OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

ENVIRONMENTAL STATEMENT

OP5 CHAPTER 4 – **THE SITE AND PROPOSED DEVELOPMENT**

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OTTERPOOL PARK

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4 The Site and the Proposed Development

4.1 Introduction

4.1.1 This chapter sets out:

- A description of the existing uses of the site (Section 4.2);
- A description of the proposed Development (Section 4.3), including:
  - An overview of the key parameters of the proposed Development, derived from the Development Specification (submitted for approval);
  - A description of the Parameter Plans (submitted for approval);
  - A summary of the Strategic Design Principles (submitted for approval);
  - A description of the infrastructure required for the proposed Development;
  - A summary of the strategies submitted in support of the application; and
- An outline of the demolition and construction programme and assumptions for the proposed Development.

4.2 The Site and Surrounding Area

Site context

4.2.1 Otterpool Park is located in Kent, in Folkestone and Hythe District, the site location is shown on Figure 1.1 in ES Appendix 1.1. The site occupies approximately 589 hectares. The M20 is located to outside the site to the north (approximately 50m from the site at its closest point), with Junction 11 approximately 150m from the north-east of the site. The A20 Barrow Hill and B2067 Otterpool Lane pass through the site. The A20 Stone Street forms the north-eastern boundary of the site, and Harringe Lane forms the north-western boundary of the site. The High Speed 1 (HS1) channel tunnel rail link is located to the north of the site boundary. Westenhanger train station is located within the north-eastern section of the site.

4.2.2 The Kent Downs Area of Outstanding Natural Beauty is located directly adjacent to the site to the south and east (shown on Figure 1.2 in ES Appendix 1.1).

4.2.3 A number of public rights of way are located within and near to the site as shown on Figure 1.2 in ES Appendix 1.1. These provide connections between the villages of Sellindge, Newingreen, Lympne and Westenhanger and include Public Bridleways HE271A and Public Footpaths HE221A, HE227, HE275, HE281, HE302, HE303, HE314, HE315 and HE316. The communities located adjacent to the site boundary include Lympne, Newingreen and Westenhanger to the east of the site; Barrow Hill, Sellindge and Otterpool Manor in the northern and central parts of the site (outside the site boundary), and Sellindge and Stanford to the north of the site. There are 102 buildings located within the site, including farmsteads, residential houses and business premises. The site is largely in agricultural usage with associated buildings present on-site and in the wider surrounding area.

4.2.4 The site contains a number of cultural heritage features. These include the scheduled monuments of Westenhanger Castle, located in the north-east of the site, and a number of prehistoric barrows, located to the west of Barrow Hill Road, south of Ashford Road and east of Otterpool Lane, and to the north of Ashford Road and west of Westenhanger Castle.

4.2.5 The site comprises predominantly arable fields and grazed pasture supporting improved grassland. Most of the field boundaries within the site are hedgerows. No legally designated sites of ecological importance are located within Otterpool Park site, however Harringe

Brooks Wood is designated as ancient woodland, and lies directly adjacent to the south-western boundary (shown on Figure 1.2 in ES Appendix 1.1).

4.2.6 The site is located within an area that has been formed from the geological development of the Kent North Downs. The site topography generally slopes from the south toward the north-west where the East Stour River, an Environment Agency designated main river, traverses the site from west to east, with variable undulating landforms present across the central parts. The East Stour River flows into Stodmarsh Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site located approximately 23.2km north of the site. This SAC, SPA and Ramsar site has identified issues with nutrient neutrality (Ref. 4.1).

4.2.7 The geology across the development varies with superficial deposits including Alluvium and Head deposits. The solid geology includes formations from the Lower Greensand Group and the Wealden Group. The aquifer status ranges from Unproductive strata (Head Deposits), to Principal aquifer (Folkestone Formation and Hythe Formation). A Site of Special Scientific Interest, Otterpool Quarry, is located in the centre of the site and is designated for '*This quarry shows the finest section through the Cretaceous Hythe Beds in East Kent and is of particular significance in showing the contact between this formation and the Sandgate Beds above. The Hythe Beds are especially fossiliferous at this locality and are unusually rich in ammonites of the deshayesi and bowerbanki Zones. A key stratigraphic locality, both for the formations it exposes and its correlatable ammonite faunas*.' (Ref. 4.4)

Current Land Uses

4.2.8 The site is currently occupied by 102 buildings that comprise predominantly a mixture of farms and associated residential premises, as well as some commercial and industrial uses. Table 4-1 provides a summary of the existing buildings and their uses on site by reference to phases as shown in drawing OPM(P)1018_YY (in support) within ES Appendix 4.5. Of the 102 buildings, six are to be retained, 59 are to be demolished, and 37 that have the option currently to be retained or demolished. Through the OPA the retained buildings can be kept in their existing use or can be within a use which falls within the use classes sought by the OPA (and therefore fall within what has been assessed in the ES). No increase in floorspace is sought to the buildings below.

Table 4-1 Current buildings on site proposed for retention and demolition

ID (see plan 1018)	Existing Building Address	Building Details	Number of Buildings	Existing Use	Status within Application	Proposed Use Class
1	Hillhurst Farm	Two storey brick and slate farmhouse	1	Dwelling house (C3) and sui generis	Retained	E(g)
2.	Hillhurst Farm outbuildings	Single storey brick and slate out building	1	Sui generis	Retained	E(g)
3.	Hillhurst Farm sheds	Single storey sheds	4	Sui generis	Demolished	N/A
4.	Stone Street, near Newingreen Junction	Single storey sheds	3	Sui generis	Retained or Demolished	As existing use if retained
5.	Benham Business Park	Single storey sheds	8	Sui generis	Retained or Demolished	As existing use if retained
6.	Benham Water Farm	Detached house	1	Dwelling house C3	Retained or Demolished	As existing use if retained.
7.	Somerfield Court Farm	Two storey brick and stone farm house and single storey outbuildings	2	Dwelling house (C3) and sui generis	Demolished	N/A
8.	Somerfield Court Farm	Single storey sheds	2	Sui generis	Demolished	N/A
9.	Farm Cottage	Two storey brick and slate detached property	1	Dwelling house (C3)	Retained or demolished	If retained, C3
10.	Rose Cottage	One storey brick and slate detached property	1	Dwelling house (C3)	Demolished	N/A
11.	Racecourse Buildings	Three and part four storey grandstand	1	Sui generis	Demolished	N/A

ID (see plan 1018)	Existing Building Address	Building Details	Number of Buildings	Existing Use	Status within Application	Proposed Use Class
12.	Racecourse Buildings	Two storey Victorian grandstand	1	Sui generis	Demolished	N/A
13.	Racecourse Paddock Cottages (formerly referred to as Paddock Cottages)	One and a half storey cottages	2	Dwelling house (C3)	Demolished	N/A
14.	Racecourse Buildings	Single storey stables and accommodation	17	Sui generis	Demolished	N/A
15.	Killymoon	Detached property	1	Dwelling house (C3)	Demolished	N/A
16.	Tollgate Cottage	Detached property	1	Dwelling house (C3)	Retained	C3 or E(g)
16.A	Tollgate Cottage Garage	Garage	1	Garage associated with cottage	Retained or demolished	As existing use if retained
17.	Westenhanger Station	Two storey brick and slate building	1	Business E(g)	Retained	E(g)
18.	Airport Service Station, Main Road, Sellindge, Ashford TN25 6DA	Detached property and outbuildings	3	Restaurant and café (A3) and sui generis	Retained or Demolished	As existing use if retained
19.	The White House, Ashford Road, Newingreen, Hythe, CT21 4JD	Detached property and outbuildings	6	Dwelling house (C3) and sui generis	Demolished	N/A
20.	Whiteways - Ashford Road, Newingreen,	Two detached properties and outbuildings	5	Dwelling house (C3) and sui generis	Retained or Demolished	As existing use if retained.

ID (see plan 1018)	Existing Building Address	Building Details	Number of Buildings	Existing Use	Status within Application	Proposed Use Class
	Hythe, Kent, CT21 4JD					
21.	Boleh, Ashford Road, Newingreen, Hythe, (CT21 4JD)	Detached house	1	Dwelling house (C3)	Retained or Demolished	As existing use if retained
22.	Red House Farm, Ashford Road, Newingreen, Hythe (CT21 4JD)	Main House	1	Dwelling house (C3)	Retained or Demolished	As existing use if retained
23.	Red House Farm Outbuildings, Ashford Road, Newingreen Hythe (CT21 4JD)	Outbuildings including plant nursery	10	C3 and Sui Generis	Demolished	N/A
24.	The Bungalow, Ashford Road, Newingreen, Hythe, (CT21 4JD)	Detached bungalow	1	Dwelling house (C3)	Demolished	N/A
25.	Cydonia, Ashford Road, Newingreen, Hythe (CT21 4JD)	Detached bungalow and annexe	2	Dwelling house (C3)	Retained or Demolished	As existing use if retained
26.	Cob Tree Cottage, Ashford Road	Semi-detached property (to Ref. 28)	1	Dwelling house (C3)	Retained or Demolished	As existing use if retained
27.	2 Franks Villas, Ashford Road, Newingreen, Hythe (CT21 4JD)	Semi-detached property (to Ref. 27)	1	Dwelling house (C3)	Retained or Demolished	As existing use if retained
28.	Quorum (Ivy Cottage), Ashford	Detached property	2	Dwelling house (C3)	Retained or Demolished	As existing use if retained

ID (see plan 1018)	Existing Building Address	Building Details	Number of Buildings	Existing Use	Status within Application	Proposed Use Class
	Road, Newingreen, Hythe, (CT21 4JD)					
29.	Craylands, Ashford Road, Newingreen, Hythe, Kent CT21 4JD	Detached property and garage/outbuilding	2	Dwelling house (C3) and sui generis	Retained or Demolished	As existing use if retained
30.	The Willows, Ashford Road, Newingreen, Hythe, Kent CT21 4JD	Detached property	1	Dwelling house (C3)	Demolished	N/A
31.	Elm Acres, Ashford Road, Newingreen, Hythe, Kent CT21 4JD	Detached property	3	Dwelling house (C3)	Demolished	N/A
32.	Land at the back of Elm Acres, Ashford Road, Newingreen, Hythe, Kent CT21 4JD	Outbuildings	2	Sui generis	Demolished	N/A
33.	Elms Farm, Newingreen, Hythe, Kent CT21 4JB	Detached property	2	Dwelling house (C3)	Retained or Demolished	C3
34.	1& 2, Barrow Hill Farm Cottage, Main Road, Sellindge, Ashford TN25 6DA	Semi-detached property	2	Dwelling house (C3)	Retained or Demolished	As existing use if retained
35.	Westenhanger Castle Barns	Barns	1	Not currently used apart from storage	Retained	As existing use if retained

ID (see plan 1018)	Existing Building Address	Building Details	Number of Buildings	Existing Use	Status within Application	Proposed Use Class
36.	Westenhanger Castle House	Grade 1 listed Manor House	1	Business (weddings and conferences)	Retained	As existing use for weddings and conferences
37.	Westenhanger Castle outbuilding wc 1	Toilet block	1	Business (WC block for weddings and conferences)	Retained or demolished	As existing use as WC block for weddings and conferences
38.	Westenhanger Castle barn outbuilding 1	Shed/workshop	1	Workshop or shed	Demolished	N/A
39.	Westenhanger Castle barn outbuilding 2	Shed/workshop	1	Workshop or shed	Demolished	N/A
40.	Racecourse viewing boxes and stewards shelter	Buildings on the edge of the track	3	N/A	Demolished	N/A

Table note:

E(g): Uses which can be carried out in a residential area without detriment to its amenity and includes :

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes

C3: Dwellinghouses

4.3 The Proposed Development

4.3.1 The planning application for the proposed Development is submitted in outline with all matters reserved (within parameters) for future determination. The proposed Development which forms the basis of the EIA is set out in the following documents provided for approval:

- Development Specification (ES Appendix 4.1) – defines and describes the principal components of the proposed Development as well as the parameters that will guide the future phase specific masterplans, design codes and detailed applications to be submitted under reserved matters;
- Parameter Plans (ES Appendix 4.2) – parameter plans present a spatial diagram of the proposed Development, set out over three plans:
  - Development Areas and Movement Corridors (OPM(P)4001_rev YY)
  - Open Space and Vegetation (OPM(P)4002_revYY)
  - Heights (OPM(P)4003_revYY); and
- Strategic Design Principles (ES Appendix 4.3) – establishes design principles to be applied at Tier 2 and Tier 3.

4.3.2 An Illustrative Accommodation Schedule (ES Appendix 4.4) and Illustrative Masterplan (ES Appendix 4.5) are submitted in support of the outline planning application. These represent one way of delivering the development in accordance with the proposed parameters and Development Specification. The illustrative details have informed the ES as set out in Table 4-2.

Table 4-2 Illustrative information used to inform the ES assessment

Topic	Illustrative information used to inform the assessment
Agriculture and Soils	None
Air quality	See Transport
Biodiversity	Biodiversity Net Gain calculations.
Climate	See Transport
Cultural heritage	• Providing an indication of the open space requirements around heritage assets, although the requirement for this open space is secured through the Heritage Strategy. • Providing an indication of the types of impacts heritage assets are likely to experience in open space (e.g. SuDS, wetlands, planting etc.), however, a worst case assessment has been undertaken on the basis that these uses could move and all open space excepting that secured in the Heritage Strategy could be affected by below ground works • Provide an indication of the settings impacts likely to be experienced in open space, acknowledging the flexibility within the Illustrative Masterplan.
Geology, hydrogeology and land quality	None
Human health	None
LVIA	The LVIA is not reliant on any details of the illustrative documents to derive the assessment outcomes. However, it has been prepared cognisant of the illustrative details as one

Topic	Illustrative information used to inform the assessment
	potential way the development could come forward in line with the Strategic Design Principles and Parameter Plans.
Noise and Vibration	The illustrative masterplan has been used to consider the anticipated geo-positioning of noise sources such as the realigned A20, new primary roads, schools and employment area in consideration with their proximity to sensitive receptors such as residential zones, schools and public open space.
Socio-economic and community	None
Surface water, resources and flood risk	Illustrative details for the assessments which inform the surface water and flooding ES chapter. However, note that all calculations have been completed using the full floorspace quantums to be secured. • Illustrative masterplan – areas of permeable/impermeable ground • Illustrative masterplan – area available for SuDS and corridors for drainage, wetlands • Housing density plan • Illustrative accommodation schedule – development trajectory
Transport	Assessment based on illustrative accommodation schedule and illustrative masterplan to derive transport numbers and start/end points of trips. Sensitivity testing of the full Development Specification floor space using the location of trips as set out in the illustrative masterplan, but with uplifted trip numbers on a pro-rata basis to the illustrative accommodation schedule, has been undertaken. The sensitivity testing is reported in the relevant topic chapters.
Waste and Resource Management	None, although the development trajectory as provided in the illustrative accommodation schedule has been used to provide an indication of the waste generation in the early years of the development.

