

Our ref: Q80641
Your ref: Y19/0257/ FH
Email: poppy.carmody-morgan@quod.com
Date: 31 August 2022



James Farrar
Planning Department
Folkestone & Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Dear James,

Town and Country Planning Act 1990 (as amended)

Otterpool Park - Amended outline planning application submitted on behalf of Otterpool Park LLP (Y19/0257/ FH)

An application for outline planning permission for the Otterpool Park new garden settlement was originally submitted in February 2019 (planning application reference no. Y19/0257/ FH). Following submission of the outline planning application (OPA) a number of consultation comments have been received from statutory consultees and the public. Amendments to the OPA were submitted 30 March 2022 to address the comments received on the original submission and to assist with the delivery of the development across the long term. Since then, we have received further consultation comments. We wish to now submit the following in response:

- Updated Application Form with revised description of development (removal of proposed change of use of identified existing buildings). This replaces the version dated March 2022.
- Updated Environmental Statement Non-technical summary (Ref OP4) to address comments raised by the LPA Temple Review. This replaces the version dated March 2022.
- Updated Development Specification (Ref OP5 Appendix 4.1) to address comments raised by the LPA and Historic England. This replaces the version dated March 2022.
- Updated Strategic Design Principles (Ref OP5 Appendix 4.3) to address comments raised by the LPA and Historic England. This replaces the version dated March 2022.
- Updated Heritage Strategy (Ref OP5 Appendix 4.12) to address comments raised by Historic England, KCC and the LPA. This replaces the version dated March 2022.
- Updated Westenhanger Castle CMP (Ref OP5 Appendix 4.12) to address comments raised by Historic England, KCC and the LPA. This replaces the version dated March 2022.



- Updated Green Infrastructure Strategy (Ref OP5 Appendix 4.11) to address comments received. This replaces the version dated March 2022.
- Updated Design and Access Statement (Ref OP5 Appendix 4.16) to include reference to the alternative parameter plans. This replaces the version dated March 2022.
- Updated Energy Strategy (Ref OP5 Appendix 4.9) to address comments received from the LPA. This replaces the version dated March 2022.
- Updated Biodiversity Action Plan (BAP) (Ref OP5 Appendix 7.20) in response to consultation comments received. This replaces the version dated March 2022.
- Nutrient budget analysis report as a result of new guidance from Natural England.
- Updated Commitments Register (Ref OP5 Appendix 2.6) to reflect updates made to other updated application documents submitted. This replaces the version dated March 2022.

Although there have been updates to application documents, including those for approval it is considered that these updates do not affect the outcomes of the Environmental Statement and the assessment of significant effects would not be changed. The updates to the application documents provide further clarity on embedded design and mitigation but do not change the principles as assessed in the ES.

- Responses to the following consultation comments received:
 - Kent County Council
 - Historic England
 - Natural England
 - Environment Agency
 - National Highways
 - LPA Temple Interim Review Report regarding the Environmental Statement
 - LPA Green and Blue Infrastructure
 - LPA Heritage
 - LPA Energy
 - LPA Housing
 - LPA Employment
 - LPA Contaminated Land
 - Kent Downs AONB Unit
 - Affinity Water
 - Southern Water
 - Aldington and Bonnington Parish Council
 - The British Horse Society

- Errata corrected:
 - Updated illustrative masterplan (OPM(P)1015_ZZ to replace OPM(P)1015_YY) within application document Ref OP5 Appendix 4.5 and 4.6. This has been updated solely to correct footpath alignments outside the application site boundary. As the updates make no impact to the illustrative design of the application site, where the illustrative masterplan appears in other application documents those documents have not also been updated. An updated document list is provided as an appendix to this covering letter for completeness.
 - The draft watermark on the User Centric Travel document (Doc Ref OP12) has been removed. This is to ensure it is clear that the submitted version is final.
 - Figure 12.63 in the LVIA (Ref OP5 Appendix 12.3) is not shown correctly in the version submitted version 31 March (it duplicated Figure 12.66 (view point 6) rather than showing view point 5) – this has now been corrected.
 - Figure 4 in the Targeted Species Mitigation document (Ref OP5 ES Appendix 7.18) has been updated to remove an incorrect reference to a dark corridor to the west of Otterpool Manor and to the north of the A20 for consistency with the Green Infrastructure Strategy.

