OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

DOCUMENTS SUBMITTED IN SUPPORT

OP9 **– SUSTAINABILITY STATEMENT**

www.otterpoolpark.org

March 2022

OTTERPOOL PARK

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APPLICATION CONTENTS

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OP5	**Environmental Statement which assesses the impact of the proposed development on the following topics:**
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Chapter 4	The Site and Proposed Development
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Please refer to ES Contents page which provides a full list of ES Appendices

Documents submitted for approval

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Documents submitted in support

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Otterpool Park
Sustainability Statement

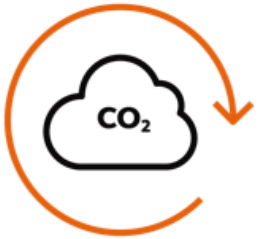
Aim of this document

This Sustainability Statement (the ‘Statement’, hereafter) sets out commitments to ensure that the Otterpool Park’s sustainability vision is achieved. This is an integrated vision that links energy, water, transport, infrastructure, resources, waste, biodiversity, and place-making with the local aspects of community, culture, and economy. This is enforced through accredited assessment methodologies such as BREEAM, that help gauge and implement key sustainability indicators throughout the masterplan.

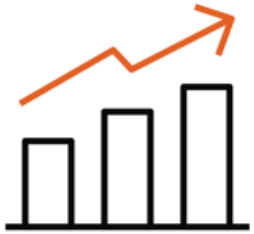
This Statement is structured as follows:

- Section 1 – defines the sustainability objectives of Otterpool Park;
- Section 2 – sets out Otterpool Park’s key deliverables;
- Section 3 – confirms relevant policies;
- Section 4 – sets out sustainability commitments to ensure Otterpool Park’s sustainability vision is achieved; and
- Section 5 – concludes that Otterpool Park will be a sustainable development and is following a path to a zero carbon future.

1. Sustainability Objectives



45% Carbon Reduction on current Building Regulations towards a Zero Carbon Future



9,000 new employment opportunities through new business infrastructure and spaces

85% Construction waste diversion from landfill through reuse and recycling

30% Less Car Use through Sustainable Transport modes

Creating healthy environments, 15 minute neighbourhoods

Placemaking
22% affordable Homes
50% of the site as open space

Achieving 110 litres/person/day water consumption.
Achieving water nutrient neutrality

20% biodiversity net gain through protection, mitigation and enhancement

2. Key Deliverables

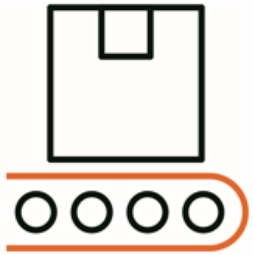
The proposed Development will provide up to 8,500 new homes to meet the need for housing in the Kent area together with mixed-use development that will support 87,500 sqm of new employment spaces. By creating 15-minute neighbourhoods, minimising travel distances and integrating with open and green spaces it will ensure that good standards of place-making and public realm are achieved, which will encourage a culture of sustainability in people's lifestyles.

Up to 8,500 new homes

Up to 29,000 sqm of mixed retail and related uses

Landscape-led Masterplan

New mobility hubs



Up to 87,500 sqm of employment space

Up to 67,000 sqm Education and community space

3. Policy Review

The key policies and guidelines used to frame, define, and support the objectives of this Sustainability Statement are briefly summarised below. Compliance with the relevant planning policies is demonstrated within the Planning and Delivery Statement submitted in support of the planning application for Otterpool Park.

National Policy

- National Planning Policy Framework (NPPF) (Department for Communities and Local Government, 2021)
- A Green Future: Our 25 Year Plan to Improve the Environment (Department for Environment Food & Rural Affairs, 2018)

Regional Policy

- Kent Environment Strategy 2016 (KES) (Kent County Council, 2016)
- Kent Design Guide 2008

Local Policy

- Core Strategy Review (Folkestone & Hythe District Council, 2022)
- Carbon Action Plan (Folkestone & Hythe District Council, 2021)
- Places and Policies Local Plan (Folkestone and Hythe District Council, 2020)