4.3.3 The following matters will be reserved for future approval:

- Layout - As defined in the Town and Country Planning (Development Management Procedure) (Order) 2015 (DMPO) “the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other” is reserved. Although reserved, the planning application seeks approval of parameters associated with the location of built development and associated key open spaces and routes as set out in the Parameter Plans;
- Scale - As defined in the DMPO “the height, width and length of each building proposed within the development in relation to its surroundings” is reserved. Parameters for the maximum height of buildings are set out on the Parameter Plans;
- Appearance- As defined in the DMPO “the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, texture” are reserved. The planning application seeks approval of a set of strategic Design Guidelines which establish design principles to be applied at the Tier 2 Design Code and Tier 3 reserved matters stages;
- Landscaping - As defined in the DMPO “the means of treatment of land for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated” including hard and soft landscaping, planting, surface materials, etc. is reserved. The

planning application seeks approval of landscaping principles, outline design level structural planting proposals and the protection and removal of certain landscaping areas as part of the planning permission, as provided in the Parameter Plans and Strategic Design Principles; and

- Means of Access - As defined in the DMPO "accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how they fit into the surrounding network" is reserved. Parameters for access are contained on the Development Areas and Movement Corridors Parameter Plan for approval.

Embedded Design Measures

4.3.4 As outlined in Chapter 3: Development Need and Consideration of Alternatives, environmental constraints and opportunities have been embedded into the design evolution since the start of the project. As such, the embedded mitigation relied upon in the environmental topics is inherent throughout the:

- Documents for approval (Development Specification (ES Appendix 4.1), Parameter Plans (ES Appendix 4.2) and Strategic Design Principles (ES Appendix 4.3)); and
- The Strategy documents (as set out in the 'Strategies' section below) provided in support of the application. It is anticipated that the Tier 2 and 3 design, where applicable, will be submitted in general accordance with these Strategy documents.

4.3.5 Therefore, this chapter provides an overview of the embedded mitigation incorporated into the proposed Development, and the topic chapters (5 to 17) set out the embedded mitigation relevant to their topics.

Overview of the Proposed Development

4.3.6 The Development Specification (ES Appendix 4.1) includes the following description of the planning application:

'Outline planning application seeking permission for the redevelopment of the site through the demolition or conversion of identified existing buildings and erection of a residential-led mixed-use development comprising up to 8,500 residential homes including market and affordable homes; age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; burial ground; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste and waste water infrastructure and management facilities; vehicular bridge links; undercroft, surface and multi-storey car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; lighting; engineering works, infrastructure and associated facilities; together with interim works or temporary structures required by the development and other associated works including temporary meanwhile uses. Layout, scale, appearance, landscaping and means of access are reserved for approval.'

4.3.7 In summary, the proposed Development will:

- Create a distinctive and self-sustaining town for everyday and all-weekend living.
- Deliver a series of new places, adding to the quality of the countryside with new landscape, development and communities.

- Facilitate high-quality homes that all can enjoy for generations to come - from starter homes to family homes of all sizes, bungalows, self-build, homes for young and old people with extra-care provision, together with all the facilities needed to create and sustain a vibrant community life.
- Create a variety of places: parks, village greens, green loops. New housing will be grouped around landscapes enhanced with green open spaces and new local urban streets and squares. New parks will be created adding to the existing green space connected with a network of green lanes.
- New habitats will also be created, for example in water management measures such as rain gardens, swales and attenuation ponds, increasing biodiversity, encouraging and strengthening species.
- Integrate these spaces by creating walkable neighbourhoods, each centre being distinct and identifiable, each enhancing the existing assets and future potential of its location, each interwoven with green infrastructure connectivity.
- Provide local centres and distinctive neighbourhoods in their own right, supporting local residents in their daily needs and providing new jobs. Facilities will include new schools, community centres, nurseries, a health centre, a town square, sports pitches, and more.
- Design with sustainability and longevity at its core. Homes and workspaces will integrate flexibility and promote sustainable living practices, whilst streets and open spaces will be designed for climate resilience.

Proposed Development Uses and Floorspace

4.3.8 The application for Otterpool Park seeks permission for the amount of development floorspace described in Table 4-3.

4.3.9 The development floorspace described below is proposed to be located within the ‘Development Areas’ shown on the ‘Development Areas and Movement Corridors’ Parameter Plan (ES Appendix 4.2) and is also controlled by the Strategic Design Principles (ES Appendix 4.3). Further description of the exceptions to this is provided below in relation to the Parameter Plans.

Table 4-3 Proposed Development Schedule

Land Use	Units	Maximum no. of proposed units
Residential (Use Class C2 and C3)	Residential Units and Extra Care accommodation	8,500

Land Use	Including	Proposed Floorspace (sqm) (GEA)
Education and Community Facilities (Use Class E and F)	Schools, nurseries, crèches, reserve school floorspace and/or SEN, health centres, place of worship, community centres.	Up to 67,000
Hotel (Use Class C1)	Hotel	Up to 8,000
Leisure (Use Class E, F and Sui Generis cinema, concert hall, bingo hall, dance halls)	Sports pavilion and indoor sports hall	Up to 8,500
Mixed retail and related uses (Use Class E and Sui Generis drinking establishments and hot food takeaway)	Shops, professional services, restaurants, cafes, drinking establishments, hot food takeaways, offices, businesses	Up to 29,000
Employment (Use Class E and B2)	Commercial business space in hubs, commercial business park, light industrial business park.	Up to 87,500
Total non residential floorspace		**Up to 200,000**

Notes:

1. All floorspace areas are gross external areas;
2. The Table excludes certain infrastructure elements for which planning permission is sought in principle including roof top and basement plant, on site utilities such as substations, energy infrastructure, the potential waste water treatment plant, waste storage, any built structures proposed for use as service yards, service corridors, loading bays, ancillary structures and any external hard landscaping, footways and roads;
3. The Table excludes floorspace for the creation of undercroft, surface and multi-storey car parking, for which planning permission is sought in principle;
4. The Table excludes floorspace for the creation of green infrastructure and open space and small built structures associated with this space including small changing rooms, toilet facilities, entrance booths etc. for which planning permission is sought in principle;
5. Residential units includes retirement and extra care facilities; and
6. Planning permission is also sought in principle for such temporary development as may be necessary for the construction of the development.
7. The floorspace figures in this table include the re-use of buildings i.e., the uses in retained buildings are not over and above the totals in this table.

Residential

4.3.10 The overall mix of the C3 residential development for Otterpool Park is set out in Table 4-4 and Table 4-5. Each individual phase will have a balanced mix of housing which will have regard to the proposed-Development-wide mix. An allowance for the deviation from the proposed mix is proposed within each phase (as shown in Table 4-4) to ensure adherence to the overall unit mix whilst enabling phased flexibility to reflect phase-specific considerations.

Table 4-4 Proposed Indicative Overall Mix of Residential Development (Table 9.2 of the Housing Strategy)

Tenure	Type	Minimum Parameter	Maximum Parameter
Affordable Rent	Affordable	10%	15%
Affordable Elderly	Affordable		5%
NHS Step Down	Affordable		1%
Intermediate Elderly	Intermediate	8%	15%
Intermediate Rent	Intermediate		
Shared Ownership	Intermediate		
First Homes	Intermediate	0%	6%
Live / Work	Intermediate	0%	2%
Note – Elderly could take the form of C2 or C3 accommodation			

Table 4-5 Proposed bedroom mix of residential development (Table 9.3 of the Housing Strategy)

Tenure	Max 1 Beds	Min 3+ Beds
Affordable Rent	15%	60%
Affordable Elderly	100%	-
NHS Step Down	100%	-
Intermediate Elderly	100%	-
Intermediate Rent	30%	45%
Shared Ownership	25%	55%
First Homes	25%	55%
Live / Work	25%	-
Market Elderly	75%	-

Tenure	Max 1 Beds	Min 3+ Beds
CLT / Self Build	-	55%
Sharer	100%	-
Build to Rent	25%	30%
Market Sale	25%	50%

4.3.11 Residential development includes residential units as well as residential accommodation for older people such as age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages.

4.3.12 Overall the development will achieve provision of 22% affording housing. Due to the significant infrastructure requirements of the development however, flexibility is sought for varying levels of affordable housing to be delivered for different parts of the site. The S106 legal agreement will secure the level of affordable housing delivered, however this provision has been assessed for the proposed Development overall.

Education and Community facilities

4.3.13 Up to 67,000sqm GEA of education and community facilities floorspace is proposed. This floorspace includes schools (primary, secondary and 6th form), nurseries and crèches, health centres, places of worship and other non-residential institutions such as libraries and community centres (use class E and F).

4.3.14 Up to seven primary schools, each with up to 2 or 3 forms of entry (FE), each with an integrated nursery/early years facility, will be delivered. The monitoring and triggers process will be defined in the S106 agreement.

4.3.15 Secondary provision (use class F) will consist of one school up to 10FE (including 6th form), which may be delivered in one or more phases. Safeguarding of land for a further 6FE is also proposed.

4.3.16 Special Educational Need and Disability provision (SEN) (use class F) will be delivered (likely to be up to 84 spaces). This will either be as part of a primary or secondary school, or standalone.

4.3.17 The school year starts in September, so a school will first become operational, and all subsequent phases will become operational, in the September immediately after the trigger point. The trigger points will be agreed in the Section 106 legal agreement.

Hotel

4.3.18 Hotel floorspace (up to 8,000 sqm GEA, use class C1) is proposed to be provided.

Leisure

4.3.19 This floorspace includes leisure and assembly uses (use class E, F and Sui Generis) such as the sports pavilion and indoor sports hall (up to 8,500 sqm GEA).

Mixed retail and related uses

4.3.20 The proposed floorspace (up to 29,000 sqm) includes uses such as shops, professional services, retail services, cafes, restaurants, drinking establishments, hot food takeaways (use class E and Sui Generis).

4.3.21 The delivery of the retail floorspace will be focused in the Town Centre and Castle Park phase of development although across the site (within the Development Areas shown on the 'Development Areas and Movement Corridor' Parameter Plan, ES Appendix 4.2) there would be an element of retail and related services such as local neighbourhood retail shops, professional services and food and drink venues to meet local needs.

Employment

4.3.22 The maximum proposed employment floorspace, of up to 87,500sqm, includes use class E (office, research and development and light industrial process) and B2 (general industrial).

Car, motorcycle and bicycle parking

4.3.23 The Transport Strategy proposes variable parking standards across the site based on an assessment of accessibility informed by the user centric survey. The exact level of car, motorcycle and bicycle parking to be provided will be agreed at a later stage of approval following the outline approval.

Landscape and public realm

4.3.24 A key feature of any garden settlement development is its inclusion of a rich Green Infrastructure (GI) and ability to maximise the natural environment. Otterpool Park has been planned as a holistic 'Green' development providing accessible routes between the residential setting, informal and formal sport, play spaces, food production areas, community space, workplaces and the wider surroundings.

4.3.25 The Open Space and Vegetation Parameter Plan (ES Appendix 4.2), confirms the location of strategic open space across the site. This open space will include public realm and space for leisure, sport and play as well as other forms of open space such as up to 5ha of burial ground. The parameter plan secures 260.5 ha of open space (44% of the application site). Furthermore, as an indicative guideline, it is anticipated that within Development Areas (other than private gardens) approximately 10-15% of the land will be provided as open space. This will result in approximately 50% of the total application site area being open space.

4.3.26 The open space will provide a range of green infrastructure, for example, open space, formal play areas, habitats, space for food production and outdoor sports.

4.3.27 The location of key green spaces is fixed by the Open Spaces and Vegetation Parameter Plan (ES Appendix 4.2). The precise configuration of additional incidental green spaces is however subject to detailed design at the reserved matters stage having regard to the Parameter Plans (ES Appendix 4.2), Strategic Design Principles (ES Appendix 4.3) and the Green Infrastructure Strategy (ES Appendix 4.11).

4.3.28 Existing GI typologies including high value hedgerows / trees and woodlands have guided the placement of development parcels with a presumption towards vegetation retention

where feasible. Existing vegetation has been assessed through Phase 1 habitat surveys, site walk overs and a high-level Tree Constraints Plan (Figure 2 in ES Appendix 7.4). Further detailed tree surveys shall be carried out to BS5837:2012 as each phase of the master plan is developed. Further detail on tree and vegetation retention and removal will be provided at phase delivery stage, within Tier 2 and 3 design work, informed by arboricultural survey work.

Interim works (Meanwhile Uses)

4.3.29 It is recognised that interim works will be undertaken during the life of the development. Interim works are therefore referenced within the description of development. These works are likely to include minor vehicular access arrangements, ground works, setting up of construction compounds and other works pursuant to the delivery of the development. The temporary use of spaces would not introduce new uses or development that is not assessed in the full build-out scenario.

4.3.30 Most of the land will remain in agricultural use under short term tenancies until it is required for development. The applicants will be exploring the potential short-term use of buildings for meanwhile uses. Meanwhile uses may start in temporary locations/buildings and then move to new areas over time or to permanent premises in the long term. The meanwhile use would relate to otherwise unoccupied spaces until their final use is delivered. The temporary use of spaces would not introduce new uses or development that is not assessed in the full build-out scenario.

Parameter Plans

4.3.31 A series of Parameter Plans form part of the outline planning application and provide the parameters for future Tier 2 (phase level masterplan and design codes) and Tier 3 (reserved matters) applications for the Site.

4.3.32 The Parameter Plans identify those elements of the proposed Development which are to be controlled as part of the planning permission for the new garden settlement.

4.3.33 The Parameter Plans form part of the planning application package of documents for approval and set parameters within which details of reserved matters must be prepared, submitted and approved in substantial accordance with.

4.3.34 The Parameter Plans (ES Appendix 4.2) for approval are as follows:

- OPM(P)4001_YY – Development Areas and Movement Corridors
- OPM(P)4002_YY – Open Space and Vegetation
- OPM(P)4003_YY – Heights.

4.3.35 The alternative parameter plans (provide in ES Appendix 2.8, and as described in Chapter 2: EIA Approach and Methodology) are also for approval, these comprise:

- OPM(P)5001_WW – Development Areas and Movement Corridors
- OPM(P)5002_WW – Open Space and Vegetation
- OPM(P)5003_WW - Heights

4.3.36 The following text describes the purpose and key features of each Parameter Plan. These plans should be read in conjunction with each other, the Development Specification (ES Appendix 4.1) and with the Strategic Design Principles (ES Appendix 4.3) document.

