

# Key amendments



OTTERPOOL PARK  
COUNTRYSIDE · CONNECTED · CREATIVE

We submitted an amended outline planning application on 31 March 2022.

The amendments have improved the flexibility and deliverability of the development. This will allow it to evolve to best suit local needs and keep pace with market changes over time.

Some ways that we have done this are by submitting the phasing plan as a supporting document rather than one for approval and amending our parameter plans.

The red line boundary has been amended, for example to include Westenhanger Castle and additional land in certain areas for things like highways junction works at Newingreen Junction.

Additional documents have been included, such as Strategic Design Principles, Spatial Vision, Green Infrastructure Strategy, Overarching Delivery Management Strategy, Heritage Strategy, Transport Strategy and Infrastructure Assessment.

Amendments also respond to the adopted site allocation and related policies of the Core Strategy Review and Places and Policies Local Plan.

The amended application responds to comments provided regarding the 2019 application. This includes:

- Additional work on a range of topics such as transport, water and heritage.
- A transport strategy that's focused on users and prioritises active travel and shared public transport use.
- Exploring the potential to deliver an on-site wastewater treatment works and wetlands to secure nutrient neutrality.
- A housing strategy informed by a local needs survey.
- A comprehensive heritage strategy.
- Strategic Design Principles to provide reassurance on design quality.

There's more on this in our Guide to the Planning Application, available to view on the Folkestone & Hythe District Council website.

Essentially, the outline planning application seeks approval of the principle of a development at Otterpool Park. Detailed plans and applications for each phase will then follow.



## Our three-tiered approach

1

### TIER 1 Outline planning application

A Development Specification, set of parameter plans and the strategic design principles that will guide detailed designs.

2

### TIER 2 Frameworks for each phase

Each Tier 2 submission will include a phase masterplan, design code and delivery plan.

**Further engagement takes place at this stage.**

3

### TIER 3 Reserved matters applications

These contain outstanding details about specific areas of the masterplan, including appearance, means of access, landscaping, layout and scale.

**Further engagement takes place at this stage.**