

# **PARISH COUNCILS BRIEFING**

## **OTTERPOOL PARK**

**James Farrar**  
**(Case Officer - Local Planning Authority)**

## HEADLINE POINTS

- Consultation ran between Monday 18 March 2019 and 10 June 2019
- All documents will continue to be available on website and LPA will continue to accept comments
- 165 comments made in total so far
- LPA continuing to review and analyse all comments and feeding back to applicant
- Governance arrangements separate the roles of the promoter and the LPA
- A summary of key issues and LPA analysis will be made available online

[www.folkestone-hythe.gov.uk/otterpoolpark](http://www.folkestone-hythe.gov.uk/otterpoolpark)

# Otterpool Park Planning Application

## Consultation Responses Summary

### Consultation letters

- 2,028 consultation letters sent to F&HDC residents
- 487 consultation letters sent to ABC residents

### Neighbour responses

Total numbers received as of 11 July 2019:

165 objection comments- location of responses

- 30 Lympne
- 19 Hythe
- 14 Sellindge
- 10 Aldington/Ashford
- 5 Stanford
- 2 Monks Horton

Other organisation comments:

- 9 comments

### Parish & Town Councils

- Representations received from:
  - Sellindge PC
  - Stanford PC
  - Burmarsh PC
  - Brabourne PC (ABC)
  - Smeeth PC (ABC)
  - Saltwood PC
  - Postling PC
  - Aldington & Bonnington Parish Council (ABC)
  - Lymnpe PC
  
- Folkestone Town Council (no comments)
- Hythe Town Council

# Other consultees

## **Statutory & other consultees**

- Historic England
- AONB Unit
- Natural England
- Independent Place Panel
- Environment Agency

## **LPA liaison with KCC**

- Ongoing liaison with Kent County Council regarding
  - waste & minerals
  - biodiversity
  - energy
  - education
  - transport
  - social and community infrastructure

# Key themes

## Key Issues

- Time to respond and **complexity / volume** of information
- **Housing numbers** required across plan period
- The overall **quantum** of housing and the figure of 10,000 homes across the masterplan area
- **Community Facilities** – cross-boundary impacts, timing of delivery
- **Transport** Assessment – highways impacts, bus services and walking/cycling provision
- **Water** supply and usage – water stress & climate change
- **Wastewater** treatment
- **Health care** provision including capacity and timing of provision
- Housing – affordability and overall quantum of **affordable housing**
- **Density** of housing and **visual impact**
- **Drainage** impacts
- **Construction** impacts

# Planning Application Review

Application Documents FOR APPROVAL	
1.	Parameter Plans for approval (includes application red line boundary plan)
2.	Phasing Plans for approval
3.	Urban Design & Landscape Guidelines (for approval)
4.	Development Specification
5.	Environmental Statement

## External technical advice to LPA

- Drainage/water
- Legal advice
- Heritage advice
- Economic development / retail
- Green Infrastructure
- Environmental Statement

IN SUPPORT INCLUDING STRATEGIES	
6.	Sustainability Statement
7.	Health Impact Assessment
8.	Minerals Assessment
9.	Outline Site Waste Management Plan
10.	Planning and Delivery Statement
11.	Framework Travel Plan
12.	Flood Risk Assessment and Surface Water Drainage Strategy
13.	Outline Water Cycle Study
14.	Governance Strategy
15.	Utilities Delivery Strategy
16.	Housing Strategy
17.	Statement of Community Involvement
18.	Community Facilities Delivery Statement
19.	Economic Strategy
20.	Retail Impact Assessment
21.	Arts and Culture Strategy
22.	Energy Strategy

# LPA Planning Application Review

The planning application is expected to conform to policies in the CSLPR.