4. Sustainability Commitments

4.1. Energy and Climate

Objective	Commitments
Be Lean: use less energy and manage demand during construction and operation - Reduce energy consumption and lower occupier energy bills.	Commit to an initial minimum 45% carbon reduction on current Building Regulations (2013) which exceeds the 31% carbon emission reduction for buildings outlined in the interim Future Homes Standards. This will provide a foundation for the rollout of the Future Homes Standard (2025), where an improvement of 75-80% is expected to be required, compared to current Building Regulations This will set the proposed Development on the path to **zero carbon** in the future.
Be Clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly – Utilise low carbon energy solutions.	Fabric First approach including meeting or exceeding on Fabric Energy Efficiency Standards against the current Building Regulations at the time of the planning application
Be Green: maximise opportunities for renewable energy by generating producing, storing, and using renewable energy on-site – moving away from fossil fuels and ensuring affordability.	Mitigation measures embedded within the design to reduce GHG emissions (including low carbon materials) and vulnerability to climate – such as overheating assessments for buildings in changing climate, consideration towards building orientation and solar gains. All domestic buildings to have low carbon electric heating (e.g. Air Source Heat Pumps). Where feasible all buildings to include solar PV.
Be Smart: Opportunities should be sought for new and emerging technologies and smart technologies	Homes are to be equipped with technology for data analysis and monitoring of energy, and water. Take account of fuel poverty and energy prices in determining the Energy Strategy. Review and update the Energy Strategy at relevant stages of the planning process. Be aware of future electrical capacity issues associated with increase electric car charging. Zero gas for residential developments. Explore SMART grid technology. Explore potential to use heat from sewers or from the on-site Water Treatment Works.
Assess whole life carbon	Requirement to undertake whole life carbon assessment for non-domestic buildings.

4.2. Local Economy

Objectives	Commitments
Provision of schools and access to onward education and training.	Provide an appropriate number of schools (primary and secondary) and entry forms with excellent buildings and facilities to promote active learning, built to BREEAM Excellent rating. Schools within easy walking distances of homes; along safe walking and cycling routes and served by buses. Create local apprentice schemes relative to predicted build out. Provide town centre uses, including flexible office space. Provide high speed broadband. Develop SMART cities technology. Include SMART metering. Provide Electric Vehicle (EV) infrastructure.
Provision of designated space for employment.	
Provision for next generation IT infrastructure and technology platforms to help business and residents prosper.	

4.3. Material and Waste

Objectives	Commitments
Construction – Design out waste and minimise waste to landfill	85% of construction waste will be diverted from landfill through recycling and reusing on site, following waste hierarchy and Waste & Resources Action Plan (WRAP) best practice.
Operational – Maximise recycling levels and landfill avoidance.	Specify reusable / recyclable and materials with high recycled content. Develop a Code of Construction Practice for managing and monitoring construction activities.
Materials – Minimise the use of natural resources and minimise embodied carbon of materials.	Provision of adequate internal and external segregation and storage of waste to maximise recycling and avoidance to landfill. Design in suitable reuse/recycling centres and home recycling collect/bin storage. Maximise the use of sustainable materials in construction. Utilise construction materials with low embodied carbon. Work with FHDC to help deliver a range of education, training and awareness initiatives to promote better understanding of waste prevention and recycling services and help facilitate positive behaviour change

4.4. Transport Solutions

Objectives	Commitments
Reduce the need to travel by private car.	Encourage a step change in mode shift from private car by promoting walking, cycling and public transport use (with the objective of reducing driver mode share by up to 30%). Provide local services, education and employment accessible by walking, cycling and public transport. Promote walking and cycling – through the creation of a network of safe and convenient routes and ensure all key social infrastructure buildings (schools etc.) are within easy walking distances. Provide for public transport, including appropriate bus routes and frequencies.
Provide attractive, economic and safe alternative forms of transport.	
Mitigate impact to surrounding highway network.	Explore opportunities for electric vehicles and integrate electric charging into the design (and be aware of future electrical capacity issues and future emerging technologies). Restrict points of vehicular access to existing roads and communities Design junctions such that they operate within capacity (or at least mitigate impact). Majority of homes to be within 400m of a bus stop.

4.5. Creating Healthy Environments

Objectives	Commitments
Provision of health and welfare services	Provide space and facilities for a range of formal and informal recreation, sports and play activities. Provision of healthcare services including GP surgery, pharmacy, dentist and optician. 15-minute neighbourhoods
Provision of space and facilities for recreation and fitness	NOx, particulate and VOC levels do not exceed those stated in BREEAM 2018 for excellent rating where applicable. Background noise levels are not raised by more than 5dB compared to the pre-developed site.
Reduce sources of pollution	External lighting is designed in accordance with the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, to reduce night-time light pollution. External lighting is designed in accordance BS 5489-1:2013 for the design of road lighting and BS EN 12464-2:20144 for outdoor lighting of workplaces. Watercourse pollution protection measures are installed in areas of high risk.

