. commons, meadows) • wetlands and wastelands.	• Environmental awareness and education • Wildlife conservation and biodiversity • Water management	• Unprogrammed	• Variable	• Habitat creation • Biodiversity • Eco system performance
2. Offset, transition and interface	Includes offsets to existing and proposed hedgerows and woodlands, structure planting, edges and verges	• Integrating built form within the wider landscape • Protection of green infrastructure assets • Wildlife conservation and biodiversity	• Tree planting • Informal recreational space • Shrubs and hedges	• Variable widths 5m-30m	• Provides a degree of privacy • Defensible space impacts mental health and wellbeing
3. Destination Park	Includes urban parks, formal gardens and country parks	• Formal and informal recreation and play • Community events. • Walking and cycling	• Footpaths and cycleways • Sports pitches and facilities • Play areas • Formal gardens	• 20-30 ha (approx)	• Local identity • Health and wellbeing • Access to nature
4. Productive landscape	Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. Includes: • orchards • allotments • edible streets	Growing of: • fruiting trees • vegetables and other root crops. (does not include private gardens)	• Boundary fencing and gated access • Shed structures • Plot divsions	Each plot 10 poles or 250 sq m	• Social interaction • Mental health and well being • Builds resilient capacity
5. Existing waterbodies	Open and running water, includes: • rivers and streams • ponds and ditches.	• Water management • Opportunities for sport and recreation • Visual and aural amenity	• Fences and access points • Piers and jetty • Promenades	• Variable	• Habitat • Ecosystem service provision • Mental health and wellbeing
6. Corridors	Includes roads and paths , cycleways, rights of way and bridleways.	• Walking, cycling or horse riding • Leisure or travel purposes • Opportunities for wildlife movement and migration.	• Footpaths and bridleways • Cycling routes • Habitat	• Corridor widths range from 20-40m dependent upon carriageway type • Bridles ways 1.5-3m	• Habitat • SuDS • Orientation and navigation
7. Formal Sport	Natural or artificial surfaces, publicly or privately owned and used for sport and recreation. Includes school playing fields.	• Playing fields (including school playing fields) • Outdoor sports pitches· • Outdoor gym/trim trail • Tennis and bowls· • Golf courses • Athletics	• Clubhouse and changing rooms • Maintenance storage • Maintained grass areas	• In line with Sports England guidelines • 35x17m (MUGA) • 20x30m 5 a side football	• Community and culture • Health and Well being • Social interaction
8. Formal Play	Areas designed primarily for play and social interaction for children and young people.	• Equipped areas of play • Ball courts • Outdoor basketball hoop areas· • Skateboard areas • Teenage shelters	• Proprietary play equipment • Benches and furniture • Lighting	• Approximately 500-1000m2	• Social interaction • Education • Development
9. Local Centres	Includes: • civic and market squares • other hard surfaced community areas.	• Designed for pedestrians • Primary purpose of providing a setting for public events.			
10. Cemeteries	• Cemeteries and other burial grounds	• Burial of the dead • Quiet contemplation • Wildlife conservation and biodiversity.			

Figure 71: Open Space Typology Schedule

4.9.2. Open Space Key Design Principles

Access:

- No more than 20 minutes' walk from all homes;
- Hedgerow perimeters take preference to fences;
- Public green spaces should be accessible

Location:

- Aim to provide a wide range of green open spaces, helping enhances community engagement with the natural environment.

Facilities:

- Limit vehicular access to required maintenance and accessibility;
- Formal and informal pathways/routes that form part of recreational corridors leading to the wider landscape.

Water Management:

- Consider surface water management features within and at the periphery of green spaces.

Setting and character:

- Multifunctional space that comprises predominantly soft landscape
- Defined by existing tree lines and clusters;
- Amenity space for formal and passive recreation and creating a haven for wildlife and biodiversity.

Planting:

- Structural planting strategically located to help enhance pedestrian comfort and enhance views
- Habitat planting in edge zones throughout spaces to encourage biodiversity;
- Planting using native species of wildlife value where appropriate.

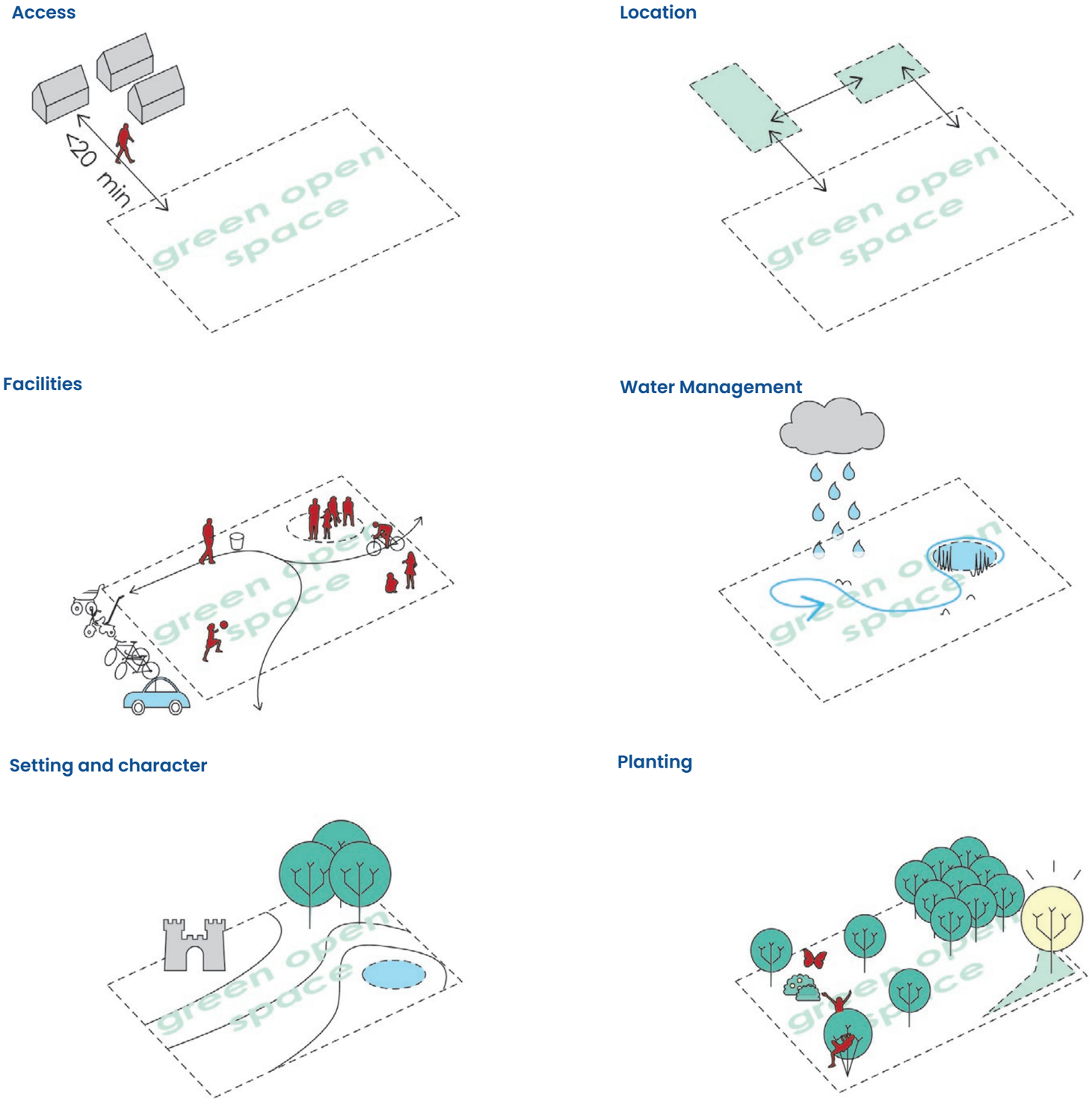


Figure 72: Design principles Open Space

4.9.3. Access to the Key Open Spaces

The 'Ten Minute Town' concept

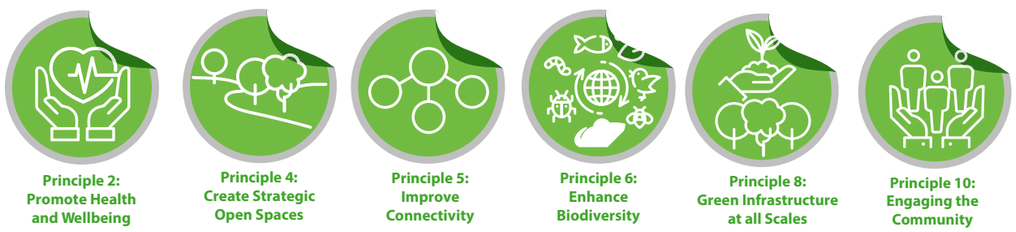
Access to these key spaces is a 10 minute walk from most homes in Otterpool Park.

These three key landscapes will provide destination open spaces, connected both within the Otterpool Park settlement and the wider landscape and these together with a range of other types of open spaces will contribute to the wider GI network setting, incorporating various features such as habitat potential, SSSI value, historic references and health and well-being.

Strategic Spaces linked through Green Infrastructure

Each of the three neighbourhoods within Otterpool Park would access spaces generally providing a range of facilities including: open areas for informal recreation and community gatherings; places to grow food (i.e. allotments, orchards or community gardens); places to play (LEAP) and exercise.

Figure 73: Key Strategic Spaces - '10 Minute Town'



4.9.4. Key Strategic Spaces: The Three Destination Parks

The Key Strategic Spaces are those areas of open space, that are landmarks in their own right, and are capable of accommodating larger scaled formal sports and leisure facilities, larger play facilities (NEAP, skate parks etc.) and the settlement's larger cultural events, but should also include both 'neighbourhood-park level facilities' for those that live nearby.

Castle Park, the Otterpool Country Park and the Riverside Park represent the Key Otterpool Strategic Spaces, each one exemplifying a different local landscape.

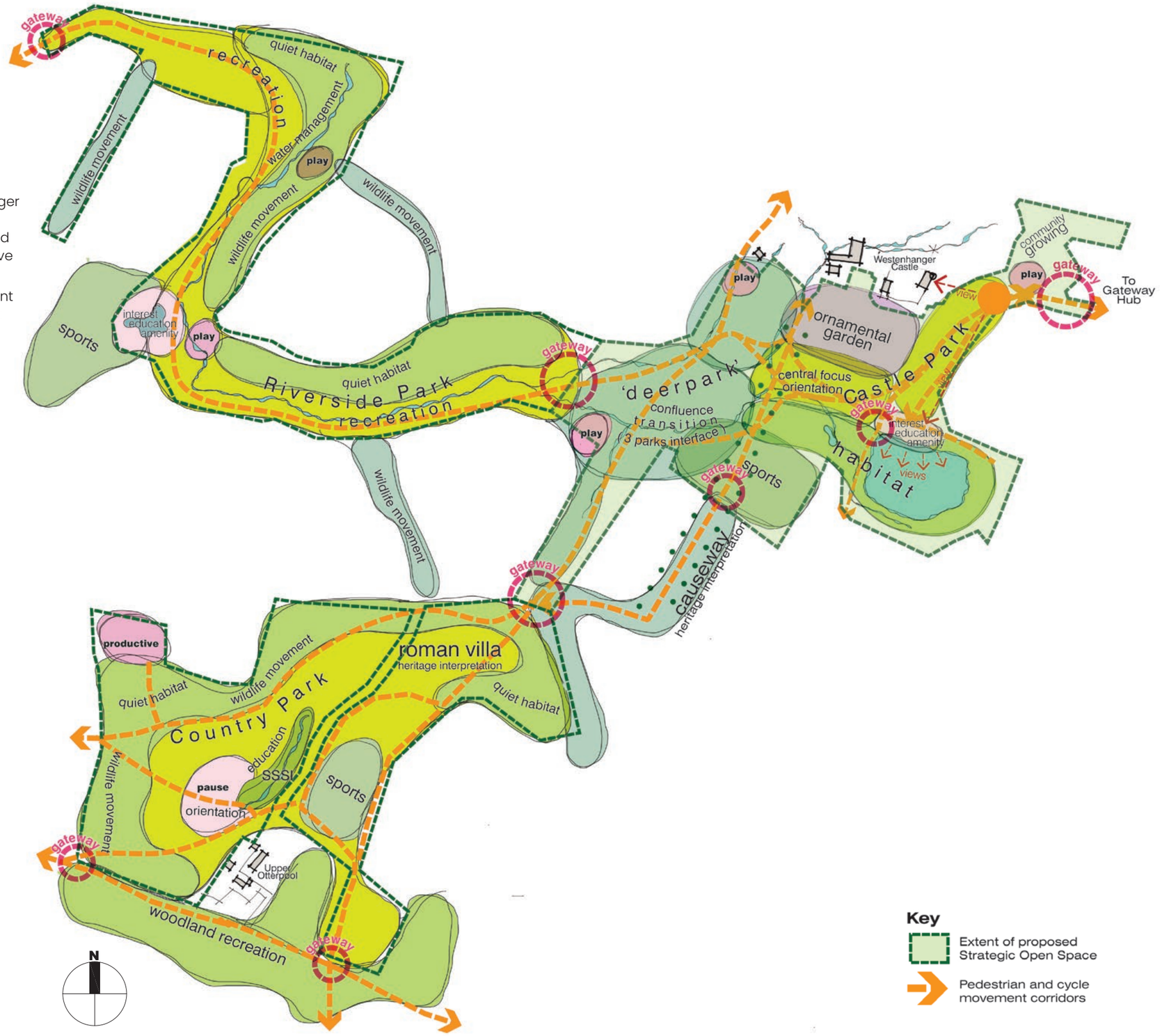


Figure 74: Linked Strategic Open Spaces - early concept

4.9.5. Castle Park:

Vision

A vibrant, meaningful destination urban park, forming a formal landscape setting to Westenhanger Castle with capacity for community activity and engagement as well as supporting biodiversity.

Open space requirements

The open space within the Castle Park must be multifunctional and include food growing, sustainable drainage retention basins and swales, wildlife habitat retention and enhancement including the planting of tree lines and clumps particularly along those edges that are to be flanked by new built form. The open space within the Castle Park must largely be for informal recreation although it may include sports pitches located to east of causeway and south west of racecourse lake. Any sports area must be unfenced with no floodlighting.

An area of the Castle Park to the immediate west of the Folkestone Racecourse Lake will be retained for wildlife, with features created and/ retained for water voles, reptiles and amphibians including common toad.

Purpose:

- Provide a landscape setting for Westenhanger Castle which celebrates its heritage;
- Enhance and evoke the former deer park of the castle';
- Create an urban park providing a central space for community gathering and outdoor performance, recreation and informal play;
- Support biodiversity and wildlife and a transition space linking to the Riverside Park;
- Provide areas of formal play and sport, key cycle and pedestrian route linking to the other two destination parks and areas of attenuation in support of the water management strategy.

Key guidance:

- Celebrate the existing heritage assets, including the former southern access to Westenhanger Castle;
- Retaining historic views, historic water features and racecourse lake;
- Provide a distinctive, meaningful space with a strong sense of place, at the heart of the scheme;
- Provide flexible open space through a predominantly soft, accessible landscape more formal and ordered in appearance than the Country Park;
- Create a transition to the Riparian Park and a strong link to the Country Park;
- Provide a mosaic of linked soft landscapes including: Wide open areas supporting amenity and recreation; Mixed deciduous woodland, ponds, native species-rich scrub and wildflower-rich grassland, beneficial to a diverse range of fauna; Wildlife corridors and edge habitats to support invertebrates, reptiles and bats.

Figure 75: Castle Park - early concept

Landscape Character and purpose

This green open space will create a landscape setting for Westenhanger Castle, creating a cultural quarter including public open spaces associated cafés, visitor centre, meeting hall, and education. The former historic parkland associated with the Castle, will provide inspiration to the setting for a distinctive space at the heart of the scheme, including reinstating the historic access to Westenhanger Castle from the south and linking pathways to the proposed country park on higher land adjacent to Otterpool Manor and Upper Otterpool. It should respond sympathetically to historic views and create a re-imagined formal garden to help evoke Westenhanger Castle's Tudor heyday.

4.9.6. Otterpool Country Park

Vision

A country park with sweeping views, large specimen tree planting, woodland and open grassland, and celebrating its heritage and geological features through trails for walking, running and cycling.

Open space requirements

The open space within the 'Country Park' area must include areas for ecology, food growing, water management, tree planting, footpaths, bridleway, recreation (including space for sports playing fields in the north east) and views to the North Downs from the higher parts of the open space. The supporting habitat will form part of the longer 'dark corridors' identified for the movement of species, including commuting bats and badgers.

Areas in the west of the Country Park will provide habitats and habitat features for great crested newts and reptiles. The lower northern part of the open space within the 'Country Park' area slopes down towards the tributary of the River East Stour. The open space here must include swales and areas for recreation including play and sports playing fields.

The open space which edges the Country Park will be enhanced with structural planting and must also provide wildlife habitats particularly an area in the west of the SSSI. This must be designed to provide habitats for reptiles and great crested newts.

Purpose:

- Reference the heritage;
- Celebrate its site of special scientific interest;
- Support for water management, biodiversity and wildlife - specifically reptiles and great crested newt;
- Create opportunities for community engagement.

Key guidance:

- The design should maximise interpretation of the heritage through:
    - Acknowledging its historic setting and agricultural use of the 'Otterpools' and creating the feel of a 'country estate';
    - Enhancing and promoting the public interpretation of the Roman Villa site;
    - Preserving the historic woodland landscape and emphasise nearby ancient woodland;
    - Linking to Castle Park via the historic access route.
- Protect and enhance the geological SSSI as a feature of research, educational and amenity value, linking to the wider GI;
- Create opportunities for green volunteering woodland and landscape management supported by the stewardship strategy;
- Strong connections are to be made into the surrounding communities, with an active 'edge zone' incorporate;

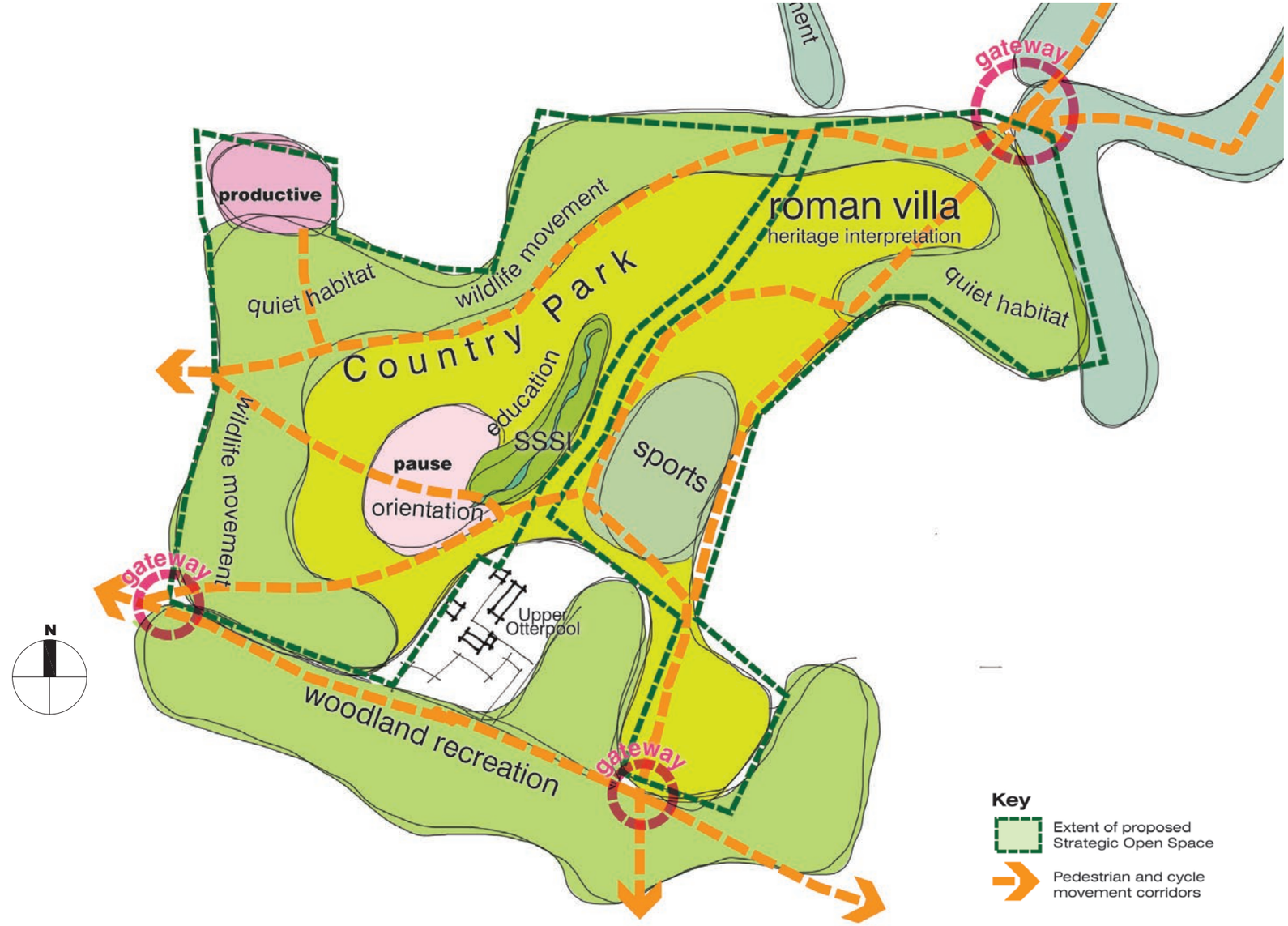


Figure 76: Otterpool Country Park - early concept

- Views out to the wider landscape including the AONB escarpment will be protected, as will views between Otterpool Manor and Otterpool Park.;
- Strong green links to all the other open spaces and to the wider Green Infrastructure network will be achieved through retained and proposed woodland and structure planting.

Landscape Character

Existing levels, trees and hedgerows to be retained. Hedgerows and trees to frame open views to the rural and urban landscape.

Habitat/Biodiversity Benefits

- Potential to create mixed deciduous woodland, ponds, native species-rich scrub and wildflower-rich grassland. Beneficial to a diverse range of fauna;
- Potential to allow movement (wildlife corridor), edge habitats can be valuable for invertebrates and reptiles. Bats can forage in these areas. Targeted planting can support notable or valuable plant species.

GI Functions/Benefits

- Environmental awareness, enjoyment of nature, education, health and well-being, water management, biodiversity, active and passive recreation, amenity, micro-climate resilience, landscape character, climate change resilience, community cohesion, local distinctiveness, urban heat island (UHI) mitigation, amenity, cleaner air.

Landscape and historic features

The Country Park provides Transition areas for archaeology, geology, ecology, recreation, water strategy, visual integration between Otterpool Manor, Upper Otterpool and the A20. This includes the SSSI, the location of the Roman Villa and prehistoric Barrow referred in detail in the Heritage Strategy and the Environmental Statement.

The landscape will reference the historic wooded landscape and nearby ancient woodland, incorporating the geological SSSI. As the SSSI is geological and not a sensitive site access can be encouraged enhancing the feature's educational and amenity value.

A country park on the upper slopes between Otterpool Manor and Upper Otterpool Farm will provide an opportunity to create a green open space for recreation with links to the wider landscape including the Saxon Shore Way to east and south. The country park would integrate footpaths with new parkland and woods. These routes should offer the user a varied experience of the landscape to help intuitively understand site context and to increase activity and natural surveillance where beneficial, e.g. providing good access to allotments and houses.

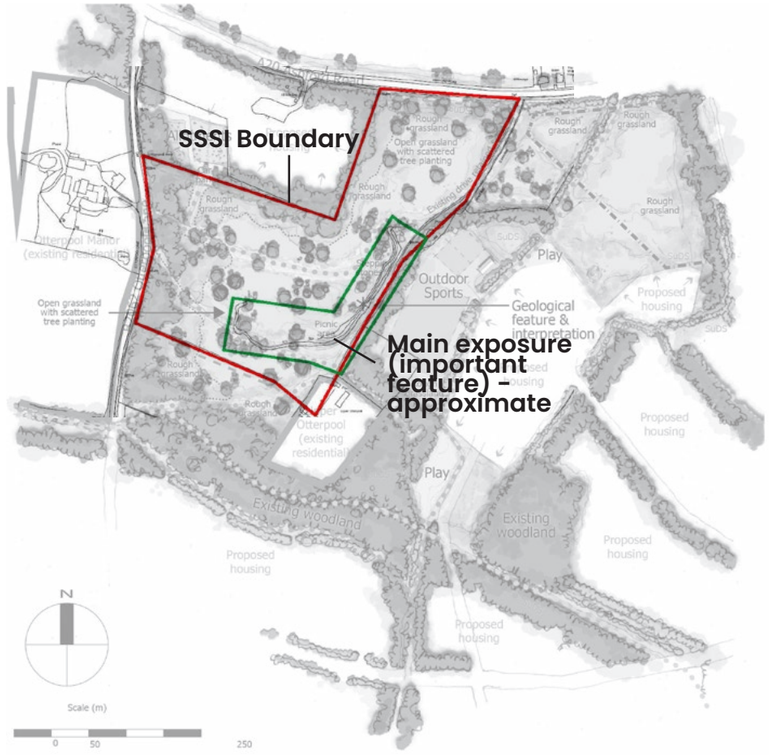


Figure 77: Location of SSSI within Country Park

Figure 78: Image of the SSSI asset

4.9.7. Riverside Park

Vision

The Riverside Park will release the potential of this riparian landscape, creating opportunities for active recreation, amenity and leisure and food production as well as focusing on habitat and water management.

Purpose:

- Unlock existing inaccessible land for public enjoyment;
- Maximise the natural capital value of the riverside landscape;
- Flood management and water quality;
- Diversity of habitats through retention and enhancement of existing landscape and water features;
- Provide formal play.

Key guidance:

- Provide recreational routes to enable public access to the riparian corridor for leisure and recreation;
- Water management through preservation of the flood zone/wetland associated with sustainable drainage;
- Protection of and provision for habitats supporting a wide variety of species;
- Provision of formal play areas (including a Multi-use Games Area).

River Corridor Enrichment

The river corridors will be enhanced and incorporated into the master plan as resources for:

- A rich biodiversity assemblage;
- Habitat corridors;
- Leisure routes.

The East Stour riverside landscape provides a transition area for ecology and visually integrating the East Stour River of approx. 100m width overall, includes flood plain of approx. 40 to 60m width. The open space includes transition areas for ecology and water strategy for the tributaries for the East Stour River north and south of A20.

A riverside landscape adjacent to the River East Stour in the lower valleys, and connecting into the existing racecourse lake, will provide flood mitigation and preservation of the flood zone, a further landscape setting to the west and south of Westenhanger Castle, and a linear park. Additional areas of wetland for nutrient mitigation and sustainable drainage would contribute a landscape of habitat value. Margins to the wetland would provide opportunities for amenity, recreation and food growing.

A key benefit of the proposed Riverside Park is that land within Otterpool Park will become publicly accessible to assist in unlocking the potential of the Garden Town and in maximising natural capital value; address health inequalities; create a higher quality of life for local people; and boost the ecological value of the land.