<b>Policy Aspect</b>
<b>Principle of Development</b>
<b>Policy SS6 New Homes</b>
<b>Policy SS6 Self build and custom build</b>
<b>Policy SS6 Employment development</b>
<b>Policy SS6 Community and educational facilities</b>
<b>Policy SS7 Place Shaping Principles – landscape-led</b>
<b>Vibrant town centre</b>
<b>Village neighbourhoods</b>
<b>Townscape</b>
<b>Heritage assets</b>
<b>Sustainable access and movement</b>
<b>Policy SS8 Sustainable and Healthy New Town - sustainable</b>
<b>Healthy new town</b>
<b>Policy SS9 – Infrastructure, delivery and management –</b>
<b>Delivery of infrastructure</b>
<b>Smart town</b>
<b>Long-term management and governance</b>

# Otterpool Park

## LPA Strategic Review of material

Submitted  
Material

Securing Design  
Quality

Governance &  
procedures

Programme &  
milestones

- Two stage feedback to application - initial focus on approval documents
- Requires an approach to retain flexibility to deal with long term changes/uncertainties but provide sufficient clarity that significant environmental effects have been assessed
- Spatial vision and set of Spatial Principles / Guidelines to secure quality design outcomes
- Green Infrastructure, biodiversity and visual impact
- Securing design quality - three-tier approach
- Governance and long-term stewardship
- Cultural Heritage and Archaeology
- Housing – affordable housing
- Economic development, retail and local centres
- Sustainability (waste, water and energy)
- Community infrastructure
- Air quality, noise and contaminated land
- Implementation and monitoring



# Otterpool Park Planning Application

## Review of material: key messages

Submitted  
Material

Securing Design  
Quality

Governance &  
procedures

Programme &  
milestones

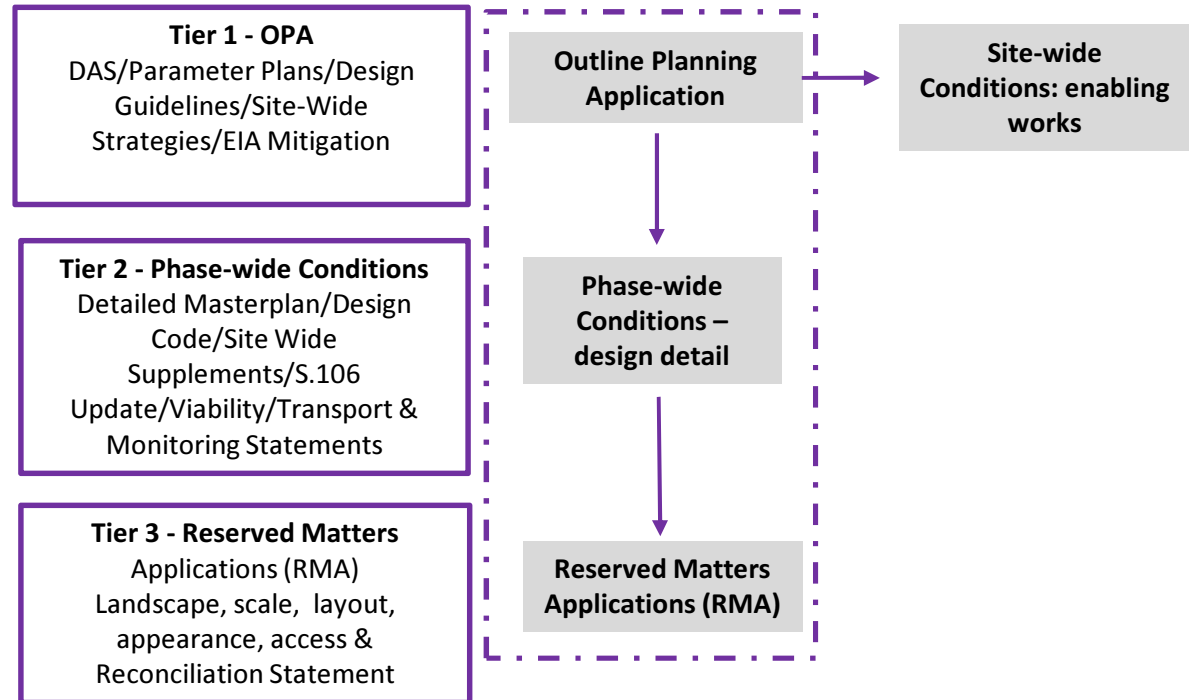
- Thematic (technical) working groups to work through detailed issues
- Relationship to planning policy development & influence – Core Strategy Review
- Reviewing programme to consider sequencing of work/stages
- Create a feedback loop between design strategy work and revisions to parameters