4.3.37 Additionally, plans are issued in support of the outline application (ES Appendix 4.5), including:

- OPM(P)4004_YY – Indicative Phases
- OMP(P)102_E – Outline Framework Masterplan Area
- OPM(P)1018_YY – Existing Buildings to be Demolished and Retained
- OPM(P) 1015_YY – Illustrative Masterplan.

Development areas and movement corridors (OPM(P)4001_YY and OPM(P)5001_WW)

4.3.38 This plan shows where built development areas and movement corridors are proposed on the site.

4.3.39 Development Areas can include development in Use Classes C1 (hotels), C2 (residential institutions) and C3 (dwellinghouses), E (commercial, business and service), and B2 (general Industrial), F (local community and learning) and Sui Generis uses. Development Areas can also include supporting infrastructure such as open space, sports provision and SuDS.

4.3.40 No new built development is proposed within the Westenhanger Castle indicative phase at this stage Through the OPA the existing buildings can be used as set out in Section 4.1. The Applicant commits to use best endeavours to submit for approval a full planning application for the future uses (likely to include E and F uses) and any built development to come forward at the castle and its immediate grounds (for the area shown as the indicative Westenhanger Castle development phase on the Open Space and Vegetation Parameter Plan (ES Appendix 4.2)). The proposed application will be prepared in line with the principles enshrined within the Heritage Strategy (ES Appendix 4.12) and Conservation Management Plan (ES Appendix 9.25), in order to secure the future viable use of the castle. It is anticipated that this commitment will be secured through legal agreement. An EIA addendum will be prepared as necessary when the future proposals for the castle are submitted for approval (see Chapter 2 for further detail).

4.3.41 The proposed onsite WWTW can only be located in the northwest corner of the site, in Development Area HT.5 shown on the Development Areas and Movement Corridor Parameter Plan (ES Appendix 4.2).

4.3.42 The development areas are set to their maximum extent at this Tier 1 outline application stage with requirements for further design detail set out within the Strategic Design Principles document (ES Appendix 4.3). Additional detail will come forward at Tier 2 (design codes and phase level masterplan stage) and Tier 3 (reserved matters application, detailed design stage).

4.3.43 The Town Centres and Local Centre Focus Zones shown on the parameter plans do not define or limit the extent of the centres, but indicate a preferred location where the centre's activity could contribute to place making. This allows for flexibility during the evolution of the detailed design. The Town and Local Centre Focus Zone locations on the plan have flexibility for Centres to extend, move or be shaped over time to meet criteria, such as, minimum and desired walking distances to homes and schools, proximity of recreation to open space,

viability and phasing. This flexibility enables choice in the number of centres and for potential changes and appropriate growth, which will depend on such matters as the amount and range of service and community uses required at a given time, achieving minimum 10 minutes and aspiration for 5 minutes walking distances to facilities from homes, routing and facilities for public transport.

4.3.44 Routes for movement corridors, including roads, footpaths, bridleways are indicated on the parameter plan with flexibility enabling all movement corridors to have possible deviations from the indicative routes shown of up to 100m either side of the route alignment on the plan (i.e. 200m deviation is proposed overall), unless reduced limits are stated otherwise on plans or where they directly align with existing public highways and/or all public rights of way (PRoW); or where the deviation would take the proposal outside the application site boundary.

4.3.45 Routes of the proposed main movement corridors are on the Development Areas and Movement Corridors Parameter Plan (ES Appendix 4.2). These must be incorporated into the detailed designs. Provision for vehicles, pedestrians and cyclists on these routes must be provided. There will also be a network of additional routes to be designed with the detail layouts of development in each area (i.e. at Tier 2 and 3 stages).

4.3.46 Emergency access will be designed within the detailed layouts of development in each area at Tiers 2 and 3.

4.3.47 Off-site highway works do not form part of this parameter plan but are expected to be achieved through relevant legal agreements as necessary, off-site highway works have been assessed as appropriate in the ES as discuss in the 'Infrastructure' section below.

Open Space and Vegetation Parameter Plan (OPM(P)4002_YY and OPM(P)5002_WW)

4.3.48 This Parameter Plan secures the provision of strategic open space across the site. The open space identified on this Parameter Plan provides the green infrastructure essential for the garden settlement.

4.3.49 The open spaces will provide a range of functions, many of which will contribute toward the infrastructure of the garden settlement, including but not limited to:

- Helping to conserve the setting for heritage assets;
- Providing separation from existing communities – so helping to conserve their existing identities;
- Connectivity for wildlife;
- Accommodation and integration of existing and proposed trees, hedgerows and other habitats;
- Buffers to surrounding areas of valued landscape character;
- The accommodation of sustainable drainage assets (such as existing water courses, proposed wetlands, ponds, retention basins, swales and areas of wet woodland);
- Native tree belts and other structural planting for integrating the Development in views into, out of and through the site;
- Shared amenity space for existing and emerging communities;
- Areas of play and community food production (such as allotments and orchards);
- School sports playing fields;

- Public sports and recreation;
- Existing and new footpaths and cycle paths; and
- Green burial space.

4.3.50 Descriptions of each open space and their functions (including design and maintenance needs) are included in the Green Infrastructure Strategy (ES Appendix 4.11), Flood Risk Assessment and Surface Water Drainage Strategy (ES Appendix 15.1), and the Heritage Strategy (ES Appendix 4.12).

4.3.51 The Parameter Plan creates a number of corridors of open space, which will provide: pedestrian, cycle and bridleway connectivity between key land uses, homes, town and neighbourhood centres and community facilities including schools. They also connect habitats, links between landscape open spaces, buffers for adjacent landscapes, sustainable drainage basins & swales, tree belts and other structural planting to assist in the integration development in views into, out of and through the site. The width of corridors has been determined by assessment of the functions and are described further this document for each area, as well as in the Green Infrastructure Strategy and Heritage Strategy.

4.3.52 Within the development areas shown on the parameter plans there will be further open spaces such as pocket parks but the exact location and design of these will be confirmed at Tier 2 and 3 stages. These will ensure there is provision for required amenities and facilities local to the homes and other land uses, including but not limited to further areas for existing trees and hedgerows; buffers to landscapes and habitats; sustainable drainage retention basins and swales; landscape belts with suitable trees to assist in the integration development in views into, out of and through the site; shared amenity space; play; food production; school sports playing fields; public recreation; footpaths and cycle paths within open space corridors; open space setting for heritage.

4.3.53 As an indicative guideline, it is anticipated that within Development Areas (other than private gardens) approximately 10-15% of the land will be provided as open space (with integrated Sustainable Drainage), resulting in a total amount of open space combined with the open space parameters of approximately 50%.

4.3.54 The Parameter Plan shows where vegetation is proposed to be retained. Breaks in this retained vegetation may however be required to facilitate the proposed Development for example where proposed roads, footpaths/cycleway would cross through it. This will be confirmed at the Tier 2 and Tier 3 stages once detailed tree and vegetation surveys have been conducted and the design has been further progressed.

4.3.55 All trees, tree groups and hedgerows shown for retention on the Open Space and Vegetation Parameter Plan (ES Appendix 4.1) are to be protected in accordance with BS 5837(2012) ‘Trees in Relation to Construction’, during construction, and integrated into proposed Development layouts and/or further structural vegetation planting. Any deviation from the removal/retention of such trees is to be agreed with the local planning authority. The precise location of the vegetation shown on this plan, and the arboricultural information upon it that is required by BS 5837(2012) is to be collected as part of Tiers 2 and 3 so to inform the further masterplanning design stages.

4.3.56 The parameter plan shows the outline planning stage structural planting proposals. These are planting areas of scheme-wide importance whose indicative location (such as within the planned public open spaces, along the key movement corridors, and between/around/through the development areas) and general extent can be determined at this stage of the tiered planning process. Those units which cannot be determined until the further masterplanning, design codes and reserved matter applications are prepared (such

as those within minor public open spaces and along the secondary and tertiary roads through the development parcels -which are yet unplanned, upon which there is currently insufficient masterplanning detail to determine even their indicative location) are not shown.

4.3.57 A description of the more precise location (including their relationships with other proposals and their general dimensions) and type (e.g. tree belt, woodland, coppice) of the individual planting units that make up this outline planning stage structural planting proposals are set out in the table contained in section '6 – Appendices' of the Green Infrastructure Strategy (ES Appendix 4.11). The specific 'Proposed Structural Planting Plan', also contained within the Green Infrastructure Strategy (ES Appendix 4.11), provides a more detailed graphic representation of the type, general location and form of each of these units. The table and plan also indicate the split between those planting units that could be implemented by year 5 of construction of the Development, those implemented by year 10 (i.e. advance planting), and those that can only be planted once the actual Development phases are built-out (such as along new roads).

4.3.58 The development of this further level of detail will inevitably bring about the refinement and amendment of the outline planning stage structural planting proposals. For example, the exact location of new structural planting would need to be adjusted to avoid harm to retained existing structural vegetation and habitats identified within the proposed Tier 2 detailed tree and vegetation surveys, and breaks through belts of structural planting would need to be designed to accommodate the necessary (but yet unplanned) network of secondary and tertiary roads developed through the masterplanning of each Development Phase. Likewise, however, additional structural planting, to that shown on the parameter plan, would be implemented along such roads and the unplanned open spaces surrounding them.

Building heights (OPM(P) 4003_YY and OPM(P)5003_WW)

4.3.59 The purpose of this plan is to show the maximum building heights that would be permitted within different parts of the Otterpool Park development. The development heights reflect the character areas described in the Design and Access Statement (DAS).

4.3.60 The proposed heights of development are shown as metres above existing levels. Existing levels are shown on plan in support – OPM(P)1013_YY (Illustrative Masterplan Building Heights, ES Appendix 4.5).

4.3.61 The maximum heights for the development area on parameter plans will follow the existing ground levels and be a maximum height wherever they are measured within a development area.

4.3.62 The maximum height of a building is therefore not median in the centre of a building, it is measured from the corner of the footprint with lowest existing ground level. Maximum heights include a provision to be determined by the designer for raising proposed ground floor as necessary above existing levels and flexibility modelling to create level building footprint across sloping levels, providing the maximum height measured at the lowest existing level across a building footprint does not exceed required maximum height above existing ground levels. In the case of sloping sites with terraces or conjoined buildings therefore a step in ridge lines would be required if necessary to remain within maximum heights. In the case of raising ground levels to buildings near raised level abutments to bridge crossings or retaining walls the lowest existing ground level within the footprint remains the benchmark for maximum heights.

4.3.63 The heights are maximums and will be up to and including roof ridge lines. Small, isolated roof features which create a distinctly positive design appearance for buildings such as

chimneys will be permitted to exceed the maximum heights. Lift overruns, plant rooms, enclosed access to flat roofs, parapets and guard rails to roof edges are all required to be within the maximum heights.

Strategic Design Principles

4.3.64 The Strategic Design Principles set out 25 key principles which will inform the detailed masterplans and Design Codes for each individual phase of the development, so ensuring that the design approach is co-ordinated across the entire town. The 25 key principles are set out in Table 4-6.

Table 4-6 Strategic Design Principles

Principle	Description
1	**From Phase 2 onwards, the master developer, parcel developers and their design teams will work together to identify lessons learned from earlier phases**. These lessons learned shall be discussed with the Planning Authority at the beginning of the process of developing Detailed Design Codes and Masterplans for future phases. This engagement shall discuss and agree any changes or additions required to the approach, and also have regard to any ongoing developments in living, working and travel patterns.
2	Develop Detailed masterplans and Design Codes to **prioritise and integrate resilient landscape and open space features** including: • a clear hierarchy of open spaces; • existing and new structural vegetation based on the pattern and form of the current landscape; • the preservation and enhancement of existing key habitats, as well as integration of a range of opportunities for increasing biodiversity to demonstrate contribution to a 20% net gain across the Outline Planning Application site; and • a range of water and SUDs features within all types of open spaces, streets, local squares and development parcels for water management, ecology and play while maximising opportunities for incorporating green roofs and green walls on key utility buildings and public buildings.
3	Design the detailed masterplan to **create memorable focal spaces within each development area**. These should be located to aid wayfinding and should be appropriate to the character of the area.
4	Develop Detailed masterplans and Detailed Design Codes to set out **specific locations and requirements for landmarks and gateways**. These should include not only the buildings or unique landscape features but also - where appropriate - the spaces to which they relate. Ensure that the landmarks and gateways work together with the street hierarchy to create logical and memorable layouts that help people to find their way around. This may include: • locating gateways at key entry points into the development area; • positioning landmarks to terminate important viewlines into and within the development; and • responding to topography - e.g. where appropriate to the character, locating a landmark in a visually prominent position.
5	Set out principles in the Detailed Design Code to **guide the distribution, location, design and function of mobility hubs** ensuring that they are well-integrated as part of key public realm spaces within all detailed masterplans.
6	Design the detailed masterplan for each area to **incorporate a grid of linked streets. The type of grid should relate to the intended character and topography of the area**. For example:

Principle	Description
	• For a formal character, use a regular grid. • For an informal character, use an irregular grid. Relate this to the topography of the area, so that slopes and undulations influence the street pattern. • Set out principles in the Detailed Design Code to guide the approach to the connected street pattern.
7	Design the detailed masterplan for each development parcel to **create a permeable layout through block sizes that support regular connections**. Avoid large blocks that reduce opportunities for connections.
8	Detailed masterplans for each development area must **incorporate a hierarchy of street types based on the types set out in this Strategic Design Principles document, with Low Traffic Neighbourhood (LTN) principles applied across Otterpool Park.** The Detailed Design Code for each area must set out principles for the character of each street, including the relationship of buildings and landscape to streets.
9	For each development parcel, masterplans must incorporate the different street types so that: • streets that provide connections to the wider town and key destinations within the local area look and feel more important than the majority of streets within the development area - i.e. are Primary or Secondary Streets; • **the network of residential streets graduates from Tertiary Streets towards Residential Mews and Homezones,** so that the character of the streets becomes increasingly intimate with a strong sense of 'belonging' to the dwellings they serve; • Greenways are located on the edges of character areas, providing an interface between open space and the built area that prioritises pedestrian and cycle access.
10	**The detailed design of the A20 must lead to a transformation of its environment which strikes a balance between the 'movement' and 'place' functions so that the route continues to provide for strategic and local movement but also becomes a lower speed, considered design and place within Otterpool Park**. Detailed principles include: • A maximum speed limit of 30mph • Retention of existing accesses to homes and businesses • Retention of existing trees of value where possible • A coherent tree planting and landscape strategy • Promotion of the use of SUDS where possible • Slower traffic speeds at pedestrian and cycle crossing points, and the approaches to the more urban areas • For new buildings to front onto the A20 and be accessed off it where it is possible and appropriate • Minimum use of over-engineered geometry, signs and lines • The use of medians and tighter radii at new urban locations along the A20 in areas 2,4 and 5. • Coordinate with the masterplan so that junctions positions, road narrowing, features (squares, greens etc) enhance the A20 as a place
11	**Building fronts must overlook public space while private rear spaces or gardens should generally back onto other private spaces.**

