



# Agenda

Meeting: **Cabinet**  
Date: **18 October 2017**  
Time: **5.00 pm**  
Place: **Council Chamber - Civic Centre Folkestone**

To: **All members of the Cabinet**

All Councillors for information

The cabinet will consider the matters listed below on the date and at the time and place shown above. The meeting will be open to the press and public.

6. **A Charter for Otterpool Park (Pages 3 - 20)**

This report presents, for consideration by Cabinet, a draft Charter for Otterpool Park.

The Charter builds on the seventeen sustainability principles set out in the Expression of Interest submitted to Government in June 2016.

It provides guidance on how the new garden town should be planned, built out and delivered so as to create the foundations of a truly sustainable high quality new community.

“A Charter for Otterpool Park – Consultation Draft” is attached as Appendix A to this agenda.

The Charter has been prepared as a corporate document and is without prejudice to any future decisions the Council might take in its capacity as Local Planning Authority or landowner.

\*Explanations as to different levels of interest

**Queries about the agenda? Need a different format?**

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## Cabinet - 18 October 2017

(a) A member with a disclosable pecuniary interest (DPI) must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares a DPI in relation to any item must leave the meeting for that item (unless a relevant dispensation has been granted).

(b) A member with an other significant interest (OSI) under the local code of conduct relating to items on this agenda must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares an OSI in relation to any item will need to remove him/herself to the public gallery before the debate and not vote on that item (unless a relevant dispensation has been granted). However, prior to leaving, the member may address the meeting in the same way that a member of the public may do so.

(c) Members may make voluntary announcements of other interests which are not required to be disclosed under (a) and (b). These are announcements made for transparency reasons alone, such as:

- membership of outside bodies that have made representations on agenda items, or
- where a member knows a person involved, but does not have a close association with that person, or
- where an item would affect the well-being of a member, relative, close associate, employer, etc. but not his/her financial position.

Voluntary announcements do not prevent the member from participating or voting on the relevant item

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

Page	Subject	Stakeholder	Stakeholder Comment	Recommendation
1	Front Cover	Collaboration Board	The document should be called “A Vision for Otterpool Park” which has less policy making connotations than the expression “Charter”. A Vision document with objectives would be more flexible and aspirational.	While this is a suitable alternative document title if Cabinet are so minded, on balance it is considered that the document remains a charter given the broad range of issues it covers.  Also the Collaboration Board are also proposing to prepare a landowner led vision which potentially could cause confusion.
2	Forward /General	Collaboration Board	Amend the Foreword to make clear the document is not emerging planning policy.	That this change is made.
		Otterpool Park Place Panel Representative	The Charter is an important document with the potential to be a powerful tool to guide the future development of Otterpool Park. The vision could be strengthened with ambitious commitments on matters such as drought and water management, landscape and biodiversity and anticipate the way we live in the late 2030s, including the effects of climate change. A champion could be responsible for the delivery of the project to the vision.	The document can be reviewed as the evidence base builds and it might be appropriate as work progresses to include specific targets either in planning policy or an update of the Charter.
		Kent County Council	The feedback from various teams has been positive subject to detailed comments. How does the Charter define its measures of success, such as “high levels of public health”?	Noted.  The Charter sets out important aspirations but additional work with partners outside the scope of the Charter will need to establish in more detail what success looks like.
		Natural England	The Charter includes sound and noble	Noted.