# OP Planning Application

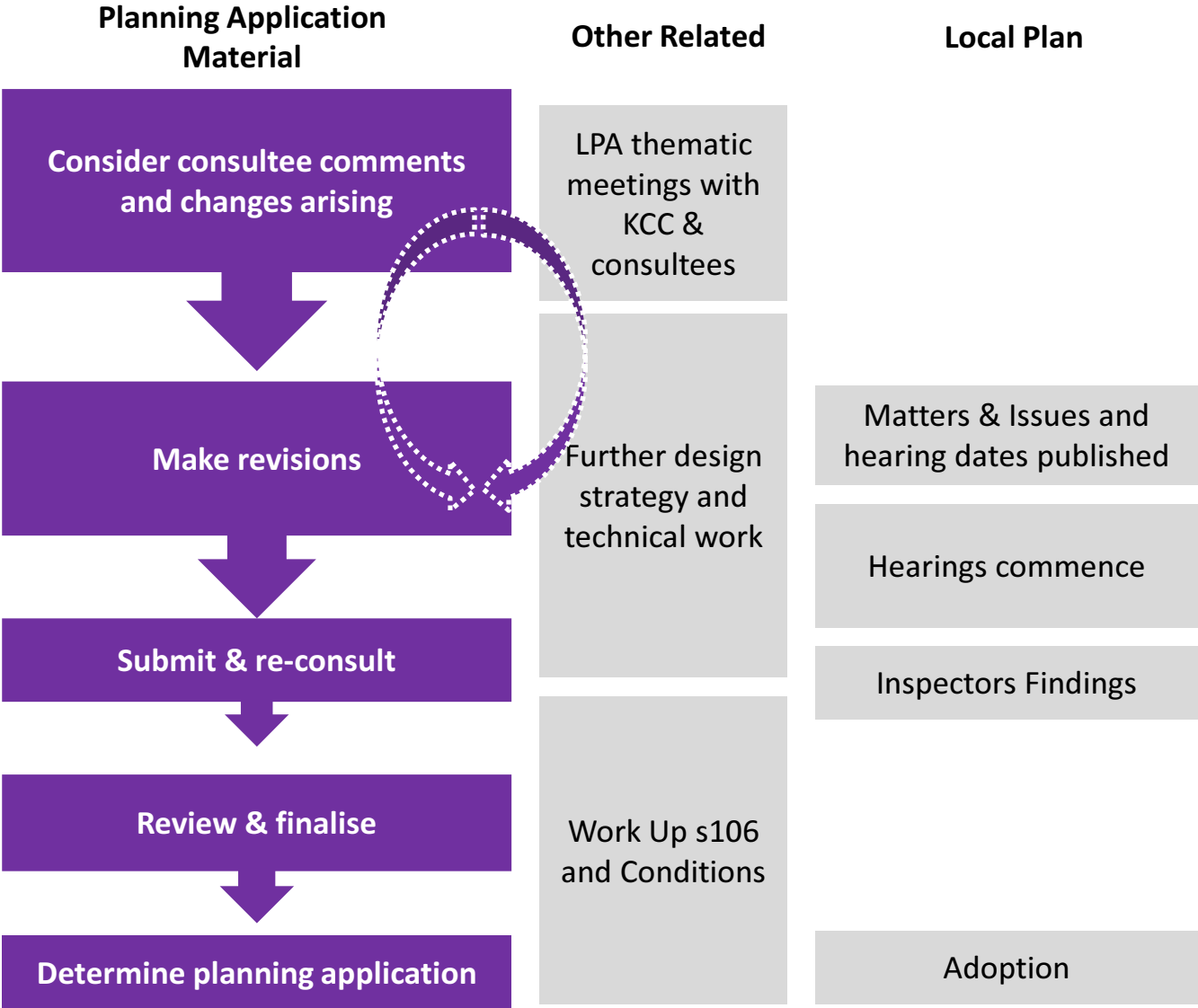
## Three Tier

### Principles

- Right level of information at the right stage in the process
- Further detailed masterplanning & Design Code at 'middle tier'
- Work through detail efficiently
- Sound basis for future monitoring
- Design control & when detail will arrive