Principle	Description
12	**Buildings should normally be designed to form a perimeter block with other buildings.** **Pavilion buildings should be used sparingly, and principally for non-residential 'destination' uses.**
13	**Buildings must have active frontages onto adjacent streets and public spaces.**
14	**Building types in residential areas** • For a consistent residential character, use the same house types on both sides of the street or overlooking a space. • For a varied residential character, use a range of house types avoiding long runs of the same type.
15	**Built form** For a consistent character: • Keep the height of most buildings the same in residential areas, with the exceptions being buildings acting as a 'landmark' on a viewline and/or on a corner. • Features such as bay windows should be repeated, and may be 'mirrored' For a varied character: • Limit the number of residential dwellings having the same eaves height in residential areas of varied character. • Use different features, window proportions and types on each building type.
16	**Roof form** • For a consistent character, use the same roof form. This does not mean only a simple pitch - repeated gable ends, repeated mono-pitches and flat roofs can also achieve consistency. • For a varied character, change the orientation and type of roofs. A traditional approach would involve varying the orientation of the ridge line (parallel or perpendicular to the street), whilst a contemporary approach may involve different roof types. The orientation and type of roof form should relate to the house type.
17	**Setbacks and continuity of frontage should be part of developing a consistent approach to the street hierarchy strategy** within each development parcel. Detailed masterplans and Design Codes for each area must set out guidelines that are in accordance with the street types set out in the Strategic Design Principles document as well as considering the below: • For a consistent character, ensure building setbacks are the same along the street or space. • For a varied character, use differing setbacks avoiding long runs of the same distance from the street to the building front. For a formal, urban character: • have the buildings closer to the pavement edge • use terraced forms to create as continuous a frontage as possible • where there is small setback, use a formal boundary treatment such as railings, wall or combination of both. For a rural character: • use larger setbacks and provide green front gardens with soft boundary treatments such as hedges or walls

Principle	Description
	• use landscape, boundary treatments and outbuildings to loosely define the street. For a suburban character: • the setback will depend on the character of each individual area - informal or formal, consistent or varied, tightly defined or loosely enclosed streets. Generally, the degree of enclosure of street will vary: • Use terraced forms where a higher degree of enclosure is required, and semi-detached and detached forms for a looser sense of street definition. • The setback distance, boundary treatment and building types should support the intended character
18	**Materials and detailing** • Consider the overall approach to design and use materials to support this. For a consistent character, use a limited palette of materials across buildings. For a varied character, change the materials used for each buildings in a logical way - e.g. relate changes to a change in building type. • Avoid changes of materials midway along a flat facade, and instead make a change at a logical point - e.g. where a terrace steps back. This helps changes in materials look robust and less like 'wallpaper'. • Recess windows from the front face of the outer wall, so avoiding a 'flat' appearance. • Avoid 'stick on' elements such as GRP porches, and instead design porches, bay windows, chimneys and so on as an integral part of the building. • Create texture and interest through robust detailing that can stand the test of time - e.g. brickwork. In addition to the above, detailed masterplans and Design Codes should have regard to 'A Contemporary Kentish Vernacular Study' (ES Appendix 12.5) where appropriate.
19	**Edges and Interfaces** • Where possible, locate boundaries to phases along the line of the rear of building plots, so that buildings onto both sides of streets are from the same phase of development. • Where this is not possible, ensure that the Detailed Design Code includes guidelines for the opposite side of the street. The Detailed Design Code for the parcel opposite will be expected to incorporate these design principles. • Where possible, ensure that a single phase of development fronts onto an open space so that the buildings and edge treatment are consistent. • Longer interfaces to public open space (such as the River Stour corridor) will pass through several development parcels. A consistent approach along the whole corridor is not necessarily appropriate - character will need to change to create a memorable place. In such instances, the Detailed Masterplan for the open space should set out the requirements for the building interfaces, and these should be reflected in the Design Codes for individual development parcels. • Where open spaces perform a specific function e.g. dark corridors for habitat, building frontages will not be expected to front onto them, and an appropriate layout strategy which is sensitive to ecological requirements will need to be developed. • The separation distances between existing residential properties and new development, including consideration of the gap between the habitable rooms of existing and new dwellings (particularly where such dwellings differ in their number of storeys or in their finished floor levels) will be subject to detailed design at planning Tiers 2 and 3 to avoid unacceptable overbearing and dominating effects upon occupiers.

Principle	Description
20	**Detailed masterplans and Design Codes for each phase of development will be expected to set out a clear Energy, Water and Sustainability Strategy** that sets aspirational targets based on the latest technologies available and accords with the principles in the Strategic Design Principles document (ES Appendix 4.3).
21	**Design all buildings to reduce the demand for energy by:** • orientating them to take advantage of winter solar gains and to provide roof orientations suitable for PV panels; • improving building fabric and insulation beyond minimum Building Regulations requirements; • installing windows with improved performance; • improving air tightness; • specifying low-flow taps and showers; and • providing 100% low energy lighting.
22	**Incorporate renewable energy generation into the design of all buildings**, using technologies such as: • high efficiency air source heat pumps; and • photovoltaic panels.
23	**Design non-residential buildings to meet policy standards for BREEAM** (or the equivalent standard should BREEAM be discontinued).
24	**Install smart meters and technology to control energy provision with every residential dwelling.**
25	**Develop detailed masterplans to incorporate a range of parking solutions**, ensuring that the visual impact of parked cars on the streetscene is minimised and that areas of parking are designed to be attractive areas of public realm in their own right to aid with their future flexibility. Detailed Design Codes to include guidance on how this can be achieved.

Infrastructure

4.3.65 Infrastructure, including utilities and highways works, are required for the proposed Development. Infrastructure works are required both within and outside the application site boundary.

4.3.66 The delivery of highways infrastructure in which there is uncertainty as to the requirement for shall be subject to a monitor and manage approach, to be agreed with the F&HDC to ensure that the provision matches the requirement at each phase of the development. However, the provision is not anticipated to be larger than, or in different locations than, the requirements provided in ES Appendix 4.7. With regard to transport requirements, it is expected that the monitor and manage approach would be facilitated by the implementation of traffic counting technology to monitor traffic levels around the development as it is built out. This data can then be used to derive the actual trips generated by the development which can be compared with the values reported in the Transport Assessment (ES Appendix 16.4).

4.3.67 On-site infrastructure is described below, and assessed within the main body of the ES. Off-site infrastructure has been considered, and assessed where appropriate, as set out in ES Appendix 4.7.

4.3.68 An overview of the infrastructure required is provided below.

Utilities

4.3.69 Delivering Otterpool Park will require substantial upgrades of the existing utility infrastructure including a new electrical primary substation, potable water network reinforcement and provision of a fibre-to-home broadband network. The following sections present a summary of the proposed works, with further information available in the Utilities Strategy (ES Appendix 4.8).

Electricity

4.3.70 An upgrade at Sellindge Grid Substation will be delivered to serve Otterpool, supplying electricity via a new primary substation, to be built on the site. The substation will be provided on land adjacent to the Otterpool Lane/A20 road junction. Minor off-site reinforcement works will be undertaken by UKPN at Sellindge Grid substation with upgrades to the existing circuitry. This upgrade will facilitate connections from Sellindge to the new onsite primary sub-station. There is a further option of connection to the overhead power cables as a means of supplying electricity to the development. Package substations will be provided in various locations throughout the development. The actual number will be dependent on power demand as the build-out progresses and as such, will be delivered in a sequential, phased approach.

Gas

4.3.71 There is very limited existing gas infrastructure in the immediate surrounding area. Whilst the Applicant is committed to no gas for residential properties from the start of the proposed Development, it is possible that other uses on the site such as commercial will require a gas supply. However, alternative energy supplies will be considered through the evolution of the design to reflect potential new or improved technologies. A low pressure (LP) gas supply could be provided through a point of connection near Berwick Farm, immediately to the east of the site to deliver sufficient gas to supply the equivalent of 1,000 homes. The EIA has assessed the worst-case approach with regard to gas as set out in Chapter 8: Climate Change.

Potable water

4.3.72 There is an existing potable water network within the site sufficiently sized for the existing demand and with immediate additional capacity for the early phases of development. Following the delivery of the first 1,500 homes, an approximately 10km long new water main will be constructed between the development and Paddlesworth Reservoir (which is located to the northeast of the site). The water main will follow the same alignment as an existing water main, rather than upsizing the existing main. The new water main would be delivered by a statutory undertaker but has been assessed within in the off-site infrastructure assessment (ES Appendix 4.7).

Surface water

4.3.73 Surface water will be carefully managed within the new development to provide a network of sustainable urban drainage features which will control surface water run-off and flooding incidence. Further information is provided in the Strategy section below.

Waste water

4.3.74 The Applicant's preferred option for waste water treatment is to dispose of wastewater by a new purpose built onsite WWTW in the northwest corner of the site itself (development area HT.5 on the Development Areas and Movement Corridors Parameter Plan, ES Appendix

4.2), which could then be operated by a New Appointment and Variation company rather than incumbent Southern Water. There are currently no nutrient loading parameters for the WWTW, however the process selected will achieve the Environment Agency's discharge parameters, through consultation with the Environment Agency these have been indicatively provided as Biological Oxygen Demand (BOD) (5mg/l), Ammonia (0.5 mg/l) and Phosphorus (0.3 mg/l). Up to 25ha of wetland will be provided in the north-west of the site in order to meet these discharge rates (indicative areas are shown on the Surface Water Drainage Strategy Overview Drawing (10029956-AUK-XX-XX-DR-CW-0014-P3) in Appendix E of ES Appendix 15.2 (the Water Cycle Study). The WWTW would be subject to the environmental permitting regime.

4.3.75 Additionally, disposal of the wastewater off-site to the Southern Water's existing Sellindge Wastewater Treatment Works (WWTW), located approximately 1 km northwest of the site, may come forward after the initial development phase of the WWTW following resolution of nutrient neutrality issues. This would involve upgrading Sellindge WWTW.

4.3.76 Sellindge and other WWTWs discharging into the River Stour and other watercourses in the Stour catchment are currently being investigated by the Environment Agency and Natural England to understand their potential negative impacts on the downstream Stodmarsh lakes European designated sites, the report is due in 2022. This will investigate potential links between the River Stour and the Stodmarsh lakes systems and then propose solutions to resolve any identified impacts. Until the report is complete and any subsequent mitigation is in place, all new development in the impacted Stour catchment must achieve nutrient neutrality under Natural England's published guidance. Therefore, the initial development phases will be served by a dedicated onsite wastewater treatment works and suitable additional 25 ha of constructed wetlands and 35 ha woodland planting to offset surplus Nitrogen and Phosphorous from wastewater and surface water discharges from the proposed Development, as agreed in principle with Natural England and the Environment Agency. The works will ensure the flexibility to connect the later Otterpool Framework Masterplan phases to Sellindge if deemed required.

Telecommunications

4.3.77 The aspiration is to provide a high speed or superfast broadband network to Otterpool Park. Consultation with relevant providers has confirmed that there is no barrier to maximum broadband speeds that could be achieved at Otterpool Park. Fibre-to-the-cabinet (FTTC) is the most common setup for fibre broadband. Fibre-to-the-home (FTTH), meanwhile, means the entire line is fibre from the exchange all the way into the building, allowing for even faster speeds. It is understood that capacity for broadband, within the existing broadband network, is available (see Utilities Strategy Section 3.5 for further details).

Site Access and Highways

4.3.78 The main access to Otterpool Park will be from Junction 11 of the M20 via the A20. It is recognised that traffic will also use other routes, including via the A20 from the west, B2067 Otterpool Lane from the south or A261 Hythe Road from the east..

4.3.79 A network of proposed primary roads will provide access through Otterpool Park, connecting both sides of the A20 and serving the station, town centre, schools, local centres and employment as well as giving access to the residential areas. These routes will provide for bus movements and have walking and cycling connections alongside. The primary roads are indicated in the Movement and Access Parameter Plan (OPM(P)1010G). There will also be other access roads delivered across the site but the detail of these will not be submitted until Tier 2 and Tier 3 stages.

4.3.80 A comprehensive range of measures are proposed to promote sustainable travel and vehicle choices including the provision of walking and cycling routes. The primary walking and cycling routes are indicated in the Movement and Access Parameter Plan (OPM(P)1010G). There will be other walking and cycling routes delivered across the site but the detail of these will not be submitted until Tier 2 and Tier 3 stages.

4.3.81 A number of on-site highway improvements are proposed as part of the Tier 1 outline planning application as follows.

Newingreen Junction

4.3.82 At the southern end of the A20, it is proposed to merge the existing A20 Ashford Road priority junctions with Stone Street and Hythe Road into one signalised junction, to be known as Newingreen junction.

Upgrade of the A20 Ashford Road

4.3.83 The A20 link between the roundabout south of the M20 J11 and north of the Newingreen Junction is proposed to be improved as a 40mph single carriageway road. Traffic levels will however be monitored to determine whether a further upgrade to a dual carriageway is required. In both the single and the dual layout scenarios the route is proposed to be provided west of the existing route in the southern section, and in the northern section the existing alignment would be realigned and widened to the west of the existing route as appropriate. This would address safety concerns of the existing alignment. A landscape buffer would be provided to minimise visual and other impacts on the Area of Outstanding Natural Beauty and Sandling Park to the east of the existing A20. Where the existing A20 is not used as part of the new alignment, it will be retained for pedestrian use to allow connectivity with footpath HE/281 and will form part of the landscape buffer – this will apply to both the single and dual options. The trigger for improvements will be secured through planning condition. The indicative trigger for the dual carriageway upgrade is 5,500 dwellings towards the end of year 17. The monitor and manage approach would be facilitated by the implementation of traffic counting technology to monitor traffic levels around the development as it is built out. This data can then be used to derive the actual trips generated by the development which can be compared with the values reported in the Transport Assessment. If the 'monitor and manage' approach shows the number of movements interacting with the A20 is consistent with the trajectory profiling and modelling assumptions then a design would need to be shared with KCC in year 16 of build out, with a commitment to complete the works no later than between years 17 and 18 of build out.