			sustainability principles. Pleased to see emphasis on ecological value and native planting; access and recreation; sustainable use of water and energy; and also benefits for health and wellbeing of the community.	
		Kent Downs AONB Unit	<p>The charter does not promote a “landscape led” approach that ensures the AONB is conserved and enhanced in-line with national and local policy. The starting point should be that the quantum, location, massing and height parameters should respond to impacts on the AONB as a starting point rather than housing need and housing numbers.</p> <p>The AONB should be given its correct title “Kent Downs AONB”</p>	<p>That a reference to the importance of the relationship of the new garden town to the Kent Downs AONB be added to the Foreword. However, the setting of the AONB is one of a number of important issues that need to be considered. Masterplanning will be influenced by a range of important factors including landscape, topography, ecology, legibility/wayfinding, heritage constraints and drainage.</p> <p>The document should also be amended to give the AONB its correct title.</p>
3	Wheel Diagram			
4	Green and Blue Assets	Collaboration Board	Landscape strategy requires a clear net bio-diversity gain whereas current planning policy is to minimise impact and provide net gains where possible.	<p>This is not a planning document and this aspiration will be expected by other stakeholders as integral to a garden settlement.</p> <p>No change to text.</p>
		Cllr Carey	Please add ‘bridleways’ under iii and refer to existing ancient woodlands and plans to supplement them with further tree planting	That these revisions be made.
		Natural England	Point iii, “native” species should be included for street trees – there are plenty of native species which are not high in maintenance but yet	That these suggestions be incorporated in the text.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

			brilliant sources of pollen and fruit. Point viii could be rephrased to include the enjoyment of the AONB and wider landscape, as this is a great opportunity of Otterpool Park.	
		Environment Agency	It will not only be the landscape strategy but also the site drainage strategy and Green Infrastructure Strategy that will deliver a net biodiversity gain. “Urban” was dropped from the description of <u>Sustainable Drainage Systems</u> (SuDS). There should also be reference to the long term management of the SuDS to ensure they function as they should.	That these changes be made to point vii and xi of the text.
		Kent County Council	Point ii - a new signature country park should also aspire to provide high quality habitats to provide net gains for ecology as well as providing recreation.	That this revision be made.
		Kent County Council	Point vii – include an aspiration to create both green and blue ecological corridors throughout the site to provide ecological connectivity.	That this revision be made.
		Kent County Council	Point viii – include reference to the nearby ancient woodlands, Local Wildlife Sites and sensitive ecological features (i.e. ponds, flower meadows, woodlands).	That this reference be included.
		Kent Downs AONB Unit	Views are important both in and out of the AONB. At point iv the positioning and orientation of streets, street trees and architectural features should provide screening of the development from the AONB. In point v structured landscape should be included at an early stage across all land uses. At point vi the proposed design code is supported based on local character areas that distinguishes	The text be amended to include these points.

			between different uses and neighbourhoods.	
		Doug Brookes	Passing mention is made to water collection, cleaning and re-use. Affinity Water has stated that the lack of water in the area requires an investment of over £250 million. How will this be addressed and paid for? The charter is far too generic and not believable as a viable strategy.	The Council are preparing a Water Cycle Study that will inform planning policy.  An addition should be made to the text to stress the importance of water conservation and investment in new water infrastructure.
5	Landscape Character	Overview and Scrutiny Committee	Providing bridleways and a running track should be included to help promote not only exercise but a healthy lifestyle.	This this point is included in the document.
		Cllr Carey	Point vii - with our climate a covered market might be more useful for festivals and performances. Point x could include flexibility to do something stunning like an avenue of cherry trees alternating winter and spring flowering types. Other planting schemes might benefit from some non native types.	The opportunity for an outdoor market is referred to on page 20. Reference to this being potentially covered can be made.  Amend point x to reflect the suggestion made.
		Shepway/Parish Council's Joint Committee	Open spaces should be protected by Village Green status.	This would be a future decision once the open spaces have been provided. No change to text.
		Historic England	Reference to the historic dimension of landscape character is an omission. There should be an emphasis on the current character of the place and its surrounds to inform future decisions about how best to make a new settlement an organic progression	Reference to the importance of understanding the historic character and grain of the area in the masterplanning work be added to the text.
		Natural England	Include reference to the geological value of the Otterpool Quarry SSSI, and in point ix enhancement of native species populations.	That these points are included in the text.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