# OP Planning Application Programme & Milestones



# OP Planning Application

## Next Steps

### Approach

- Provide feedback to applicant taking into account comments from all stakeholders - continued liaison
- Work with applicant on addressing key issues
- Establish revised programme/milestones, with a schedule of meetings & associated sequencing of how issues will be considered



### Approval documents

- Review documents
- Agree any revisions

### Outline Planning Application

- Evolve documents to provide greater clarity & confidence that quality outcomes will be achieved.
- Revise Environmental Impact Assessment
- Work on reviewing Supporting Strategy documents to make them 'living' documents

### Conditions & S106

- Begin to pull together scope and nature of necessary conditions (related to discussions on how much can be addressed as part of amendments to the OPA).

# Questions and Clarifications

[www.folkestone-hythe.gov.uk/otterpoolpark](http://www.folkestone-hythe.gov.uk/otterpoolpark)

LPA Email – [Otterpool.applications@folkestone-hythe.gov.uk](mailto:Otterpool.applications@folkestone-hythe.gov.uk)



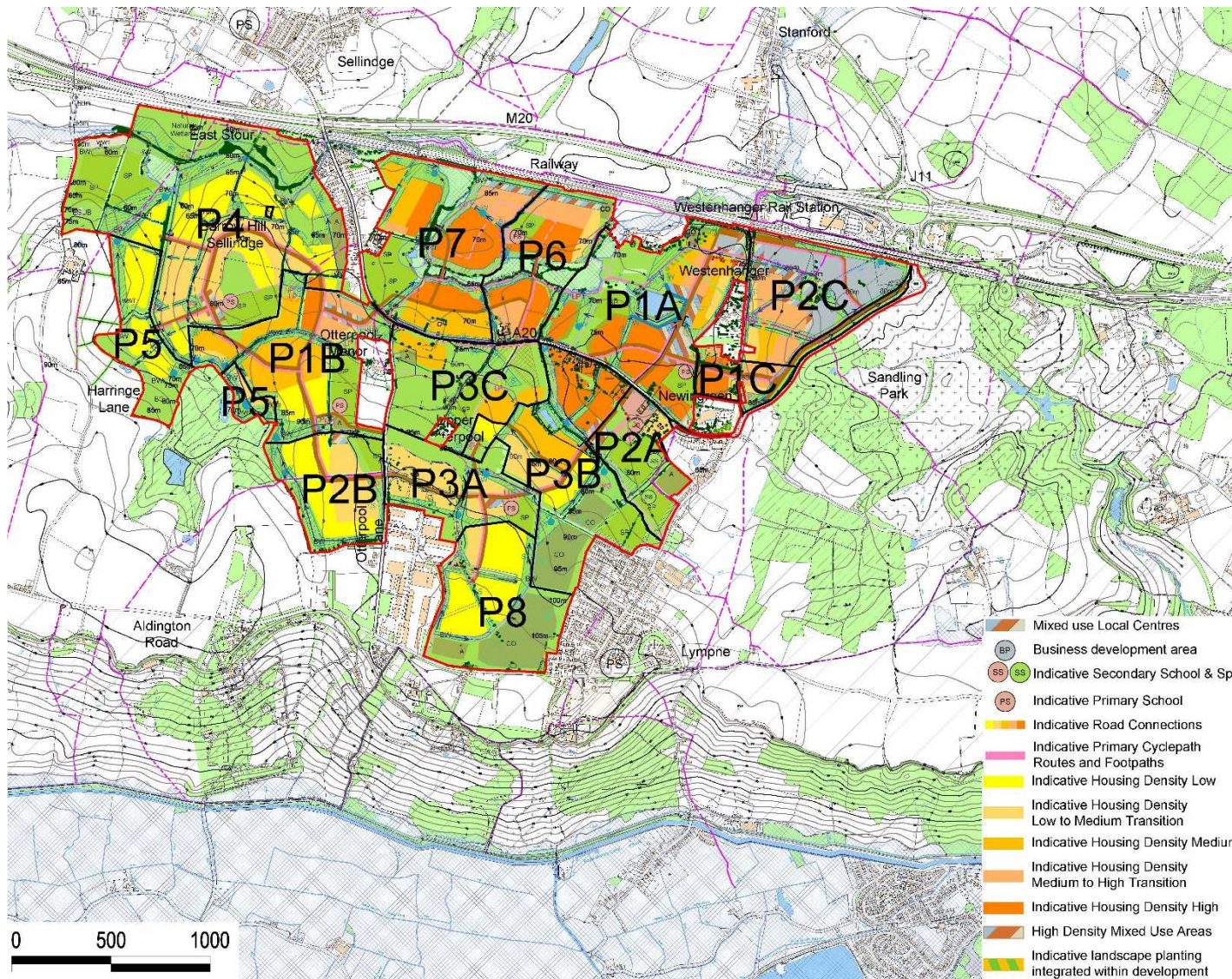
# OTTERPOOL PARK

COUNTRYSIDE · CONNECTED · CREATIVE

# Supporting Plans *Illustrative Application Masterplan*



# phasing

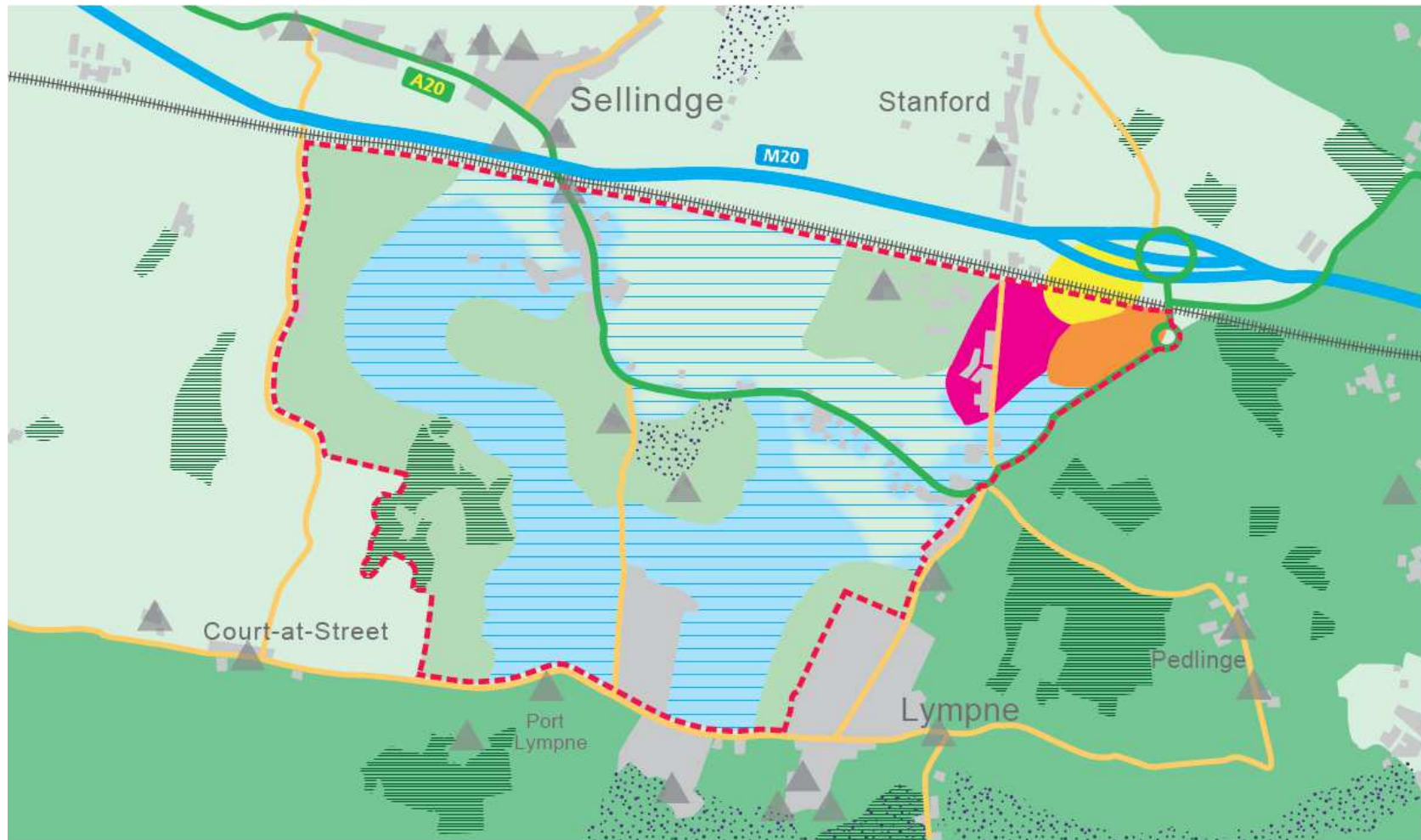


## Approx Development Total

- 8,500 homes**
- 200 ha housing**
- 40 per/ha net density**
- 28 per/ha gross density**
- 28 % Flats, 72 % houses**
- 8000 approx. employed**
- 155,000 m2 non residential**
- 35ha non residential(ex.sch)**
- 35 ha road & infrastructure**
- 270 ha total dev**
- 290ha green infrastructure**
- 50% green infrastructure**
- 20 ha retained farmland**
- 580 ha total development**



# Garden Settlement – Proposed site allocation



Policy SS6 - Garden Settlement North Downs - Indicative Strategy