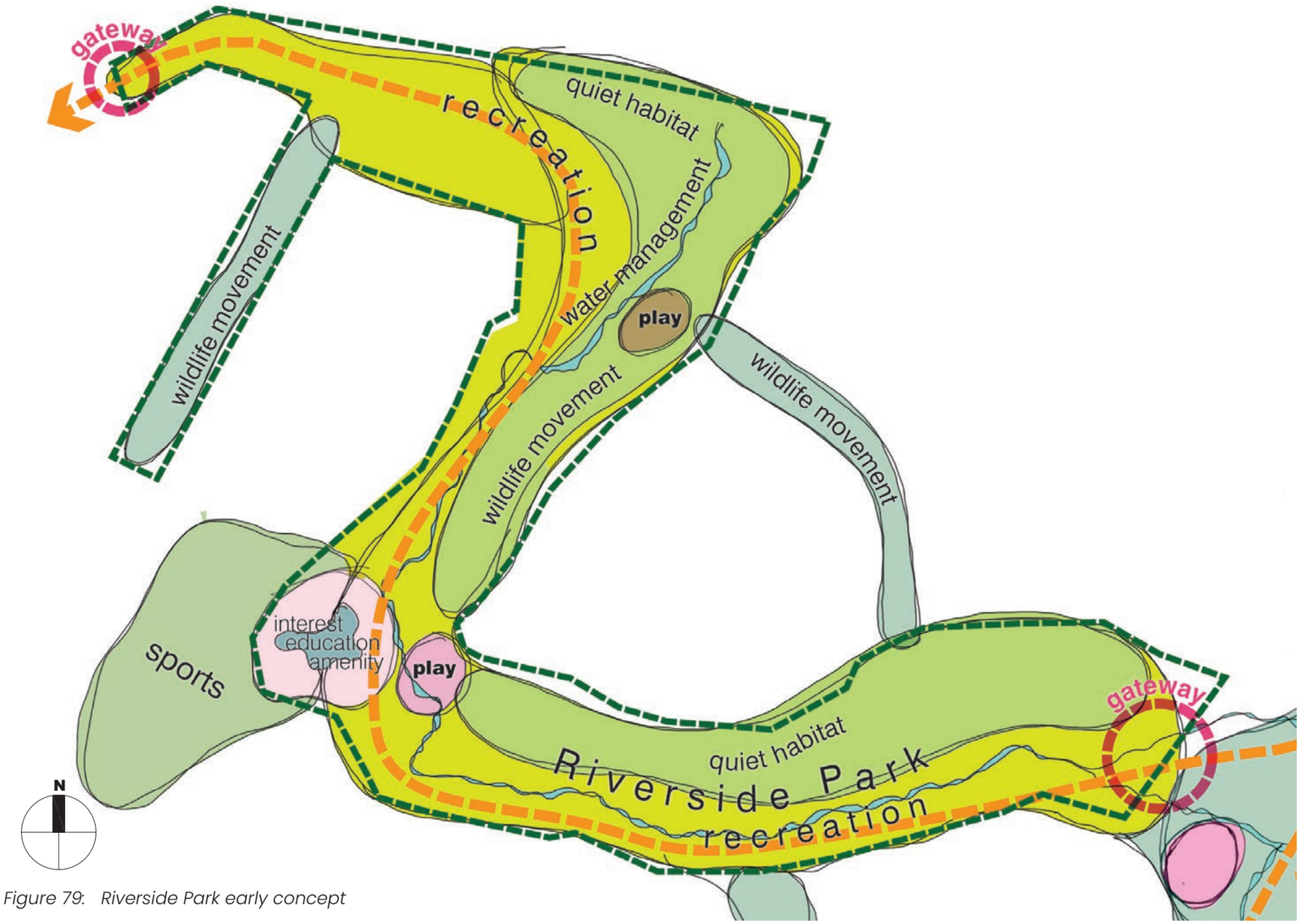


Figure 79: Riverside Park early concept

The Riverside Park will include multifunctional green infrastructure with opportunities for active recreation, amenity and leisure, food production, habitat and water management. Areas of wetland for sustainable drainage must be provided and would contribute habitat for water voles, invertebrates, foraging bats, reptiles and great crested newts, whilst providing the natural final treatment process for the on-site Waste-water Treatment Works. Margins to the wetland must provide opportunities for amenity, recreation, wildlife, grassland, food growing plus the planting of new hedgerows with trees.

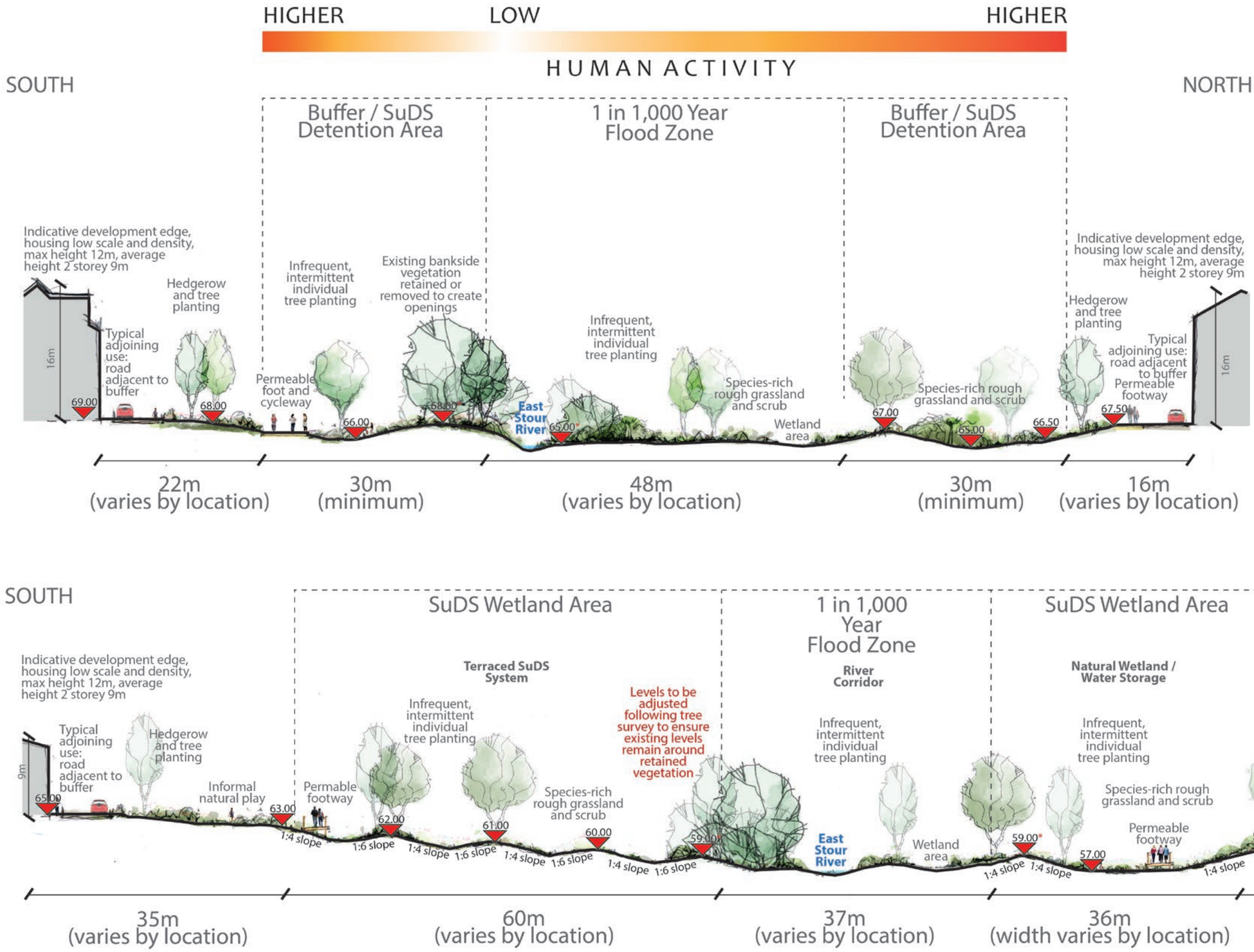


Figure 80: Riverside Park - indicative typical sections

Landscape Character

A riverside landscape adjacent to the River East Stour in the lower valleys, and connecting into the existing racecourse lake

GI Functions/Benefits.

This will provide highly multi-functional GI with opportunities for active recreation, amenity and leisure, food production, habitat and water management.

Habitat/Biodiversity Benefits

The landscape will incorporate habitat value for a wide variety of species, with flood mitigation measures and preservation of the flood zone and wetland associated with sustainable drainage adding further amenity and habitat value.

Within the Riverside Park, there are a number of water courses and water bodies, including the East Stour River, which provide habitat for a range of notable flora and fauna, including water vole, great crested newt and other amphibians, invertebrates, and feeding resources for bats and birds.

These features have been identified and are largely being retained, transitioned and enhanced as a component of the master plan design. In addition, the creation of new SuDS wetlands and ponds around the site will increase the area of aquatic habitats across the site and improve the movement of species between these features.

River Corridor Enrichment

The river corridors will be enhanced and incorporated into the master plan as resources for:

- A rich biodiversity assemblage;
- Habitat corridors;
- Leisure routes;

The East Stour riverside landscape provides a transition area for ecology and visually integrating the East Stour River of approx. 100m width overall, includes flood plain of approx. 40 to 60m width. The open space includes transition areas for ecology and water strategy for the tributaries for the East Stour River north and south of A20. The transition areas provide ecology, water management and views to the North Downs AONB from within the development on the tributaries for the East Stour River north of the A20 which is assessed in LVIA views.

Otterpool Park is generally at low risk of flooding, but the primary flood risk is from the East Stour River, which has a relatively shallow and wide floodplain. Limited flooding risk also exists along the drainage valleys from the small tributary streams and drainage ditches.

Sustainable Urban Drainage System

The widespread use of Sustainable Drainage Systems (SuDS) will provide storm water management and maximise available water resource from rainfall for reuse. Otterpool Park will reduce flood risk and promote good water quality standards, enhancing the local environmental water quality as a priority. A SuDS management hierarchy will be used to remove any polluted runoff from diffuse sources, such as roads, providing effective natural treatment at source prior to discharge into local watercourses.

The use of SuDS will also help with the establishment of new wildlife corridors and spaces whilst incorporating existing wetlands and ponds, with a variety of flora and fauna, creating valuable open amenity areas.

The Surface water management strategy references chains of linked SuDS components which complement one another, such as; rain gardens, swales, permeable paving with storage and water quality treatments.

A minimum 25m distance from the East Stour River corridor from built development (Otterpool Park Environmental Statement, Appendix 7) is assumed, providing opportunity for green infrastructure elements and helping maintain habitat and wildlife corridors.

Green Infrastructure contribution to river corridor access

To offset any adverse impacts of potential future bridge crossings, the East Stour corridor Green Infrastructure should be enhanced where possible. This aims to provide additional flood storage, natural flood management, water quality treatment and ecology mitigation. Floodplain and open space offsets have been allocated in areas of high and medium flood risk, this is mainly along the River East Stour and tributary streams. These areas will promote ecology but allow open grassland and landscape areas to flood during periods of heavy rainfall. Interlinking a system of wetlands can also help enhance the floodplain, maximising flood mitigation, water quality, water resource, ecological and amenity benefits.

The Flood Risk assessment and Drainage Strategy is exploring different options for potential river crossings, including re-profiling of the river corridor in order to try and minimise the spans required to satisfy the food management requirements of the Environment Agency.

The illustrative diagram in Figure 83 aims to give some indication of how the surrounding Green Infrastructure could contribute to a bridge that is designed sensitively, in response to its context and natural surroundings.

Figure 81: Image - River Stour

Figure 82: Riverside Park - artists impression

4.9.8. Other Strategic Spaces

Barrow Hill Park

Provides transition areas for ecology, recreation, water strategy, visual integration and bridleway for the East Stour River north west of Barrow Hill of approx. 100m width overall. On the north side of the East Stour River, 'Valley Edge' will create secluded areas and screened from the railway with dense scrub to provide habitat for birds.

Barrow Hill Green - historic hillside.

Provides transition areas for archaeology, recreation, visual integration on the higher ground west of Barrow Hill. This transition area includes the location of several prehistoric Barrows referred in detail in the heritage strategy. Views will be maintained between the barrows in this group and there will be views out from the barrows on the hill to the Downs.

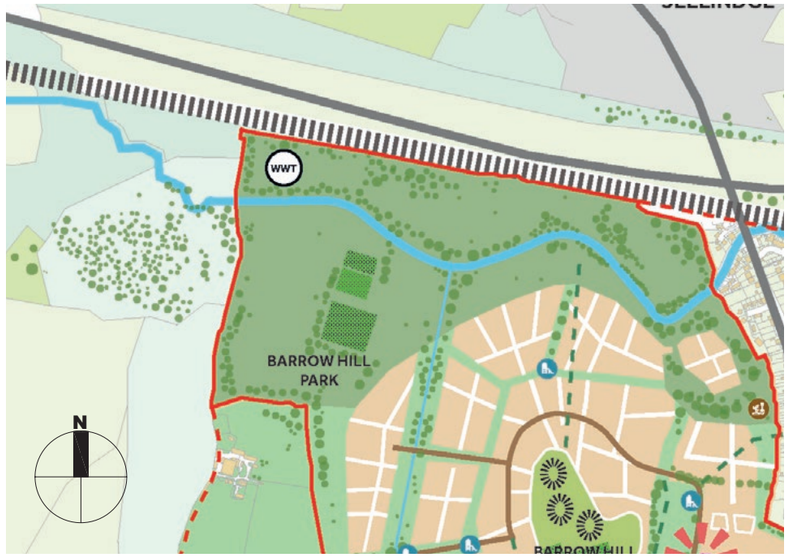


Figure 83: Barrow Hill Park

Figure 84: Barrow Hill Green

Open space requirements

The landscape buffers in Barrow Hill will include the creation of multifunctional open spaces including play and amenity spaces and footpaths, taking into consideration the constraints including:

- Provision of structural planting (trees and planting must be provided the central open space to assist in integrating development from long distant views from the North Downs);
- Protection of existing heritage (e.g. prehistoric barrows);
- Existing trees and habitats; and
- Providing nutrient mitigation wetlands and SuDS drainage basins and swales.

The open space within Hill Top must include space for recreation including space for sports playing fields.

The open space created on the north side of the East Stour River, will create secluded areas and edges along the watercourse, and will provide screening from the railway and new habitat.

Grasslands and reed beds near the River will create spaces for wildlife, including water vole, reptiles, great crested newts, kingfisher and invertebrates. New ponds must be provided to provide habitats for notable receptors including water vole and great crested newt.

The southwest part of the open space which is located to the south of the River Stour, will provide robust landscape with access for public recreation, including space for sports playing fields. The open space will also include water management measures, a bridleway, footpaths and cycle paths.

The open space between development areas WR.1 and HT.2 must include:

- Accommodation of the existing private track between Otterpool Manor and Harringe Brooks Wood;
- Preservation and integration of existing trees, hedgerows and other structural vegetation, and bolstering these with further tree planting;
- Retention of existing water features and include proposed sustainable drainage basins and swales.

The open space buffer from Barrow Hill Sellindge to Westenhanger Castle along the railway on the north edge must provide multifunctional recreation open spaces taking into consideration the constraints from noise of adjacent transport routes, protection of trees and habitats and the provision of SuDS

Lympne Green

This area supports the ecology, recreation and water strategies, as well as contributing towards minimising the visual and other impacts on Otterpool Industrial Estate and Lympne. It includes the location of the archaeology of the 20th century military occupation referred in detail in the heritage strategy.

Open space requirements

The open space at Lympne Green includes potential for ecology (particularly reptile habitat), food growing, water management, footpaths, bridleway, recreation and views to the North Downs from the open space. The supporting habitat will form part of the longer 'dark corridors' identified for the movement of species, including commuting bats and badgers. Existing trees and hedgerows and their associated habitat will be retained. Planting and management will provide habitat for reptiles.

The lower northern part of the Lympne Green open space slopes down towards the tributary of the River East Stour. The open space will include swales, recreation including play and sports playing fields, allotments, and structural planting.

The open space at Lympne Green will include space for recreation including space for sports playing fields in the north east.

Areas within the open space in this development phase will be provided that have value for reptiles. An area within the open space will be fenced to maintain a meadow habitat with value for invertebrates. The edges of the open space will be left as a natural area for wildlife.

The open space proposed between the west of Lympne and the development will include the creation of a multifunction open spaces including play and amenity spaces and footpaths, taking into consideration the constraints including creating a screened edge, protection of heritage, trees and habitats, providing suds drainage basins and swales and bridleways. The area has existing features which would be preserved and should be integrated with the buffer and tree belts including hedgerows and trees.

Figure 85: Lympne Green

Figure 86: Hillhurst Green

Hillhurst Green

A green space created around the retained and reused existing Hillhurst farm buildings to the north east of Stone Street, it will provides a setting and identity for the cluster of mixed uses and housing.

A landscape buffer at the very southern tip of the indicative Hillhurst Farm development phase zone must provide a multifunctional public open space, containing parkland trees, areas of natural play, SuDs features, new ecological habitat.

4.9.9. Existing water bodies - Water and Wetlands

There are many surface water features within the existing site boundary; these include the East Stour River and tributary streams, ponds and ditches. The large racecourse pond and surrounding watercourse network which served to ensure the racecourse had a constant supply of water is a key feature. The water network pre-dates the racecourse, those to the west may be medieval or Tudor and this should also be celebrated. The existing pond and surrounding enhanced drainage system will continue to provide a key part in the proposed water management strategy, enabling extra storage for flood attenuation and water reuse purposes within Otterpool Park.

This pond and the East Stour River network create an important setting for housing, amenity and recreation in a large central location of the development. This provides the opportunity to promote nature and embrace learning to live with water as an educational resource; with their close proximity to primary and secondary schools to the north of the settlement. Existing streams and ditches will be retained and enhanced where possible, to become part of the proposed surface water management strategy and work in partnership with the new SuDS features.

4.9.10. Supporting Spaces

Airfield Park

The open space will reflect the significance of the former civil airfield runway and the defensive infrastructure, described in detail in the Heritage Strategy.

Open space requirements

The centre of this development phase includes a large bund centred on OSGR TR 11553 35493 with west east orientation that provides wildlife value and will be retained to provide habitat for reptiles. The existing bunds to the west of the Airfield Park Phase (next to Link Park) will be retained with habitats for reptiles created and retained.

Figure 87: Airfield Park

4.9.11. Other Open Space Assets

Neighbourhood Greens and Garden Squares

Neighbourhood greens will provide critical outdoor space within walking distance of most homes. A neighbourhood green would be a social place to arrange social occasions, play dates, and escape into the outdoors.

Pocket Parks

Pocket parks: within a neighbourhood or a street that provide residents with small open space areas to informally recreate, sit outside, socially interact, connect with nature or play. They would display a mixture of natural and more formal characteristics on the basis that they will provide a green open space that also offers habitat opportunities.

Semi-natural urban green space

These spaces include the planned transition area strips, dark corridors and areas containing linear SuDS. The GI strategy would explain the rationale of these spaces and multifunctional nature of their design.

Greenways & Linear Open Spaces

These include the linear space parallel with the railway and cycle path strip along eastern edge of the site parallel with the A20. This linear park would link to existing green space between the railway line and the motorway and would form an attractive loop trail route for walkers/ runners, encouraging sustainable movement between the station and Sellindge.

Meanwhile Spaces

Use of land to provide temporary accessible and green spaces whilst the settlement is being developed. These would be for the benefit of existing communities, the initial new communities, and would form part of the environmental mitigation of development. They could also activate and market the development sites during construction.

4.10 Sports, Recreation and Play

The development requirement for the provision of designated play space from a planning perspective is covered in detail in the Design and Access Statement. The following pages in this report aim to provide an overview of the types of space that will be provided and what contribution green infrastructure can make to those spaces.

The following policies and guidelines have been referenced as part of development open space allocation for sport and recreation.

4.10.1. Guidelines

Sport England

Sport England reference five key themes for major development and these, along with other guidance documents, have been taken into consideration in the development of the masterplan and supporting strategies. The Masterplan aims to encourage greater participation in sport and activity:

- Evaluating the needs of the community;
- The strategic provision of green infrastructure;
- Consideration of the long-term sustainability of sports facilities;
- Incorporating community use.

Fields in Trust (formerly the National Playing Fields Association)

Fields in Trust benchmark guidelines on the quantity, accessibility, and quality of open spaces can be used to inform development proposals for the provision of equipped/designated play space, formal and informal outdoor space. The Fields in Trust benchmark guidelines for formal outdoor sports and play are reference in the Design and Access Statement.

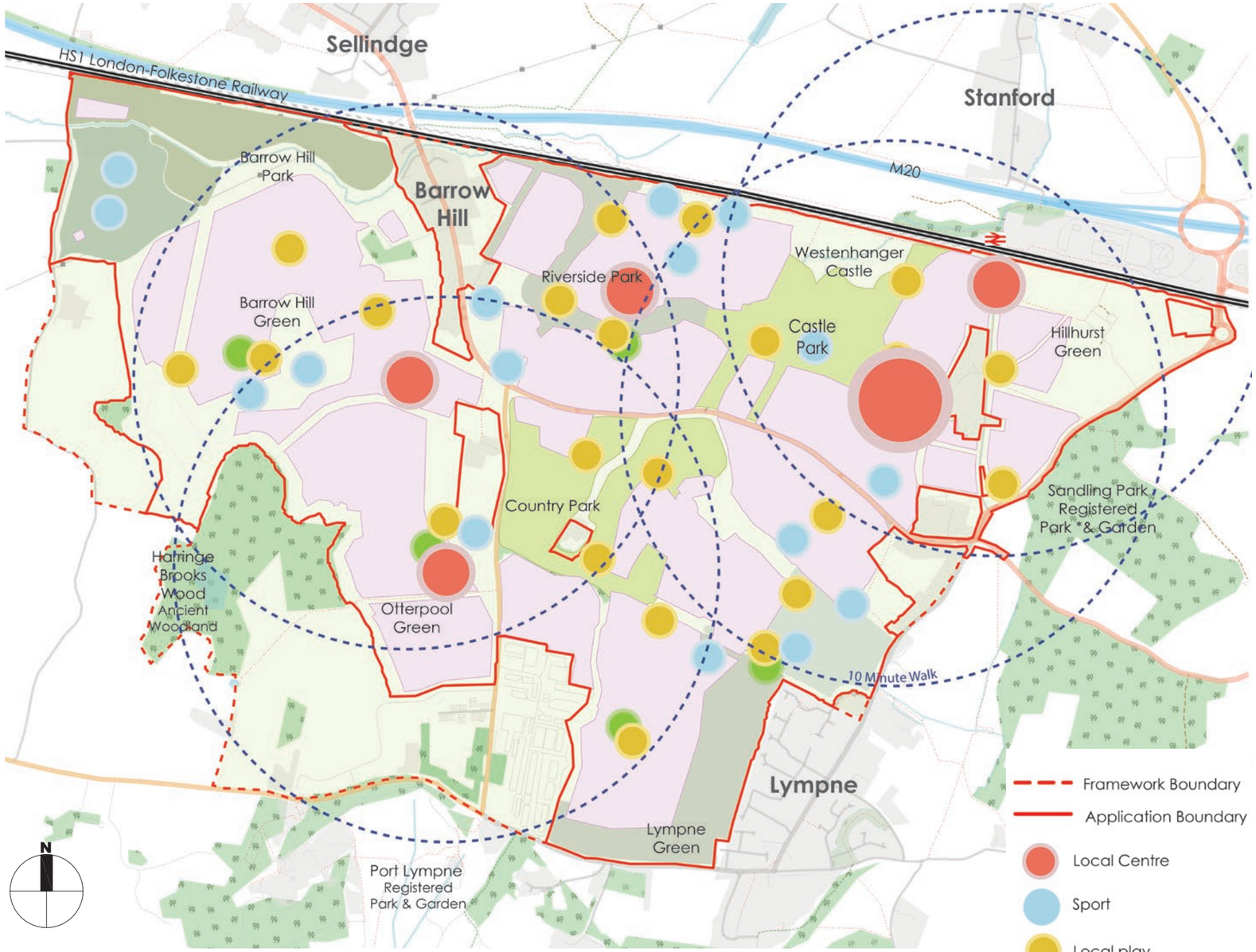


Figure 88: Location of Formal Sports, Play and Recreational Facilities

Principle 1: Integrate Green and Blue Infrastructure

Principle 2: Promote Health and Wellbeing

Principle 6: Enhance Biodiversity

Principle 8: Green Infrastructure at all Scales

Principle 10: Engaging the Community

4.10.2. Broad Principles and Features of Sports and Recreation Facilities

Green Linkages

Green linkages will provide an important leisure resource to the future population. These provide areas for community gardens/allotments, small fields for informal recreation, orchards, play spaces and areas for resting, learning and contemplation as well as maintaining important ecological habitats. These parklands provide trees, ponds and hedgerows. Accessed mainly on foot and bicycle the plan would be to connect to an existing network of bridleways running along the edge and a secondary network crossing the open parkland..

Green Corridors

Green corridors or 'greenways' include ecological areas that contribute to offset the effects of development and also have a recreational and open space function and value: specifically, they can provide an activity 'bridge' (e.g. perimeter trim trails).

This is offered as 'semi-formal space' since it provides facilities designed specifically to promote this active lifestyle as an alternative to formal sports or as a bridge to them.

These informal 'greenways' are mainly characterised by retained tree groups and preservation of existing ecology (e.g. badger setts and runs, toads, bat roosting, retained ponds). They will accommodate spaces for seating, areas for education and informal play. Greenways would also make provision for Neighbourhood Equipped Area of Play (NEAP) and Local Equipped Areas of Play (LEAPs).

The population generated as a result of the proposed development will create additional demand for play areas, recreational open space and sports facilities. A range of open space, sports and play area provision has been incorporated into the masterplan design, notably:

- Sports playing pitches;
- Children's play space;
- Strategic Parks;
- Productive spaces E.g. allotments and orchards;
- General amenity space.

In addition to the above, there are opportunities to utilise shared provision of school playing fields. The precise configuration of open space is subject to detailed design at the reserved matters stage in accordance with the approved Parameter Plans and Design Guidelines.

Otterpool Park is envisioned as a walkable neighbourhood and this will help create the opportunity for containing trips within the site and promoting walking and cycling as an alternative to motorised transportation. The masterplan for Otterpool Park plans homes to be;

- Within a 10 minute walking distance of a LEAP
- Within a 20 minute walking distance of a MUGA
- Within a 10 minute walking distance of a primary school and local centre;
- Within a 20 minute walking distance of allotments and community orchards, sport pitches and a NEAP

4.10.3. Formal Sport Key Design Principles

Landscape Character

Predominantly level, open space. Pitch/court areas are manicured with short cut grass or all-weather surfacing. Edge zones provide opportunity for habitat planting and have a less formal character than pitches/ facilities.

Planting may assist in assimilation of the development with the landscape.

Habitat Creation/Enhancement Measures

Create plant species diversity within edge zones and 'run off' areas. Include:

- Long grasses;
- Native trees;
- Wildflower;
- Hedgerows;
- Bulbs;
- Scrub;
- Ground cover.

Where safe to do so, include hibernacular such as log piles and rocks/ boulders

Habitats/Biodiversity Benefits

Can provide low value foraging habitats for bats and badger and may form open areas through which some wildlife can traverse (badger etc.). Edge zones may support a variety of invertebrates, birds and small mammals, and potentially terrestrial habitat for Great Crested Newts.

Key Design Elements

Setting and Character

- Consider Green Infrastrcuture elements to help define visually open spaces, supporting natural surveillance and enhanced views
- Sufficient offsets provided for safe pitch run off, and buffers to adjoining land uses;
- Facilities are rotated to optimal orientation for each sport.

Access

- Interior fences/barriers only as required e.g. tennis court surround;
- Perimeter fences only if required e.g. lock-down school premises.

Location

- Maximum walking distance from homes: 1,200 metres;
- Sighted away from dark zones e.g. bat foraging routes.

Planting

- Structural planting strategically located to provide wind break and shade;
- Habitat planting in edge zones.

Facilities

- Opportunities are provided to sit or stand to view activities;
- Changing facilities, bike and car parking are provided;
- Lighting to be included only as strictly necessary.

Water Management

- Surface water management features at periphery/sub pitch.

4.10.4. Formal Play Key Design Principles

Landscape Character

Visually uncontained space with an intense character full of interest, intrigue, and variety. Play equipment may be colourful or rustic and will form prominent features. Some areas contain artificial surfacing, and although planting may form part of the areas, they will be predominantly urban in appearance.

Each play space layout and design shall be appropriate to its setting and will vary depending on whether it is located in an urban area of rural location across the site.

Habitat Creation/Enhancement Measures

Planting to enhance biodiversity in edge zones e.g.:

- Long grasses/wildflower grasses;
- Native trees;
- Native shrubs.

Habitats/Biodiversity Benefits

Forms some open areas, through which some wildlife can traverse (badgers etc.)

Key Design Elements

Setting and Character

- Functional space that is visually open, with natural surveillance provided by adjacent land uses;
- Use of up-cycled, recycled and sustainably sourced materials;
- Provides required offsets to adjoining land use e.g. recommended offset to residential curtilage.

Access

- Perimeter fences only if required and to be as visually unobtrusive as possible.

Location

- Maximum walking distance from homes 1-12 minutes (depending on type of play area).

Planting

- Structural planting strategically located to provide wind break, shade and play opportunities.

Facilities

- Interesting and innovative designs that inspire, educate and promote fun;
- Opportunities are provided for guardians to sit or stand to oversee activity and to socialise;
- Bike, scooter and pushchair parking are provided;
- Lighting to be included only as strictly necessary.

