

Updates to Application Documents submitted in November 2022

OP5 Appendix 4.1 - Development Specification (November 2022)

- This document replaces the version dated August 2022.
- The date on front cover has been changed to read November 2022
- The heritage commitment regarding barrow 44 in Appendix 4 has been revised in response to comments from Historic England. It now reads “buildings closest to the barrow will be no higher than two storeys in height and buildings to the rear will be no higher than three storeys in height (to ensure acceptable massing relationship between built form and barrow 44)”.

OP5 Appendix 4.3 Strategic Design Principles (November 2022)

- This document replaces the version dated August 2022.
- The date on front cover has been changed to read November 2022.
- A further bullet point has been added in the ‘East of Barrow Hill (Barrow 44)’ section on page 87 which reads “buildings closest to the barrow will be no higher than two storeys in height and buildings to the rear will be no higher than three storeys in height (to ensure acceptable massing relationship between built form and barrow 44)”.
- A correction to the barrow references in the ‘Barrow Hill Green’ heading has been made. Rather than stating “58, 113, 130 and 135” it now reads “58, 113, 114, 115, and 135”.

OP5 Appendix 7.19 - HRA (November 2022)

- This document replaces the version dated March 2022.
- Correspondence between Natural England and with the LPA has been updated within the body of the document and additional correspondence has been added as appendices.
- Additional information on nitrogen deposition (from ammonia) has been added, along with an additional appendix (Appendix Q) including illustrative ammonia deposition in future scenarios (relating to Folkestone to Etchingill Escarpment).
- A flow chart illustrating how the HRA document fits into the ongoing HRA process foreseen in relation to ammonia deposition and how it is proposed that this be managed in future application tiers by the Competent Authorities has been added (Image 3).
- Updates to the nutrient neutrality budget outlined below are included within the HRA (Stage 2 in relation to Stodmarsh).
- A table outlining each of the changes to the nutrient neutrality budget has been included in the document.
- The updated nutrient neutrality budget is presented as an appendix to the HRA.

Nutrient Neutrality Analysis Update Report (October 2022)

- This document replaces the version dated July 2022.
- All minor typographical errors regarding units in the NN July 2022 assessment (due to mixing up of kg TN/yr and kg TP/yr) have been corrected although they didn’t cause any material impact on the previously submitted nutrient budget calculations.

- Sections 4, 5, 6 and 7 have been updated to reflect the current permit concentrations at Sellindge WwTW (for Option 2), as shown in the latest Stodmarsh Nutrient Neutrality Calculator - 27 mg TN/l and 0.5 mg TP/l (representing the current post 2025 permit).
- The previous July 2022 nutrient budget calculations and mitigation requirements associated with Sellindge WwTW (for Option 2), including associated correspondence with the Environment Agency and Southern Water in relation to the alternative discharge permit values (0.3 mg TP/l and 25 mg TN/l) used for accommodating Otterpool Park also provided in Appendix D as supporting information.
- Section 6 has been updated to address the identified shortfall in wetland area for Option 1 (Onsite WwTW) under both PCC scenarios, which involves extending some of the previous wetlands as well as reconfiguring the suitable SuDS areas (with surplus storage capacity and footprint area) into stormwater wetlands/bio-retention areas to maximise their nutrient removal ability and wider benefits. – the reconfigured SuDS stormwater wetlands are now designed to hold up to 200mm depth of permanent shallow water by slightly deepening the overall SuDS excavation depth to 1.2m.
- Previous hydraulic loading calculations have been updated to check the treatment storage depths and hydraulic retention times/ hydraulic loading rates to reflect the proposed revisions to demonstrate the technical suitability of identified mitigation land to be used as additional stormwater wetlands for achieving nutrient neutrality – Appendix E gives the updated hydraulic loading calculations.
- Sellindge WwTW (Option 2) has been now discounted for the Proposed Development, but it may be revisited by the applicant for the later development should availability of potential future catchment-wide solutions and nutrient credits become available.
- Clarification provided that proposed mitigation will be implemented as per an agreed and phased implementation plan with NE and the LPA for each development phase or multiple phases.
- AECOM's Draft Nitrogen and Phosphorus Nutrient Neutrality Habitats Regulations Assessment (September 2022) has been included as Appendix F.