- |                      |                      |  |                                    |
|----------------------|----------------------|--|------------------------------------|
| A Roads              | Policy SS6 Boundary  | Town Centre                              | Business Hub                       |
| Motorway             | Railway              | Westenhanger Station - Transport Hub     | SSSI                               |
| Minor Roads          | Strategic Open Space | Mixed-Use Neighbourhoods                 | Ancient Woodland                   |
| Existing Built Areas | Kent Downs AONB      | Neighbourhoods with Landscape Mitigation | Heritage Assets (Listed Buildings) |

# Broad Location - Sellindge



Policy CSD9 - Sellindge Strategy

- |                   |                          |                             |                                       |
|-------------------|--------------------------|-----------------------------|---------------------------------------|
| A Roads           | Employment (B1)          | Existing Primary School     | Improved Connectivity                 |
| Road Improvements | New Community Facilities | Expansion of Primary School | New Cycle/Pedestrian links to Station |
| Motorway          | Phase 1 Housing          | PPLP Allocations            | Landscaping                           |
| Minor Roads       | Phase 2 Housing          | Existing Built Areas        | Village Green                         |

# HOUSING NUMBERS

- NPPF - new national methodology for calculating housing supply published in February 2019.
- Our requirement up from 633 new homes a year to 676 and now 738.
- A total of 13,284 over the plan period to 2037.