Water Management

- Surface water management features are integrated and may form educational/play features.

4.10.5. Natural Play Key Design Principles

Landscape Character

Natural Play areas are about providing opportunity for play, rather than prescribed play and typically have a naturalistic character and unstructured design, but it may vary dependant on the location/ adjacent uses and characters, and may have no distinguishable character of its own.

Planting types may enhance biodiversity, through the introduction of; long grasses/wildflower grasses, Native trees, Native shrubs and accommodation of dead wood where appropriate, which can be a valuable habitat for invertebrates.

Key Design Elements

Setting and Character

- Unstructured space integrated with other typologies/assets and at margins;
- Designed for incidental use;
- Formal signage, fencing or equipment is excluded;
- Predominantly soft landscape with some hard features e.g. stepping stones, tree stumps, sculpture/public art.

Access

- Use is encouraged through ease of access, balanced with intrigue.

Location

- Included regularly throughout the GI network.

Planting

- Planting provides play opportunities e.g. hide and seek, tree climbing;
- Planting for biodiversity.

Facilities

- No formal play equipment;
- Informal seating opportunities may be provided for guardians to oversee activity and to socialise e.g. upended logs;
- Lighting to be included only if essential for an associated use e.g. if play is adjacent to lit sports facility.

Water Management

- Surface water management features are integrated and may form educational/play features.

4.11 Productive Landscapes

4.11.1. Allotments and Orchards

To encourage healthy eating community allotments and orchards are provided for growing local food from doorstep to the wider landscape. Allotments also provide: education, visual interest, community cohesion, environmental awareness, health & well-being, vibrancy, wildlife habitat, water management/attenuation.

The location and provision of these spaces will be in close proximity to residential areas for ease of access whilst providing green buffers and a habitat resource.

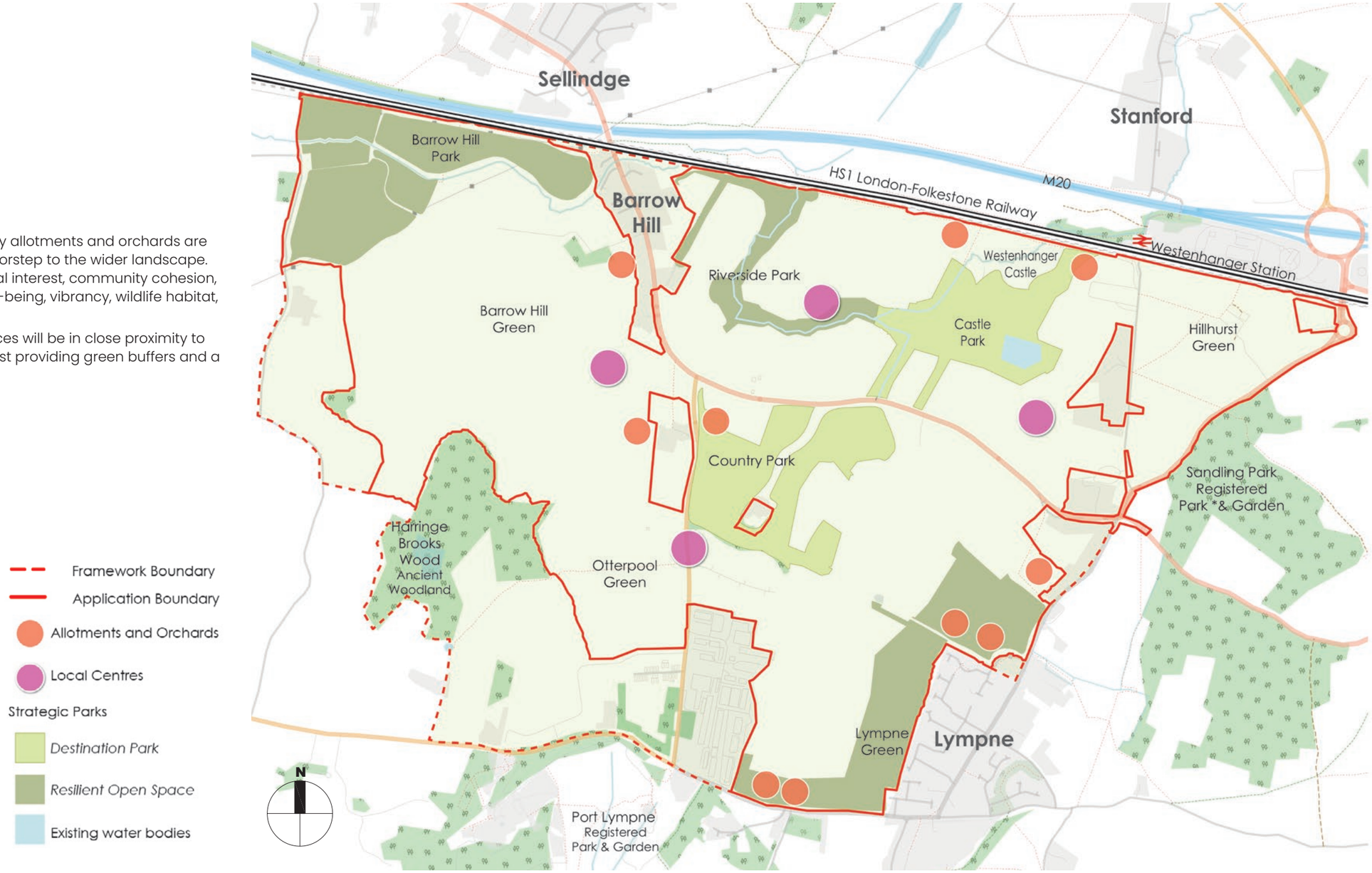


Figure 89: Productive Landscape distribution

Principle 2: Promote Health and Wellbeing

Principle 6: Enhance Biodiversity

Principle 7: Positive Planting

Principle 9: Towards Climate Change

Principle 10: Engaging the Community

4.11.2. Edible Landscapes

Landscape Character

Food production areas comprise predominantly soft landscape and present a green presence in the townscape.

For allotments, division of space into multiple plots, each subdivided into planting beds or zones, creates a complex, intense character which is structured yet chaotic. In contrast, orchards appear more regimented. Retained farmland helps to retain the existing character on the edges of the urban area. Edible street principles can be applied.

Habitat Creation/Enhancement Measures

Create species rich margins to and divisions within allotments and orchards. Include:

- Long grasses;
- Native trees;
- Wild flowers;
- Hedgerows;
- Include hibernacular such as log piles and rocks/boulders;
- Plant to support pollinators.

Habitats/Biodiversity Benefits

Allotment habitats, with appropriate margins between plots can provide resources for animals including reptiles, birds and invertebrates, which in turn become feeding resources for species including bats. Fruit trees provide feeding resources for a range of species.

Key Design Elements

Setting and Character

- Functional, organised space that comprises predominantly soft landscape;
- Space is divided into individual plots.

Access

- No more than 20 minutes walk from all homes;
- Hedgerow perimeters take preference to fences;
- Provide level access.

Location

- Maximise sunlight by location and utilisation of south facing slopes;
- Allotments will be located to take advantage of south facing aspect, shelter from prevailing wind, availability of water supply, accessibility, ease of use and natural surveillance;
- Provision will be distributed between large 'key' sites, and smaller areas woven into the development within the housing area, edge zones and parks.

Planting

- Use vegetation to provide shelter from prevailing winds;
- Plant to support pollinators/pollination;
- Position large trees (and tall structures) set back from allotments to prevent loss of direct sunlight;
- Habitat planting in edge zones and some plot divisions;
- Planting using native species of wildlife value where appropriate.

Facilities

- Allow space for cycle, scooter, and pushchair parking
- Limit vehicular access to required maintenance and accessibility Ensure soil properties and depth suitable as growing medium;
- Allow space for Gathering at main locations (for BBQs, wassail etc.).

Water Management

- Surface water management features at periphery/sub pitch.

4.12 Edges and Interfaces

4.12.1. Built form interfaces

This section looks at the principles guiding the design of the edges of the development where it meets the green infrastructure, concentrating on how the residential development interacts with the fringes of the key destination parks. It sets out principles based upon the design of:

- The edges of the built form, including the elements making up the character areas within different areas of Otterpool Park;
- The character of the roads and footways at the edges of the development;
- The integration of the footway and shared foot and cycleways including active frontages to create secure movement routes;
- SuDS and other water features;
- Retained and proposed structure planting.

Interfaces:

- Interfaces influenced by character areas;
- Edge elements: movement corridors, structure planting, views.

Offsets

- Structure planting;
- Offsets hedgerows/woodland/ancient woodland/burial ground.

General elements to consider in edge design

Street design – tertiary streets

- Perimeter green streets;
- Perimeter hedgerows;
- Narrowing with passing places for cars;
- Wide verges, footpath one side;
- Cyclists share street with vehicles;
- Linked by footpaths and cycle paths;
- Seating;
- Edible planting;
- Public Art;
- Space for play and outdoor community activity;
- 'Greenways';
- Shared surface;
- Rural character;
- SuDS features;

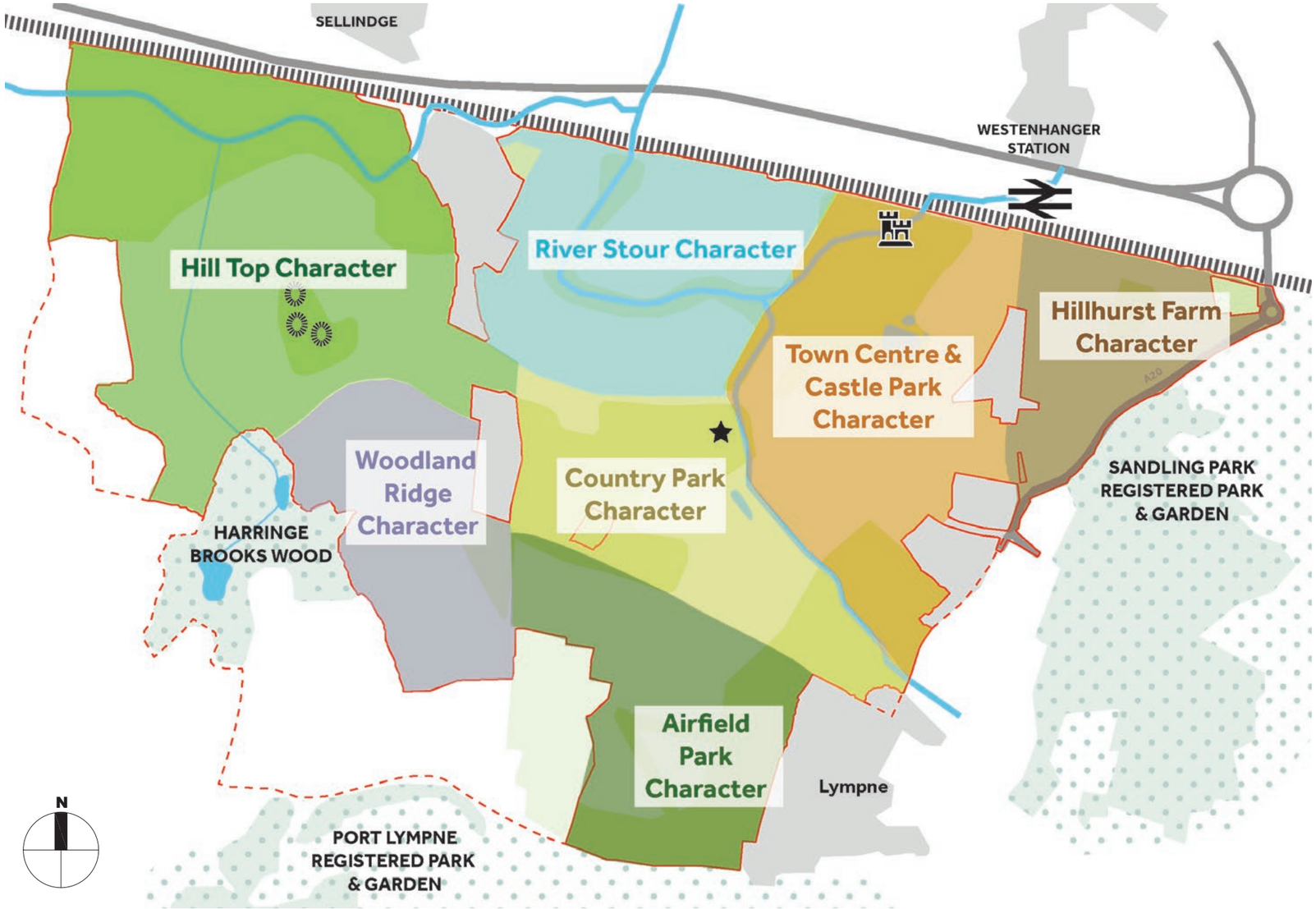


Figure 90: Masterplan Character Areas

Rural Edges - general

Built form

- Limited numbers of detached houses with generous gardens and on-plot parking;
- Small terraces – some grouped as loose courts, some fronting open landscape;
- Blocks fragment to follow existing field boundaries or topo, groups of trees or other features in the landscape.

Cycleways

- Leisure routes – a network of meandering paths – connecting the green spaces;
- Natural surveillance from built form to increase user safety.

4.12.2. Castle Park: Typical Interface

This typical section looks at the interface of the built form with Castle Park within the Town Centre and Castle Park Character Area, focusing on the interface between the park and the edge of the built form.

Character Area principles:

- Open space parkland;
- Area to north west and north east of the castle is a proposed community orchard;
- Reinstating the historic causeway access and views to Westenhanger castle from the south;
- Reimagining the former walled Tudor gardens to Westenhanger castle – the outline of the probable formal Tudor garden would be reimagined south of the castle moat;
- Green open space - park setting for Castle Park:
    - Formal sports provision such as a cricket pitch to the east of the causeway;
    - The racecourse pond to the south east;
    - Cultural quarter and civic identity to form an active relationship with the town centre;
    - Distinct water based landscape character - water courses through residential communities ;
    - A network of footpaths and cycle routes with strong link to the country park.

Built Form principles

- Housing fronting lake with associated community and leisure facilities;
- Mix of housing and flats fronting wide corridors of open green space;
- Articulated views through residential areas towards Westenhanger Castle.

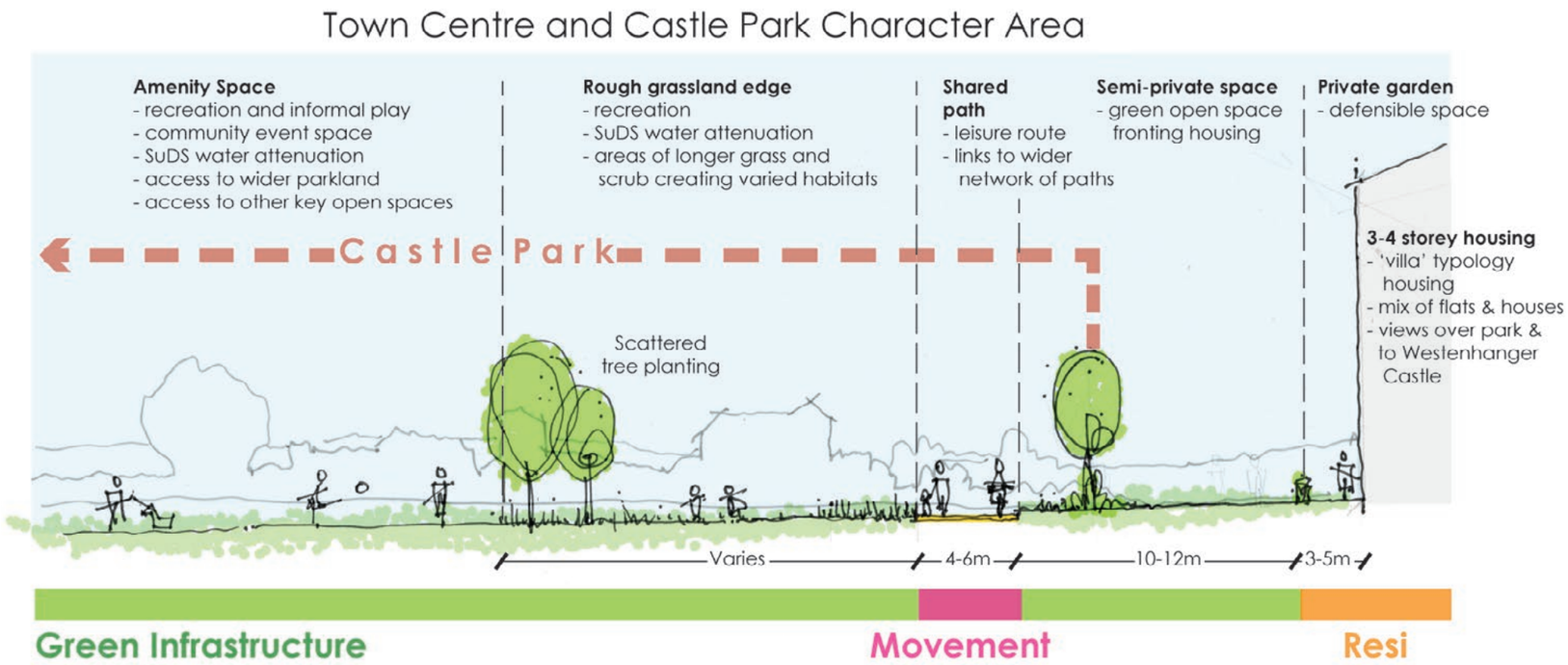


Figure 91: Indicative typical section: Transition of built form to Castle Park

4.12.3. Otterpool Country Park: Typical Interface

This typical section looks at the interface of the built form with the Country Park within the Country Park Character Area.

Character Area Principles

- Transition between riverside and woodland across and up slopes from the streams and central green area between Otterpool Manor and Upper Otterpool;
- Local centre linked with bus route, footpaths and cycle-ways to the town centre;
- Trees and planting integrated within the residential communities;
- Village scale pocket parks linked with green corridors and structure planting to the surroundings.

Built form principles

- Housing separated by areas of hedgerow buffer;
- Surrounding the Country Park housing will be lower density village edge, mainly detached homes set within trees;
- Green space will be integrated within the residential communities and trees and planting integrating housing into long distance views.

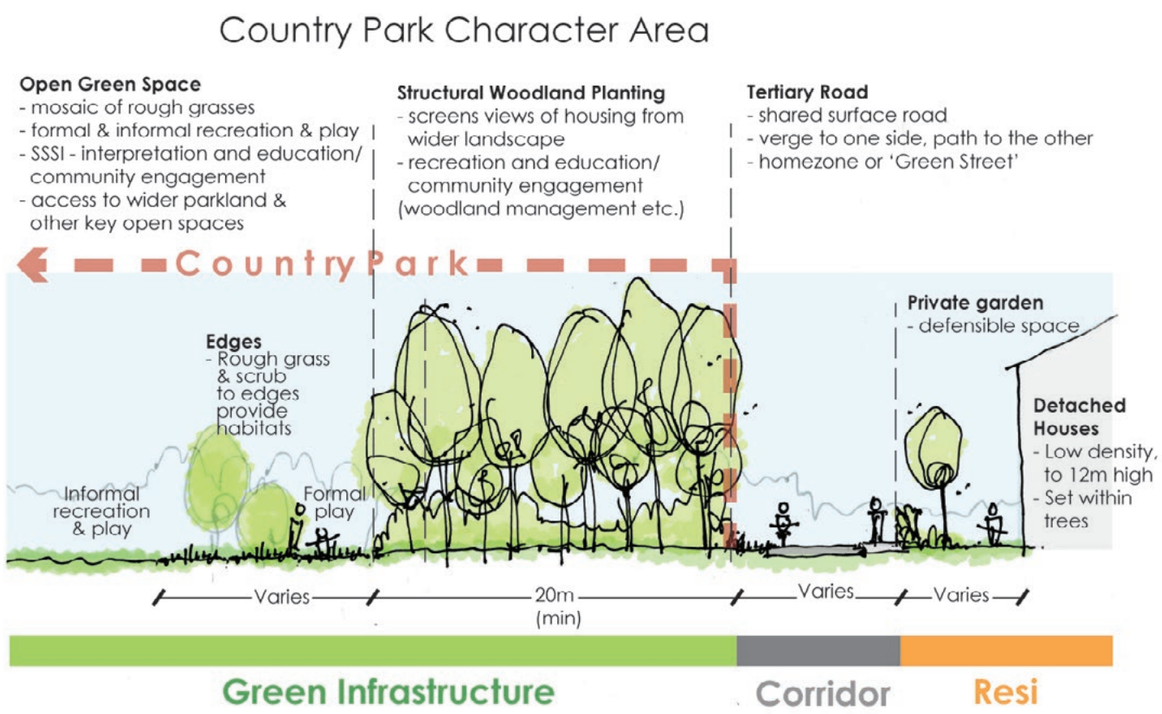


Figure 92: Indicative typical section : Transition of built form to Country Park

Riverside Park: Typical Interface

This typical section looks at the interface of the built form with the Riverside Park within the River Stour Character Area.

Character Area Principles

- River views;
- Rural fitness trail;
- Streamside access from footpaths and cycle paths and open spaces;
- Green corridors following causeway and river;
- Views of Castle on approach along causeway;
- Foot and cycle leisure routes;
- Heritage Trail follows route of former racecourse;
- Sports pitches and formal play areas;
- Existing water area providing opportunities for education/ monitoring of enhanced water habitats;
- Wetland areas in scrapes close to river;
- Allotment and orchards close to housing.

Built Form principles

- Higher density homes -3/5 storey;
- Mews apartments and town houses;
- Fronting wide open corridors of landscape;
- Views to river/water areas.

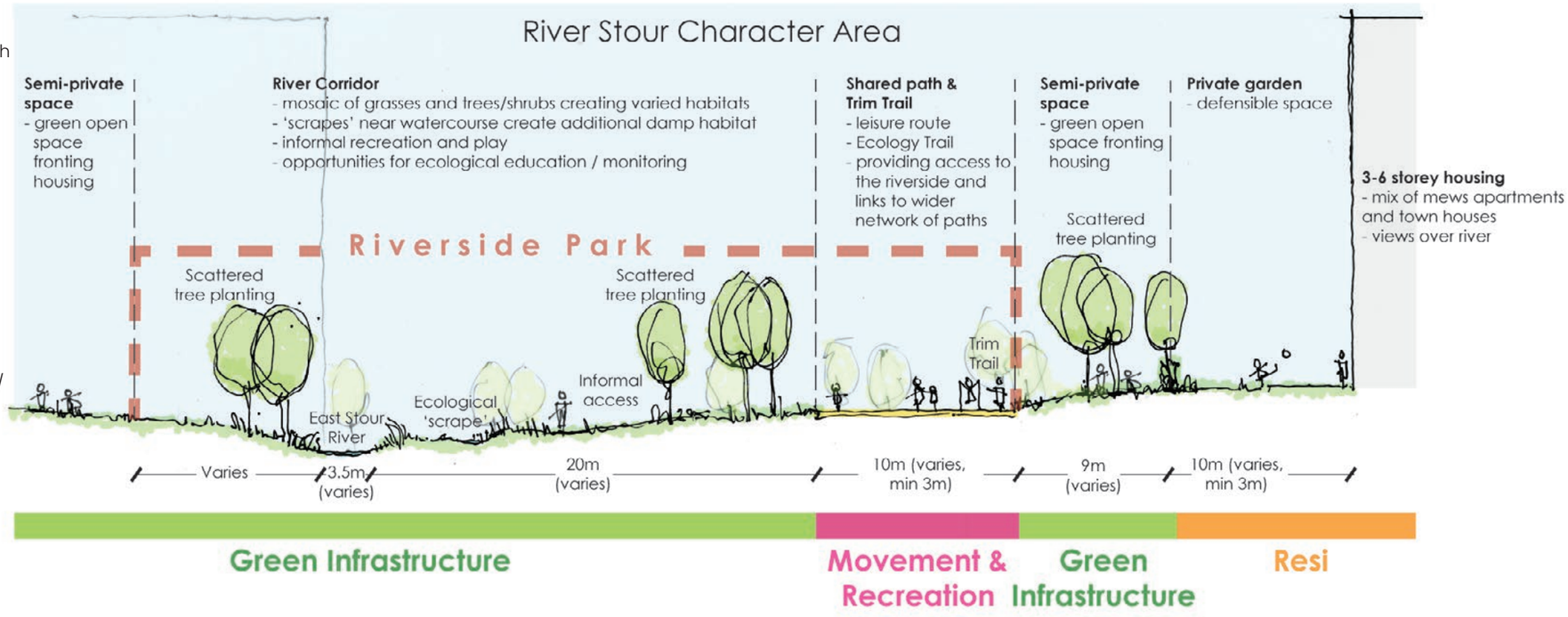


Figure 93: Indicative typical section : Transition of built form to Riverside Park

4.12.4. Natural Asset Offsets

The Otterpool Park Masterplan has been developed with a strong consideration of existing landscape features and habitats from the outset. With almost 92% of all the existing hedgerows retained as well as retained woodlands and streams to ensure the site's natural beauty and natural habitats are preserved and enhanced where possible. In line with the Natural Capital Strategy, design principles have been developed to ensure the protection of natural capital assets and these are illustrated in the section that follows.

Open space requirements

Buffers from existing and created areas of ecological value are created through the proposed open spaces. These have the following parameters:

- 50m buffer from built development (minimum) around Ancient Woodlands (SuDS can be included within the buffer);
- 25m buffer from built development (minimum) around other woodlands[1] (SuDS can be included within the buffer);
- 25m buffer from the edge of each dark corridor asset[2] (e.g. either side of a hedgerow) (with exceptions where these features must be transected by movement and SuDS corridors). Movement corridors include roads, cycleways and footpaths;
- Minimum 5m buffer around retained hedgerows (SuDS will be permitted in these buffers) and 10m from any major infrastructure where foundations may damage roots (with exceptions where these features need to be transected by movement corridors (as above) and SuDS crossings);
- Minimum 25m from the East Stour River Corridor from built development[3] (with exceptions where these features need to be transected by movement corridors). SuDS and landscaping is permitted in these areas.

[1] 'woodlands' in this context are named broadleaved woodlands within the site, namely Park Wood and Springfield Wood.

[2] Dark corridors are defined areas where lighting will be kept below a maximum threshold. The locations of these corridors is presented in the DAS.

[3] In the context of the buffers, 'built development' includes roads, buildings, and non-natural surfacing (including artificial sports pitches). Landscaping, SuDS, play areas, wetland areas, footpaths and cycleways will be permitted in the buffers.

	Built development	Hard surfacing	Lighting	Footpaths	SuDs	Drainage Ditches	Bridge abutments	Roads	NEAP	LEAP	Tree planting
50m buffer from built development (minimum) around Ancient Woodlands (SuDS can be included within the buffer)	N	N	N	Y	Y	Y	N/A	N	Y – if natural and unlit	Y- If unlit	Y
25m buffer from built development (minimum) around other woodlands[1] (SuDS can be included within the buffer)	N	N	N	Y	Y	Y	N/A	N	Y – if natural and unlit	Y- If unlit	Y
25m buffer from the edge of each dark corridor asset[2] (e.g. either side of a hedgerow) (with exceptions where these features must be transected by movement and SuDS corridors). Movement corridors includes roads, cycleways and footpaths.	N	Y	N	Y	Y	Y	Y – if unlit	Y (only where transected by roads and must be unlit)	Y – if natural and unlit	Y- If unlit	Y
Minimum 5m buffer around retained hedgerows (SuDS will be permitted in these buffers) and 10m from any major infrastructure (with exceptions where these features must be transected by movement corridors (as above) and SuDS crossings).	N	N	N	Y (if root impacts can be avoided)	Y (if root impacts can be avoided)	Y (if root impacts can be avoided)	N	N	N	N	Y
Minimum 25m from the East Stour River Corridor from built development[3] (with exceptions where these features must be transected by movement corridors). SuDS and landscaping is permitted in these areas.	N	N	N	Y - if natural surface	Y – if natural	Y	Y – if unlit and 10m from the river bank top	Y (only where transected by roads and must be unlit)	Y – if natural and unlit	Y- If unlit	Y

Figure 94: Extract from Otterpool Park Environmental Statement, Appendix 7.1

Offset of hedgerows

Existing hedgerows are used to divide plots, inform the routing of pedestrian and cycle ways, and designed to encourage community custodianship as well as provide wildlife corridors. The offset should be a **5m** grassland offset from the edge of retained hedges. (In the case of hedgerows with significant trees this should be extended to **10m** as a minimum.)