4.3.84 At the northern end of the A20 improved link, a new traffic signalised junction and a new primary road are proposed to provide access to the station and development within the indicative Hillhurst Farm development phase.

4.3.85 At the southern end of the A20, a new traffic signalised junction is proposed to connect to the proposed Otterpool Avenue.

4.3.86 As part of the upgrade to the A20 between the Otterpool Avenue and the M20 J11, a significant improvement is proposed for pedestrians to mitigate the expected increase in traffic flow along the A20 at this location. A signalised pedestrian crossing is proposed at the A20/Otterpool Avenue junction and the A20/Business Park access junction to facilitate the connection to HE/281 to the south. With the implementation of the development, there is the option to divert the existing HE/281where it lies within the site to follow the proposed Stone Street and Otterpool Avenue to reach the A20. The signalised pedestrian crossing facilities on the Business Park arm of the access junction to the Business Park as well as across Otterpool Avenue where these two junctions meet the A20 would provide safe passage to

the HE/281 to the south. There is proposed to be a foot path provision on the eastern side of the A20 between the two signalised pedestrian crossings to facilitate this movement.

Otterpool Avenue

4.3.87 Otterpool Avenue is proposed to serve the development by providing a route for the A20 east-west traffic, effectively bypassing the existing Newingreen junction. Otterpool Avenue is a proposed single carriageway 30mph strategic route with a segregated footway and cycleway alongside. The existing A20 would tie into Otterpool Avenue via a new junction at a point north west of Newingreen.

4.3.88 Existing Stone Street will be connected to the new Otterpool Avenue via a crossroad priority junction but there will be no through route to the station or to the Newingreen junction for motorised vehicles, ensuring Stone Street serves as a quiet access only to the existing to properties. However, access to the station will be permitted from the existing Stone Street for pedestrians and cyclists.

4.3.89 A new crossroads with traffic signals between Otterpool Avenue and the New High Street would be provided to give access to the proposed town centre and railway station to the north, and development to the south.

4.3.90 On the section of the existing A20 which is bypassed by Otterpool Avenue (i.e. west of Newingreen) it is proposed that the speed limit would be reduced to 30mph from 40mph.

4.3.91 West of Otterpool Avenue, it is proposed that the existing A20 is reduced in speed limit to 30mph from 40mph and a segregated walking and cycling route is proposed alongside the highway, to provide an enhanced connection along the route prior to full development along the corridor.

Otterpool Lane

4.3.92 The existing Otterpool Lane junction with the A20 is to be maintained as a traffic signalised three-arm junction. There is proposed to be a new staggered junction to the south of Otterpool Lane (near to Link Park) with the new road that is to be delivered as part of the development

Bridges

4.3.93 Development in the flood plain is limited to 3 road bridges over the East Stour River. The construction of these bridges is subject to a Flood Risk Activity Permit from the Environment Agency. The bridge design is to ensure no loss of open channel, retention of existing channel profiles and natural bed materials. Each bridge allows for a 2m freeboard, a minimum 10m vegetated buffer zone from the top of the river bank and a 1m wide mammal ledge above the predicted flood levels. Hydraulic modelling will ensure that there is no constriction of flow within the watercourse as a result of the bridges.

Off-site highways infrastructure works

4.3.94 A number of off-site highways improvement are also proposed, further information is provided in the Off-Site Infrastructure Assessment (ES Appendix 4.7), the locations are illustrated on Figure 1 in this ES Appendix 4.7. These are as follows:

- Partial signalisation of the M20 Junction 11 roundabout (Ref. 2 in ES Appendix 4.7)
- Improvements to the following walking and cycling routes as part of an ongoing dialogue with KCC, to be secured and detailed in the supporting Section 106 legal agreement following planning submission.

  - HE/359 and HE/371 footpath - Improve the connection to Public Right of Way (PROW) and cycle network from Westenhanger Station to the north (Ref. 28 and 29 in ES Appendix 4.7)
  - HE/281 footpath - Improvements to the route between Stone Street and heading south east through Sandling Park towards Hythe and Saltwood (Ref. 25 in ES Appendix 4.7) .
  - HE/293 footpath – links to the proposed pedestrian network and connection eastwards to Hythe (Ref. 26 in ES Appendix 4.7).
  - HE/343 byway – Improving this link will make it more attractive as a pedestrian route to Hythe (Ref. 27 in ES Appendix 4.7)
  - Aldington Road between Otterpool Lane and Stone Street – improvements to the pedestrian provision such as formalised crossing points and consideration for traffic calming measures close to key pedestrian desire lines (Ref. 24 in ES Appendix 4.7).
  - Harringe Lane - proposal to close this road for vehicle traffic halfway down the road. This will prevent any through traffic generated by the development and create a more attractive route for walking and cycling in the north – south direction (Ref. 23 in ES Appendix 4.7).
- Enhancements to bus service frequency to meet the estimated future demand. Discussions are ongoing with KCC and bus operators as to the delivery of bus services for the development and various means of provision will be considered including use of demand responsive services in the early years.
- Improvements to Westenhanger Rail Station including new cycle parking facilities, bus stopping facilities, car parking provision and the creation of a Controlled parking zone beyond the station area.
- Highways works to Barrow Hill (including resurfacing works and laying of anti-skid material between the application site boundary and the traffic lights under the bridge at Sellindge) (Ref. 18 in ES Appendix 4.7)

4.3.95 In addition to the on-site and off-site proposals listed above, additional measures to address potential specific significant effects may be required. A monitor and manage approach, secured through a Section 106 Agreement, will assist with identifying when the traffic thresholds are close to being reached so that the mitigation required can be defined. This approach will be applied to the following locations. Further information is provided in the Off-Site Infrastructure Assessment (ES Appendix 4.7), the locations are illustrated on Figure 1 in this Appendix:

- A20 Hythe Road / The Street (Ref. 17 in ES Appendix 4.7)
- Aldington Road / Lympne Hill (Ref. 3 in ES Appendix 4.7)
- A261 London Road / Barrack Hill (Ref. 4 in ES Appendix 4.7)
- A20 Ashford Road Left-In Left-Out (Ref. 6 in ES Appendix 4.7)
- A259 Prospect Road / Stade Street (Ref. 11 in ES Appendix 4.7)
- Barrow Hill Shuttle Signals (Ref. 12 in ES Appendix 4.7)
- A20 / Spitfire Way / Alkham Valley Road Interchange (Ref. 14, 15 and 16 in ES Appendix 4.7)
- M20 J10A (Ref. 13 in ES Appendix 4.7)
- A20 Ashford Road small roundabout (Ref. 32 in ES Appendix 4.7).
- M20 J9 – Improvements to Trinity Road and Fougeres Way (Ref. 10 in ES Appendix 4.7)

- M20 J13 South Roundabout (Ref. 8 in ES Appendix 4.7);
- M20 J12 Eastbound Merge and J13 Eastbound Diverge (Ref. 7 in ES Appendix 4.7)
- A259/Dymchurch Road/Military Road double yellow line scheme (Ref. 5 in ES Appendix 4.7)
- M20 J11 Westbound Merge, Westbound Diverge, Eastbound Merge and Eastbound Diverge (Ref. 2 in ES Appendix 4.7)
- M20 J10 (Ref. 1 in ES Appendix 4.7)

Strategies

4.3.96 A number of strategy documents have been prepared and submitted as part of the application. It is anticipated that the Tier 2 and 3 design, where applicable, will be submitted in general accordance with the following strategy documents:

- **Energy Strategy** (ES Appendix 4.9): Provides an outline approach to compliance with existing national, regional and local planning policies and sets a strategic direction and sets targets for future performance.
- **Transport Strategy** (ES Appendix 16.5): Sets out the transport approach to the proposed Development and provides the overarching principles of the transport items and transport related strategies.
- **Community Development and Facilities Strategy** (ES Appendix 4.10): Presents the approach to the delivery of community development and facilities for the proposed Development and demonstrates the process undertaken to decide on the amount and type of provision required.
- **Green Infrastructure Strategy** (ES Appendix 4.11): Provides the framework for the management of existing and delivery of proposed Green Infrastructure.
- **Heritage Strategy** (ES Appendix 4.12): Defines proposals and actions for successful integration of heritage at Otterpool Park.
- **Flood Risk Assessment and Water Drainage Strategy** (ES Appendix 15.1): Demonstrates how the proposed Development will management and mitigate flood risk through its lifetime and providing the proposed approach for drainage.
- **Governance and Stewardship Strategy** (ES Appendix 4.13): This strategy demonstrates how a governance structure for Otterpool Park will evolve over time. In the first instance it is important that arrangements are put in place in a timely way to ensure that the 'Governance Body' is ready to take on its role and can work with the LLP to craft the early phases of development and undertake early Community Development activities.
- **Housing Strategy** (ES Appendix 4.14): sets out the housing strategy for the proposed Development, key to this is ensuring the housing mix responds to the needs of various groups including existing local residents, the wider area, the future community and local businesses.
- **Overarching Delivery Management Strategy** (ES Appendix 4.15): to ensure that a development of the size and strategic importance of Otterpool Park must be delivered coherently through multiple stages of development and avoid a fragmented approach which has the potential to compromise the overall vision.
- **Utilities Strategy** (ES Appendix 4.8): Sets out the viable options for each utility to address the need for electricity, gas, wastewater treatment, potable water and broadband.
- **Waste Strategy** (ES Appendix 17.1): Proposes the most appropriate waste collection system for the proposed Development which saves space, provides value for money,

minimises greenhouse gas emissions and maximises the recycling and recovery of material.

- **Design and Access Statement** (ES Appendix 4.16): The Design and Access Statement seeks to explain what Otterpool Park is and describes, the background to the area and the application, the design evolution and considerations that have shaped the proposals, the concepts that underpin the masterplan and related parameter plans, the principles that should be read alongside the parameter plans, and the intentions captured by the application drawings and connections with the other strategies and documents that form the outline planning application.
- **Biodiversity Net Gain** (ES Appendix 7.21): The Biodiversity Net Gain assessment sets out how the proposed Development can achieve biodiversity net gain.

4.3.97 The Design and Access Statement, Housing Strategy and Utilities Strategy are summarised above with Section 4.3 and are therefore not provided in the section below.

Energy Strategy

4.3.98 The core commitments of the Energy Strategy are as follows:

- Future Energy Strategies to be submitted at Tier 2 and Tier 3 will adhere to the operational Energy Hierarchy (Be Lean, Be Clean, Be Green and Be Smart) that ensures a Fabric First approach is embedded into designs that is committed to in this Tier 1 Strategy. This includes how the principles of Passive Design will be integrated into the design to minimise energy demand whilst maximising passive solar gain. There is a commitment to meet and, where feasible, exceed Fabric Energy Efficiency Standards for new homes against the current Building Regulations at the time of Tier 2 or Tier 3 planning application.
- This Tier 1 application sets a commitment for Otterpool Park to a 45% carbon emissions reduction against current Building Regulation Standards (2013) for new homes. This exceeds the 31% carbon reduction target outlined in the Interim Future Home Standards for new homes (Ministry of Housing, Communities and Local Government, 2021). Future Tiers of the planning application will ensure carbon dioxide emissions will be minimised, working towards the Council's goal of carbon net zero by 2030. This will take account of all levels of the operational Energy Hierarchy and demonstrate how Building Regulations regarding carbon emissions, which are in place at the time of submission, have been met. It will show how opportunities to achieve energy and carbon reductions above and beyond the requirements of Building Regulations have been considered and applied where appropriate.
- This Tier 1 Energy Strategy commits to low carbon heating to be provided by electrically driven heat pumps from the outset of the development, whilst the viability for including emerging low carbon heating solutions such as hydrogen heating will be reviewed in future planning applications. Future Tiers of the planning application will also outline how low carbon heating will be included within building designs.
- At this Outline Energy Strategy stage there is a commitment to install solar PV technology on all buildings where feasible, with a review of suitable technologies, such as solar thermal and energy storage options undertaken for Tier 2 and Tier 3 planning applications, taking account of evolving technologies, viability, and policy. A commitment is made to meet and look to exceed where feasible Policy CC1 of the Places and Polices Local Plan (F&HDC, 2020) that outlines that the Planning applications for all major new build housing developments and new non-residential buildings of 1000 sqm or more gross floorspace will be required to reduce carbon emissions by a minimum of 10 per cent above the Target Emission Rate, as defined in Part L1A of the Building Regulations. Future planning

applications will also include how opportunities for renewable generation and battery storage will be integrated into building designs to provide flexibility on how and when energy is used, whilst providing some protection to occupants from volatile energy prices.

- This Tier 1 Energy Strategy and future applications will commit to incorporate high quality innovative design, new technologies, and construction techniques, including zero or low carbon energy and water, efficient design and sustainable construction methods. Future planning applications will respond to changes in national and local policy and guidance, for example, Folkestone and Hythe Council is proposing to develop a Net Zero Toolkit which would be taken into consideration as part of this process.
- A commitment is made to ensure overheating is considered and mitigated for new buildings taking account of climate change. Tiers 2 and Tier 3 planning applications will set out the methodology to ensure that this is achieved taking account of best practice guidance.
- This Tier 1 Application commits to homes, businesses and community buildings being equipped with smart technology to support data collection, analysis and monitoring of energy, waste and water, allowing for aggregated and comparative data. Future applications will set out how these commitments can be met and also show how occupants will be provided with safe tools to access digital infrastructure and data across the development as smart technology evolves.
- Buildings will be monitored and have post-occupancy evaluation data to drive continual improvement by informing action and awareness. This will also support understanding and review the customer experience to ensure lessons are learned and the best solutions that deliver tangible results on the path to net zero are being delivered.
- BREEAM 'Excellent' will be set as a standard for all non-domestic buildings over 1,000 sqm and evolve with any changes to BREEAM over time. Future planning applications will show how principles of BREEAM could be embedded into Design Standards if BREEAM standard does not last the lifetime of the proposed Development.
- A commitment is made at this Tier 1 application that embodied carbon and whole life carbon will be defined, calculated and minimised. Future Tiers of the Energy Strategy will provide details on how this would be achieved including using Modern Methods of Construction where viable, the re-use and recycling of materials where possible, and considering the use of sustainable materials and local sourcing of materials and skills.

Transport Strategy

4.3.99 The Otterpool Park development and associated transport strategies will provide residents, employees and visitors with an attractive and comprehensive network of sustainable travel opportunities to provide viable alternatives to travel by private car. A comprehensive range of transport measures are proposed in the Transport Strategy:

- Walking and Cycling Strategy – providing a highly connective and permeable network of routes both within the development and also to link to the wider area of existing footpaths and bridleways.
- Bus Service Enhancements – providing high-quality bus infrastructure that will make this travel mode an attractive option for short and longer journeys.
- Rail Enhancements – Improvements to the Westenhanger Rail Station and supporting proposals of future High-Speed services (subject to wider deliverability) at the Station as outlined in Kent's Rail Strategy 2021.