4.6. Placemaking

Objectives	Commitments
Provide space that promotes social interaction	Provide approximately 50% of the site as open space to promote health and wellbeing. Provide space for formal and informal community use. Provide allotments, community and private gardens that enable local food production.
Provide for a mixed and balanced community. Seek to integrate with neighbouring communities	Provide space and a mechanism to enable farmers markets, festival and celebrations to be held. Provide appropriate proportion of private, mixed tenure, rented and affordable homes. Deliver 22% affordable housing. Ensure no differentiation in the design of differing housing tenures and their integration across the site, provided services and facilities that can be accessed by surrounding communities.
Provision of appropriate social infrastructure	Provide appropriate schools, nursery, pre-schools, health care, GP surgery, pharmacy, recreation, community facilities and essential shops. Conveniently locate community and social infrastructure facilities along safe walking and cycling routes and served by buses and trains.
Promote a sense of sustainable identity	Embed a sense of sustainable identity and understanding of collective responsibility towards the shared environment.
Respect and enhance the historic environment within the design.	Minimise construction impact to natural and cultural features. Retain, enhance and celebrate historic and culturally significant buildings and features where possible through phase specific masterplan and codes. Retain historic landscape features where possible; including watercourses which define the landscape character. Improvement to public access and enjoyment of heritage assets; and creation of a Heritage Trail.

4.7. Water

Objectives	Commitments
Surface Water & Flood Risk: Meet minimum flood risk requirements. Ensure design incorporates adaptation to climate change.	All development at risk of flooding will be subject to a site-specific flood risk assessment (appropriate to the scale and type of development) in line with policy SS3 of the emerging CS Review. Drainage measures should ensure no flooding for the 1year to 100-year return period events including an allowance for climate change. Utilise Sustainable Drainage Systems (SuDS) and other infiltration techniques to ensure surface water run-off is no greater for the developed than compared to the predeveloped site. Incorporate low flow and flush fixtures and fittings. Consider the potential for specifying rainwater harvesting and exploring greywater recycling in higher density areas.
Water Resources: Minimise potable water use.	
Water Quality: Maintain and enhance water quality	Water Framework Directive (WFD) assessment undertaken to ensure no deterioration in water quality status relative to the river quality standards. Utilise SuDS to capture and treat surface water to improve water quality. Utilise wetland features to improve ecological status of waters. Water consumption to be limited to 110 litres/person/day Utilise wetland features to improve ecological status of waters Ensure nutrient neutrality is achieved for all foul and surface water discharges. Prevent water and ground water pollution in accordance with best practice.

4.8. Biodiversity

Objectives	Commitments
Protect and enhance habitat; provide green corridors that link spaces across the site and promote healthy lifestyles.	Retain, protect, and enhance existing habitats where possible. Use landscape and green infrastructure as one of the key design principles to inform layout. Provision of approximately 50% open space across the outline planning application site. Provision of approximately 20% Biodiversity Net Gain across the outline planning application site. Develop a biodiversity action plan. Retain existing green spaces and create new Green Infrastructure. Integrate green infrastructure strategy with water management to create green and blue corridors.
Protect, minimise, and mitigate impact to the environment.	Create a place where landscape is integral to the form and structure of the proposed Development; and which provides a place for people to enjoy and relax. Minimise environmental impact to Green Infrastructure via air, noise, vibration, light, soil and water. Remediate sources of contamination.

5. Conclusion

5.1.1 This Sustainability Statement demonstrates that the proposed development will deliver low carbon, sustainable and innovative buildings and infrastructure which will provide significant economic, environmental and social benefits.

5.1.2 The planning framework for the proposed Development consists of the National Planning Policy Framework (2021), the Folkestone & Hythe District Council Places and Policies Local Plan (2020), and the Folkestone and Hythe District Council Core Strategy Review (2022).

5.1.3 Otterpool Park's landscape-led masterplan is key to achieving environmental and social sustainability as well as designing a low carbon development that is accessible to people with different needs and on different incomes. BREEAM Excellent rating is targeted for the non-residential buildings to advise and quantify the objectives and commitments set within this Statement. This Statement should be regularly reviewed to ensure it is cognisant of evolving policy and technology and it should be monitored to ensure that sustainability commitments are implemented at the necessary stages.

5.1.4 This Sustainability Statement will be a working document that will inform the construction and development of Otterpool Park.

About Arcadis

Arcadis is the leading global Design & Consultancy firm for natural and built assets. Applying our deep market sector insights and collective design, consultancy, engineering, project, and management services we work in partnership with our clients to deliver exceptional and sustainable outcomes throughout the lifecycle of their natural and built assets. We are 27,000 people, active in over 70 countries that generate €3.3 billion in revenues. We support UN-Habitat with knowledge and expertise to improve the quality of life in rapidly growing cities around the world.

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