Where it is identified that the hedgerow may be important for the movement of flora, appropriate crossings should be implemented where there is no access to the buffer by a motorised vehicle. No lighting within the buffer and any lighting on adjacent land should be directed away from the hedgerow, with back-spill limited. Pedestrian and cycle routes are permitted within the buffer.

Typical features within offsets in addition to supporting habitat planting:

- SUDS features / swales and ditches;
- Passive recreation and informal natural play;
- Infrequent individual tree planting;
- Permeable cycle /footways to edges of offset;
- Food production (allotments) to edge of offset;
- Street furniture (benches);
- Public art.

Typical uses adjoining offsets:

- Minor access roads;
- Formal play (unlit);
- Non flood-lit sports;
- Recreation corridors.

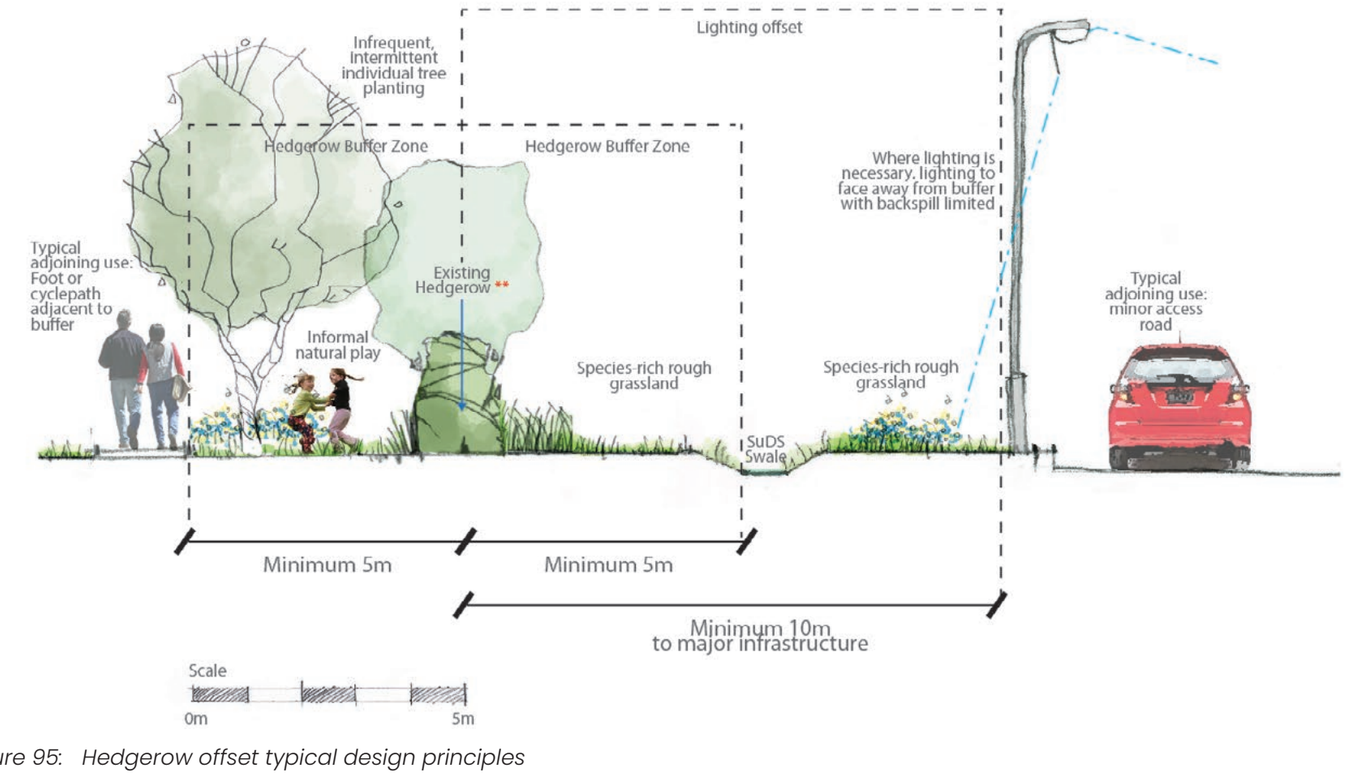


Figure 95: Hedgerow offset typical design principles

Offset of woodland

Woodlands are to be offset to ensure that the distinct ecological value of these habitats is not significantly impacted.

The offset should be a minimum of **25m** and there should be no lighting within the buffer, lighting on adjacent land should be directed away from feature, with back-spill limited. Pedestrian and cycle routes are permitted within the offset and woodlands. The design should integrate with suitable natural or semi-natural areas.

These are target habitat for hazel dormice and links are to be created with suitable habitat corridors to allow wildlife to move through the natural and built environment. They should also be integrated with public open space, buffers, green corridors and edge zones. Where important corridors for badgers are identified, a double hedge should be installed to create a thoroughfare for this species.

Woodlands provide visual amenity and support numerous ecosystem services. The master plan aims to provide the opportunity to increase the amount of woodland planting and improve the ecological connectivity across the site, where possible.

To this end, areas of visual integration have been assessed from an LVIA point of view and referred to as 'Advance planting' i.e. implementation of 'structural planting' (i.e. native tree, shrub, hedge and scrub stock planted to form woodland or belts of vegetation) in advance of the completion of the development. This would allow the structural planting to establish and mature, and perform its visual integration and mitigation functions, earlier (i.e. during the construction phase) than it would if it was implemented once the rest of the development was completed.

The other objectives for this as set out in the F&HDC-CSR policy SS7 (New Garden Settlement – Place Shaping Principles) are to prevent the coalescence of the new settlement with Lympne; to separate neighbourhoods within the settlement itself; and to provide distance transition areas between the M20/railway transport corridor for noise and air quality mitigation purpose

Woodland areas are also proposed, which will enhance habitats for a number of less common species that are found in Otterpool Park such as: Birds, including turtle dove, bats including noctule and plants, including bluebell. Species specific mitigation measures will also enhance areas of the site for wildlife, including streams, ditches, swales and ponds for water vole, great crested newt and bats, hedgerows for bats and dormouse and scrub and rough grassland for reptiles. (notably the proposed Lympne Green open space).

Typical features within offsets in addition to supporting habitat planting:

- SUDS features / swales and ditches;
- Fencing (only if necessary to protect sensitive flora/fauna);

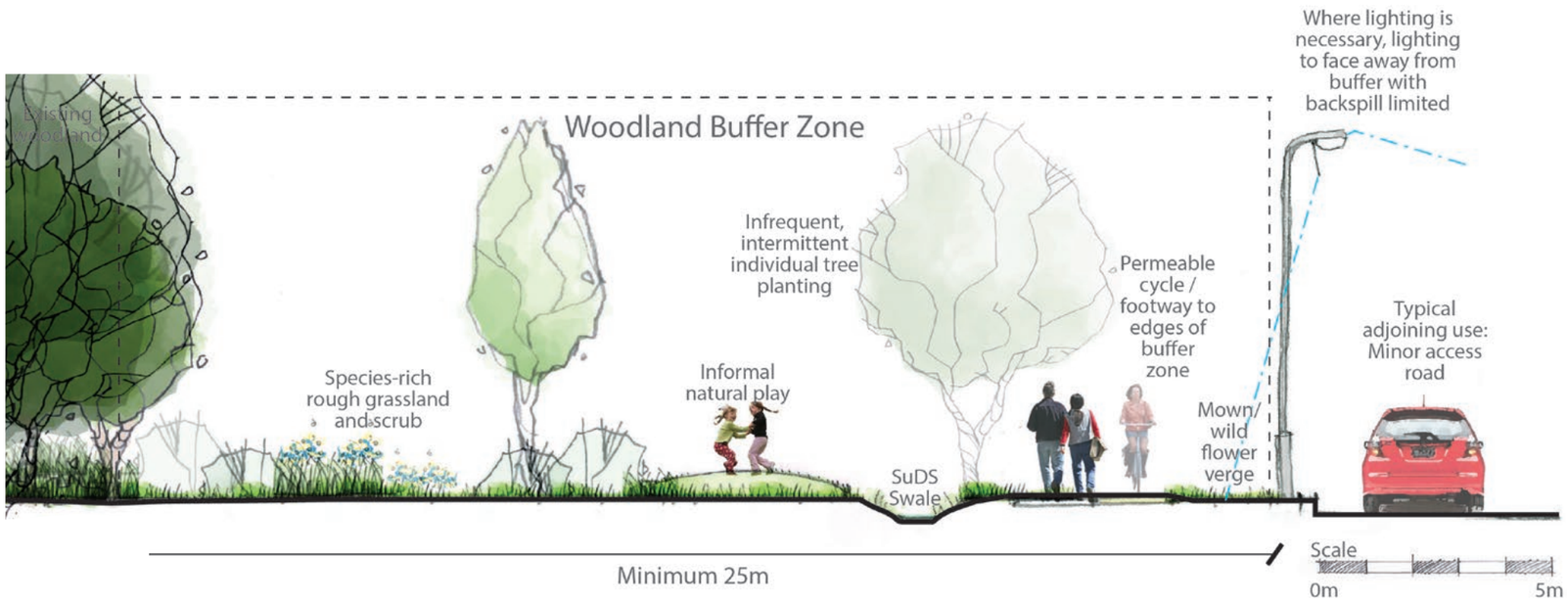


Figure 96: Existing woodland typical offset principles

- Passive recreation and informal natural play;
- Infrequent individual tree planting;
- Additional tree/scrub planting;
- Permeable cycle /footways to edges of transition zone;
- Food production (allotments) to edge of transition zone;
- Street furniture (benches);
- Public art.

Typical uses adjoining offsets:

- Minor access roads;
- Formal play (unlit);
- Non flood-lit sports;
- Footpaths and cycleways.

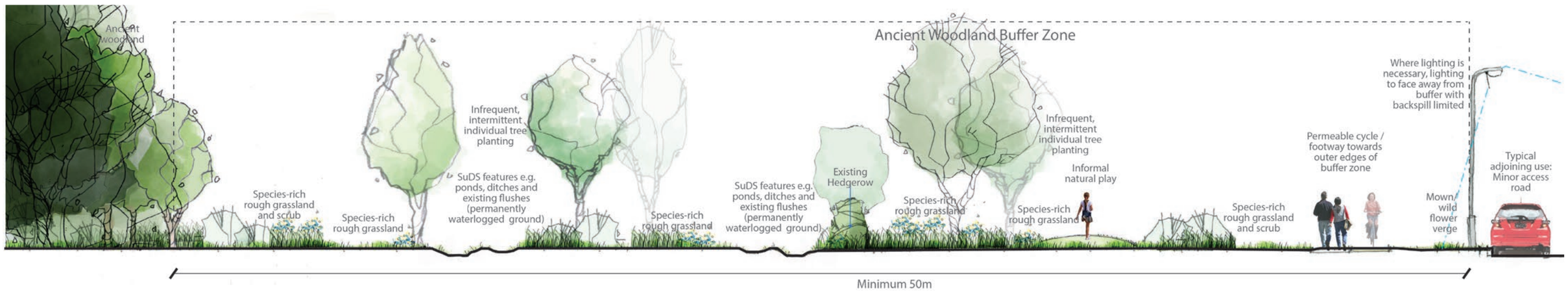


Figure 97: Ancient Woodland typical offset principles

Offset of ancient woodland

The proposed offset and transition area for ecology, water strategy, visual integrating and bridleway to the Harringe Brook Woods ancient woodland is a minimum of **50m**, meaning no residential dwellings or built form is proposed within this area, Harringe Brooks wood is in private ownership and will remain so, therefore access to the public is restricted, but pedestrian access through the offsets maximises on the visual amenity of this asset whilst ensuring fragmentation is reduced through woodland management measures. The offset also provides a biodiversity link into the ancient woodland.

The ancient woodland therefore provides numerous ecosystem services for Otterpool Park whilst direct access for people is discouraged to limit the risk of vandalism and damage to these areas, and to allow the retention of mature /over mature trees containing deadwood habitat.

Additional pedestrian and cycle routes are not permitted within woodland and careful consideration has been given for pedestrian access within the buffer areas.

Typical features within offsets in addition to supporting habitat planting:

- SUDS features / swales and ditches;
- Fencing (only if necessary to protect flora and fauna);
- Passive recreation and informal natural play;
- Infrequent individual tree planting;
- Additional tree/scrub planting;
- Permeable cycle /footways to edges of offsets;
- Food production (allotments) to edges of offsets;
- Street furniture (benches);
- Public art.

Typical uses adjoining offsets:

- Minor access roads;
- Formal play (unlit);
- Recreation corridors.

Interface with woodland burial

An indicative layout for the woodland burial area is shown in the section in Figure 103 and located as per Figure 73.

Typical features within offsets in addition to supporting habitat planting:

- Fencing.

Adjoining woodland cemetery including:

- Permeable footways/access lanes;
- Street furniture (benches);
- Signage.

Figure 98: Woodland Cemetery example

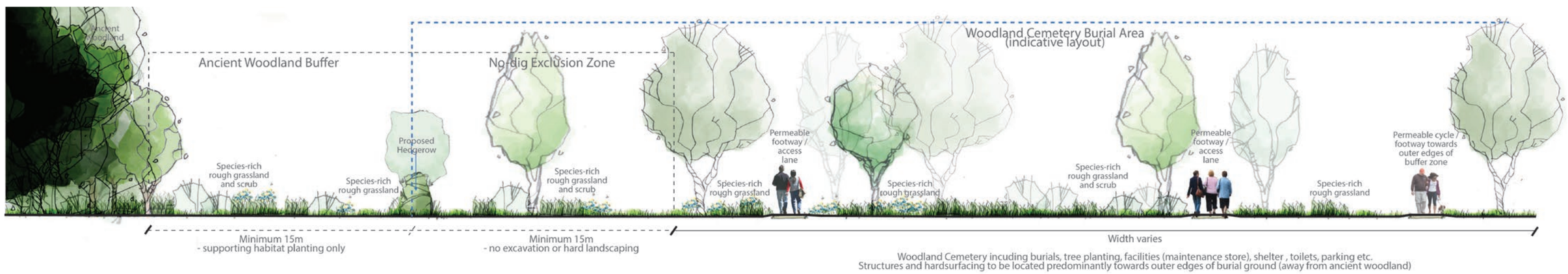


Figure 99: Ancient Woodland : Woodland Burial typical offset principles

Offset to dark corridors

Dark corridors have been designed to link important habitat areas,. providing wildlife corridors, refer also to earlier section 4.3.6 on page 60.

These have been used to divide plots, inform routing of pedestrian and cycle ways and designed to encourage community custodianship.

The offset should be a minimum of **25m** from the edge of the habitat. There should be no lighting within the offset and the lighting on adjacent land should be directed away from the hedgerow, with back-spill limited.

There should be no access to the offset area by motorised vehicle, however unlit pedestrian and cycle routes are permitted, although they will require sensitive design.

Where roads and pathways cross the dark corridor, lighting in these crossing areas should be minimised and measures to ensure that bats can navigate these crossings. Crossings should have sufficient clear span to ensure that fauna can navigate beneath them, or tunnels should be installed. The offset should feature a range of habitats, including, wildflower meadows, and grassland and link into the riparian corridor, woodlands or other habitats.

Typical features within the offsets in addition to supporting habitat planting:

- SUDS features / swales and ditches;
- Passive recreation and informal natural play;
- Infrequent individual tree planting;
- Additional tree/scrub planting;
- Permeable cycle /footways to edges of offsets;
- Food production (allotments) to edges of offsets;
- Street furniture (benches);
- Public art.

Typical uses adjoining offsets:

- Minor access roads;
- Formal play (unlit);
- Non flood-lit sports;
- Recreation corridors.

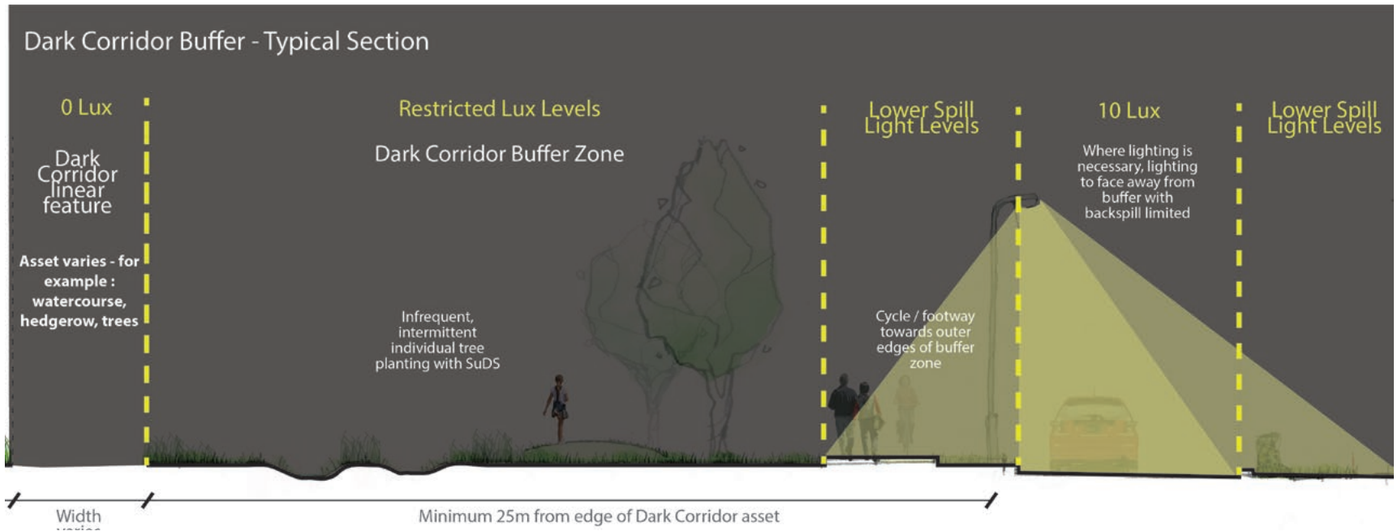


Figure 100: Lighting levels at night

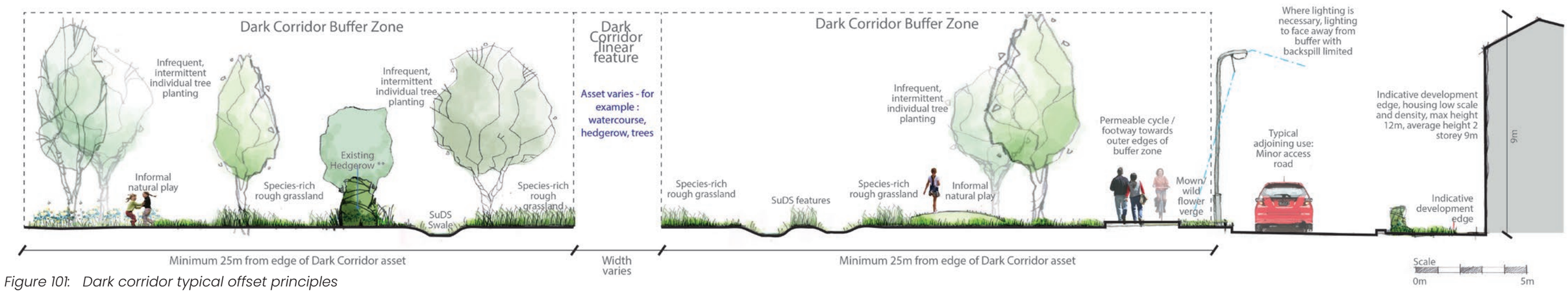


Figure 101: Dark corridor typical offset principles

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5. COMMITMENTS AND NEXT STEPS

5. Commitments and Next Steps

5.1 Basis for plan of action

5.1.1. The 3-tier application process

The Otterpool Park planning permission is structured in three tiers.

- **Tier 1: Outline planning application – agreement of overall land uses, parameter plans and a series of site wide strategies;**
- **Tier 2: Detailed masterplan and design code for each phase – each phase of development will need to be supported by a detailed masterplan for each phase that will accord with the tier 1 material;**
- **Tier 3: Reserved Matters application – each development plot will need to be the subject of a reserved matters application, the detail of which will need to include detailed design for the relevant plot, and will need to be in accordance with the information approved as part of Tier 1 and Tier 2.**

The Green Infrastructure Strategy, along with other documents is submitted as part of Tier 1 (the outline planning application) and provides the principles which should help shape future applications (in Tier 2 and Tier 3)

The information on the following pages summarises what can be expected to be produced at each stage of the process from Tier 1, through Tier 2 and Tier 3.

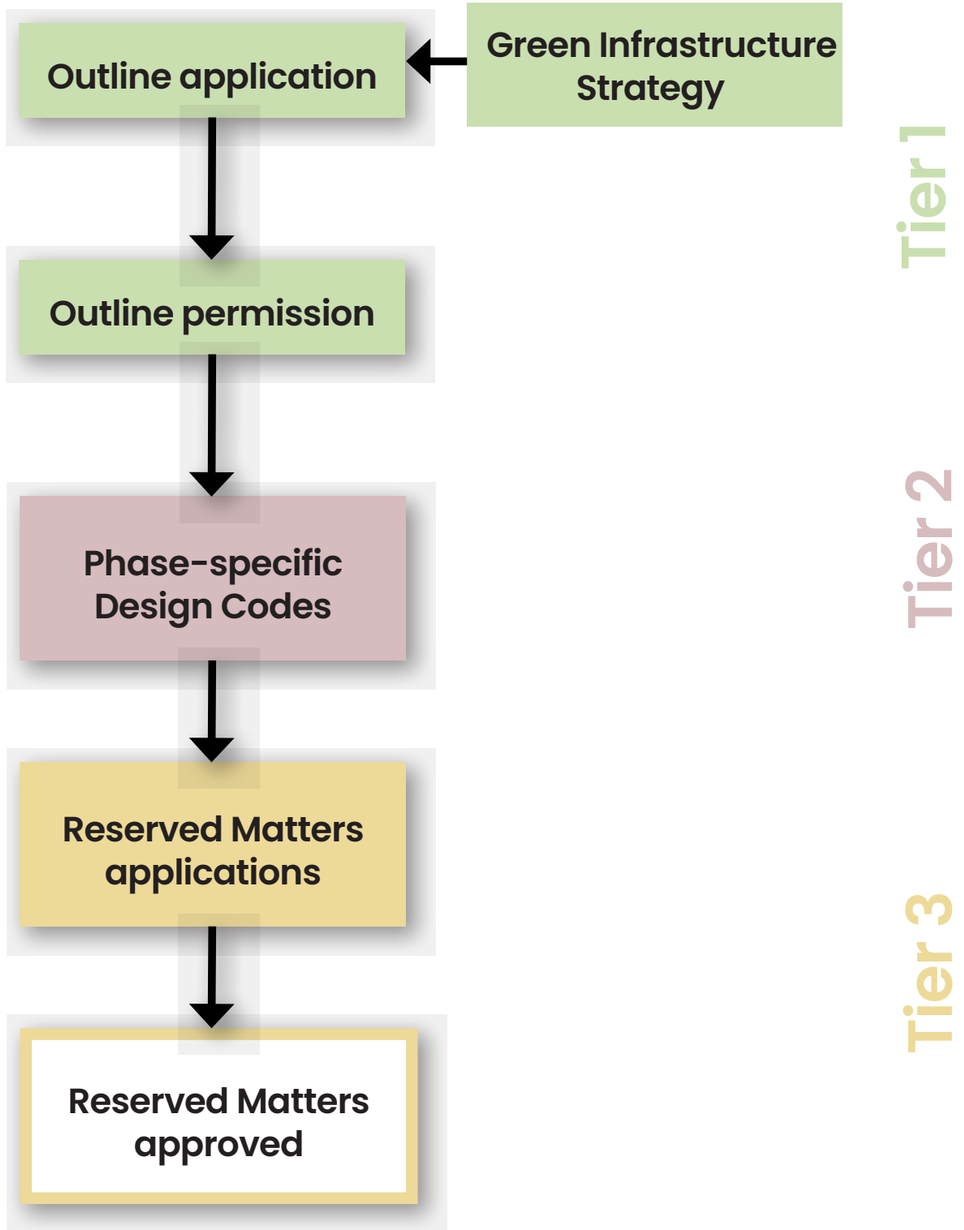


Figure 102: The Three Tier planning permission structure

5.2 Tier 1: Outline Planning Application

5.2.1. The Site-wide Masterplan

The first step in the process involves the submission of a site-wide masterplan, as part of the outline planning application to the local planning authority.

The site-wide masterplan, illustrated diagrammatically opposite, accommodates the following key development features:

- 8,500 homes, targeting 50% green infrastructure (including Blue Infrastructure and Sports facilities);
- Integration of Westenhanger Castle;
- One town centre and two local centres;
- Up to 7 primary and 2 secondary schools;
- Approximately 300 Hectares of Green Infrastructure, aligned with the 50% target.

5.2.2. Planning application documents for approval include:

- The Parameter Plans (Development Areas and Movement Corridors Parameter Plan; Open Space and Vegetation to be Retained Parameter Plan; Heights Parameter Plan);
- The Development specification, including parameter specification;
- The Strategic Design Principles Document;
- The Environmental Statement.

Figure 103: Otterpool Park Illustrative Masterplan (extracted from the Design and Access Statement)

5.2.3. Commitments

Green Infrastructure, is considered as fundamental to the scheme, demonstrated through the following key commitments:

- Development of a plan that is Landscape Led;
- Establishment of a target allocation of Green Open space that is 50% of the development area;
- The delivery of strategic planting programs, outlined in section 5.5 on page 122, to be carried through into future phases;
- The establishment of ecological targets for habitat creation and biodiversity net gain, set out in the Environmental Statement;
- Make a commitment to deliver the function of open spaces as set out in sections 4.9.4 to 4.9.8.

5.2.4. Proposed phased delivery of the site-wide masterplan

At the time of submitting the Tier 1 site-wide masterplan, the development is planned to be delivered over a number of phases.

The diagram opposite aims to graphically illustrate the proposed phasing at the time of collating the Green Infrastructure Strategy document. These area definitions are illustrative and may be subject to refinement as part of future phases of development.

5.2.5. Initial phase

The initial phase is planned to be located in two areas to create two distinct characters in the north and east, establishing the Town Centre, Westenhanger Castle and Gateway character areas.

A detailed masterplan and design code is being developed for this first phase, as part of separate Tier 2 information.

The diagram on the next page is shown to illustrate the broad arrangements.

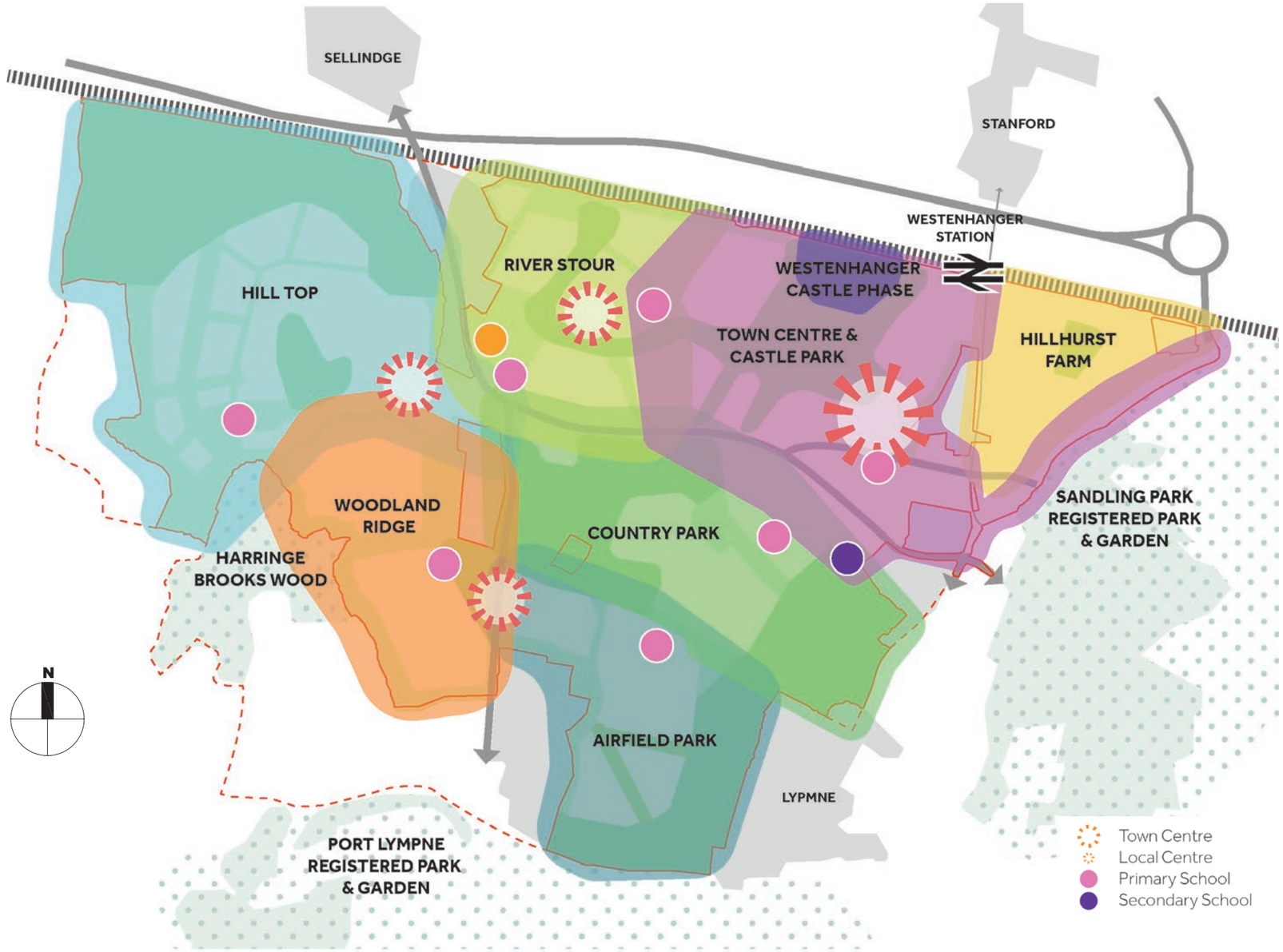


Figure 104: Illustrative Phasing Plan

5.3 Tier 2: Detailed Masterplan (Phase 1 Example)

5.3.1. Phase 1 - The Town Centre

The masterplan opposite illustrates how the assumptions in the Tier 1 illustrative masterplan and Green Infrastructure Strategy have been pulled through to the next level of detail.