		Kent Downs AONB Unit	Support reference to woodland block planting but disingenuous to say this will enhance views to and from the AONB. Diversity of species should include planting resistant to disease and climate change.	No change to text regarding woodland planting but add reference to use of species with resistance to disease and climate change.
		Mrs Reeves	Development should be on a much smaller scale, on brownfield sites, reducing the need to build on much needed farmland and green fields.	No change to text.
6	New Technologies	Shepway/Parish Council's Joint Committee	It is not clear if a new household waste plant will be needed and if so where it will be located?	Further work is required with KCC who are the waste authority. No change to text that says future targets will be set for recycling and landfill waste.
		Shepway/Parish Council's Joint Committee	Reference in point ii should be to a "local" heating network not a "district" heating network.	Recommend change to 'site-wide heat and power network'.
		Kent County Council	Concern the energy strategy could include commitments that increase the cost of providing community buildings, including schools.	This point is noted but at this stage no targets are set. The commitment to an energy strategy is expected for a sustainable new garden town.
		Otterpool Park Place Panel Representative	A clear commitment to low or zero carbon development will be needed.	The Foreword page of the document commits to achieving a low carbon, low waste and low water usage environment but at this stage more evidence based work is needed to identify the right balance of targets. Page 6 sets out a range of technology initiatives that will reduce carbon.  No change be made to the text but this issue will need to be addressed in planning policy.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

		Otterpool Park Place Panel Representative	Standing the test of time by anticipating the way society, technology and the future use of cars will change.	That an additional reference be made in the document to anticipate future changes and advances in technology.
		Kent Downs AONB Unit	Concern that district heating network having potential to be harmful to the AONB	No change to text.
7	Walking and Cycling	Shepway/Parish Council's Joint Committee	Concern that adequate parking is provided. Underground parking could be an option in some locations.	A parking strategy will be produced that recognises the reality of car ownership. However the document also says that the street should not become dominated by parked cars at the expense of local amenity, walking, cycling, public transport and future forms of movement. Add reference to the scope for underground parking in some locations.
		Kent Downs AONB Unit	Enhancements to existing rights of way should be included, the correct title which is North Downs Way, include electronic cycle charging points, support sustainable travel packs that should be output driven and requirements changed from "should to "will".	That these suggestions be incorporated in the text.
8	Promote a healthy environment	Overview and Scrutiny Committee	Support provision of state-of-the-art medical centre drawing on exemplars elsewhere.	Add reference to drawing on exemplars elsewhere.
		Cllr Carey	Point iv - 'interactive public art' like the fountain at Folkestone would be welcome, but not dated and out of place public art (examples given). Point ix - supports the Whitstable Medical centre model.	Points noted
		Shepway/Parish Council's Joint Committee	Concern about air quality particularly if lorry area constructed nearby.	Point x already states that "challenging air quality standards will be met". No change to text required.



Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

		Kent County Council	Point ii - there will be a need for on-site care for a range of age groups.	Noted but no change to document required.
		Otterpool Park Place Panel Representative	Changing demographics and design for an ageing population should be addressed e.g. dementia friendly places.	An additional point should be added to the text regarding designing for dementia friendly places.
		Environment Agency	The document needs to include reference to groundwater protection and remediation of contaminated land.	That this reference be included on this page.
		Kent Downs AONB Unit	The proposal should support the Kent Downs Management Plan on Dark Skies (SD7) to ensure lighting is minimised carefully designed and uses the best technology.	That a reference to minimising the use and impact of lighting be added to the text.
		Mrs Reeves	The local hospital already feels at breaking point and that's without Chilmington Green and additional housing being built in Ashford. A walk in service will not significantly reduce the pressure on our local hospital.	The Council will continue to work closely with the local Clinical Commission Groups and the Health and Well Being Board. No change to text required.
		Doug Brookes	Ashford Hospital will be overwhelmed and the proposed health centre will not be able to cope with 40,000 people.	See above. No change to text required.
9	Phased New Homes	Kent County Council	Point vi - what evidence supports the 10% proportion of homes to be built to meet the needs of an aging population?	This aspiration responds to evidence that the Shepway demographic is of an ageing population. No change to text required.
		Natural England	Include a point on advanced planting and habitat creation so that this is in place in time for later phases, particularly for prominent locations visible from the Kent Downs AONB, and to avoid as far as possible temporary loss of biodiversity value when new construction phases begin.	That this point be added to the text.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