# Supporting Plans: Westenhangar castle park and town centre parameters



**ARCADIS** Design & Consultancy for natural and built assets



**FARRELLS**



# Wooded Country Park – Integrated Geological SSSI

## Key Design Principles

Linked to the Town Park, routed via historic access to Westerhanger Castle, a new Country Park will be situated on the higher land adjacent Otterpool Manor and Upper Otterpool Farm.

The park will reference the historic setting and agricultural use of the 'Otterpools', as well as the historic woodland landscape and nearby ancient woodland. It will incorporate the geological SSSI, to be enhanced as a feature of research, educational and amenity value.

The Country Park will be designed to provide a country estate feel with sweeping views, large specimen tree planting, woodland and open grassland. To contain trails for walking, running and cycling. Strong connections to be made into the surrounding communities, with an active 'edge zone' incorporated. Views out to the wider landscape including the AONB escarpment.

## Landscape Character

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



Precedent images



Country park sketch



## Habitat/Biodiversity Benefits

Potential to create mixed deciduous woodland, ponds, native species-rich wildflower grassland. Beneficial to a diverse range of fauna.

Potential to allow movement (wildlife corridor), edge habitats can be valuable for invertebrates, great crested newts 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 wellbeing, water management, biodiversity, active and passive recreation, amenity, microclimate resilience, landscape character, climate change resilience, community cohesion, local biodiversity.

# Wooded Country Park – Integrated Geological SSSI



- Private Plots
- - - SSSI Boundary
- SSSI Geological Feature
- - - - Site of Roman Villa (extent TBC)
- - - - Footpath / Cycleway
- - - - Mountain Bike Trail
- Direction of Building Frontages
- · - · - Post and Rail Fence