5.3.2. What will be produced at Tier 2?

The Tier 2 information covers a suite of more detailed masterplans and design codes principally focussing on individual areas that provide the 'rules' for guiding the detailed design of individual phases of the development.

The following information, relevant to the delivery of the Green Infrastructure elements outlined at Tier 1, can be expected to include:

- A masterplan establishing a layout and arrangements for the Phase 1 area and fulfilling the Green Infrastructure commitments set out below;
- A Design Code, that draws upon strategic Tier 1 principles;
- Design responses for strategic parks proposed within the Phase 1 boundary.

5.3.3. Expected commitments

Tier 2 information will use the Tier 1 parameters to guide further refinement of the following aspects, for Green Infrastructure provision within Otterpool Park:

- Landscape led plan - Evidence of a plan to continue the Landscape led masterplan approach;
- Strategic Parks - The area of these spaces, should contribute to the site wide targets for open space;
- Open space allocation - The quantum of open space within the development parcels should support the commitment to spatial allowances, as per the parameter specification;
- Planting - Evidence that the structure planting framework, supporting the Otterpool Park LLP provision of strategic advance planting, is considered as part of Tier 2 planting design and specification;
- Spatial Quality - Quality of green space, planned within subsequent applications (Tier 2 and 3) is expected to be in accordance with the guidance provided in the Strategic Design Principles document;
- Water and drainage - A detailed drainage/water management strategy is expected to be prepared in accordance with the principles set out in the Strategic Design Principles document and the Parameter Specification;
- Habitat - Future development Phases are expected to support the overall target for biodiversity net gain of 20% (Environment Statement Biodiversity Appendix 7.21) A detailed Habitat strategy is expected to be prepared, at that stage of development.

Figure 105: Phase 1 Illustrative Masterplan (extracted from Phase 1 Design Code document)

5.4 Tier 3: Reserved Matters Applications

5.4.1. Reserved matters

A Tier 3 application would be expected to resolve the outstanding reserved matters or the information excluded from the outline planning application.

5.4.2. What information is expected to be produced at Tier 3?

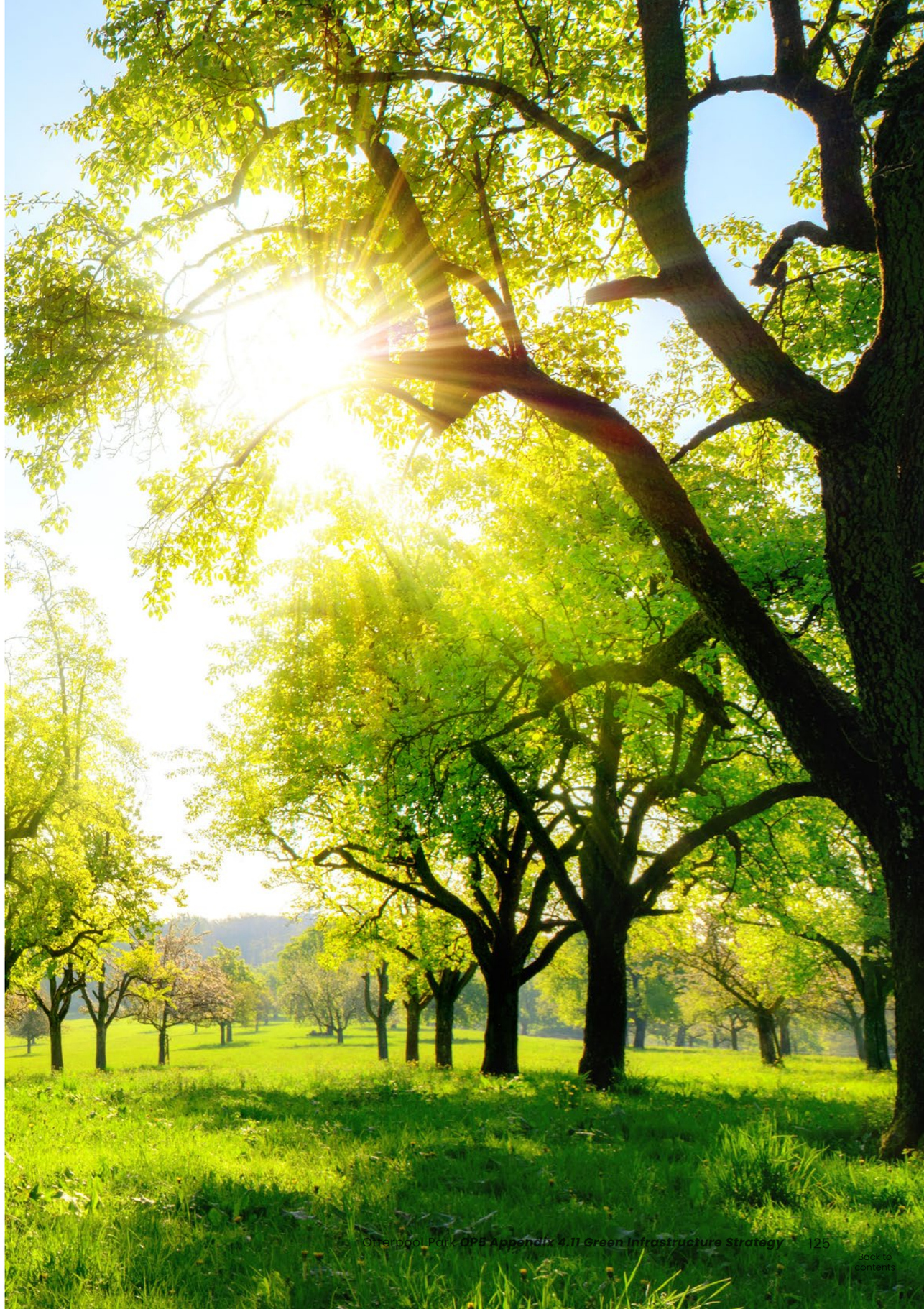
Information provided as part of an application at this level, would be expected to cover plans, drawings and other documentation, relevant to the future phase, plot or sub plot necessary to describe in detail:

- Aspects of the place which affect the way it looks, including the exterior of the development. In the case of Otterpool Park and its Green Infrastructure elements, this would include; landscape proposals, planting designs and plans to deliver biodiversity net gain targets;
- Accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site. For Otterpool Park's Green Infrastructure elements, this would be expected to include footways and bridleways, as well as cycle networks and green corridors connecting various habitats;
- Landscape proposals which cover improvement or protection of the amenities of the site and the surrounding area. In the case of Otterpool Park and its Green Infrastructure, this would be expected to include proposals for structure planting, trees and hedges, aimed at integration of the place;
- The layout of buildings, routes and open spaces within the development and their relation with surrounding buildings and open spaces. This would also be expected to cover development of open space area which supports Otterpool Park's site wide aspiration for 50% green space;
- Green and Blue Infrastructure, that will be maintained by the stewardship body, identified and relevant design information put forward for approved by the body.

5.4.3. Expected commitments

Within Tier 3, it is expected that the key commitments laid out as part of Tier 1 and Tier 2 are carried through into a reserved matters level of detail, covering in particular:

- The landscape led plan approach;
- Allocation of green open space to support the Otterpool Park overall aspiration for 50% green open space;
- Planting proposals, supporting the Green Infrastructure strategic aims and in accordance with the design code
- Habitat creation and the biodiversity net gain targets, set out in the Environmental Statement.



5.5 Tier 1: Commitment Details - Structure Planting

5.5.1. Implementation and Phasing

Enhancement of Green Infrastructure will be detailed through Tier 2 level masterplan information, developed in alignment with the Development Phases, illustrated by Figure 106.

Typical mitigation measures include:

- Key scheme-wide biodiversity compensation/off setting;
- Measures to integrate the settlement as a whole into the site's surrounding landscape character;
- Enhancement of views into, through and out of the site from sensitive receptors such as users of publicly accessible areas within the AONB, users of PRoW, and those in existing settlements;
- Measures to assist in mitigating noise, air, visual and light pollution effects associated with the scheme's construction.

Structural Planting

A plan has been drawn up outlining the proposed framework of structural planting, predominantly implemented ahead of the main development works. The aim of this is to help establish the primary landscape structure across the site and to help provide the vegetation with time to mature, so supporting the mitigation identified within the LVIA studies.

The proposed structural planting is divided between measures which provide for the:

- Multiple built development parcels of the overall scheme (Site Wide);
- Individual built development phases (Parcel Specific).

Site-wide Structure Planting

These are planting areas of scheme-wide importance whose general location and extent can be determined at this stage of the tiered planning process. This includes, for example, those units within the planned public open spaces, along the key movement corridors, and between/around/through the proposed development phases.

The Open Space & Vegetation parameter plan shows the indicative location of these area proposed structural planting areas. Figure 107 of this strategy, however, shows a more detailed graphic representation of their general form and location, and specifies the type of planting each individual unit would be (e.g. tree belt, woodland, coppice, etc.). A description of the more precise location (including their relationships with other proposals and their general dimensions), and the mitigation they provide is set out in the table contained in Section 6 – Appendices.

It will be necessary for the 'master developer' of the scheme to implement and maintain these structural planting areas of site-wide importance so that their existence is not threatened or compromised by the more narrow, confined demands and pressures associated with the design of individual parcels

Phase/Parcel Specific Structural Planting

Those structural planting areas whose form and location cannot be determined until the further development phase-specific masterplanning is underway (such as those structural planting within currently unplanned public open spaces and along secondary and tertiary roads) are not shown on Figure 107 of this strategy, or are outlined in the table contained in section '6 – Appendices'.

The design of these (and, in addition the further design development of site-wide planting) through subsequent planning stages would be informed by:

- The general and planting-type specific design principles of this strategy,
- The Parameter Plans;
- Information collected in these further planning stages (such as detailed tree and vegetation surveys); and
- The masterplanning of the proposed open spaces and other key infrastructure.

This will ensure that the designs for the structural planting scheme are a harmonious combination of greater understanding of the site and original planting principles.

The determining authority's approval of a 'Structural Planting Strategy' in Tier 2, and then, following this, detailed planting designs would be gained through discharge of related planning conditions.

Advance Planting

National green infrastructure guidance (including Natural England's publication no. NE176) recommends that, where possible, structural planting proposals are implemented in advance of the construction of built development. This way, essential green infrastructure elements such as this could be established, resilient and functional before the full development is completed, helping to create a suitable landscape framework in which new built form can be placed.

In addition, such 'advance planting' would also help mitigate construction-related effects, allows the distinct character areas within the proposed development to evolve more quickly; and deliver immediate health and well-being resources for the emerging community, by providing areas of tree planting and woodland to look out upon, and by creating areas of informal recreation and play.

The appropriateness of this approach at Otterpool Park is also advocated within F&HDC Adopted Core Strategy Review 2022, Policy SS7 which states:

'New Garden Settlement - Place Shaping Principles: Advanced woodland planting and habitat creation using native species to benefit later phases of development, particularly from prominent locations visible from the Kent Downs Area of Outstanding Natural Beauty, and to avoid as far as possible temporary loss of biodiversity value when construction begins. Advanced woodland planting, habitat creation and community green space shall also be designed to relate to local landscape character and to prevent the coalescence of the new settlement with Lympne and to separate neighbourhoods within the settlement itself. Planting and habitat creation should also be used to provide distance buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes.'

Whilst is its desirable to implement all structural planting in advance of any construction on site, so that it achieves the objective of Policy SS7, there are several, related, factors that fully prevent this:

- The nature of the current outline planning application stage does not indicate sufficient detail to determine the precise location of built form and hence the location of all structural planting areas;
- Planting can only reasonably be expected to occur when the necessary 'reserved matters' planning approvals are in place;
- Not all the necessary land is in the ownership of the master developer;
- With a planned build-out period for the entire development of approximately 19 years, the order in which development parcels are constructed, and hence when planting is required is currently uncertain.

Therefore, a phased approach to the implementation of the structural planting is proposed.

The table contained in section '6 – Appendices' and Figure 107 indicate the which planting units would be implemented by year 5 of construction of the Development, those implemented by year 10, and those that can only be planted once the actual Development phases are built-out (such as along proposed primary roads).

In line with F&HDC Adopted Core Strategy Review 2022 Policy SS7 clause 1bi): the advance planting in years 0-5 and year 5-10 following commencement of construction, will include those areas of site-wide importance which will help the:

- Prioritisation of areas of visual prominence in views from the AONB;
- Assistance with providing continuity of biodiversity value during construction;
- Assistance with preventing coalescence with Lympne;
- Supporting the separation of new neighbourhoods;
- Provision of a buffer between the M20/High Speed transport corridor and the settlements for noise and air quality mitigation purposes.

The areas of proposed built development that are likely to be visibly prominent from the Kent Downs AONB are considered to be those located upon:

- Barrow Hill;
- Land west of Otterpool Lane and Link Park;
- Land between Link Park and Lympne;
- Land between Westenhanger Castle and Barrow Hill;
- Hillhurst Farm triangle.

In addition these areas of advance planting have been chosen because of their ability to:

1) Create robust defensible edges along key edges of the site;

2) visually disperse larger areas of new buildings in views from sensitive visual receptors;

3) help mitigate the construction-related visual effects upon the existing and emerging areas of settlement;

4) provide green ways and public open space for the emerging and existing communities;

5) not substantially inhibit construction of further phases of development.

Given that the height of structural vegetation would not match the proposed height of the tallest planned built form for at least 40 years following planting (based upon the growth rates set out in the Institute of Environmental Management & Assessment – Knowledge Centre paper: 'Predicting tree and hedge growth', October 2013 (https://transform.iema.net/article/predicting-tree-and-hedge-growth)), advance planting surrounding later phases of built development should occur approximately no later than 10 years following commencement of the work on site, for it to provide a reasonable degree of visual integration functionality.

5.5.2. General structural planting design principles

The following general design principles should be followed by both the Master Developer and individual Phase Developers during the further structural planting design stages:

- The structural planting type-specific design principles set out in the appendices of this strategy should be developed into a more detailed site-wide plant palette and planting specification that all developers use. The palette and specification should however remain flexible to adaptation during the life cycle of the development to allow for changes in response to plant disease or climatic conditions;
- All planting design should consider using native structural planting stock that is grown from a mixture of seed:

  a) of 'local provenance' to Forestry Commission Local Seed Zone no. 405 (in accordance with the Forestry Commission's publication FC003);

  b) that is potentially collected from sources within or adjacent to the site, and/or similar landscapes within the Vale of Holmesdale;

  c) which is collected from more southerly latitude areas of Europe (but grown in the UK) so that the overall plant communities created are more resilient to the warmer weather that is likely to occur in souther Britain in the coming decades;

  d) which can be certified to have been grown in accordance with the Horticultural Trade Association's ' Plant Healthy Standard' scheme.
- Consider the use of subtle landform in appropriate structural planting locations to help provide greater instant height to certain areas of new vegetation;
- The majority of the proposed structural planting units are to be multi-functional, in so far that they must be designed to integrate with existing, and accommodate / form proposed green and blue infrastructure assets. These include: existing PRoW and proposed cycle/footpaths; habitat connectivity (in terms of gapping-up and bolstering existing field boundaries); providing direct community uses such as community orchards and coppices, and a woodland burial site; and existing watercourses and proposed SuDS assets (including designing occasionally flooded wet woodland and planting on the side of swales) as set out in the Water Cycle Study and Surface Water Drainage Strategy;
- The master developer should also consider the development of a framework of local forestry/woodland contractors and/or local wildlife conservation trusts to implement and manage the structural planting, and to contribute to species selection as this will support the local economy and utilise valuable local knowledge.
- A site-wide landscape management strategy for the establishment and on-going maintenance of the structural planting should be developed for use by all developers. The high-quality approaches set out in this will ensure that all the planted areas would develop consistently, and so perform their functionality as quickly as possible;
- The develop ment of the design of the structural planting proposals through subsequent planning stages will inevitably bring about a degree of refinement and amendment to the detail currently set out in the table contained in section '6 – Appendices'. For example the exact location of proposed structural planting units would need to be adjusted to avoid harm to existing structural vegetation and habitats identified within the proposed Tier 2 detailed tree and vegetation surveys, trees would need to be micro-sited to avoid harm to archaeological barrows, and breaks through areas of structural planting would be needed to accommodate the necessary (but yet unplanned) network of secondary and tertiary roads that would be developed through the masterplanning of each Development Phase.

Further detail on the planting design principles to be followed, along with suggested species lists for different types of structural planting are provided in Appendix 6.4.

Notes to be read with Figure 107: Structural Planting Proposals Plan

a) The coding of the structural planting units refers to the following indicative phasing area names (as shown on the Indicative Phases parameter plan and referenced in the Parameter Specification):

1 & 2 = Town Centre & Castle Park

3 = Woodland Ridge

4 = Hillhurst Farm

5 = River Stour

6 = Country Park

7 = Hill Top

8 = Airfield Park

(the numerical order does not imply a chronological delivery of these phases).

b) The Plan shows indicative location of planting units. Refer to Green Infrastructure Strategy for further details of structural planting units, including approximate lengths and/or areas (lengths and/or areas provided do not take into account the proposed breaks through the planting units that are necessary for the creation of movement corridors). The extents and sizes of each Structural Planting unit are approximate and based on OS MasterMap only, and a topographical survey is required to fully ascertain more accurate extents and sizes of each.

c) 'Advance Planting' refers to those units that would be planted in advance of the construction of some of the built-elements of that phase.

d) Those units that can be planted by year five following commencement of construction on site have been selected on the basis of current Otterpool Park LLP landownership / control, and / or where there is known early delivery of proposed built infrastructure.

e) Those units that would be planted by year 10 following commencement of construction are those that are on land not under Otterpool Park LLP's current ownership / control and / or in locations where there is no existing field boundary to follow - so that further masterplanning is required to more precisely site these.

f) 'Phase-Specific Planting' refers to those units that could only be planted when detailed masterplans for the surrounding and/or adjacent proposed built-development areas had been approved and/or/ key areas of these are constructed.

g) The location and extent of existing structural vegetation within the planning application boundary shown on the Structural Planting plan is based upon aerial photography only. It therefore needs to be read as indicative. Further detailed surveying of the vegetation (including to BS5837:2012) would occur prior to the subsequent masterplanning of the further planning tiers, and would also inform the precise siting, extents and nature of some of the proposed structural planting units.

h) The plan does not take into account the other areas of structure planting that are anticipated to be located through the public open spaces, along the primary, secondary and tertiary roads through the development area, and surrounding potentially retained existing dwellings within the site boundary – upon which there is currently insufficient masterplanning detail to determine their indicative location.

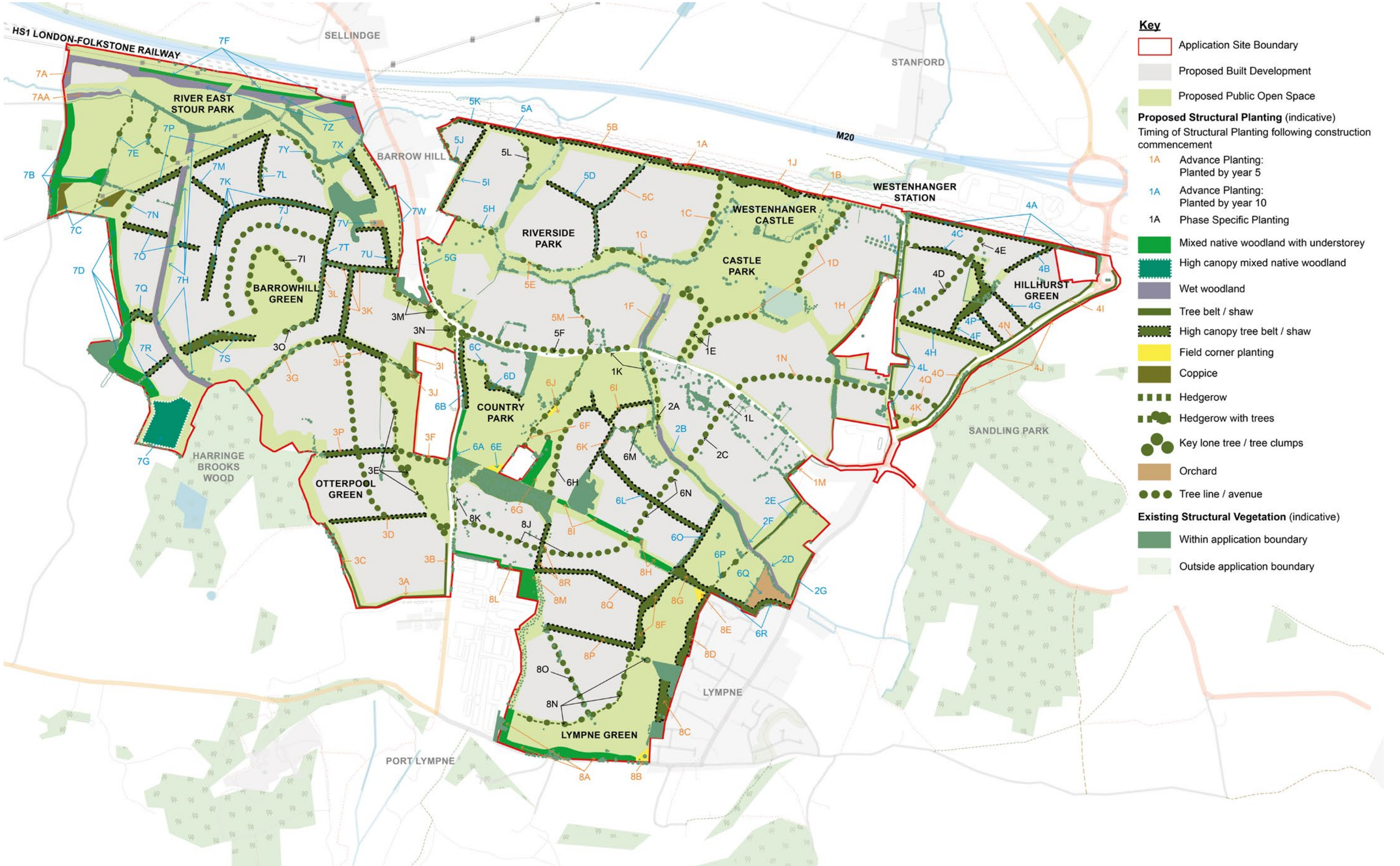


Figure 106: Proposed Structure Planting Plan

5.6 Tier 1: Commitment Details - Long term Management and Stewardship

The long term management of the spaces and places described in this strategy is as important as their initial design. Governance and stewardship methods will underpin how decisions are made, by whom and how the quality of a place can be sustained over the long-term.

To support this an Otterpool Park LLP have developed a Governance and Stewardship strategy, which will set out the overall approach, including the intention to establish a new governance body to which all green and other community assets will be transferred.

The Strategy states the context and need for governance structures, stating the principles agreed in the Charter for Otterpool Park, and by Folkestone and Hythe District Council, when establishing the project. This places long term governance and stewardship at the heart of the vision.

The strategy identifies the types of assets and facilities that fall under the management and/or operation of different bodies at a 'general' level, setting out which types of assets and facilities will be managed by whom.

The strategy places the following Green infrastructure assets under the ownership/management of the Governance body:

- The strategic parks and open spaces;
- Allotments;
- Outdoor sports areas.

Shared space greenways, pathways, bridleways and cycleways, along with smaller amenity areas will be determined as the strategy evolves through the planned phases.

The key principles for the Governance body are:

- The long-term stewardship of open space, public realm (other than highways) and non-commercial community buildings will be the responsibility of a new body i.e. not Folkestone and Hythe District Council (FHDC, "the Council");
- The responsible body will form part of an approach to land value capture for Otterpool Park;
- While a trust or similar structure is likely to be the most suitable vehicle initially, potential future transition to a Town Council should be allowed for. FHDC should retain representation on the body;
- The body will be community-led (as distinct from a privately-run management company). It should also allow for future residents and businesses to shape the objectives and governance of the organisation, and to influence the design of new community facilities and spaces;
- High quality management and maintenance over the long-term is of fundamental importance when setting out the objectives of the Governance and stewardship body.