- Shared Mobility Schemes – Provision of bike and scooter share schemes, including electric options. Car club provision will offer development users who do not require a car on a regular basis the option to drive without the high cost and long-term maintenance associated with the private car.
- Mobility Hubs – facilities that integrate shared, active and public transport modes in one location as well as bringing opportunities create attractive places.
- MaaS (Mobility as a Service) - a single digital application to enable users to plan, book and pay for multiple types of mobility, with a single payment channel instead of multiple ticketing and payment operations.
- Healthy Streets Approach – promoting healthy lifestyle through active travel, sustainable choices, safety and connectivity.
- Parking Strategy – achieving an appropriate balance of parking for overall requirements of the development that accommodates parking but does not unduly encourage car ownership and use.
- EV Strategy - a bespoke EV charging point strategy for each phase of the development to be developed to support electric charging network and emerging technology.
- Delivery and Servicing Strategy - consider how to utilise emerging technologies and deliver a sustainable and efficient freight system that is fit for the future.

4.3.100 These measures will be balanced against ensuring that the highway access arrangements are robust enough to sustain additional traffic movements, provide connectivity to existing routes and allow the existing network to function within reasonable limits without causing congestion and accessibility issues for Otterpool Park and existing local residents.

Community Delivery and Facilities Strategy

4.3.101 Otterpool Park is intended to be self-sufficient in all neighbourhood community facilities, so that health services, schools and community resources are all within walking distance or a local bus ride.

4.3.102 Primary schools are the cornerstone of a new community and can provide a space for new residents with and without children to meet and benefit halls and sports facilities. Otterpool Park LLP therefore intends to open a primary school as soon as it is possible to do so, which is expected to be in the first few years of development. Over time, there could be up to seven primary schools, depending on need. Every primary school will have integrated nursery facilities, and additional space for nursery/early years provision will be provided throughout the development.

4.3.103 There will be at least one secondary school on-site, potentially two, if required to meet the needs of Otterpool Park residents. The first secondary school will open as soon as it is possible to do so, in line with Department for Education (Education and Skills Funding Agency) funding allocations. Before that time, secondary school places will be made available off-site.

4.3.104 A school for children with Special Educational Needs or Disabilities will be provided on-site, either co-located with a primary or secondary school, or standalone.

4.3.105 The LLP wishes to promote active travel and reduce the use of cars and a key part of this will be providing local schools that children can walk or take a local bus to. Sustainable transport options will be taken into account in the decisions about timing of new schools.

4.3.106 A large amount of flexible floorspace has been allowed for health and community services. This is expected to meet the essential requirements of the NHS and the district council to

provide essential services such as primary medical healthcare and youth services, but also provide a significant amount of flexibility for other types of community use, to be decided at Tiers 2 and 3 of the planning process, when future operators and, later, the new community can be engaged on what the best use of this floorspace will be. The Section 106 will agree maximum amounts of financial contributions to be paid by the LLP to ensure the viability and deliverability of the scheme, but public, private and community bodies will also be engaged in the delivery of services and facilities and there is a large amount of flexibility on what they could bring forward. Health services for new residents will be provided as early as practical in the development, working in partnership with the NHS commissioners and potentially local surgeries to expand services as needed.

Green Infrastructure Strategy

4.3.107 Green Infrastructure is considered as fundamental to the proposed Development, as 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, to be carried through into future phases;
- The establishment of ecological targets for habitat creation and biodiversity net gain; and
- The delivery of the function of open spaces as set out in the Green Infrastructure Strategy.

4.3.108 Enhancement of Green Infrastructure will be detailed through Tier 2 level masterplan information, developed in alignment with the Development Phases, illustrated by Figure 3-10. 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.

4.3.109 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.

4.3.110 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 Structural Planting

4.3.111 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.

4.3.112 The Open Space and Vegetation Parameter Plan (ES Appendix 4.2) shows the indicative location of these area proposed structural planting areas. Figure 4-1 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 of the Green Infrastructure Strategy.

4.3.113 It will be necessary for the 'master developer' of the proposed Development 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

4.3.114 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 4-1, or outlined in the table contained in section '6 – Appendices' of the Green Infrastructure Strategy.

4.3.115 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.

4.3.116 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.

4.3.117 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.

Phasing of Structural Planting

4.3.118 A phased approach to the implementation of the structural planting is proposed due to reasons including available detail of the application, the planning approval process, land ownership and the duration of the construction period.

4.3.119 The table contained in section '6 – Appendices' of the Green Infrastructure Strategy and Figure 4-1 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).

4.3.120 In line with F&HDC 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.

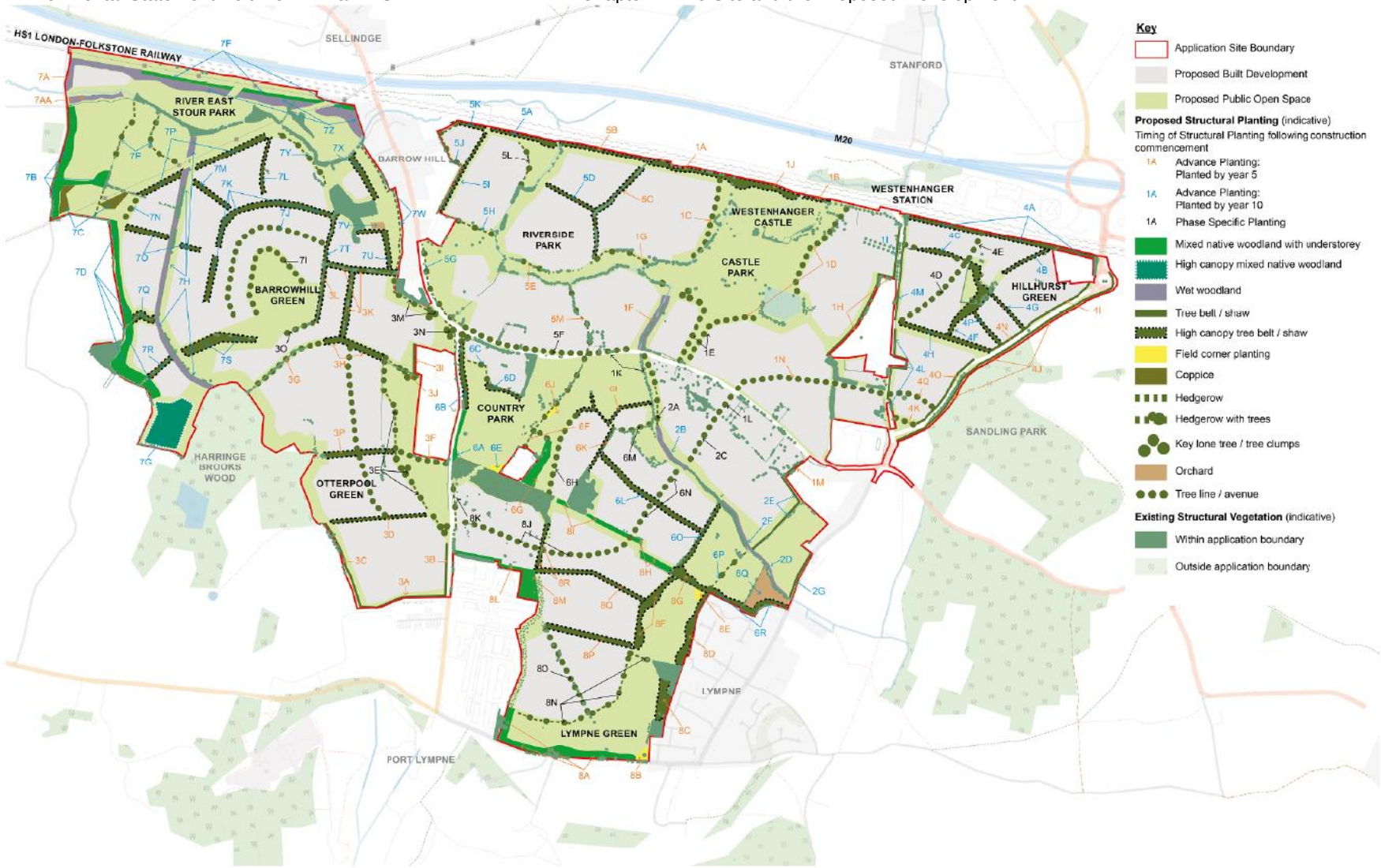

Figure 4-1 Structural planting plan

Heritage Strategy

4.3.121 The Heritage Strategy is a key reference tool for use by the future developers of Otterpool Park, defining the actions required by them to successfully deliver proposal for heritage features across the proposed Development for its entire duration.

4.3.122 These actions are set out for:

- The key heritage features within the application site boundary:
  - Westenhanger Castle
  - Remains of Westenhanger Castle's historic deer park
  - Lympne Airfield and Military Remains
  - Prehistoric Barrows
  - Roman Villa
  - Former Folkestone Racecourse
  - Hillhurst Farm
- The wider historic environment in the application site boundary
- Heritage features which are outside the outline planning application area of Otterpool Park.

4.3.123 The commitments provided in the Heritage Strategy are set out in Table 4-7, note that any references within the table are set out in further detail in Chapter 9: Cultural Heritage.

Table 4-7 Heritage Strategy Commitments

Commitments
Westenhanger Castle
01 The existing buildings and grounds at Westenhanger Castle will be renovated to improve the Castle setting and provide space for business and leisure activities at the heart of the community, establishing a long-term viable and sustainable use. The redevelopment at Westenhanger Castle will achieve exemplary conservation and design, ensuring a high-quality benchmark which can set the standard for design quality and the successful integration of heritage assets across wider masterplan development.
02 The Barns at Westenhanger Castle will be renovated to enable inclusive public access and use by the local community for the long-term.
03 Conservation repair and maintenance works to be undertaken to the building fabric of the Castle, Barns, and associated structures ahead of any project to implement new uses, to ensure the integrity of the assets. Several options are currently under consideration to find an solution that best secures the long-term use and survival of the castle. While a final option is still to be chosen, several commitments have been made, as included in the Conservation Management Plan, which could now be implemented in a programme of Early Works. These are: • removal of all the temporary/modern buildings to the south of the barns • removal of the access road to the racecourse, to the south of the moat • removal of modern structures and path layouts around the Inner Court • retention and upgrade of existing incoming electrical supply • tree clearance to facilitate the flooding of the moat (proposals for tree removals to be confirmed by Arboriculturist) • reintroduction of the causeway • flooding of the moat (proposals for hydrological engineering to be developed).

Commitments

04 The existing grounds and landscape at Westenhanger Castle will be enhanced with specific heritage-led moves to improve the setting of the Castle, including the flooding of the moat.

05 Long term maintenance regimes are to be established and implemented through a Management & Maintenance Plan for the Estate, linked to the principles established within the Conservation Management Plan and with clear governance defined, for the ongoing conservation and management of the historic buildings and landscape on the Castle Estate.

Remains of Westenhanger Castle's Historic Deer Park

01 It is a commitment of the project that this park (154) will become Westenhanger Castle Park - the green heart of the new community, lending landscape and heritage-led identity to the local area as the centre of the new garden town (see Parameter Plan OPM(P)4002_revYY and Strategic Development Principles).

Castle Park will be a publicly accessible green space which respects the memory and heritage of the historic deer park that once existed on this site and provides setting and context to Westenhanger Castle (SM6), as well as to the new development. Castle Park will hold new relevance as a valued amenity space at the centre of the new garden town.

Features such as the Causeway (149) and historic water features (147) & (148) will be retained and reinforced, and visual connections with surrounding heritage features in the wider context of the town, including the Roman Villa (167) and Otterpool Country Park, will be strengthened (as also defined within the Strategic Development Principles). The historic water features will become part of a wetland corridor, as defined within the Green & Blue Infrastructure Strategy.

In its open spaces Parkland will take on a traditional English parkland character, reminiscent of the former deer park use. Outcomes need to achieve the sense of a country house castle set within a large parkland estate, with more tightly controlled and highly designed landscape areas closer to the Castle, and more naturalistic, wilder areas of parkland beyond.

This key strategic approach to achieving a new park which celebrates the heritage of the deer park and restores a setting to Westenhanger Castle, then informs detailed commitments to the retention and enhancement of heritage features within Castle Park, as defined below.

02 The design of Castle Park is informed by views analysis of the park and the surrounding area (as included in section 2.0 of the Heritage Strategy).

Significant views define the design principles for the park and the positioning and height of surrounding buildings (see Parameter Plan OPM(P)4003_revYY and Strategic Development Principles).

Setting Assessments will be required for works to for Castle Park.

03 The Scheduled historic Causeway (149) will be retained and made manifest as a key routeway through the proposed Castle Park.

The new route will respect and restore this historic access way to be used as the primary pedestrian route from Otterpool Park Garden Town through Westenhanger Park to Westenhanger Castle.

The Causeway will sit within a corridor of open space, ensuring its status as a feature in the landscape is readily perceived, and to enable glimpsed views from the route to the Castle (SM6) (LB5), Barns (LB1) and the Kent Downs behind. The Causeway's corridor will splay to the north, announcing its arrival at Westenhanger Castle.

At the south nearest the A20 there will be a configuration of development the Causeway. This configuration forms a modern interpretation of an entrance threshold to the park, accentuating the start of the Causeway path, and defining views into and through the park (refer parameter plans).

The restored Causeway will provide a pleasant path through Castle Park from which views of the Castle and across the historic landscape will be revealed and enjoyed. The Causeway will be lined both sides by trees and green space. Its character will change as it traverses through the different areas of the parkland, as it would likely have done through the historic deer park.

Proposed surface treatments of the Causeway will be confirmed following archaeological fieldwork to investigate the extent, condition and material fabric of the earthwork remains.