		Doug Brookes	No mention is made regarding affordable housing.	Point v on page 11 covers this point. No addition to text required.
		Kent Downs AONB Unit	Off-site construction cladding products should respond to existing local distinctiveness.	The text already refers to high quality design. No change to text required.
		Dr Pat Argar	Romney Marsh can't attract new doctors and Folkestone already has too many patients.	The Council will continue to work closely with the local Clinical Commission Groups and the Health and Well Being Board to address these issues. No change to text required.
10	Heritage Assets	Collaboration Board	The planning application will not currently include Westenhanger Castle as it is not owned by the applicant. The Charter should refer to Government planning policy on heritage.	Westenhanger Castle and other heritage assets can be enhanced without being included in the planning application, for example by the provision of strategic open space that improves their setting. No change to text.
		Otterpool Park Place Panel Representative	Arts and culture could be given greater emphasis in the Charter. While public art is referred to there is scope to go further in the way the town is designed to encourage interaction with people who live there. A community arts and cultural programme might also engage children and have greater long term impact than site specific public art.	There is no specific page in the Charter on arts and culture but this issue is addressed on the heritage section which has strong links to this subject.  Additional text be included that refers to opportunities that would arise from a future arts and cultural programme.
		Shepway/Parish Council's Joint Committee	The signature park was noted and the Committee commented that this should be provided by the developers.	No change to text required.
		Heritage England	Very supportive of the commitment to Westenhanger Castle being a focal point of Otterpool Park and the proposal for a great park. It considers it near essential that the historic southern approach route should be	That the document makes reference to the opportunity to recreate the historic southern approach to the castle.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

			reinstated.	
		Heritage England	The benefits to the Otterpool project from Westenhanger Castle will be maximised if it is appropriately integrated with the new settlement. There is a potential opportunity to purchase the castle.	Integration of the castle into the masterplanning of the settlement could have significant benefits but future ownership considerations go beyond the scope of this document.
		Heritage England	There are fascinating and important stories about Otterpool Park which can be used as themes to help inform decisions about the character of the new place.	A reference can be added that reflects this point.
		Heritage England	The heritage strategy referenced at point i should include an initial archaeological research strategy to guide archaeological endeavour and this should then be kept under active review.	That this point be added to the text.
		Kent County Council Heritage Conservation Team	The Team has provided some important background information for taking forward a proposed Otterpool Park Heritage Strategy. This will be important in guiding development of the new town and can draw on the district wide heritage strategy being prepared by the KCC team.	No changes required to Charter but that officers continue to discuss with the heritage team detailed issues relating to the proposed Otterpool Park Heritage Strategy and the district wide Heritage Strategy.
		Cllr Carey	10 vii - delete reference to public art as it's not part of heritage already in place and is something any new community should choose at a later stage.	This point is supported by other stakeholders and represents best practice. No change to text.
11	Quality Townscape with mix of housing types and tenures	Shepway/Parish Council's Joint Committee	Concern that affordable housing requirements will not be adhered to.	The document at point v notes that there will be a full mix of housing in accordance with the Council's Strategic Housing Market Assessment. No change to text required.

		Kent Downs AONB Unit	Agree that a density hierarchy should be set at an early stage and set by a Landscape and Visual Impact Assessment. For sites visible from the AONB densities should allow for trees that can establish large crowns. Other comments concern stipulating building heights, massing, colour of materials and design codes.	Some of these points are too detailed to include in the Charter but can be considered at the detailed planning stage. However include reference to a Landscape and Visual Impact Assessment and the potential for green north facing roofs on large buildings.
12	Capturing Land Value			
		Kent County Council	KCC wants to be a signatory of the section 106 agreement as consistent with para 13.6 of the planning performance agreement and it would be helpful to understand the method for land value capture.	Noted but these are detailed issues that extend beyond the scope of the Charter.
		Kent County Council (Education)	Point iii reference is made to the provision of a new primary school and possibly a new secondary school in phase one, but the draft Charter does not say what phase one comprises. There is a risk that expectations will become misaligned. Unless schools are fully funded, KCC will not be in a position to forward fund and deliver schools in advance of their actual need.	This is a valid point that can be carried forward in future discussions but the Charter is not the place to define the extent of phase one.
13	Self and Custom-build	Collaboration Board	The high target of 10% minimum and 20% aspiration for self-build and custom-build could impact on viability and deliverability.	Delete targets while retaining commitment to custom and self –build housing.
		Overview and Scrutiny Committee	Supportive of suggestion of local connection qualification with priority for people who live and work locally. Also supportive of financial test to prevent unfinished buildings	Point noted for future consideration but this requires a decision outside the scope of this document. No change to text.
		Cllr Carey	Supports local connection priority for self - build. Also give local priority to all tenures of	These are very interesting ideas that need to be considered but are outside