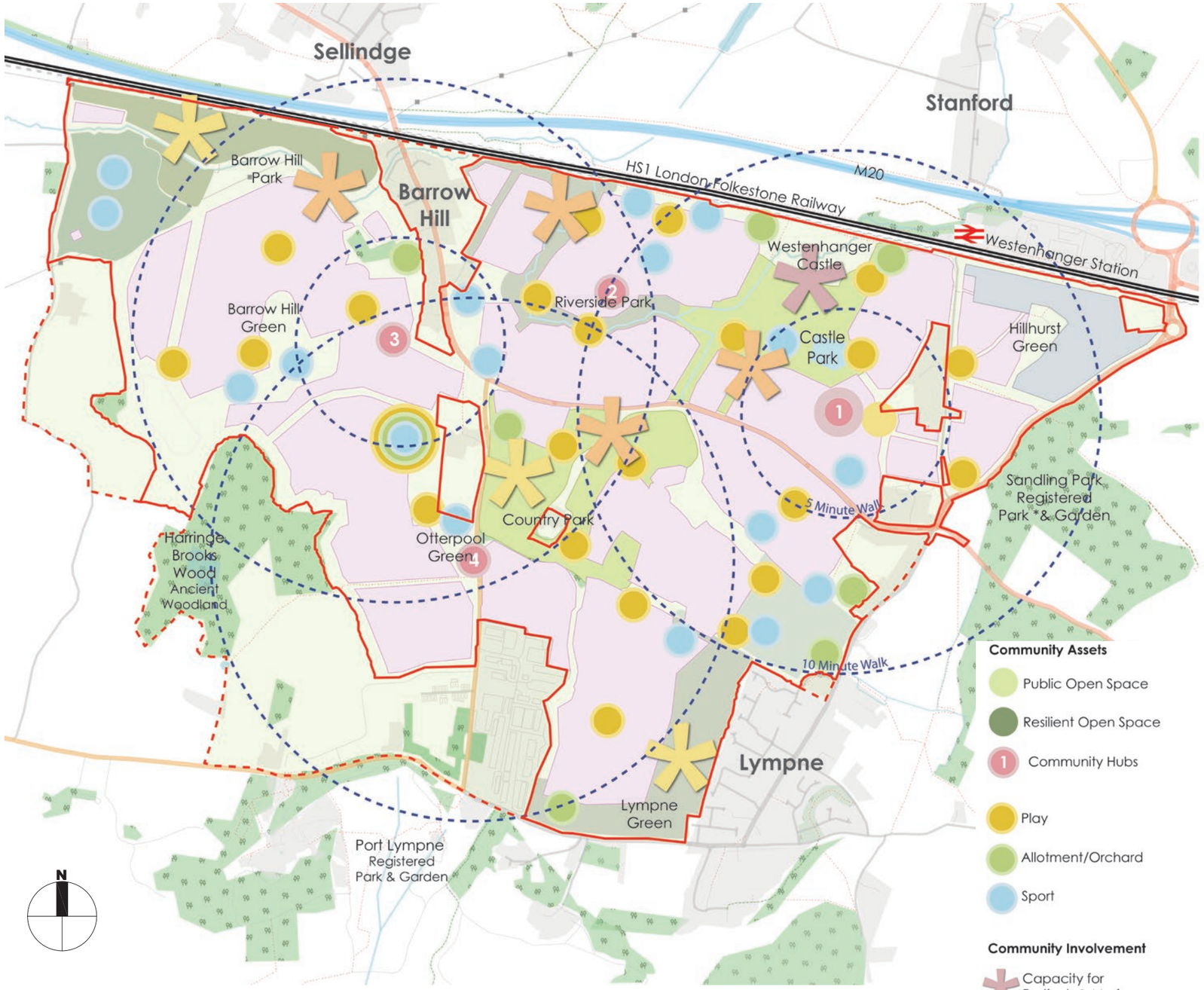


Figure 107: Key open space assets supporting community involvement

6. APPENDICES

6. Appendices

6.1 Bibliography

The following best practice guidance and publications have been considered as part of the master planning process for Otterpool Park

6.1.1. Application documentation

Application Administration

- OP1 – Covering Letter
- OP2 – Planning application fee
- OP3 – 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)

Environmental Statement

- OP4 – Non-technical Summary
- OP5 – Environmental Statement Main Report which assesses the impact of the proposed development on the following topics:
  - Chapter 1 – Introduction
  - Chapter 2 – EIA Approach and Methodology
  - Chapter 3 – Development and Consideration of Alternatives
  - Chapter 4 – The Site and Proposed Development
  - Chapter 5 - Agriculture and Soils
  - Chapter 6 - Air Quality
  - Chapter 7 - Ecology and Biodiversity
  - Chapter 8 - Climate Change
  - Chapter 9 - Cultural Heritage
  - Chapter 10 - Geology, Hydrology and Land Quality
  - Chapter 11 - Human Health
  - Chapter 12 - Landscape and Visual Impact
  - Chapter 13 - Noise and Vibration
  - Chapter 14 - Socioeconomic effects and community
  - Chapter 15 - Surface water resources and flood risk
  - Chapter 16 - Transport
  - Chapter 17 - Waste and resource management

Documents submitted for approval

- OP5 Appendix 4.1 - Development Specification
- OP5 Appendix 4.2 – Plans for Approval
- OP5 Appendix 4.3 - Strategic Design Principles

Documents submitted in support

- OP5 Appendix 2.6 – Commitments Register
- OP5 Appendix 2.7 – Infrastructure Assessment (regarding the permitted waste facility)
- OP5 Appendix 2.8 - Alternative Parameter plans (with permitted waste facility in situ)
- OP5 Appendix 4.4 – Illustrative accommodation schedule
- OP5 Appendix 4.5 – Illustrative plans submitted in support
- OP5 Appendix 4.6 – Indicative Phasing Plan submitted in support
- OP5 Appendix 4.8 – Utility Strategy
- OP5 Appendix 4.9 – Energy Strategy
- OP5 Appendix 4.10 – Community Development and Facilities Strategy
- OP5 Appendix 4.11 – Green Infrastructure Strategy
- OP5 Appendix 4.12 – Heritage Strategy
- OP5 Appendix 4.14 – Housing Strategy (including affordable housing strategy)
- OP5 Appendix 4.15 – Overarching Delivery Management Strategy
- OP5 Appendix 4.13 – Governance and Stewardship Strategy
- OP5 Appendix 4.16 - Design and Access Statement
- OP5 Appendix 9.25 – Conservation Management Plan
- OP5 Appendix 9.26 – Schedule Monument Consent Decision
- OP5 Appendix 11.1 – Health Impact Assessment
- OP5 Appendix 11.2 – Retail Impact Assessment
- OP5 Appendix 12.5 – Kentish Vernacular Study and Colour Studies
- OP5 Appendix 14.1 – Economic Strategy
- OP5 Appendix 15.1 – Flood Risk Assessment and Surface Water Drainage Strategy
- OP5 Appendix 15.2 – Water Cycle Study
- OP5 Appendix 16.4 – Transport Assessment
- OP5 Appendix 16.5 – Transport Strategy
- OP5 Appendix 16.6 – Framework Travel Plan
- OP5 Appendix 17.2 -Minerals Assessment
- OP5 Appendix 17.3– Outline site waste management plan
- OP6 – Guide to the Planning Application
- OP7 - Spatial Vision
- OP8 – Planning and delivery Statement, including S106 Heads of Terms
- OP9 – Sustainability Statement
- OP10 – Monitoring and Evaluation Framework document
- OP11 – Mobility Vision Report
- OP12 – User-centric travel document
- OP13 – Access and Movement Mode Share Targets
- OP14 – Cultural and Creative Strategy
- OP15 – Statement of Community Involvement
- OP16 – Supplemental Statement of Community Involvement

6.1.2. Selected Planning Standards & Guidelines

- The Urban Design Compendium, Homes and Communities Agency, August 2000;
- Manual for Streets, Department for Transport, 2007;
- Manual for Streets 2, Chartered Institution of Highways & Transportation, Sept 2010;
- Secured By Design, Homes 2016, Official Police Security Initiative, Feb 2016;
- Building for Life 12 , Building for Life Partnership (CABE at Design Council, Design for Homes and Home Builders Federation), 2012;
- Green Infrastructure, An integrated approach to land use, Landscape Institute, March 2013;
- Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity, Town & Country Planning Association & The Wildlife Trusts, July 2012;
- Start with the Park, CABE Space, 2005;
- Better Streets, Better Places Delivering Sustainable Residential Environments, Department for Transport, 2003;
- Publications from the Department of Education on school provision and design i.e. BB99;
- Planning for Sport Forward Planning, Sport England,
- Natural Turf for Sport Design Guidance Note, Sport England, May 2011;
- The Principles of Inclusive Design, CABE, 2006; and
- CIRIA Report C697 SuD'S Manual.

6.2 Appendix - Policy References

The Green Infrastructure Strategy has been prepared in response to national, regional and local planning policy and guidance covering strategic green infrastructure, biodiversity, open space provision, play, sport and recreation. The following pages list the policy documents used as a start point for and for guidance in this development.

The Biodiversity and Net gain calculations (Environmental Statement section 7 and Appendix 7.21) references policy specific to Biodiversity targeting and relevant compliance.

6.2.1. Strategic Green Infrastructure Policy Context

Green Infrastructure is advocated by a number of government bodies, including Natural England, the government's advisor on the natural environment of England. Natural England's definition of Green Infrastructure states that, 'Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types. Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland.

Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.' (Natural England, 2009)

Natural England published its 'Green Infrastructure Guidance' 2009. This sets out the functions and benefits of planning for Green Infrastructure and how to embed Green Infrastructure in the plan making and development management process. The policy drivers behind this include:

- Economic growth and employment;
- Protect and enhance cultural heritage;
- Protect and enhance the landscape, geodiversity and natural;
- One accessible 100 hectare site within five kilometres of home;
- One accessible 500 hectare site within ten kilometres of home; and
- One hectare of statutory Local Nature Reserves per 1000 population.

The Council of Europe's Landscape Convention (ELC) was adopted by the UK in March 2007 and the term 'landscape' was embedded into all relevant areas of policy. Planning for Green Infrastructure is aligned with the key principles of the ELC and can assist in achieving its objectives.

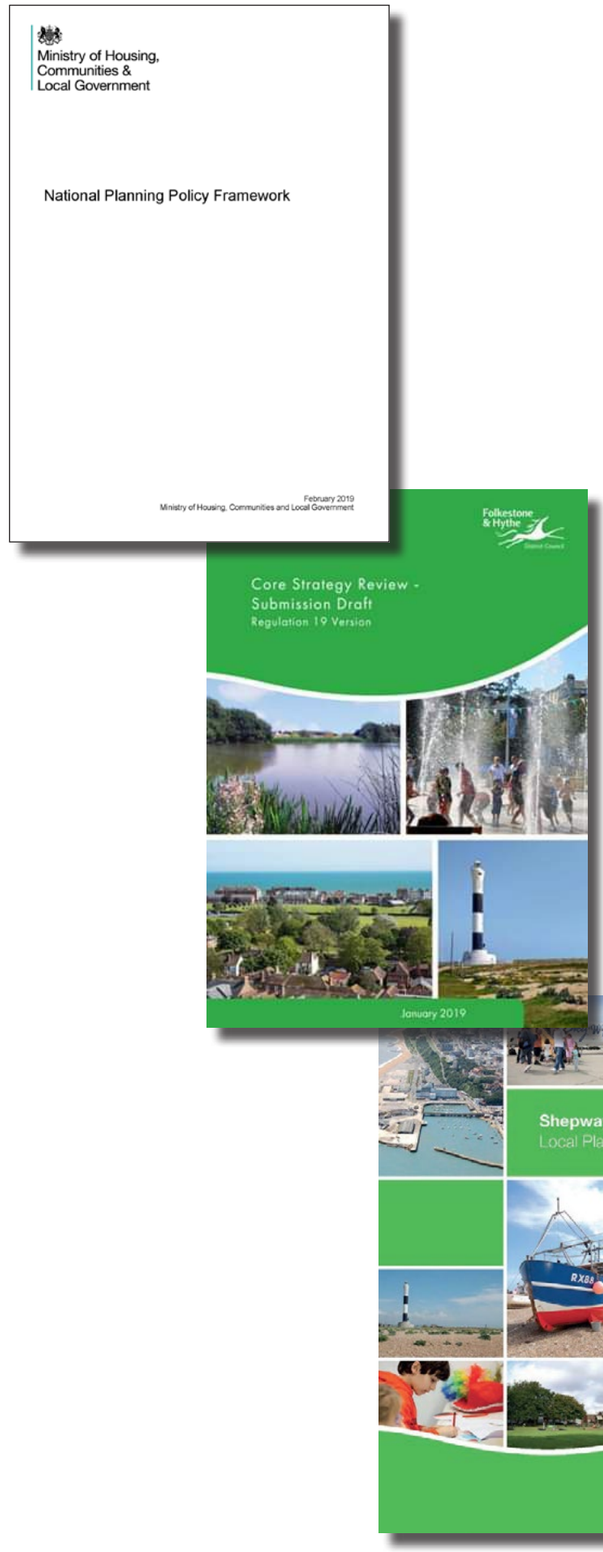
6.2.2. The National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) 2021 defines Green Infrastructure as communities' A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Adopted Core Planning Principles 2022 (Paragraph 17); Section 7: Requiring Good Design (specifically paragraph 58); Section 11:

Conserving and Enhancing the Natural Environment (specifically paragraphs 109, 113 and 114); and Section 12: Achieving well-designed places are pertinent with regards to contribution to local character, sense of place and distinctiveness.

6.2.3. National Planning Practice Guidance

This describes the importance of Green Infrastructure, stating that "Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced well-being, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk. These benefits are also known as ecosystem services." Green infrastructure can improve the well-being of a neighbourhood with opportunities for recreation, exercise, social interaction, experiencing and caring for nature, community food-growing and gardening, all of which can bring mental and physical health benefits.



High-quality networks of multifunctional green infrastructure contribute a range of benefits, including ecological connectivity, facilitating biodiversity net gain and nature recovery networks and opportunities for communities to undertake conservation work (paragraph 006).

6.2.4. A Green Future: Our 25 Year Plan to Improve the Environment (2018)

Chapter 3 of this document relates to connecting people with the environment to improve health and well-being, through using green spaces, encouraging children to be close to nature, in and out of school, greening our towns and cities and making 2019 a Year of Action for the environment.

6.2.5. Planning Practice Guidance (PPG) – Healthy and safe communities (2019)

This highlights that the links between health and planning have been long established and that the built and natural environments are major determinants of health and well-being. Planning has an important role in creating environments that support and encourage healthy lifestyles and identifying and securing the facilities needed for primary, secondary and tertiary care and the wider health and care system.

6.2.6. Government White Paper: Healthy Lives, Healthy People (2010)

This provides a framework for tackling the wider social determinants of health, presenting the Government's commitment to protecting the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. The Paper identifies that local government and communities are responsible and accountable for healthy planning through planning, transport, schools and housing:

- Environment;
- Biodiversity conservation and enhancement;
- Climate change mitigation and adaptation;
- Promoting sustainable transport and reducing the need to travel by car;
- Community cohesion and life long learning, volunteering; and
- Healthy communities, health and well being.

Natural England has also prepared an Accessible Natural Greenspace Standard (ANGSt), which provides a set of benchmarks relating to publicly accessible natural greenspace.

These standards recommend that people living in towns and cities should have:

- An accessible natural greenspace of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- At least one accessible 20 hectare site within two kilometres of home.

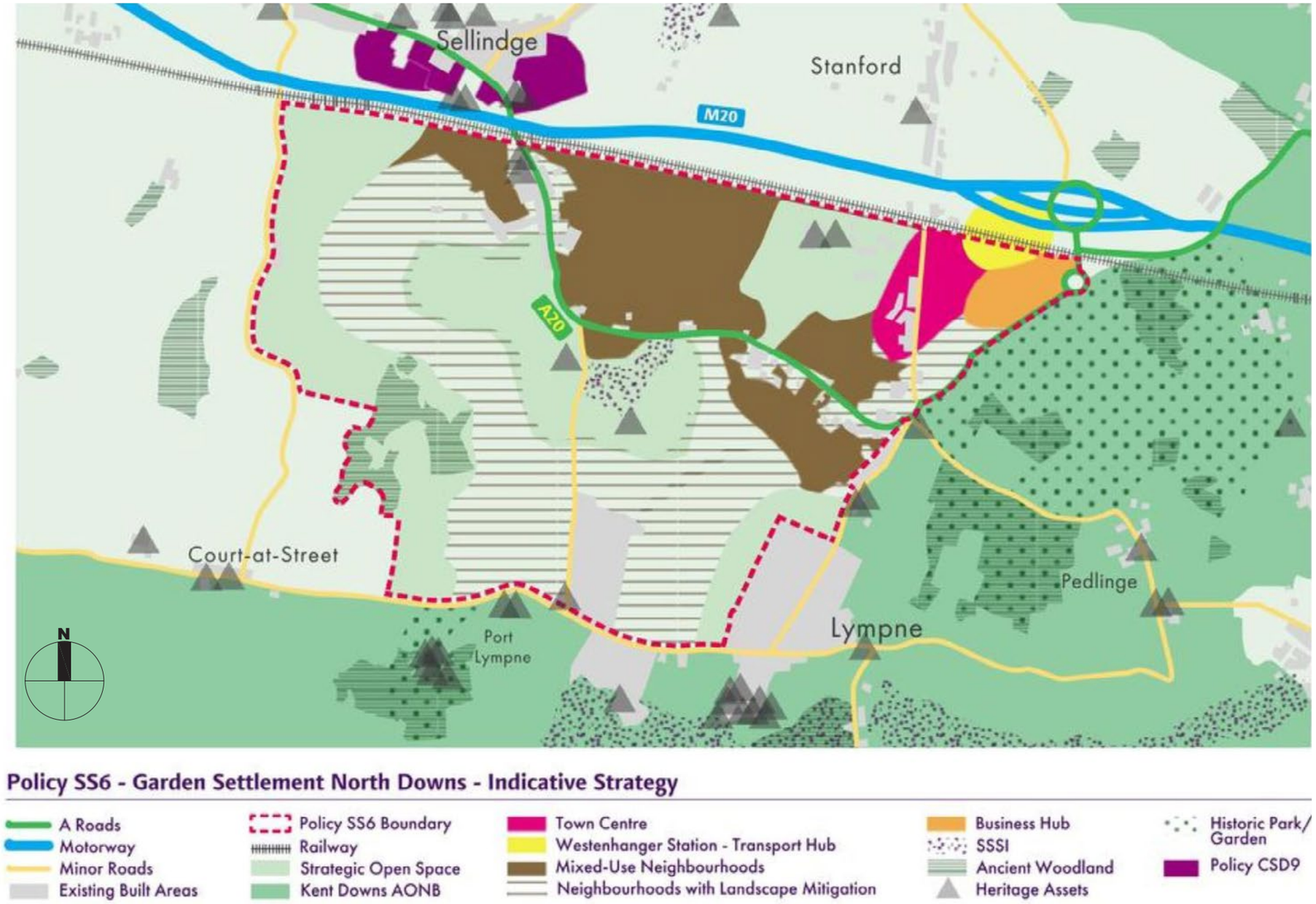


Figure 108: Extract from local plan

6.3 Glossary

This table is not completely exhaustive but aims to explain some of the less common technical terms used in this document and known at the time of the Planning submission

TERM	DEFINITION
Areas of Outstanding Natural Beauty (AONBs)	Areas of countryside considered to have significant landscape value in England, Wales or Northern Ireland, that have been specially designated by Natural England on behalf of the United Kingdom government.
Ancient Woodland	Ancient, semi-natural woods which have had a continuous cover of native trees and plants since at least 1600 AD. Having not been cleared and/or extensively replanted since then, Natural England and other organisations regard Ancient Woodland sites as being important for nature conservation.
Biodiversity Action Plan (BAP)	Countywide plans identifying priority habitats and targets for enhancement/ habitat creation
Biodiversity Net Gain	Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. Where a development has an impact on biodiversity it encourages developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected in such a way it is hoped that the current loss of biodiversity through development will be halted and ecological networks can be restored.
Biodiversity Opportunity Areas (BOAs)	Regional priority areas of opportunity for restoration and creation of Biodiversity Action Plan (BAP) habitats.
Climate Resilience	The capacity for a socio-ecological system to: (1) absorb stresses and maintain function in the face of external stresses imposed upon it by climate change and (2) adapt, reorganize, and evolve into more desirable configurations that improve the sustainability of the system, leaving it better prepared for future climate change impacts.
Conservation Areas	An area, as defined in the Planning (Listed Building and Conservation Areas) Act 1990, designated as being of special architectural or historical interest and therefore protected from any alterations which would destroy its character

TERM	DEFINITION
Ecosystem Services	Ecosystem services are the direct and indirect contributions of ecosystems to human well-being (TEEB D0). They support directly or indirectly our survival and quality of life. According to TEEB, ecosystem services can be categorized in four main types: Provisioning services are the products obtained from ecosystems such as food, fresh water, wood, fibre, genetic resources and medicines. Regulating services are defined as the benefits obtained from the regulation of ecosystem processes such as climate regulation, natural hazard regulation, water purification and waste management, pollination or pest control. Habitat services highlight the importance of ecosystems to provide habitat for migratory species and to maintain the viability of gene-pools. Cultural services include non-material benefits that people obtain from ecosystems such as spiritual enrichment, intellectual development, recreation and aesthetic values.
Garden Town	The Town and Country Planning Association (TCPA) suggest, that a garden city is a 'holistically planned new settlement which enhances the natural environment, tackles climate change and provides high quality housing and locally accessible jobs in beautiful, healthy and sociable communities'.
Green Corridor	A 'green corridor' (also known as wildlife corridor, biological corridor or habitat corridor) is a strip of land that is established to enable the bridging of habitat populations that have been split by human development such as a road, settlement or other human activity. If this is not undertaken, wildlife populations may become unstable and some species (animal and plant) could become vulnerable. Green corridors may also be created in the wake of natural disasters, such as wild fires and disease, to help re-establish the newly reduced wildlife populations.
Green Infrastructure (GI)	Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.
Green Infrastructure Typologies	GI Commonly used acronym for Green Infrastructure. GI Typologies refers to areas that can form part of networks of green infrastructure. GI Architecture is phrase used in the PUSH strategy as an expression of the current strategic spatial form of green infrastructure.
Green links	Green corridors (primarily for movement and access but also considering other functions such as for habitat connectivity) – a key part of the green infrastructure network.
Habitat Regulations Assessment (HRA)	Assessment of the effects of a plan on European designated sites under the Habitats Directive/Regulations.

TERM	DEFINITION
Landscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape character areas	Single unique areas that are the discrete geographical area of a particular landscape type.
Landscape character types	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Landscape Sensitivity	The ability of a landscape to sustain development and other forces which trigger landscape change.

6.4 Design Principles for Planting - Type Specific

The following pages outline the structural planting 'type-specific' design principles that are to be applied alongside the general principles for planting outlined in section 5.5

6.4.1. Mixed native woodland / copses with understorey & High canopy mixed native woodland

Function

- To provide areas of native and locally characteristic woodland with overstorey and understorey layers (or just an 'overstorey' layer in the case of high canopy woodland) layers which: help create a stronger landscape structure to the site; visually integrate the settlement it into its surroundings (in particular into views into the site); support the establishment of wooded character areas, and provide robust defensible edges to proposed built form. The High canopy woodland would allow views through it in order to provide visual permeability between built up areas and to facilitate recreational access. The woodland burial area would also be created from a high canopy woodland;
- Where required to integrate areas of new and existing built form into views from areas of key visual sensitivity new planting should: be positioned in areas of visual prominence; be rectilinear in nature; and be aligned perpendicular to the general view and/or follow existing or lost field boundaries and existing contours;
- Individual planting areas include specified plant stock of initially different size/maturity (i.e. a mix of 'standards'-to-'transplants'), so that the 'instant effect' of initially larger plants is balanced by the quicker growing character of younger, smaller plants;
- Use faster growing, more densely planted 'nurse' tree/scrub species are used at the edges of planting areas to provide shelter for slower, but more area-appropriate tree/scrub species which may suffer from suppressed growth if not protected. Woodland/field-edge planting of 3-05m in width should be included at those edges of the woodland block that border areas of informal open space;
- Planting areas should contain an 85% / 15% ratio of deciduous and evergreen species (to help with the effective visual integration of the built form into its setting);
- Specific planting protection should include individual tree shelters and stock/deer proof fencing. Consider designing a hedgerow around the margins of those planting areas in which human access is not desired and which may be threatened by trespass;
- Planting areas could also accommodate recreational elements such as pathways, rest points and ecological enhancement elements such as bird, mammal, invertebrate and insect hibernacular;
- Specific maintenance and management prescriptions should include initial replanting dead/dying/diseased/defective plant stock, thinning of planting stock to promote the growth of the best specimens, watering in times of drought, ensuring a 1.0m diameter weed-free zone around each plant, and removal of shelters once their purpose is redundant.

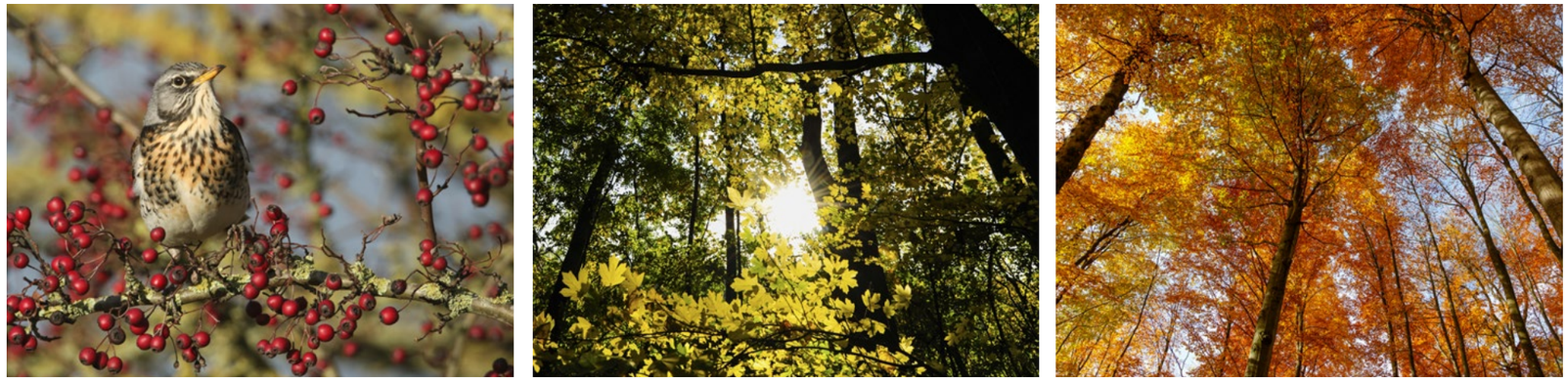


Figure 109: Images of mixed native woodland / copses with under-storey & high canopy mixed native woodland

Suggested species palette

Overstorey:

Higher storey trees (10-15% of the mix):

- Quercus petraea;
- Quercus robur;
- Fagus sylvatica;
- (5% of the mix);
- Prunus avium;
- Sorbus torminalis.

Overstorey:

Lower storey trees (remainder of the mix)

- Carpinus betulus;
- Crataegus monogyna;
- Acer campestre;
- Corylus avellana;
- Sorbus aria;
- Taxus baccata;
- Tilia cordata;
- Pinus sylvestris;
- Betula pendula.

Understorey:

- Crataegus monogyna;
- Salix alba;
- Acer campestre;
- Prunus spinosa;
- Corylus avellana;
- Viburnum opulus;
- Ilex aquifolium;
- Euonymus europaeus;
- Ligustrum vulgare.

6.4.2. Wet woodland / copses

Function

Provide areas of native and locally characteristic wet woodland with overstorey and understorey layers which: help create a stronger landscape structure to the site; visually integrate the settlement it into its surroundings (in particular into views into the site); support the establishment of wooded character areas; provide robust defensible edges to proposed built form, and accommodate areas of lowered ground (such as swales, ditches and attenuation basins) which provide for surface water attenuation.

Design Principles (in addition to 'General Principles)

- Where required to integrate areas of new and existing built form into views from areas of key visual sensitivity new planting should: be positioned in areas of visual prominence; be rectilinear in nature; and be aligned perpendicular to the general view and/or follow existing or lost field boundaries and existing contours;
- Individual planting areas include specified plant stock of initially different size/maturity (i.e. a mix of 'standards'-to-'transplants'), so that the 'instant effect' of initially larger plants is balanced by the quicker growing character of younger, smaller plants;
- Use faster growing, more densely planted 'nurse' tree/scrub species are used at the edges of planting areas to provide shelter for slower, but more area-appropriate tree/scrub species which may suffer from suppressed growth if not protected;
- Planting areas should contain an 85% / 15% ratio of deciduous and evergreen species (to help with the effective visual integration of the built form into its setting);
- Specific planting protection should include individual tree shelters and stock/deer proof fencing. Consider designing a hedgerow around the margins of those planting areas in which human access is not desired and which may be threatened by trespass;
- Planting areas could also accommodate ecological enhancement elements such as bird, mammal, invertebrate and insect hibernacula;
- Specific maintenance and management prescriptions should include initial replanting dead/dying/diseased/defective plant stock, thinning of planting stock to promote the growth of the best specimens, watering in times of drought, ensuring a 1.0m diameter weed-free zone around each plant, and removal of shelters once their purpose is redundant.

Figure 110: Images of wet woodlands

6.4.3. Tree belt / shaw & Field corner planting

Function

Provide areas of native and locally characteristic tree belt / shaw / field corner planting with overstorey and understorey layers which: help create a stronger landscape structure to the site; visually integrate the settlement it into its surroundings (in particular into views into the site); support the establishment of wooded character areas; provide robust defensible edges to proposed built form.

Design Principles (in addition to 'General Principles)

- Where required to integrate areas of new and existing built form into views from areas of key visual sensitivity new planting should: be positioned in areas of visual prominence; be generally rectilinear in nature but with occasional wavy edges in the case of tree belt/shaw planting and generally triangular in nature in the case of field corner planting; and be aligned perpendicular to the general view and/or follow existing or lost field boundaries and existing contours;
- Individual planting areas include specified plant stock of initially different size/maturity (i.e. a mix of 'standards'-to-'transplants'), so that the 'instant effect' of initially larger plants is balanced by the quicker growing character of younger, smaller plants;
- Use faster growing, more densely planted 'nurse' tree/scrub species are used at the edges of planting areas to provide shelter for slower, but more area-appropriate tree/scrub species which may suffer from suppressed growth if not protected;
- Planting areas should contain an 85% / 15% ratio of deciduous and evergreen species (to help with the effective visual integration of the built form into its setting);
- Specific planting protection should include individual tree shelters and stock/deer proof fencing;
- Planting areas could also accommodate ecological enhancement elements such as bird, mammal, invertebrate and insect hibernacula;
- Specific maintenance and management prescriptions should include initial replanting dead/dying/diseased/defective plant stock, thinning of planting stock to promote the growth of the best specimens, watering in times of drought, ensuring a 1.0m diameter weed-free zone around each plant, and removal of shelters once their purpose is redundant.