Application proposals

The revised description of development now reads:

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.

For development at:

Land bounded by; the M20 and Channel Tunnel Railway Link (CTRL) to the north; the A20/Stone Street and Sandling Park to the east; Harringe Lane to the west, and; Aldington Road to the south.



If you have any queries regarding the enclosed, please do not hesitate to contact me.

Yours sincerely,



Poppy Carmody-Morgan
Associate Director

Document 1: Plans

Plan Number	Plan Title	Scale
Plans submitted for approval		
Site Boundary and Parameter Plans (OP5 Appendix 4.2)		
OPM(P)101_W 22-02-22	Red line application boundary	1:10,000 @ A1
OPM(P)4001_YY	Parameter Plan – Development and Movement Corridors	1:7500 @ A1
OPM(P)4002_YY	Parameter Plan – Open Space and Vegetation	1:7500 @ A1
OPM(P)4003_YY	Parameter Plan – Heights	1:7500 @ A1
Alternative Parameter Plans (with permitted waste facility in situ) (OP5 Appendix 2.8)		
OPM(P)5001_WW	Parameter Plan – Development and Movement Corridors	1:7500 @ A1
OPM(P)5002_WW	Parameter Plan – Open Space and Vegetation	1:7500 @ A1
OPM(P)5003_WW	Parameter Plan – Heights	1:7500 @ A1
Plans submitted in support		
Illustrative plans submitted (OP5 Appendix 4.5)		
OPM(P)1001_YY_12-03-22	Illustrative Masterplan Existing context	1:7500 @ A1
OPM(P)1004_YY_12-03-22	Masterplan Existing context	1:10,000 @ A1
OPM(P)1007_YY_12-03-22	Existing trees & veg retained & removed	1:7500 @ A1
OPM(P)1008_YY_12-03-22	Illustrative Masterplan GI & Open Space	1:7500 @ A1
OPM(P)1009_YY_12-03-22	Illustrative Masterplan Suds and Drainage	1:7500 @ A1
OPM(P)1010_YY_12-03-22	Illustrative Masterplan Movement & Access	1:7500 @ A1
OPM(P)1012_YY_12-03-22	Illustrative Masterplan Density	1:7500 @ A1
OPM(P)1013_YY_12-03-22	Illustrative Masterplan Heights	1:7500 @ A1
OPM(P)1015_ZZ_30-06-22	Illustrative Masterplan Land Use	1:7500 @ A1
OPM(P)1018_YY_12-03-22	Existing buildings demolished & retained	1:7500 @ A1
OPM(P)1030_YY_12-03-22	Illustrative Masterplan Walking distances	1:7500 @ A1
OPM(P)102_E_02-11-19	Framework Masterplan Boundary	1:10,000 @ A1
OPM(P)3016_YY_12-03-22	Framework Masterplan land use	1:7500 @ A1
OPM(P)3018_YY_12-03-22	FM buildings demolished & retained	1:7500 @ A1
OPM(P)3030_YY_12-03-22	Framework Masterplan walking distances	1:7500 @ A1
OPM(P)5008_WW_18-03-22	Illustrative Masterplan GI & Open Space	1:7500 @ A1
OPM(P)5009_WW_18-03-22	Illustrative Masterplan Suds and Drainage	1:7500 @ A1
OPM(P)5010_WW_18-03-22	Illustrative Masterplan Movement & Access	1:7500 @ A1
OPM(P)5012_WW_18-03-22	Illustrative Masterplan Density	1:7500 @ A1
OPM(P)5013_WW_18-03-22	Illustrative Masterplan Heights	1:7500 @ A1
OPM(P)5015_WW_18-03-22	Illustrative Masterplan Land Use	1:7500 @ A1
OPM(P)5030_WW_18-03-22	Illustrative Masterplan Walking distances	1:7500 @ A1
Indicative Phasing Plan (OP5 Appendix 4.6)		
OPM(P)4004_YY	Indicative Phases	1:7500 @ A1