			housing. Suggests a selection of designs that can be used with a competition to design these and which could be pre-approved by Shepway planning so people could use them 'off the shelf'. Some mechanism for rescuing projects that get stalled needs to be in place so a botched or unfinished building does not spoil life for its neighbours. We should help local people get mortgages and may be able to use treasury strategy to help with this.	the scope of the Charter.
		Shepway/Parish Council's Joint Committee	The requirement for a local connection qualification to resist speculative building.	This requires a decision outside the scope of this document. No change to text.
		Otterpool Park Place Panel Representative	In order to foster self - build and custom build the design code for this type of development should be flexible as well as reflecting local character.	This point should be added to the text.
14	Local Food Growing	Cllr Carey	Hawking allotments is a good model but we should start with a small area and identify land that could be added if demand materialises.	That this point be added.
15	Establishing legal entity for long term Management	Kent Downs AONB Unit	A reference should be made to protecting landscape in private areas for the long-term.	This is a detailed issue that should be considered in the planning process, not the Charter. No change to text.
		Natural England	Very supportive of this section and suggest under point iv, a reference to ecological areas including the SSSI, which will be intrinsic elements of the overall green/ blue network.	That this bullet point be added.
		Cllr Carey	Not keen on the idea of a Community Trust. There should be a parish then town council subject to democratic control and able to precept. Any 'gifted' assets should go to this	The text at point vii refers to a Trust or new elected body. These decisions are outside the scope of the Charter.

			body but not all the financial benefits of the project should be taken by the new community and surrounding parishes. The whole district has contributed to this project and the benefits should be felt at district level.	
		Kent County Council	The principle of a suitable legal entity for long term management is welcomed but it will need to be underpinned by a viable business model. It may be an option for KCC to gift any capital costs and/ or physical assets to the Trust e.g. community space. If this option was pursued, the legal agreement would need to set out how organisations commissioned by KCC could retain access to this space at nil cost to delivery services for the community.	The point about a viable business model can be included in the document. The other points are too detailed for inclusion in the Charter although are noted.
		Kent County Council	Point vii should stipulate that it is a “key” objective of the Trust or new elected body to nurture community development.	That the word “key” be included.
		Kent County Council	Point iv – second to last bullet point - delete “urban” and amend SUDS to say “SuDS”. Green Infrastructure in general should be covered in this section.	Make these amendments to the text.
16	Opportunities for new employment space.	Overview and Scrutiny Committee	Commercial floor space needs to be an integral part of the new settlement to meet current shortage. Start-ups important judging from evidence elsewhere.	These points are already made in the document. No change to text required.
		Cllr Carey	Jobs will be created in the building of the town. We should aim to train young people in the necessary skills and make sure the builders train apprentices. A builders supplier on site would be useful for the self-builders and reduce lorry movements overall.	Comments noted. Add point to this page relating to construction jobs and training young people.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