Figure 111: Images of Tree belt / shaw & Field corner planting

Suggested species palette

Overstorey:

Higher storey trees (10-15% of the mix):

- *Quercus petraea;*
- *Quercus robur;*
- *Fagus sylvatica;*

(5% of the mix)

- *Prunus avium;*
- *Sorbus torminalis.*

Overstorey:

Lower storey trees (remainder of the mix)

- *Carpinus betulus;*
- *Crataegus monogyna;*
- *Acer campestre;*
- *Corylus avellana;*
- *Sorbus aria;*
- *Taxus baccata;*
- *Tilia cordata;*
- *Pinus sylvestris;*
- *Betula pendula.*

Understorey:

- *Crataegus monogyna;*
- *Salix alba;*
- *Acer campestre;*
- *Prunus spinosa;*
- *Corylus avellana;*
- *Viburnum opulus;*
- *Ilex aquifolium;*
- *Euonymus europaeus;*
- *Ligustrum vulgare.*

6.4.4. Coppice

Function

Provide areas of native and locally characteristic coppice woodland which: help create a stronger landscape structure to the site; support the establishment of wooded character areas; and provide a productive crop for use in the construction and on-going operation of the settlement (i.e. by providing materials that can be used in building construction, fencing and fuel).

Design Principles (in addition to 'General Principles)

- To be sustainable, areas of coppice should be rectilinear in nature; and be aligned perpendicular to the general view and/or follow existing or lost field boundaries and existing contours;
- Use faster growing, more densely planted 'nurse' tree/scrub species at the edges of planting areas to provide shelter for slower, but more area-appropriate tree species which may suffer from suppressed growth if not protected;
- Specific planting protection should include individual tree shelters and stock/deer proof fencing. Consider designing a hedgerow around the margins of those planting areas in which human access is not desired and which may be threatened by trespass;
- Planting areas could also accommodate ecological enhancement elements such as bird, mammal, invertebrate and insect hibernacula;
- Specific maintenance and management prescriptions should include initial replanting dead/dying/diseased/defective plant stock, thinning of planting stock to promote the growth of the best specimens, watering in times of drought, ensuring a 1.0m diameter weed-free zone around each plant, removal of shelters once their purpose is redundant, and a coppicing regime of 10-20 years depending upon the species used.

Figure 112: Images of coppices

Suggested species palette

Overstorey:

Single species plots of either:

- *Corylus avellana;*
- *Castanea sativa.*

Nurse Species:

Single species plots of either:

- *Crataegus monogyna;*
- *Salix alba;*
- *Prunus spinosa;*
- *Viburnum opulus;*
- *Ilex aquifolium;*
- *Euonymus europaeus;*
- *Ligustrum vulgare.*

6.4.5. Hedgerow (and Hedgerow with Trees)

Function

Provide areas of native and locally characteristic hedgerow, and hedgerow with trees which: help create a stronger landscape structure to the site; and visually integrate the settlement it into its surroundings (in particular into locals views into and through the site). Existing hedgerows will be translocated where possible where they need to be bisected, for example for road or footway corridors.

Design Principles (in addition to 'General Principles)

- Where required to integrate areas of new and existing built form into views from areas of key visual sensitivity new planting should: be between 2.5-5m in width; be along the edges of key routes or view cones; be linear in nature; and follow existing or lost field boundaries;
- Planting areas should include transplant stock planted in double staggered rows and occasional standard trees (in the case of 'hedgerows with trees) at 10-20m centres;
- Planting areas should contain an 85% / 15% ratio of deciduous and evergreen species (to help with the effective visual integration of the built form into its setting);
- Specific planting protection should include individual tree shelters and stock/deer proof fencing;
- Planting areas could also accommodate ecological enhancement elements such as bird, mammal, invertebrate and insect hibernacula;
- Specific maintenance and management prescriptions should include replanting dead/dying/diseased/ defective plant stock, thinning of planting stock to promote the growth of the best specimens, mulching, in times of drought, ensuring a 1.0m diameter weed-free zone around each plant, removal of shelters once their purpose is redundant and regular trimming and laying to promote a dense hedge.



Figure 113: Images of hedgerows and hedgerows with trees

Suggested species palette

Hedge:

Predominantly >40%:

- *Crataegus* monogyna;

with:

- *Acer campestre;*
- *Prunus spinosa;*
- *Corylus avellana;*
- *Ilex aquifolium;*
- *Euonymus europaeus;*
- *Ligustrum vulgare.*

Hedgerow Trees:

- *Quercus robur;*
- *Crataegus monogyna;*
- *Acer campestre;*
- *Corylus avellana.*

6.4.6. Key lone trees / tree clumps

Function

Provide new and existing neighbourhoods with lone trees and clumps of 3-5 trees that are allowed to mature into distinctive visual landmarks that help create a sense of place and distinction within the settlement. In addition, they would help stronger landscape structure to the site; visually integrate the settlement it into its surroundings (in particular into views into the site); and support the establishment of wooded character areas. Particular 'parkland' clumps could be created within keys areas of open space such as Westenhanger Park.

Design Principles (in addition to 'General Principles)

- Individual planting should include specified plant stock of standards-to–semi-mature size to balance the need for the 'instant effect' initially provided by larger plants with the quicker growing character of younger, smaller plants;
- Planting should contain an 85% / 15% ratio of deciduous and evergreen species (to help with the effective visual integration of the built form into its setting);
- Specific planting protection should include individual tree guards and/or stock/deer proof fencing;
- Specific maintenance and management prescriptions should include replanting dead/dying/diseased/defective plant stock, watering in times of drought, ensuring a 1.0m diameter weed-free zone around each plant, and removal of guards once their purpose is redundant.

Figure 114: Images of key lone trees/tree clumps

Suggested species palette

- Quercus petraea;
- Quercus robur;
- Fagus sylvatica;
- Carpinus betulus;
- Acer campestre;
- Tilia cordata;
- Pinus sylvestris;
- Betula pendula.

6.4.7. Orchards

Function

Provide areas of locally characteristic orchard which: help create a stronger landscape structure to the site; support the establishment of wooded character areas; provide a productive crop; and which can form part of community building and education, and greenspace volunteering

Design Principles (in addition to 'General Principles)

- To be sustainable, areas of orchard should be rectilinear in nature; and follow existing field boundaries;
- Where practical surround the orchard with a hedgerow/shelterbelt to provide shelter for the fruit trees which may suffer from suppressed growth if not protected;
- Specific planting protection should include individual tree shelters and stock/deer proof fencing;
- Planting areas could also accommodate ecological enhancement elements such invertebrate and insect hibernacula – particularly in relation to pollination;
- Specific maintenance and management prescriptions should include initial replanting dead/dying/diseased/defective plant stock, thinning of planting stock to promote the growth of the best specimens, watering in times of drought, and ensuring a 1.0m diameter weed-free zone around each plant, removal of shelters once their purpose is redundant.



Figure 115: Images of orchards

Suggested species palette

- Malus sp. (apple);
- Pyrus sp. (pear);
- Prunus sp. Cherry and plum);
- Corylus avellana / maxima (cobnut).

6.4.8. Tree avenues / lines

Function

Provide tree avenues, and informal and formal tree lines along linear features such as greenways, water courses, roads and field boundaries which: help create a stronger landscape structure to the site; visually integrate the settlement it into its surroundings (in particular into views into the site); support the establishment of wooded character areas; and provide robust defensible edges to proposed built form, whilst allowing views and physical permeability through them.

Design Principles (in addition to 'General Principles)

- The locations tree avenue and line planting would include: primary and secondary streets; public rights of way; green corridors; water courses, field boundary reinforcement (where not marked by a hedgerow), linear parks; town, destination and neighbourhood parks/ greens; and around garden squares;
- Planting should include specified plant stock of standards-to–semi-mature size to balance the need for the 'instant effect' initially provided by larger plants with the quicker growing character of younger, smaller plants;
- Specific planting protection should include individual tree guards and/or stock/deer proof fencing;
- Specific maintenance and management prescriptions should include replanting dead/dying/diseased/defective plant stock, watering in times of drought, ensuring a 1.0m diameter weed-free zone around each plant, and removal of guards once their purpose is redundant.

Suggested species palette

- Acer campestre;
- Alnus glutinosa / cordata;
- Betula sp.;
- Carpinus betulus;
- Prunus sp.;
- Quercus petraea;
- Quercus robur;
- Sorbus aria.

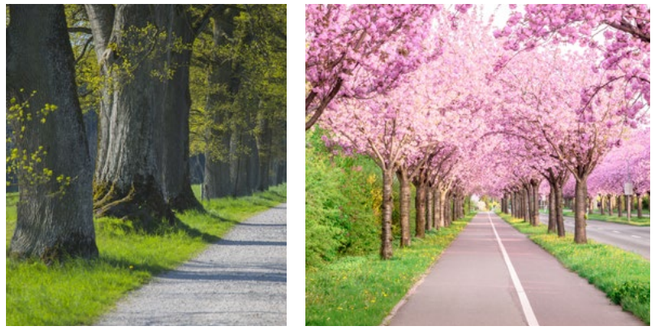


Figure 116: Images of tree avenues/lines

6.5 Otterpool Park - Proposed Structural Planting Units

Structural Planting Purposes

A) To help align with F&HDC Core Strategy Review Policy SS7 clause 1bi)items:

1. prioritisation of areas of visual prominence in views from the AONB,
2. assistance with providing continuity of biodiversity value during construction,
3. assistance with preventing coalescence with Lympne,
4. supporting the separartion of new neighbourhoods,
5. provision of a buffer between the M20/High Speed transport corrisor and the settlements for noise and air quality mitigation purposes.

B) To provide landscape chracter and visual amenity mitigation in the form of:

1. the creation of robust defensible edges along key edges of the site,
2. visually dispersing larger areas of new buildings in views from sensitive visual receptors.
3. helping mitigate the construction-related visual effects upon the existing and emerging areas of settlement.
4. strengthening the landscape structure of the site in terms of bolstering the line of existing field boundaries, roads and watercourses, providing a greater coverage of woodland, tree belt (shaws), and providing diversity of form (i.e. a broader mosaic of tree belts, field corner planning, coppice, hedgerows with trees etc.).

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
1A	High canopy tree belt	A high-canopy tree belt at least 20m in width, and approximately 325m long between Development Area TC5 and the Site's northern boundary. The area containing the belt would incorporate PRoW HE277(FP), a primary pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A5, - Provides landscape character and visual amenity mitigation in the form of: B1, B4, and - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB), and users of PRoW no. HE277(FP).
1B	High canopy tree belt	A high-canopy tree belt of at least 10m in width, and approximately 80m long to the east of the East Stour River between Westenhanger Castle Site's northern boundary. The area containing the belt would incorporate PRoW HE277(FP), and a primary pedestrian/ cycle way.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A5, - Provides landscape character and visual amenity mitigation in the form of: B1 & B4, and - Helps mitigate the effects of the Development upon the amenity of those visual receptors north of the site (in particular from the AONB), and users of PRoW no. HE277(FP)
1C	Tree line	A line of high canopy trees, approximately 375m long, set between the built-up eastern edge of Development Area TC5 and the adjoining proposed Castle Park. The precise planting locations would be informed by the masterplanning of Castle Park and Development Area TC5.	Advance Planting by year 5 following construction commencement.	The planting would bolster the existing trees in this area and so help mitigate the effects of the Development upon the: - visual amenity of users of PRoW no. HE275(FP), and - amenity of those visual receptors north and east of the site (in particular from the AONB).
1D	Tree line and clumps	A line of high canopy trees and tree clumps, approximately 500m long, set between the built-up western edges of Development Areas TC1 & 2 and the adjoining proposed Castle Park. The precise planting locations would be informed by the masterplanning of Castle Park and Development Areas TC1 & 2.	Advance Planting by year 5 following construction commencement.	The planting would bolster the existing trees in this area and so help mitigate the effects of the Development upon the: - visual amenity of users of PRoW no. HE275(FP), and - amenity of those visual receptors north and north-west of the site (in particular from the AONB).
1E	Tree avenue	An avenue of high canopy trees, approximately 265m long, planted either side of the Castle causeway, between the built-up edges of Development Areas TC 2 &34 (and extending as a high canopy tree line around the norther edge of Development Area TC3). - The precise planting locations would be informed by the masterplanning of Castle Park, Development Areas TC2 & 3, and the causeway itself.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4. - Helps to define the Castle causeway. - Helps provide an appropriately framed view to the North Downs Escarpment from the A20.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
1F	Wet woodland	A belt of wet woodland at least 15m in width and approximately 270m in length between built-up eastern edge of Development Area TC4 and the tributary of the East Stour River, bolstering the existing vegetation along the water course - which would be retained and conserved. The area containing the belt would incorporate PRoW HE275(FP).	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Supports the creation of a key green infrastructure link between the Castle Park and Otterpool Country Park. - Helps mitigate the effects of the Development upon the amenity of those visual receptors north of the site (in particular from the AONB), and users of PRoW no. HE275(FP).
1G	Hedgerow with trees	A hedgerow with scattered trees, approximately 250m long, planted along the line of the old field boundary between the southern edge of Development Area TC5 and the East Stour River bolstering the existing vegetation here.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2& B4.
1H	Tree belt	A tree belt at least 10m wide and approximately 485m in length between the northern and western edges of the existing settlement of Westenhanger. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved, and the area containing the belt would incorporate proposed surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B1 & B3. - Helps mitigate the effects of the Development upon the: visual amenity of residents of Westenhanger through construction and operation, and the visual amenity of users of Stone Street.
1I	Tree belt	A tree belt at least 10m wide and approximately 205m in length between Stone Street and Development Area TC2 and between the northern and western edges of the existing settlement of Westenhanger. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved, and the area containing the belt would incorporate proposed surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B3 & B4. - Helps mitigate the effects of the Development upon the, visual amenity of users of Stone Street, and the visual amenity of those visual receptors north of the site (in particular from the AONB).
1J	High canopy tree belt	A tree belt at least 10m wide and approximately 205m in length between Stone Street and Development Area TC2 and between the northern edge of the existing settlement of Westenhanger and the railway line. The belt would bolster the existing vegetation along the western edge of Stone Street - which would be retained and conserved. The belt would wrap around the western side of the existing dwelling of Tollgate Cottage. The area containing the belt would incorporate proposed surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B3 & B4. - Helps mitigate the effects of the Development upon the, visual amenity of users of Stone Street, and the visual amenity of those visual receptors north of the site (in particular from the AONB), and the visual amenity of residential receptors at Tollgate Cottage.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
1K	Tree line	A line of high canopy trees and tree clumps, approximately 230m long, set between the built-up southern edge of Development Area TC4 and the Ashford Road, and between the built-up western edge of Development Area TC6 and the tributary of the East Stour River. The trees would bolster the existing vegetation along the tributary - which would be retained and conserved, and the area containing the trees would incorporate proposed surface water drainage measures. The precise planting locations would be informed by the masterplanning of Development Areas TC4 & 6.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4 - Provides landscape character and visual amenity mitigation in the form of: B4.
1L	Tree line	A line of high canopy trees, approximately 115m long, set along the line of the proposed primary road / cycleway and footpath. The precise planting locations would be informed by the masterplanning of Development Areas TC4 & 6.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4 - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the development in views from the east, north-east and north-west of the site (in particular from the AONB).
1M	Tree belt	A tree belt at least 10m wide and approximately 115m in length, set between the built-up eastern edge of Development Area TC6 and the existing conurbation of Newingreen. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the development upon the visual amenity of the existing residential community of Newingreen through the construction and operational phases of the development, and in views from the east of the site (in particular from the AONB).
1N	Tree Line	A line of high canopy trees, approximately 670m long, set along the line of the proposed primary road / cycleway and footpath. The precise planting locations would be informed by the masterplanning of Development Area TC1.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4. - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the development in views from the east, north-east and north-west of the site (in particular from the AONB).
2A	Hedgerow with trees	A hedgerow with trees, approximately 175m long, set between the built-up south-western edge of Development Area CP46 and the tributary of the East Stour River. The trees would bolster the existing vegetation along the tributary - which would be retained and conserved, and the area containing the hedge would incorporate a proposed primary pedestrian/ cycle way and surface water drainage measures. The precise planting locations would be informed by the masterplanning of Development Areas CP4.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4. - Provides landscape character and visual amenity mitigation in the form of: B4.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
2B	Wet woodland	A belt of wet woodland at least 15m in width and approximately 215m in length between built-up south-western edge of Development Area CP4 and the stretch of the tributary of the East Stour River that lies adjacent to the existing pond, bolstering the existing vegetation along the water course - which would be retained and conserved. The area containing the belt would incorporate a primary pedestrian/ cycle way and proposed surface water drainage measures.	Advance Planting by year 10 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4. - Provides landscape character and visual amenity mitigation in the form of: B4.
2C	Tree line	A line of high canopy trees, approximately 250m long, set along the line of the proposed primary road / cycleway and footpath (set generally along the border between Development Areas CP4 and CP5). The precise planting locations would be informed by the masterplanning of Development Areas CP4 & CP5.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4 - Provides landscape character and visual amenity mitigation in the form of: B2.
2D	Wet Woodland	A belt of wet woodland at least 10m in width and approximately 250m in length along the northern edge of the East Stour River tributary that lies to the immediate west of Stone Street. The belt would bolster the existing vegetation along the water course - which would be retained and conserved. The area containing the belt would incorporate a proposed primary pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 10 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2. - Provides landscape character and visual amenity mitigation in the form of: B3 & B4. - Helps mitigate the effects of the development upon the visual amenity of the existing residential community of Newingreen through the construction and operational phases of the development, in views from the east of the site (in particular from the AONB), and upon the visual amenity of users of PRoW no. HE314(FP) and Stone Street.
2E	Tree belt	A tree belt at least 10m wide and approximately 380m in length, set along the built-up north-eastern and eastern edges of Development Area CP5. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved.	Advance Planting by year 10 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2. - Provides landscape character and visual amenity mitigation in the form of: B3 & B4. - Helps mitigate the effects of the development upon the visual amenity of the existing residential community of Newingreen through the construction and operational phases of the development, in views from the east of the site (in particular from the AONB), and upon the visual amenity of users of PRoW no. HE314(FP) and Stone Street.
2F	Wet woodland belt	A belt of wet woodland at least 20m in width and approximately 240m in length along the northern edge of the East Stour River tributary that lies to the south-east of Development Area CP5. The belt would bolster the existing vegetation along the water course - which would be retained and conserved. The area containing the belt would incorporate a proposed primary pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 10 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2. - Provides landscape character and visual amenity mitigation in the form of: B3 & B4. - Helps mitigate the effects of the development upon the visual amenity of the existing residential community of Newingreen through the construction and operational phases of the development, in views from the east of the site (in particular from the AONB), and upon the visual amenity of users of PRoW no. HE314(FP) and Stone Street.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
2G	Tree Belt	A tree belt at least 10m wide and approximately 215m in length along the eastern edge of the existing hedgerow that lies on the eastern side of Stone Street between the southern built-up extents of Newingreen and Folks Wood Way. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved.	Advance Planting by year 10 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the development upon the visual amenity of the existing residential community of Newingreen through the construction and operational phases of the development, in views from the east of the site (in particular from the AONB), and upon the visual amenity of users of PRoW no. HE314(FP) and Stone Street.
3A	Tree belt	A tree belt at least 12.5m wide and approximately 360m in length between the southern built-up edge of Development Area WR2 and the Site boundary. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved. The area containing the belt would incorporate a pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the AONB to the south, as well as from users of Port Lympne and Otterpool Lane.
3B	Tree belt	A tree belt at least 12.5m wide and approximately 175m in length between the eastern built-up edge of Development Area WR2 and the Site boundary. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved. The area containing the belt would incorporate a primary pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the AONB to the south, as well as from users of Port Lympne and Otterpool Lane.
3C	Tree belt	A tree belt at least 20m wide and approximately 330m in length between the western built-up edge of Development Area WR2 and the Site boundary. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved. The area containing the belt would incorporate a pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the AONB to the south east, and by users of PRoW HE316.
3D	High canopy tree belt	A high canopy tree belt at least 12.5m wide and approximately 420m in length between Development Areas WR1 and WR2. The area containing the belt would incorporate a primary pedestrian/ cycle way (that follows the existing line PRoW HE316) and surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB), and to protect amenity of users of PRoW HE316.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
3E	Hedgerow with trees & clumps	A hedgerow with trees and tree clumps, approximately 750m long, set along the eastern built-up edge of Development Areas WR1 and WR2 - between these and the areas of proposed greenspace to their east. The precise planting locations would be informed by the masterplanning of Development Areas WR1 & WR2.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB), but retain intervisibility between the new settlement and the newly created Otterpool Green
3F	Tree line	A line of trees, approximately 200m long, along the southern edge of Otterpool Manor's boundary with the site, separating it from the proposed Otterpool Green open space. The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved. The area containing the tree line would incorporate a primary pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB), and on the landscape character of the Otterpool Manor farmstead.
3G	Tree line	A line of trees, approximately 330m long, alongside the existing vegetative belt bordering the existing east-west track between Development Areas WR1 and HT2. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the tree line would incorporate the existing trackway and proposed surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
3H	High canopy tree belt	A High canopy tree belt, approximately 320m long, alongside the existing east-west track between Development Areas WR1 and HT2 (where there is currently a sparsity of existing vegetation). The area containing the tree line would incorporate the existing trackway and proposed surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
3I	Tree Belt	A High canopy tree belt, approximately 105m long, alongside boundary of the Site with Otterpool Manor to the east of Development Area HT2 (where there is currently a sparsity of existing vegetation). The belt would bolster the existing vegetation along the Site's boundary - which would be retained and conserved. The area containing the tree belt would incorporate proposed surface water drainage measures.	Advance Planting by year 5 following construction commencement.	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB), in views outwards from the site to the escarpment of the North Downs from PRoW no. HE316(FP) and Otterpool Lane, upon the visual amenity of users of PRoW no. HE316(FP) and Otterpool Lane, and on the landscape character of the Otterpool Manor farmstead.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
3J	Hedgerow with trees & clumps	A hedgerow with trees and tree clumps, approximately 160m long, alongside the existing vegetative belt bordering the existing east-west track between Development Areas WR1 and HT2. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the tree line would incorporate the existing trackway and proposed surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB), in views outwards from the site to the escarpment of the North Downs from PRoW no. HE316(FP) and Otterpool Lane, upon the visual amenity of users of PRoW no. HE316(FP), and Otterpool Lane, and upon the landscape character of the Otterpool Manor farmstead.
3K	High canopy tree belt	A High canopy tree belt, approximately 560m long, in a 'T' shape alongside (and along the top of) the existing vegetated field boundary that lies north-south through Development Area HT2. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the tree belts would incorporate a proposed cycle/footway and proposed surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
3L	High canopy tree belt	A High canopy tree belt, approximately 225m long, the existing vegetated field boundary that lies north-south to the immediate west of the built-up edge of Development Area HT2. The belt would bolster the existing vegetation - which would be retained and conserved. Gaps between the planting within this belt would be left to allow for views towards the north-west to assist with intervisibility between the historic barrows in Barrow Hill Green and those upon the North Downs escarpment.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
3M	Hedgerow with trees & clumps	A hedgerow with trees and tree clumps, approximately 230m long, alongside the site boundary north of Development Area HT2. The area containing the hedge would incorporate proposed surface water drainage measures.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development in views from existing community of Barrow Hill Sellindge.
3N	Hedgerow with trees & clumps	A hedgerow with trees and tree clumps, approximately 160m long, along the western edge of Otterpool Lane and southern side of the A20 Ashford Road north of Otterpool Manor. The area containing the hedge would incorporate proposed surface water drainage measures.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB), in views outwards from the site to the escarpment of the North Downs from PRoW no. HE316(FP) and Otterpool Lane, upon the visual amenity of users of PRoW no. HE316(FP), Otterpool Lane and Ashford Road, and upon the landscape character of the Otterpool Manor farmstead.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
3O	Tree line and clumps	A line of trees and tree clumps, approximately 210m long, along the northern edge of Development Area HT2 and Barrow Hill Green. The line of trees would be micro-positioned on site avoid harm to the existing historic barrows in this areas.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
3P	High canopy tree belt	A high canopy tree belt at least 15m wide and approximately 350m in length east-west across the centre of Development Areas WR1. The area containing the belt would incorporate a primary pedestrian/ cycle way (that follows the existing line PRoW HE316) and surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
4A	High canopy tree belt	A high-canopy tree belt, at least 15m in width, and approximately 800m long between Development Areas HF1 and Site's northern boundary. The area containing the belt would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A5. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
4B	High canopy tree belt	A high-canopy tree belt, at least 10m wide, and approximately 215m alongside the existing watercourse/ditch through Development Area HF1 between Hillhurst Farm and the Site's northern boundary. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north, north-east and east of the site (in particular from the AONB).
4C	High canopy Tree Belt	A high-canopy tree belt with a tapering width (10m at its centre, reducing to 5m at either end) and approximately 250 long, set alongside PRoW HE221A between Stone Street and Hillhurst Farm, and between Development Areas HF1 and HF2.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
4D	Tree line	A tree line along the line of PRoW HE281 between the conurbation of Westenhanger and Hillhurst Farm through Development Area HF2.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1. - Provides landscape character and visual amenity mitigation in the form of: B2.
4E	Tree line	A tree line along the line of PRoW HE281 between the conurbation of Westenhanger and Hillhurst Farm through Development Area HF1.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1. - Provides landscape character and visual amenity mitigation in the form of: B2.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
4F	High canopy tree belt	A high-canopy tree belt with a varying width (minimum 15m, maximum 30m) approximately 250m in length, between Hillhurst Farm / PRoW HE221A and PRoW HE281. The belt would incorporate the existing trees to the immediate south of Hillhurst Farm to form a larger tree belt between Development Areas HF1 and HF2. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north, north-east and east of the site (in particular from the AONB).
4G	High canopy tree belt	A high-canopy tree belt, at least 10m wide, and approximately 215m in length, between Hillhurst Farm and the A20, aligned north-west to south-east, parallel with and near to the existing farm track through Development Area HF1.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north, north-east and east of the site (in particular from the AONB).
4H	High canopy tree belt	A high-canopy tree belt, at least 20m wide, and approximately 420m long, between Stone Street and the A20, aligned parallel with PRoW HE281 between Development Areas HF1/HF2 and HF3.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north, north-east and east of the site (in particular from the AONB), and upon users of PRoW HE281.
4I	Tree belt	A tree belt, at least 10m wide, and approximately 640m in length, between the northern boundary of the site where the A20 crosses the railway to the south-eastern end of structural planting unit 4G, set between the alignment of the improved A20 and Development Area HF1. The area containing the belt would also incorporate an primary cycle/footpath and surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the south-east and east of the site (in particular from the AONB), and upon users of A20, and would help create a robust defensible edge to the sensitive edge with the AONB and Sandling Park to the east.
4J	Tree belt	A tree belt, at least 10m wide, and approximately 1150m in length, between the north-east section of the roundabout at the north-east corner of the site to the site of the existing junction of the A20 with Stone Street (Westenhanger) set between the line of the improved A20 and the site's eastern boundary. The area containing the belt would also incorporate a cycle/footpath. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the south-east and east of the site (in particular from the AONB), and would help create a robust defensible edge to the sensitive edge with the AONB and Sandling Park to the east.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
4K	Tree line	A tree line along the southern edge of Development Area HF3, approximately 155m long, between Stone Street and the A20.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B1 & B3. - Helps mitigate the effects of the Development in views from the south of the site (in particular from the AONB), and upon users of A20, upon residents of Little Greys in their homes, and would help create a robust defensible edge to the sensitive edge with the AONB and Sandling Park to the south-east.
4L	Tree belt	A tree belt, at least 10m wide, and approximately 430m in length, between the western end of Planting Unit 4K and the existing line of PRoW HE281, and set between the western edge of Development Area HF3 and Stone Street. The belt would wrap around the northern, eastern and southern edges of the existing property of Twin Chimneys. The area containing the belt, north of Twin Chimneys would also incorporate surface water drainage measures. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B1, B2, B3 & B4. - Helps mitigate the effects of the Development in views from north and west of the site (in particular from the AONB), and upon residents of Westenhanger (in particular Twin Chimneys and Little Greys) in their homes.
4M	Tree belt	A tree belt, at least 10m wide, and approximately 400m in length, between the western end of the existing line of PRoW HE281 and the railway, and set between the western edge of Development Areas HF1 /HF2 and Stone Street. The area containing the belt, would also incorporate surface water drainage measures. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B1, B2, B3 & B4. - Helps mitigate the effects of the Development in views from north and west of the site (in particular from the AONB), and upon residents of Westenhanger in their homes.
4N	Tree belt	A tree belt, at least 10m wide, and approximately 220m in length, between the south-eastern ends of structural planting units 4G and 4H, set between the alignment of the improved A20 and Development Area HF1. The area containing the belt would also incorporate an primary cycle/footpath and surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the south-east and east of the site (in particular from the AONB), and upon users of A20, and would help create a robust defensible edge to the sensitive edge with the AONB and Sandling Park to the east.
4O	Tree belt	A tree belt, at least 10m wide, and approximately 355m in length, between the eastern ends of structural planting units 4H and 4K, set between the alignment of the improved A20 and Development Area HF3. The area containing the belt would also incorporate an primary cycle/footpath and surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development in views from the south-east and east of the site (in particular from the AONB), and upon users of A20, and would help create a robust defensible edge to the sensitive edge with the AONB and Sandling Park to the east.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
4P	Tree belt	A high-canopy tree belt, at least 10m wide, and approximately 215m in length, between the area of existing mature tree south of Hillhurst Farm and the A20, aligned north-west to south-east, parallel with planting unit 4G through Development Area HF1.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north, north-east and east of the site (in particular from the AONB).
4Q	Tree belt	A line of high canopy trees, approximately 200m long, set along the line of the proposed primary road / cycleway and footpath. The precise planting locations would be informed by the masterplanning of Development Area HF3.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the development in views from the north, east and north-east of the site (in particular from the AONB).
5A	High canopy tree belt	A high-canopy tree belt, with a scalloped edge facing back into the site, of at least 15m in width, and approximately 290m in length along the boundary of the site with the railway, north of Development Area RS3. The area containing the belt would incorporate PRoW HE277(FP), a primary pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A5, - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB), and users of PRoW no. HE277(FP).
5B	High canopy tree belt	A high-canopy tree belt of at least 15m in width, and approximately 355m in length along the boundary of the site with the railway, north of Development Area RS2. The area containing the belt would incorporate PRoW HE277(FP), a primary pedestrian/ cycle way and surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A5, - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB), and users of PRoW no. HE277(FP).
5C	Tree belt	A tree belt of at least 10m in width, and approximately 490m in length along the existing field boundary between Development Areas RS2 and TC5. The area containing the tree belt would incorporate surface water drainage measures and the existing field boundary vegetation that already lines this route - which would be retained and conserved.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A4, - Provides landscape character and visual amenity mitigation in the form of: B2 & B4 - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB).
5D	High canopy tree belt	A tree belt of at least 10m in width, and approximately 250m in length, aligned approximately south east- north west through the centre of Development Area RS2, and stretching from planting unit 5C to the edge of the Development Area. The area containing the tree belt would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB).