Commitments
Scheduled Monument Consent will be required for any works to the Causeway.
04 The historic Pound House trackway (158) will be retained and made manifest as a routeway through development to Castle Park.
05 The former Tudor Garden (166) and historic Orchard (161) will be reimagined, and the historic lake and water features (147) & (148) will be enhanced within the landscape design of Castle Park. A concept design has already been prepared that reflects these objectives and commitments, and there will be further investigative work on the Tudor Garden to inform its design.
06 Westenhanger Castle, Castle Park and its landscape features will be on the proposed Heritage Trail around Otterpool Park, and the route will utilise the historic Causeway for arrival at the Castle.
07 A Stewardship & Governance Strategy will be established, including measures for the care and conservation of the remains of the Causeway, as well as wider landscape management strategies for the Park. Regimes for regularly monitoring historic features and archaeological remains, and taking action should damage occur, will be established.
Lympne Airfield and Military Remains
01 A Stewardship & Governance Strategy will be established, including measures for the care and conservation of the remains of the Causeway, as well as wider landscape management strategies for the Park. Regimes for regularly monitoring historic features and archaeological remains, and taking action should damage occur, will be established.
02 The former taxiway (39) is not proposed to be retained and will be built over.
03 The military remains heritage features that are in best condition and of higher heritage significance (extent to be defined at Tier 1 for the relevant development phase) should be made visible from the runway walk and made accessible to the public, including being enhanced and explained through heritage interpretation.
04 All retained operational and military features associated with Lympne Airfield will be included within the proposed Otterpool Park Heritage Trail, as together they represent a significant heritage of 20th Century conflict and wartime defence in this area of Kent.
05 Retention and enhancement of the ecological value of these features and their immediate surroundings must be considered (with reference to the Green Infrastructure Strategy). Features may also adopt secondary ecological uses e.g. the munitions store (38) or extant air raid shelters (BH42).
06 There are historic military remains outside of the outline planning application area, including: the gas decontamination building (30), bulk fuel installation (38), air raid shelters (31), Picket-Hamilton Fort (32) and former barracks huts (35). These heritage features will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of their significance. (This commitment will be achieved through S106).
Prehistoric Barrows
01 Barrows (58), (113), (135) are to be retained and made manifest in publicly accessible green open space (Barrow Hill Green). They require a heritage approach which mitigates damage to underlying archaeology from human traffic. A well-developed landscaping concept that incorporates physical and visual connections between barrow groups will be developed (aligned with the Green Infrastructure Strategy), including enhancing and explaining the barrows through heritage interpretation.
02 Barrows (114) & (115) are to be retained in green open space (Barrow Hill Green), adjacent to sports pitches proposed within the masterplan. These barrows might be more vulnerable to accidental damage or degradation through sports related use, and a protective approach must therefore be developed.
03 Barrow (136) will be preserved within the Otterpool Country Park open space

Commitments
04 Barrow (131) will be preserved in its own small area of open space next to a Sustainable Urban Drainage System (SUDS) area, as defined by the Green Infrastructure Strategy.
05 Barrow (130) will be preserved in a small separate area of open space separate from Barrow (115) by a proposed swale, as defined by the Green Infrastructure Strategy.
06 Barrow (44) will be preserved in its own small area of open space east of Barrow Hill within a housing area.
07 A Stewardship & Governance Strategy will be developed to define measures for the care and conservation of the barrows and with clear governance defined, including protecting them from and controlling the impact of burrowing animals. Regimes for regularly monitoring the barrows and taking action should damage occur will need to be established.
08 Significant pre-historic views to and from the barrows, visual and physical relationships between barrow groupings, and key pre-historic views from the barrows to the Kent Downs are to be identified. Tree planting strategies and landscape proposals are to be developed in a manner which ensures these visual relationships are not compromised.
09 The barrows will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of their significance.
10 Barrows (253), (263) & (284) are not proposed for preservation in situ. They are to be built over with proposed Development. The impact of this development will be mitigated by archaeological excavation and recording. Strategies to be developed to preserve and present any finds.
Roman Villa
01 The remains of the Roman Villa (167) are proposed to be retained below ground as buried archaeology to ensure long-term preservation. The Roman Villa will be within the new Otterpool Country Park. Design proposals are to be developed which include heritage interpretation of, and promote public engagement with, the remains of the Roman Villa. This could include ground markings, artistic installations, or external interpretation spaces within the public realm over the buried remains to engage and inform the public of the historic value and significance of the Roman Villa.
02 The Roman Villa will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of their significance.
03 The Stewardship & Governance Strategy should include measures for the care and conservation of the remains of the Roman Villa, including protecting them from and controlling the impact of burrowing animals. Regimes for regularly monitoring the remains and taking action should damage occur will need to be established.
04 Between the Roman Villa and the East Stour tributary a new area of wildlife habitat will be created, primarily to create habitat for water voles (as defined in Ecology and Green & Blue Infrastructure Strategies). This will involve cutting two parallel ditches with stepped banks and the creation of vegetation such as reeds that will help encourage water voles into this area. Human activity and dog walking will be discouraged in this area of the Country Park. Appreciation of the Villa must be achieved alongside ecological objectives for creation of a quiet habitat for water voles and preventing people congregating on the banks of the newly created ditches.
Former Folkestone Racecourse
01 Features of the former racecourse; the ornamental pond (280), and Winners Circle (279) are to be incorporated within the landscape design of Westenhanger Castle Park and made accessible to the public, including being enhanced and explained through heritage interpretation.
02 The location of the former racecourse circuit will be partially referenced by sensitively and appropriately designed external lighting and landscaped features, interpretation, and street furniture.

Commitments

03 Characterful elements representative of the racecourse will be incorporated within masterplan proposals, whether this is through retention and conservation, or creative reinterpretation.

04 The retained or reinterpreted features of the former racecourse will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of their significance.

05 Grandstand Buildings and modern stable blocks (273-278) are to be demolished as these are intrusive within views to Westenhanger Castle. These historic views will be restored .

Hillhurst Farm

01 The existing farmhouse and large barn to the north will be retained (other buildings proposed to be demolished). Hillhurst Farm will incorporate a workspace scheme that links to the planned business development area that will surround it within the wider masterplan. The retained historic buildings will be creatively adapted to provide courtyard style offices or light industrial, e.g. creative start up, units as part of the new commercial development in this area of the proposed Garden Town, whilst maintaining their historic agricultural character.

02 Hillhurst Farm will be included on the proposed Otterpool Park Heritage Trail, including being explained through heritage interpretation to enable enhanced public appreciation of its significance as a historic courtyard farm.

Wider historic environment within the outline planning application area

01 Community Development Programme: A Community Development Programme will devise and implement activities for the current and emerging Otterpool Park community, enabling education and engagement around various themes e.g. arts, heritage, wildlife. The programme is to be led by a Community Officer working with community and volunteering groups who will be engaged in the programme.

02 Heritage Management Resource: Provision of heritage management resource to:

- coordinate archaeological fieldwork across Otterpool Park
- enable presentation and interpretation of heritage through the Community Development Programme
- potentially take on management and maintenance roles at heritage assets such as Westenhanger Castle.

03 Preservation & presentation of archaeological finds: Provision of a storage facility for archaeological finds generated through fieldwork across the Otterpool Park outline planning application area.

04 Further archaeological fieldwork: Areas within the application area not previously targeted by archaeological trial trenching will be evaluated at each project stage to consider the presence of archaeological remains. All results of the fieldwork will be available to contribute to the detailed masterplan design of the zone. If very significant archaeological remains are discovered there is flexibility in the masterplan for these to be preserved in situ. If remains are found which are not to be preserved insitu they will be excavated and preserved by record. This is in line with the Mitigation Strategy.

05 Heritage Trail: It is proposed to introduce a Heritage Trail around Otterpool Park, including heritage interpretation to enable enhanced public appreciation of the area's history and the significance of the heritage features. Illustrative proposals are included in the Heritage Strategy. It will not only be the key heritage features that will be a part of the trails but also other designated and non-designated heritage features in and around the outline planning application area, such as those within Upper Otterpool, Harringe Brooks ancient woodland and other locations as identified in the Heritage Strategy.

06 Heritage informed Design Guides: An architectural study exploring the local vernacular of Kent has been developed. This will inform the Design Guides which will assist and manage development of appropriate designs for new housing types.

08 Designation screening: Heritage features that could potentially be listed have been researched and put forward for designation screening. The results of the screening has been received, and all newly designated

Commitments
assets are confirmed as such within the Heritage Strategy. Ongoing heritage actions will be informed by the designations assigned within these reviews.
09 Other designated and non-designated assets • The White House: Result of Historic England listing screening exercise has been received and the building has not been listed. Decisions on future use (demolition or integration into masterplan) will be made in Tier 2. • Rose Cottage: Result of Historic England listing screening exercise has been received and the building has not been listed. Decisions on future use (demolition or integration into masterplan) will be made in Tier 2. • Elms Farm: Result of Historic England listing screening exercise has been received and the building has not been listed. Decisions on future use (demolition or integration into masterplan) will be made in Tier 2.
Heritage features outside the application site boundary
01 Upper Otterpool (LB20): Setting of heritage asset to be retained and respected.
02 Otterpool Manor (LB38): Setting of heritage asset to be retained and respected.

Surface Water Drainage Strategy

4.3.124 A concept site wide surface water drainage strategy has been developed which is comprised of interconnected strategic SuDS storage providing storage, water quality improvements, habitats and amenity functions which are commensurate with SuDS principles. The strategy will maximise infiltration based SuDS and ensure that the proposed Development discharges all surface water runoff generated within it at the agreed greenfield rates for each drainage zone for events up to and including a 1 in 100 annual chance inclusive of a 40% allowance in rainfall intensity for climate change. The exceedance flows for the events higher than this event will be safely managed within the development by providing some additional capacity within the SuDS system, incorporating suitable overflow arrangements, identifying key exceedance flow paths to safely convey any flood water into the less vulnerable areas (e.g. public open space, wider blue green corridors) and ultimately the receiving watercourses, avoiding flooding to any buildings. This will be considered at the detailed design stage, in conjunction with the proposed earth-works strategy development. The strategy will include additional storm water wetlands, as part of the overall nutrient neutrality mitigation strategy, to protect any adverse impacts on the downstream Stodmarsh Lakes SAC.

4.3.125 The Tier 1 parameter plans (and illustrative masterplan) currently have allocated sufficient space to accommodate the required total long-term SuDS attenuation storage. Extra attenuation storage will be provided within certain drainage zones where required to accommodate a much tighter allowable outfall discharge rate of 2 l/s/ha (or lower) for the 1 in 100 annual chance event where higher infiltration rates are prevalent. Sufficient overall baseflow has been maintained in the receiving watercourse system as per the existing natural condition to avoid any ecological damage and enhance water quality and ecological benefits where possible. The proposed SuDS, wetlands and onsite WWTW dry weather flow will enhance current baseflows/ecology and there are no changes proposed to reduce greenfield rates for 1 in 1 and a 1 in 30 annual chance events either.

4.3.126 The final outfall discharge rate will be subject to confirmation that the ground infiltration capacity is favourable and 50% drain-down times are not excessively long thus rendering the storage areas redundant for managing follow-on, smaller storm events.

4.3.127 Adequate treatment has been applied to runoff from the different land uses through the application of the SuDS Management Train to ensure that the water quality of receiving surface waters and groundwater is protected.

Governance and Stewardship Strategy

4.3.128 The Governance and Stewardship Strategy provides a means of securing the long-term stewardship of open space, public realm (other than highways) and non-commercial community buildings.

4.3.129 Governance and stewardship underpin how decisions are made and by whom and how the quality of a place can be sustained over the long-term. It allows legal structures to be put in place that provide a vehicle for the involvement of the local community that secure long-term resident interests, allow land to be held in trust and for contributions to be guaranteed for long-term management purposes.

4.3.130 This Strategy demonstrates how a Governance structure for Otterpool Park will evolve over time. In the first instance it is important that arrangements are put in place in a timely way to ensure that the 'Governance Body' is ready to take on its role and can work with the LLP to craft the early phases of development and undertake early Community Development activities.

4.3.131 At the same time, it is important not to over-engineer a structure too soon given that the project is still in the planning phase. There is a risk of having a body in place, and recruiting enthusiastic members, only to have little to do in the early stages. This can also result in considerable wasted time and cost. The programme below therefore identifies stages which can inform the implementation of the strategy.

- **Step 1: Outline Planning (current):** The revised outline planning application is due to be submitted in early 2022. The application will, it is anticipated, be determined in 2022, and an associated Section 106 agreement will be entered into and will need, in relation to Governance, to identify a framework with an appropriate degree of flexibility, as explained above. If granted, the Outline Planning Permission (Tier 1) will be followed by Tier 2 submissions (masterplans and design codes for specific phases) and Reserved Matters Applications (RMAs) (Tier 3), which will need to be approved before any substantive development can take place on the site. This will need to include information on proposed Governance of assets associated with RMAs.
- **Stage 2: Shadow Board and Finalising Governance Structure (2022 onwards):** The first infrastructure and homes are unlikely to be completed until 2023/2024 at the earliest. As suggested above, it is likely that the LLP will have established Interim Management Arrangements for the first assets and therefore transfer of assets to a new body is unlikely to take place until maybe 2024/25 at the earliest and possibly later. It is not therefore essential for the Governance Body to be formally constituted immediately but it is suggested that a Shadow Board is put in place as soon as there is certainty over planning/development timelines, to work with the LLP and ensure that the emerging detailed plans reflect the intended long-term approach. Two items will however need to be resolved relatively early in the process. The first is the approach to Rent Charge/Service Charge which needs to be reflected in land disposals and also in the establishment of the necessary administrative arrangements to deal with early house sales. The second is Community Development including work with existing residents and Parishes but also putting in a 'landing pad' for new residents and curating and promoting a sense of community as soon as new residents arrive. Both of these activities can be managed on an interim basis through the LLP but it should be with a view to establishment of permanent arrangements.

- Stage 3: Permanent Structure (2023 Onwards): The work described above will allow for a smooth transition to the Permanent Structure. It is intended that the legal entity should be established first in a dormant form, this will enable reference to it to be made in planning agreements and agreements with housebuilders. It is suggested that a full Business Plan (based on current anticipate project trajectory) should be produced by the Shadow Board in 2023. This would allow the legal entity to be operational by 2024, well in advance of any requirement to take on the management of assets. This period would be likely to see the transfer or secondment of Community Development and Administrative staff from the LLP into the new body.

Overarching Delivery Management Strategy

4.3.132 This strategy recognises that the size and complexity of Otterpool Park requires a robust approach to maintaining the quality and coherence of the initial vision for the garden settlement. This is to be reflected not only in the quality of the build but in the maintenance of the completed development. Management options are set out under the overarching role of Otterpool LLP as the master developer.

Waste Strategy

4.3.133 To deliver the sustainability credentials set out in this Strategy, the proposed Development would seek to exceed the high performance already being achieved within the district and achieve the Strategy's targets. Table 4-8 below sets out the actions designed to facilitate the delivery of the vision, objectives, and targets. The Strategy, actions and key targets will be reviewed every 5 years to ensure that they reflect any changes in national and local policy and legislation. A full review will be undertaken in 2030.