			Offices can be included in the housing areas but noisier businesses need to be in own zone.	
		Shepway/Parish Council's Joint Committee	Concern that large out of town retail parks will be created.	There is no aspiration in the document for out of town retailing. No change to text required.
		Otterpool Park Place Panel Representative	Is the aim to attract a global business to the town or to foster small scale enterprise? What is the balance between home working, work in modern offices and commuting to work outside the area?	The document sees potential for a wide range of businesses in various markets supporting the new town. This strategy is alongside enhanced opportunities for home working and commuting by train.  No change to text.
		Kent Downs AONB Unit	Scale and roofs of commercial buildings, larger retail units and schools are likely to have greater impact on the AONB than residential buildings. The quantum and location of employment buildings should be determined through the Landscape and Visual Impact Assessment (LVIA). Important to fix the kind and scale of employment space.	Issues relating to the AONB, the need for an LVIA and the potential for green roofs on large buildings have been recognised in changes proposed elsewhere in the document.
17	Ultrafast IT Community	Overview and Scrutiny Committee	A need to plan for 5G. Superfast broadband should be all high fibre optic cable without a copper section between the road and the premises.	Add these points to the text.
18	Investment in Infrastructure	Collaboration Board	Reference should be made to the important role of Network Rail and the rail operator in delivering improvements to the station and rail services.	That this change is made.
		Kent County Council	Point iii suggests that all community buildings should be an inspired design and seek to meet zero carbon standards as exemplars. This may increase cost.	This point is noted but without further assessment it would be premature to include this aspiration at this stage. No change to text.

		Highways England	Refer to their role in managing the safe and efficient operation of the strategic highway network. More details will be needed as to how the new settlement interacts with the wider area, highway mitigation and the importance of duty to co-operate. Highway contributions are collected under section 278 not section 106. The Government's proposed changes to calculating housing land supply are referred to.	These points are noted and are relevant to the planning process.  However, none of these points requires amendments to be made to the document.
		Kent Downs AONB Unit	More emphasis should be placed on a non-car approach to travel. On-site waste recycling and energy generation are supported if conserving and enhancing the AONB. There is an opportunity for improving the gateways into the new town and removing detractors, in particular unsightly highway works. The feasibility study proposed undergrounding pylons and this should also be carried out where the AONB adjoins the site.	Most of these issues are dealt with elsewhere in the Charter.  The undergrounding of pylons and the replacement of unattractive street lighting in the highway outside the site may not be possible to achieve due to cost and control constraints. Therefore it is not appropriate for the Charter to make this commitment.
		Doug Brookes	The statement that "the capacity of Junction 11 shall be upgraded..." is vague and sounds non-viable to cope with a minimum of 20,000 additional vehicles from the 12,000 households. "Upgrading" the Junction would at best create a traffic black spot.	Work undertaken so far by transport consultants indicates that Junction 11 can be upgraded to meet the needs of the new settlement without causing traffic congestion. No change to text required.
		Doug Brookes	No mention is made regarding the A20 and M20 which are currently exceedingly busy traffic routes and how will local communities be affected by the almost certain requirement to upgrade the A20 to a dual carriageway?	These are technical issues that will need to be addressed through the planning process.
19	Neighbourhood Centres	Overview and Scrutiny	Primary schools need to be of a reasonable size to be self-sustaining. 2 –form entry is an	Point noted and will be discussed with KCC Education.



Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

		Committee	ideal size.	No change to text required.
		Dr Pat Argar	Will the designs have the integrity of Poundbury or be more prosaic? Wood cladding is inappropriate.	Point ii says that each neighbourhood centre shall have its own distinctive identity and that new buildings shall incorporate high quality design that creates a signature character. No change to text required.
		Dr Pat Argar	Where will secondary school pupils be taught before there are enough new houses to justify a secondary school?	This issue is subject to on-going discussion with KCC Education. Text to be added to refer to delivery of secondary school.
20	An Attractive Town Centre			
21	Other General Points	Doug Brookes	The draft charter should include a plan for the proposed development being self-sustaining in respect to emergency services and not call on the existing services that cannot cope with the existing demand.	Detailed discussions with emergency service providers will be necessary as the masterplanning of the new settlement progresses. No change to text required.
		Sue Miller	Strong objection to Otterpool Park, loss of farmland, lack of services, disruption.	Issues of principle that are beyond the remit of the Charter.
		Craig Drury	Strong objection to Otterpool Park, number of houses outweighs shortage, smaller sites on brownfield land instead. St Mary's Island good example of building on unused land.	Issues of principle that are beyond the remit of the Charter.
		Ian Draper	Strong objection to Otterpool Park due to loss of farmland, inadequate services and the Council's duplicity.	Issues of principle that are beyond the remit of the Charter.
		Dr Pat Argar	The development has not been endorsed by the local community.	Issues of principle that are beyond the remit of the Charter.
		Dr Pat Argar	The document wrongly takes credit for HS1.	This is not the case.