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
5E	Hedgerow with trees	A hedgerow with scattered trees, approximately 225m long, planted along the line of the old field boundary between the southern edge of Development Area RS2 and the East Stour River conserving and bolstering the existing vegetation here.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4.
5F	Tree line	A line of high canopy trees, approximately 750m long, set between the built-up southern edge of Development Area RS1 and the Ashford Road. The precise planting locations would be informed by the masterplanning of Development Area RS1 and the area containing the trees would incorporate surface water drainage measures.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4.
5G	Hedgerow with trees	A hedgerow with trees approximately 385m in length, set along the edge of the A20 Ashford Road between the built-up south-eastern corner edge of Development Area RS1 and the southern end of PRoW 271A. The precise planting locations would be informed by the masterplanning of Development Area RS1 and the area containing the trees would incorporate surface water drainage measures. Any existing vegetation would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - The hedge with tree planting would provide visual mitigation to parts of Barrow Hill without creating undue enclosure.
5H	Hedgerow with trees	A hedgerow with trees approximately 215m in length, set along the southern built-up edge of Development Area RS3. The hedgerow would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B3 & B4.
5I	High canopy tree belt	A high-canopy tree belt of at least 10m width, and approximately 490m in length following the line of PRoW HE271A between Barrow Hill Farm and the railway. The area containing the tree belt would incorporate the public bridleway and surface water drainage measures. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A4. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of users of PRoW HE271A and the amenity of Barrow Hill residents at home.
5J	Hedgerow with trees	A hedgerow with trees approximately 230m in length between the southern and easter edges built-up edge of Development Area RW4 and the site boundary. The area containing the north-western facing section of the planting would incorporate surface water drainage measures. Any existing vegetation would be retained and conserved.	Advance Planting by year 10	- Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the amenity of Barrow Hill residents at home.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
5K	High canopy tree belt	A high-canopy tree belt of at least 15m in width, and approximately 110m in length along the boundary of the site with the railway, north of Development Area RS4. The area containing the belt would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A5, - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB).
5L	Hedgerow with trees	A hedgerow with trees approximately 205m in length around the north-eastern built-up edge of Development Area RS3. The area containing the planting would incorporate surface water drainage measures and a cycle/footpath. The precise planting locations would be informed by the masterplanning of Development Area RS3.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A4 & A5, - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-east of the site (in particular from the AONB).
5M	Hedgerow with trees	A hedgerow with trees approximately 355m in length along the existing north-south field boundary through Development Area RS1 between the A20 Ashford Road and the East Stour River. The hedge would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2, - Provides landscape character and visual amenity mitigation in the form of: B2 & B4.
6A	Tree belt	A tree belt with a scalloped eastern edge, at least 10m wide, approximately 185m in length, along the western edge of the proposed Otterpool Country Park where it adjoins Otterpool Lane. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2, - Provides landscape character and visual amenity mitigation in the form of: B1 & B4.
6B	High canopy tree belt	A high-canopy tree belt with a scalloped eastern edge, at least 15m wide, and approximately 230m in length along the western edge of the proposed Otterpool Country Park where it adjoins Otterpool Lane. Gaps in the tree belt are to be created to allow a degree of intervisibility between Upper Otterpool and Otterpool Manor. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2, - Provides landscape character and visual amenity mitigation in the form of: B1 & B4.
6C	Hedgerow with trees	A hedgerow with trees, approximately 210m in length, along the south-western edge of Development Area CP3.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2, - Provides landscape character and visual amenity mitigation in the form of: B4.
6D	High canopy tree belt	A high-canopy tree belt with a scalloped northern edge, at least 10m in width, and approximately 150m in length, along the southern edge of Development Area CP3. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2, - Provides landscape character and visual amenity mitigation in the form of: B4.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
6E	Field Corner	Field corner planting of approximately 1500m2 between Otterpool Country Park and the site boundary with Upper Otterpool.	Advance Planting by year 10	- Provides landscape character and visual amenity mitigation in the form of: B1 & B4.
6F	Hedgerow with trees	A hedgerow with trees approximately 445m in length along the track leading to Upper Otterpool from A20. The hedgerow would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-west of the site (in particular from the AONB).
6G	Woodland	A new woodland of varying width, approximately 6800m2, between Upper Otterpool and Development Area CP2.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1, B2, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB).
6H	Tree line	A line of trees, approximately 460m in length, along the western edge of Development Area CP2. The precise planting locations would be informed by the masterplanning of Development Area CP2.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1. - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-west of the site (in particular from the AONB).
6I	High canopy tree belt	A high-canopy tree belt at least 10m wide, and approximately 500m in length between the northern built-up edge of Development Area CP2 and the Otterpool Country Park, and between the northern end of planting unit 6H and the tributary of the East Stour River.	Advance Planting by year 5	- Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-west of the site (in particular from the AONB) and along the A20.
6J	Field Corner	Field corner planting of approximately 2500m2 to the west of the existing trackway leading to Upper Otterpool.	Advance Planting by year 5	- Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-west of the site (in particular from the AONB) and along the A20.
6K	High canopy tree belt	A high-canopy tree belt at least 10m wide, and approximately 210m in length, generally aligned north-south between Development Areas CP1 and CP2 along the line of the existing field boundary. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the belt would incorporate surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4 - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-west of the site (in particular from the AONB).

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
6L	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 525m in length, generally aligned east-west through the centre of Development Areas CP1 between planting units 6O and 6K. The area containing the belt would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north, north-west and north-east of the site (in particular from the AONB).
6M	Tree line	A tree line along the course of the existing field boundary between Development Areas CP1 and CP2 (and between the northern end of planting unit 6K and the tributary of the East Stour River). The precise planting locations would be informed by the masterplanning of Development Area CP2. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the belt would incorporate surface water drainage measures.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4.
6N	Tree line	A line of high canopy trees, approximately 305m long, set along the line of the proposed primary road / cycleway and footpath through Development Area CP1. The precise planting locations would be informed by the masterplanning of Development Areas CP1.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4 - Provides landscape character and visual amenity mitigation in the form of: B2.
6O	High canopy tree belt	A tree line along the course of the existing field boundary along the eastern edge of Development Area CP1. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the belt would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1, A2 & A3 - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - the belt would help form the robust defensible edge on the new settlement's eastern edge, and help mitigate the effects of the Development upon the residents of Lympne at home, and the users of PRoW HE314.
6P	Hedgerow with trees	A hedgerow with trees approximately 220m in length, generally aligned north-south between the north-west edge of Lympne and the tributary of the East Stour River (between the western end of planting unit 6R and the southern end of planting unit 2E.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A3. - Provides landscape character and visual amenity mitigation in the form of: B3 - Helps mitigate the effects of the Development upon the: amenity of those visual receptors east of the site (in particular from the AONB), from the residents of Lympne at home, and users of PRoW HE314.
6Q	Orchard	A community orchard within the existing field to the north of Folks Wood Way, approximately 13,000m2.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2, A3. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors east of the site (in particular from the AONB), and from the residents of Lympne at home.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
6R	High canopy tree belt	A high-canopy tree belt at least 15m in width, and approximately 200m in length, along the site's boundary with the northern edge of Lympne. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the orchard would incorporate a foot/ cycle path.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2, A3. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors east of the site (in particular from the AONB), and from the residents of Lympne at home.
7A	Wet Woodland	A wet woodland at least 20m in width, and approximately 420m in length, set along the western and northern edges of Development Area HT5 (the waste water treatment plant). The western part would adjoin the site boundary, and the norther part would be set back suitably from the corridor of the overhead electricity lines. The area containing the northern part of the planting unit would incorporate surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors west of the site, in particular users of Harringe Lane
7B	Tree belt	A woodland at least 30m in width (with a scalloped edge facing back into the site), and approximately 600m in length, set along the western edge of site where it borders Harringe Lane south of the East Stour River. A further arm of woodland within this planting unit would stretch eastwards towards planting unit 7E. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors west of the site, in particular users of Harringe Lane.
7C	Coppice	Two areas of coppice (totalling approximately 7500m2) within the existing fields in the far east of the site, set either side of the existing overhead electricity lines. The western area of this planting unit would surround the wester and norther sides of the proposed electricity sub-station.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4.
7D	Tree belt	A woodland at least 30m in width (with a scalloped edge facing back into the site), and approximately 825m in length, set between the site boundary and the western extents of the built-up edges of Development Area HT3. The belt would stretch from the site of the proposed woodland burial site in the south to planting unit 7C in to north. Springfield Wood would remain outside of the belt, and lie between it and the site boundary. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting area would incorporate surface water drainage measures and a bridleway.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors west and north-west of the site (in particular from the AONB).

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
7E	Hedgerow with trees	Hedgerow with trees (approximately 770m in length) along the line of the existing field boundaries between the East Stour River and the northern edge of Development Area HT3. The hedge would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A2. - Provides landscape character and visual amenity mitigation in the form of: B4.
7F	Tree belt	A tree belt at least 10m in width, and approximately 900m in length (split across 3no. sections), on the southern side of the existing overhead electricity lines that stretch along the northern boundary of the site between the A20 and Harringe Lane. The breaks in the tree belt would be created to allow for an open corridor along PRoW HE302 and to allow appropriate clearance for the other line of overhead electricity cables approaching from the south-west. The area containing the belt would contain surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A5. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB, selling and users of PRoW 302.
7G	High canopy woodland	A high canopy woodland forming the woodland burial area (approximately 25,000m2). Subsequently, the planning of this requires a separate treatment to all other areas of native tree and shrub planting.	Advance Planting by year 10	- Provides landscape character and visual amenity mitigation in the form of: B1 & B4.
7H	Wet Woodland	A belt of wet woodland 10m in width, and approximately 11,000m2, alongside the existing vegetation lining the watercourse between the East Stour River and Harringe Brooks Wood. The belt would bolster the existing vegetation - which would be retained and conserved. The Area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the users of PRoW HE302.
7I	Tree line	A tree line around the western, eastern and northern edges of Barrowhill Green open space. The precise planting locations would be informed by the masterplanning of Barrowhill Green open space, and by the existence of the neolithic barrows.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7J	Tree line	A tree line along the primary road and cycle/footpath through the centre of Development Area HT1. The precise planting locations would be informed by the masterplanning of Barrowhill Green.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
7K	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 1000m in length, through the centre of Development Area HT1, generally following the contours of the existing landform, set between the line of the primary road and the northern and western built-up edges of the Development Area. The area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7L	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 230m in length, through Development Area HT1, generally following the line of the north-south aligned section of the existing farm track heading north to the East Stour River. The area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7M	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 125m in length, through Development Area HT1, generally aligned north-west to south-east between planting unit 7K to 7H. The area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7N	Tree Line	A tree line along the north-western built-up edge of Development Area HT3 between planting units 7D and 7P. The area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps mitigate the effects of the Development upon the users of PRoW HE302.
7O	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 300m in length (split across 2no. parts), through Development Areas HT1 and HT3, generally aligned west to east between planting units 7D to 7K. The area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7P	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 600m in length (split across 2no. parts), along the north-western built-up edge of Development Areas HT1 and HT3, generally aligned south-west to north-east between the northern ends of planting units 7N to 7L. The area containing the planting would incorporate a bridleway.	0	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB and users of PRoW HE302).

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
7Q	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 175m in length, alongside the existing field boundary and watercourse, and in-between the two distinct parts of Development Area HT3, between planting units 7D and 7H. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7R	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 145m in length, alongside the existing field boundary through Development Area HT3, between planting units 7D and 7H. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting would incorporate surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7S	High canopy tree belt	A high-canopy tree belt at least 20m wide, and approximately 360m in length, alongside the existing field boundary between Development Areas HT1 and HT2. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting would incorporate surface water drainage measures	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-west of the site (in particular from the AONB).
7T	High canopy tree belt	A High canopy tree belt at least 15m wide, and approximately 185m long, planted along the existing vegetated field boundary that lies north-south through Development Area HT1 between the eastern end of planting unit 7K and the northern end of planting unit 3L. The belt would bolster the existing vegetation - which would be retained and conserved. Gaps between the planting within this belt would be left to allow for views towards the north-west to assist with intervisibility between the historic barrows in Barrow Hill Green and those upon the North Downs escarpment.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A2 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB).
7U	High canopy tree belt	A high canopy tree belt at least 20m wide, and approximately 265m in length along the eastern edge of Development Area HT1 south of Park Wood. The area containing the planting would incorporate a bridleway.	Advance Planting by year 10	- Provides landscape character and visual amenity mitigation in the form of: B1, B2 & B3. - Helps mitigate the effects of the Development in views from the residents of Barrow Hill at home.
7V	Orchard	A community orchard planted between Development Area HT1 and the site boundary near to Park Wood.	Advance Planting by year 10	- Provides landscape character and visual amenity mitigation in the form of: B1, B2 & B3. - Helps mitigate the effects of the Development in views from the residents of Barrow Hill at home.
7W	Hedge	A hedgerow planted along the site boundary between the East Stour River and the eastern end of planting unit 3K. The area containing the hedge incorporates surface water drainage measures and a bridleway.	Advance Planting by year 10	- Provides landscape character and visual amenity mitigation in the form of: B1, B2, B3 & B4. - Helps mitigate the effects of the Development in views from the residents of Barrow Hill at home.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
7X	High canopy tree belt	A high-canopy tree belt at least 20m wide, and approximately 200m in length, between the eastern built-up edge of Development Area HT4 and the site boundary. The area containing the hedge incorporates surface water drainage measures and a bridleway.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1. - Provides landscape character and visual amenity mitigation in the form of: B1, B2 & B3. - Helps mitigate the effects of the Development in views from the north-east of the site (in particular from the AONB).
7Y	Hedgerow with trees	A hedgerow with trees approximately 270m in length along between the north-eastern edge of Development Area HT1 and the East Stour River. The area containing the hedge incorporates surface water drainage measures and a bridleway.	Advance Planting by year 10	- Provides landscape character and visual amenity mitigation in the form of: B2 & B3. - Helps mitigate the effects of the Development in views from the north-east of the site (in particular from the AONB).
7Z	Wet Woodland	Belts of wet woodland at least 15m in width, and approximately 900m in length (split across 3no. sections), on the southern side of the existing overhead electricity lines that stretch along the northern boundary of the site between the A20 and Harringe Lane. The breaks in the tree belt would be created to allow for an open corridor along PRoW HE302 and to allow appropriate clearance for the other line of overhead electricity cables approaching from the south-west. The area containing the belt would contain surface water drainage measures.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters: A1 & A5. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north of the site (in particular from the AONB, Sellindge and users of PRoW 302).
7AA	Wet Woodland	A belt of wet woodland 20m in width, and approximately 180 in length, alongside the existing vegetation lining the East Stour River to the south of Development Area HT5. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 10	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors west of the site, in particular users of Harringe Lane.
8A	Tree belt	A woodland at least 15m in width (with a scalloped edge facing back into the site), and approximately 680m in length, set along the entirety of the site' boundary with Aldington Road. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting area would incorporate surface water drainage measures and a bridleway.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors south of the site, in particular users of Aldington Lane, residents of Lympne at home. And helps reinforce the wooded skyline of the greensand ridge in views from the North Downs escarpment.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
8B	Field corner	Field corner planting of approximately 1325m2 at the south east corner of the site where it borders Aldington Road, and to the west of Beacon Way. The planting of the belt would retain the remnants of the airfield path.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A3. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors south and east of the site, in particular users of Aldington Lane, residents of Lympne at home. And helps reinforce the wooded skyline of the greensand ridge in views from the North Downs escarpment.
8C	High canopy tree belt	A high-canopy at least 30m wide, and approximately 150m in length tree belt along the site boundary to the west of Harman Avenue, Lympne. The planting of the belt would retain the remnants of the airfield path.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A3. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors south and east of the site, in particular residents of Lympne at home. And helps reinforce the wooded skyline of the greensand ridge in views from the North Downs escarpment.
8D	High canopy tree belt	A high-canopy at least 30m wide, and approximately 305m in length tree belt along the site's boundary with Lympne (to the west of Belcaire Close, Honeywood Close and Manor Farm Close.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A3. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-east of the site (in particular from the AONB) and east of the site, in particular residents of Lympne at home. And helps reinforce the wooded skyline of the greensand ridge in views from the North Downs escarpment.
8E	Field corner	Field corner planting of approximately 1325m2 at the south east corner of the site where it borders Aldington Road, and to the west of Beacon Way. The planting of the belt would retain the remnants of the airfield path.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A3. - Provides landscape character and visual amenity mitigation in the form of: B1, B3 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-east of the site (in particular from the AONB) and east of the site, in particular residents of Lympne at home. And helps reinforce the wooded skyline of the greensand ridge in views from the North Downs escarpment.
8F	High canopy tree belt	A high-canopy tree belt at least 20m wide, and approximately 370m in length, with a scalloped edge facing towards the site boundary, located to the east of Development Area AP2, on the opposite side of Lympne Green from planting unit 8D. The area containing the planting area would incorporate surface water drainage measures and a cycle/footpath.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A3. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north-east of the site (in particular from the AONB) and east of the site, in particular residents of Lympne at home.

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
8G	High canopy tree belt	A high-canopy tree belt at least 20m wide, and approximately 100m in length, with a scalloped edges, located to the north-east of Development Area AP2 between planting units 8H and 6R. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting area would incorporate surface water drainage measures and a primary cycle/footpath.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-east of the site (in particular from the AONB).
8H	Tree belt	A tree belt at least 20m wide, and approximately 180m in length, located between Development Areas AP2 and CP1. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting area would incorporate and a primary cycle/footpath.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-east of the site (in particular from the AONB).
8I	Tree belt	A tree belt at least 20m wide, and approximately 250m in length, located between Development Areas AP2 and CP1. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting area would incorporate and a primary cycle/footpath.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1, A2 & A4. - Provides landscape character and visual amenity mitigation in the form of: B2 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north-east of the site (in particular from the AONB).
8J	Tree line	A line of high canopy trees, approximately 770m long, set along the line of the proposed primary road / cycleway and footpath through Development Areas AP1 and AP2. The precise planting locations would be informed by the masterplanning of Development Areas AP1.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4 - Provides landscape character and visual amenity mitigation in the form of: B2.
8K	Hedgerow with trees	A hedgerow with trees approximately 235m in length between Development Area AP1 and Otterpool Lane. The hedge would bolster the existing vegetation - which would be retained and conserved. The precise planting locations would be informed by the masterplanning of Development Areas AP1.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A1 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2 - Helps mitigate the effects of the Development in views from the north of the site (in particular from the AONB), but retains intervisibility between the new settlement and the newly created Otterpool Green.
8L	Tree belt	A tree belt at least 10m wide, and approximately 290m in length, between Development Area AP1 and the site boundary. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting area would incorporate surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north of the site (in particular from the AONB).

Structural Planting Unit Code	Type	Description & Dimensions	Advance Planting or Phase Specific Planting	Structural Planting Unit Purposes
8M	Woodland	A woodland approximately 7290m2, between Development Areas AP1 and AP2 and the site boundary. The belt would bolster the existing vegetation - which would be retained and conserved.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A2. - Provides landscape character and visual amenity mitigation in the form of: B1 & B4. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors north and north of the site (in particular from the AONB).
8N	Hedgerow with trees	A hedgerow with trees approximately 690m in length between the south and south-east built-up edge of Development Area AP2 and Lympne Green. The area containing the planting area would incorporate surface water drainage measures and a cycle/footpath. The precise planting locations would be informed by the masterplanning of Development Areas AP2.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A3. - Provides landscape character and visual amenity mitigation in the form of: B3. - Helps mitigate the effects of the Development upon the: amenity of those visual receptors south and east of the site (in particular from the AONB and users of Aldington Lane, residents of Lympne at home).
8O	Tree line	A tree line approximately 465m in length aligned parallel with the line of the old Lympne Airfield runway. The precise planting locations would be informed by the masterplanning of Development Areas AP2. The area containing the planting area would incorporate surface water drainage measures.	Phase specific	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matter A4 - Provides landscape character and visual amenity mitigation in the form of: B2.
8P	High canopy tree belt	A high-canopy tree belt at least 15m wide, and approximately 400m in length, aligned generally east-west through the centre of Development Area AP2. The belt would bolster the existing vegetation - which would be retained and conserved. The area containing the planting area would incorporate surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2.
8Q	High canopy tree belt	A high-canopy tree belt at least 10m wide, and approximately 430m in length, aligned generally east-west through the centre of Development Area AP2 from planting units 8M to 8F. The area containing the planting area would incorporate surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2.
8R	High canopy tree belt	A high-canopy tree belt at least 10m wide, and approximately 180m in length, between Development Areas AP1 and AP2. The area containing the planting area would incorporate surface water drainage measures.	Advance Planting by year 5	- Helps align with F&HDC Core Strategy Review Policy SS7 clause 1bi) matters A1 & A4 - Provides landscape character and visual amenity mitigation in the form of: B2.

6.6 Biodiversity Opportunity Areas (BOA)

The Biodiveristy chapter in the Environmental Statement references Kent Biodiversity Strategy (Ref. 7 47) which supersedes the Kent BAP.

Habitats and targets listed in the Kent Biodiversity Strategy, especially those which support the aims of the **Kent BOA** (Biodiversity Opportunity Areas) statements, particularly the Mid Kent Greensand and Gault BOA statement.

Priority habitats and BOAs have been transposed into Kent Biodiversity Strategy,references to Species and Habitats on this list are covered in detail as part of the Environmental Statement Section 7 on Biodiversity.

Kent Biodiversity Opportunity Areas mapping illustrate opposite for information.

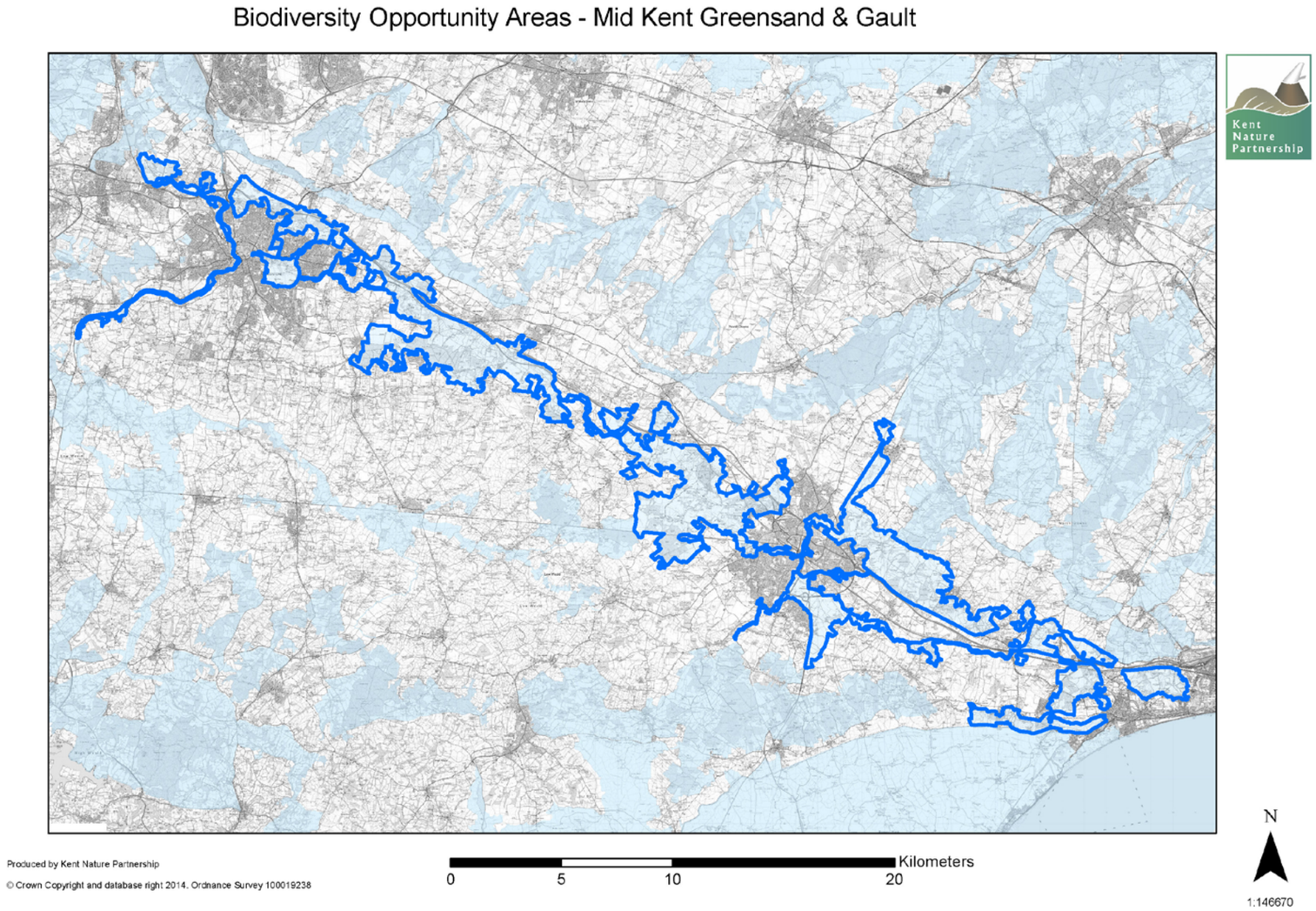


Figure 117: Biodiversity Opportunity Areas mapping - Mid Kent Greensand & Gault

OTTERPOOL PARK

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