Table 4-8– Waste Strategy Commitments

Action	Timescale	Implementation
Otterpool LLP		
Adequate space and storage will be built into the masterplan and the design of each development type to ensure full segregation of all waste streams.	2025	Tier 2 Design Codes, contracts
Adequate space will be provided for the safe passage of waste collection vehicles on the proposed Development's road network to safely and efficiently collect wastes from all development types. Waste related space requires will be integrated into design briefs for all publicly commissioned buildings.	2025	Traffic Management Plan, Tier 2 Design Codes, contracts
Allocated land will be earmarked for a reuse/repurpose bring site for the proposed Development to utilise and integrated, where possible, with the proposed mobility hubs.	2025	Tier 2 Design Codes, contracts
Otterpool LLP & KCC		
Otterpool LLP/ Designers in conjunction with KCC to explore opportunities to provide a bring site/repurposing site within the proposed Development.	2028	Every resident in the proposed Development has access to a bring /repurposing site.
Otterpool LLP/ Designers in conjunction with KCC to secure a contract with a suitable Materials Recycling Facility, to sort the recyclables collected through the fully segregated kerbside recycling collection to maximise recycling	2025	New contract established, Tier 2 Design Codes
Otterpool LLP & F&HDC		
Otterpool LLP in conjunction with F&HDC to undertake a baseline audit estimating waste arising, material types, and composition of the wastes. With a view to recycling or composting more of the proposed Development's waste.	2025	Completed audit report & action plan
Otterpool LLP/ Designers in conjunction with F&HDC to develop and implement a fully segregated recycling service, including the collection of glass, cans, card, paper, plastic bottles, kitchen waste, garden waste etc for all development types (residential commercial, industrial) To ensure opportunities are captured to maximise recycling in both design and collection.	2025	Every resident (residential commercial, industrial) of the proposed Development is able to recycle glass, cans, paper, card, plastic bottles, kitchen waste, garden waste etc from their own house/flat/building.
Otterpool LLP, F&HDC and KCC		
The proposed Development will be built in line with the Value Chain Steps.	2025	CoCP, Contracts
Otterpool LLP, F&HDC and KCC will support at least three events each year that promote the recycling and composting of waste.	2025	Three awareness raising and educational events held each year.

Action	Timescale	Implementation
Otterpool stewardship programme, F&HDC and KCC to link the sustainable waste management message and awareness events to the council's wider Climate Change programme, including the upcoming net zero toolkit, which will be used to feed into sustainable design considerations and opportunities.	2025	Three awareness raising and educational events held each year.
F&HDC		
F&HDC (as landlord, if applicable) to set KPIs (recycling, total waste, residual, electricity use, water use etc) for all business tenants, including associated monitoring and reporting mechanism.	2025	Contractual requirements on business tenants.
F&HDC (as buyer, if applicable) to set standards for supply chains associated with the construction of the Proposed Development and operation of all business units.	2024 +	Contractual requirements on Principal Contractor, and business tenants. Robust evaluation criteria agreed as part of procurement.
Otterpool Park maintenance contractors to have the opportunity to purchase soil improver made from garden waste collected from the Proposed Development, as part of closed-loop initiative	2028	Soil Improver to be available for maintenance contractors to purchase, Tier 2 Design Codes
F&HDC to review food waste collection options at the first Strategy review point in 2027[1]	2027	Review collection options and agree options to take forward, and associated actions.
F&HDC & KCC		
F&HDC/KCC where practicable to facilitate the utilisation of green waste compost in the parks and grounds of the Proposed development	2028	Compost is used in the proposed Development's parks and gardens.
F&HDC, KCC and third parties to work collaboratively to ensure best value disposal costs for the residents of the Proposed development.	2025 - 2030	Waste treatment costs remain competitive.
KCC		
KCC will continue to reduce the amount of waste from the proposed Development that is sent to landfill.	2025	Percentage of waste landfilled will continue to fall over the duration of the Strategy.
KCC to explore markets and work with third-party waste disposal companies to increase the proportion of incinerator bottom ash recycled.	2030	Further increase the amount of bottom ash recycled.

Biodiversity Net Gain Assessment

4.3.134 This report discusses the methodology for demonstrating how the outline application can achieve biodiversity net gain (in line with planning policies). The calculation applied to the baseline and an illustrative masterplan (which demonstrates a way that

[1] To feed into the end of the current waste contract, that ends 2029.

the development could be delivered within parameters fixed at planning) is that in the Biodiversity Metric (BM) 3.0 (Ref. 4.2).

4.3.135 When considering baseline conditions, the BM 3.0 metric takes account of two values. First, it is necessary to assign a Distinctiveness value on the scale; Low (2), Medium (4), High (6), and Very High (8) The second is the Condition of the habitat on the scale; Poor (1), Moderate (2) and Good (3). The Condition assessment utilised is that provided in the BM3.0 guidance. Where valuations for habitats are open to interpretation, a higher valuation was always utilised as a precautionary approach.

4.3.136 Post development, the different 'typologies' of GI (Green Infrastructure) were assessed for their biodiversity value, based upon the areas and types of habitats within the typology. The valuation of these habitats is also based on their Condition and Distinctiveness, but also takes into account the difficulty and time taken to create these habitats.

4.3.137 Parameters for the built development parcels were also compiled, which allow for a 'Biodiversity Unit' (BU) value to be applied to these areas of the site (as the design of these areas will ensure that they have biodiversity value).

4.3.138 The before and after Development calculations allow for a BU valuation of biodiversity change to be calculated.

4.3.139 Overall, there is the potential for the Development to achieve a BU valuation change from 2,034.72 BU to 2431.19 BU, an increase of 396.47 BU, or an approximately 20% increase overall.

4.3.140 The development also has the potential to deliver an uplift in the BU attributable to hedgerows from 131.65 BU to 232.78 BU, or an approximate 75% increase.

4.3.141 The development also has the potential to deliver an uplift in the BU attributable to rivers from 73.69 BU to 85.19 BU, or an approximate 15.6% increase.

4.3.142 This change is largely due to:

- 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;
- Inclusion of minimum of 50% GI within the development;
- Maximisation of the ecological value of the built development areas (including the inclusion of hedgerow).

4.3.143 In conclusion, the net gain calculations presented demonstrate that the proposed Otterpool Park Development can achieve biodiversity net gain and therefore comply with relevant planning policies and national requirements in the Environment Act that require this.

4.4 Demolition and Construction

Construction Programme

4.4.1 The proposed Development is expected to be constructed over an approximately 19-year period from 2023 to 2042. The first year of occupation is anticipated to be 2024. The Otterpool Park Framework Masterplan is expected to provide a further 1,500

homes anticipated to be completed approximately 2 years after the completion of the proposed Development, in 2044.

4.4.2 Plan OPM(P)4004_YY – Indicative Phases (ES Appendix 4.5) is submitted in support of the outline application. This plan supports the Parameters Plans, is indicative, and does not commit to a certain phasing of the development. The plan represents a subdivision of the masterplan primarily to assist the understanding of the specific geographic points in the specification and provide descriptions with a cross reference to the parameter plans. The detail of each phase will come forward at Tiers 2 and 3.

4.4.3 There are no phasing fixes for the site, the timing of infrastructure delivery will be managed through triggers as set out in Section 4.3, that will be imposed as planning conditions on any planning permissions granted.

Construction Assumptions

Pre-Commencement and Enabling Works

4.4.4 The following pre-commencement and enabling works activities would be carried out (as required) prior to the commencement of each phase of the construction works:

- Preparation of a Code of Construction Practice (CoCP) using the principles set out in the Outline CoCP (ES Appendix 4.17) submitted with this application, and approval by F&HDC;
- Securing of construction site boundaries via the use of hoardings;
- Set-up of contractor welfare and site accommodation;
- Implementation of site investigation works and any required remediation works (refer to Chapter 10: Geology, Hydrogeology and Land Contamination);
- Archaeological geophysical surveys, evaluations and building record surveys (refer to Chapter 9: Cultural Heritage);
- Protection of existing trees, hedgerows and ecologically sensitive areas to be retained within and adjacent to the proposed areas of development via the implementation of appropriate fenced off Root Protection Zones (RPZs) in accordance with the requirements of BS5837:2012 ‘Trees in Relation to Design, Demolition and Construction’ (Ref. 4.3) (refer to Chapter 7: Biodiversity);
- Prepare and implement an off-site compensation strategy for wintering woodlark (refer to Chapter 7: Biodiversity);
- Appropriately timed tree and vegetation clearance (refer to Chapter 7: Biodiversity);
- Implementation of any necessary service infrastructure works, such as re-routing existing utility works.

Construction Vehicle Access

4.4.5 Routing and access of construction vehicles and haul roads has not yet been determined. This will be determined on a phase by phase basis during Tier 2 and Tier 3.

4.4.6 For the purpose of the assessments it has been assumed that any of the public highways up to 500m from the proposed Development could be used for construction access. A Construction Traffic Management Plan (CTMP) will be provided for each phase of work to identify appropriate routing for Heavy Goods Vehicles via the M20 and A20, avoiding existing settlements where possible and minimising noise and air quality impacts.

Site Preparation and Construction Works

4.4.7 Given the outline nature of the development proposals, the level of detail of proposed construction techniques to be used are necessarily broad at this stage. Conservative

assumptions of construction methods have been used to determine likely construction impacts.

4.4.8 Detailed Construction Method Statements for individual plots and buildings would be expected to come forward during Tier 3, following the granting of outline planning permission.

Demolition Works

4.4.9 The proposed Development will require the demolition, or potential demolition, of a number of properties as indicated on plan OPM(P)1018_YY – Existing Buildings to be Demolished and Retained (ES Appendix 4.5). These are detailed in Table 4-1.

Groundworks

4.4.10 At this stage of the application (Tier 1), limited information on groundworks is available. It is anticipated that groundworks will include creation of development platforms, and groundworks associated with access and utilities, drainage infrastructure and landscaping. Therefore, it has been assumed that over the proposed Development a cut fill balance can be achieved.

Construction Works

4.4.11 Below ground construction works would include foundation construction and the installation of utilities and services. Due to the type and nature of the proposed Development, it is unlikely that basements would be included.

4.4.12 The above ground Development is anticipated to comprise a variety of materials including brick, concrete, timber and steel. At this outline stage, the exact mix or quantities of materials cannot be determined. A number of assumptions have been made based on the use classes and floor spaces provided to complete the assessments provided in this ES, these assumptions are set out in Chapter 8: Climate.

Construction Hours and Workforce

4.4.13 Normal working hours will be:

- 08:00-18:00 Monday to Friday;
- 08:00-13:00 Saturdays; and
- No working on Sundays, Bank Holidays or other public holidays.

4.4.14 Under special circumstances it may be necessary to work outside of these hours. In such cases, the scope of works and durations of activities will be agreed with F&HDC beforehand.

Environmental Management and Mitigation

4.4.15 Adverse impacts can arise from day-to-day construction activities or from individual instances resulting from poor operation practices or management. However, most potentially adverse impacts can be reduced or offset through the implementation of effective management controls. The following paragraphs provide an overview of those management controls proposed to be implemented in respect of the proposed Development in order to minimise its potential environmental impact during the demolition and construction phases.

4.4.16 Detailed assessments of the likely significant effects during the demolition and construction phase are set out in the respective technical chapters of the ES

Code of Construction Practice

4.4.17 All construction activities as described above will be governed by a Code of Construction Practice (CoCP). As part of this Outline Planning Application, at Tier 1, an Outline CoCP has been prepared and is provided as ES Appendix 4.17. This

Outline CoCP sets out the principles of demolition and construction phase mitigation which needs to be secured. At Tier 3, for each reserved matters application, for a specific phase, a Detailed CoCP will be prepared by the Principal Contractor. The Detailed CoCP will elaborate on the principles set out in the Outline CoCP to tailor for the phase coming forward and cognisant of any additional information which has come forward over the intervening time period. The Detailed CoCP will also take into account any legislation, guidance or best practice which has come forward over the intervening time period from this Outline CoCP. This will be imposed by contract or other legal agreement with those parties as well as being enforceable by F&HDC under a condition anticipated on the outline planning permission being sought.

4.4.18 The purpose of the CoCP is to identify potential adverse environmental issues, to specify measurable limits and targets, and to detail the mitigation measures to be undertaken and the management tools and procedures required. The CoCP will therefore provide an operational manual detailing the management, monitoring, auditing and training procedures to be followed during the works to ensure compliance with relevant legislation. It would also set out the specific roles and responsibilities of the Contractors and wider project team personnel. The CoCP typically includes the following, the Outline CoCP (ES Appendix 4.17) sets out the framework for these requirements:

- Available details regarding the phasing of the works;
- Details of the works to be undertaken highlighting any operations likely to result in adverse environmental impacts, with an indication of the specific detailed mitigation measures to be employed;
- Prohibited or restricted operations;
- A framework for compliance with relevant legislation and guidance;
- Details of plant to be used;
- Details of proposed routes for Heavy Goods Vehicles (HGVs) travelling to and from the site;
- Roles and responsibilities of key staff including training of staff, liaison with stakeholders and management of enquiries and complaints;
- Details of emergency procedures to be implemented on the site;
- Details of general site management practices, including working hours, hoarding, access, lighting, site facilities, energy and water use, waste, materials procurement and storage;
- Details of environmental management and control procedures, covering ecology, traffic and access, noise and vibration, dust, archaeology, contamination, hazardous materials, drainage and pollution control;
- Requirements for auditing, monitoring and record-keeping;
- Mechanisms for third parties to register complaints and the procedures for responding to complaints; and
- Provisions for reporting, public liaison and prior notification, especially where dispensations would be required.

4.4.19 All proposed mitigation measures relating to the demolition and construction phases, suitable for inclusion in the CoCP, and identified in the technical chapters of this ES have been included within the Outline CoCP. Such CoCP measures have been assumed to be in place prior to the assessment of construction impacts for each topic assessment.

4.5 References

Reference	Title
Ref. 4.1	Natural England (November 2020) Advice on Nutrient Neutrality for New Development in the Stour Catchment in Relation to Stodmarsh Designated Sites - For Local Planning Authorities. https://www.ashford.gov.uk/media/l3dgnfyu/stodmarsh-nutrient-neutral-methodology-november-2020.pdf [Accessed 14 March 2022)
Ref. 4.2	Panks, S., White, N., Newsome, A., Potter, J., Heydon, M., Mayhew, E., Alvarez, M., Russell, T., Scott, S.J., Heaver, M., Scot, S.H., Treweek, J., Butcher, B., Stone, D. (2021a). Biodiversity metric 3.0: Auditing and accounting for biodiversity – User Guide. Natural England.
Ref. 4.3	BSI Standards Publication BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations
Ref. 4.4	Natural England https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1003173.pdf

Arcadis UK

80Fen

80 Fenchurch Street

London

T: +44 (0) 20 7812 2000

arcadis.com