		New Romney Town Council	No comments at this stage.	Noted.
		Saltwood Parish Council	Whilst the draft charter makes impressive reading with the promise of an idealistic lifestyle for residents of not only Otterpool but the surrounding areas, we have doubts over the delivery of such a scheme in the short term. Phase 1 of the project must include provision for schooling, healthcare, recreational facilities and access to amenities. The knock on effect of this not being provided until later phases of the scheme will be a detriment to the surrounding villages and towns such as Saltwood and Hythe. Increases in traffic flow due to new residents accessing Hythe for schooling, healthcare and shopping requirements will impact on our residents severely. It will also put at capacity our healthcare and limited recreational facilities under more pressure.	Points noted. Reference will be made in the charter to providing community facilities at the earliest opportunity.
		Monks Horton Parish Meeting	Otterpool Park fails to meet many of the criteria required for garden towns. There has been inadequate public consultation. The site is squeezed in between existing villages and almost none is brownfield land. Three storey blocks will be totally out of character with the local setting and the AONB. It is a water shortage area and minimising water use will not solve the problem. A water desalination plant is totally unsuitable. The lorry area (or customs control area) raises issues regarding the capacity of J11. The area is poorly served	The Charter addresses all the high-level principles identified in the TCPA Garden Town principles. The detailed comments in respect of masterplanning, transport and infrastructure delivery will be dealt with through the next stage of design work and the subsequent planning application. That all these points be noted for future work.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

			by buses and a high speed service at Westenhanger will just encourage commuter parking and congestion. Local hospitals will be unable to cope and a new medical centre and other community facilities would need to be built at the outset. Shepway has a poor record attracting new businesses. The town centre would be in the area that is noisy, has the poorest air quality and is most likely to flood.	
		Guy Topham	Reference should be made to the implications for Port Lympne and how productive farm land will be managed. Lympne Airport is a heritage asset worthy of commemoration and Stutfall Castle is also a local heritage asset. There is an opportunity for a decent path to Shepway Cross. Planting needed around the industrial park. Varied roofscapes should have chimneys. Need to absorb noise. Space between Lympne and Otterpool should not be filled with allotments. Opportunity to convert Link Park to a high tech estate and good to see 10-20% of housing allocated to “oldies”.	That these points be noted for future work.
		Stephen Reeves	Strong objection to Otterpool Park on rural character, impact on roads and services. Brownfield sites should be developed and residents are being ignored.	Points noted.
		Martin Carden	Refers to inadequate infrastructure.	Points noted.
		Carole Abbott	Objects in principle to Otterpool Park. Refers to empty homes elsewhere, water shortages and questions what local benefit will come from revamping the station. Investment should be in existing assets not a new town.	Points noted.

Supplementary Report to Cabinet 18<sup>th</sup> October 2017  
A Charter for Otterpool Park – Stakeholder Comments

		Sean Newman	Objects in principle to Otterpool Park. Refers to opportunity to fill empty homes across Kent and develop brownfield sites. Fears it will be a dormitory town for commuters.	Points noted.
		Patricia Philip	Objects in principle to Otterpool Park.	Points noted.
		Mr & Mrs M Woolford	Updates on this proposal, apart from the monthly newsletter, have been sorely lacking.	Noted.
		Richard Tyrrell	Objects in principle to Otterpool Park.	Noted
		Neil P Walker	Raises issues concerning water supply, air quality and sustainable power generation leading to proposals returning for the biomass power station, insufficient references to the town having a garden character, lack of employment opportunities for local people and questions if there will be investment in affordable housing.	Noted.
		Janet Tritton	You can't plant a wood, no tarmac footpaths, public art is usually graffiti, Barrow Hill is part of Sellindge, by-pass needed for Sellindge and three-storey development is quite enough.	Noted.
		Paulette Driver	Objects in Principle to Otterpool Park.	Noted.
		Colin Abbott	Objects in Principle to Otterpool Park. Raises points set out above and says investment should be made in upgrading existing infrastructure.	Noted