

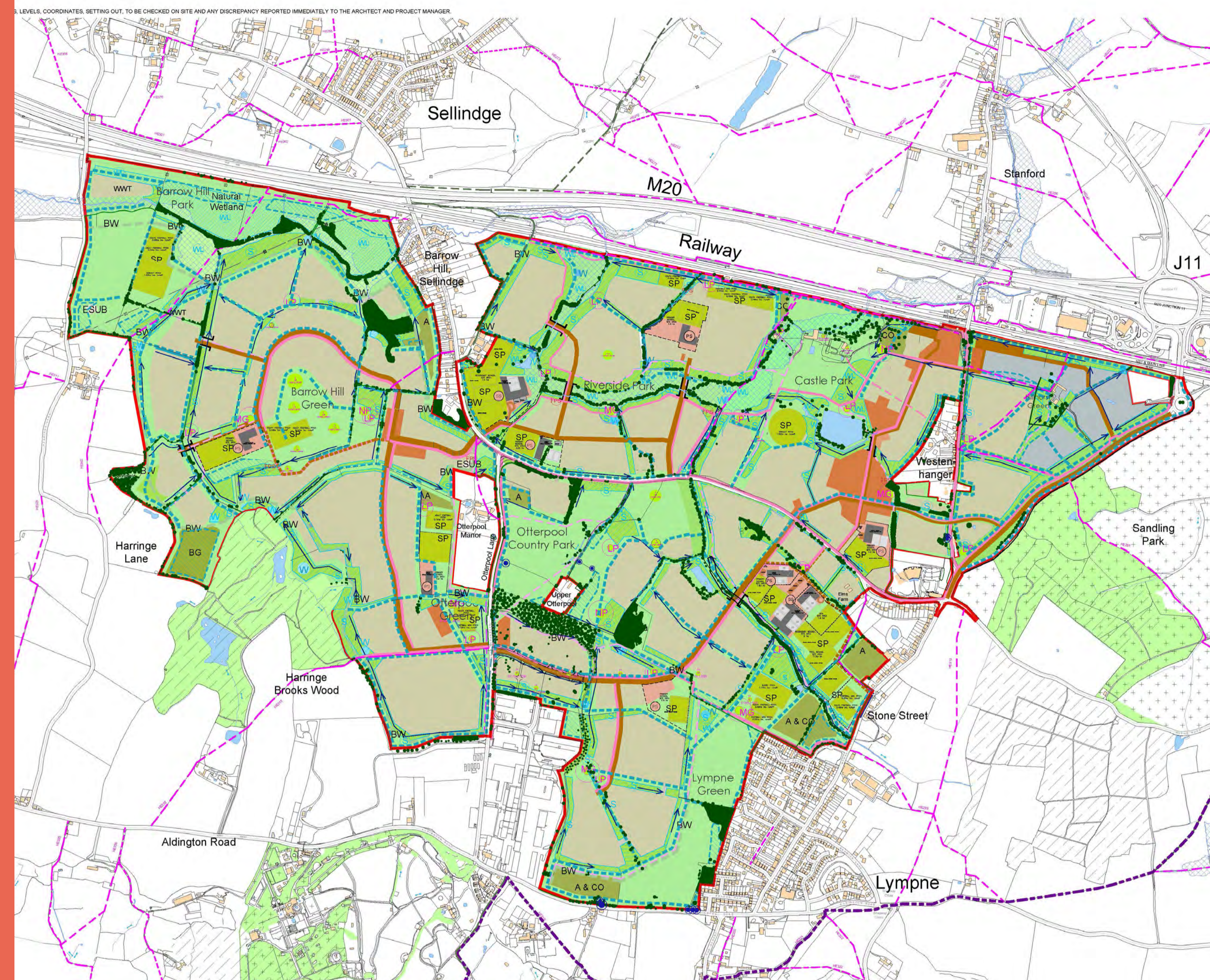
# Introduction to Otterpool Park

Otterpool Park is a proposed new garden town located south of the M20 between Folkestone and Ashford. An outline planning application (reference Y19/0257/FH) has been submitted by Otterpool Park LLP, a delivery vehicle established by Folkestone & Hythe District Council for the development.

The outline planning application is supported by an Illustrative Masterplan document. Whilst it is illustrative in nature, it does provide an example of how the wider development may come forward. The masterplan has consistently shown a wastewater treatment works in the northwest corner of the site and is visible on the plans shown here.

The outline planning application was supported by a full Environmental Impact Assessment. It was considered at a special meeting of the Planning and Licensing Committee on 4 April 2023, where members supported the proposals subject to agreement of planning conditions and a Section 106 legal agreement.

The formal decision notice has yet to be issued as Otterpool Park LLP continues to discuss the conditions and legal agreement with the council.



Existing	Proposed	Proposed	Proposed
Existing Communities & Buildings	Existing Hedgerows and Tree Groups	Proposed Allotments	Proposed Foul Pump Station
Existing Rivers, Streams and Ponds	Existing Trees with TPO	Proposed Sports Pitch areas	Proposed Water Feature
Existing Woods	Proposed Development Areas	Proposed Play areas	Proposed Waste Water Treatment Infrastructure and Pipes
Existing Ancient Woodlands	Proposed Green Infrastructure	Location of Heritage Feature	Proposed Electricity Sub Station
Existing Registered Parklands	Proposed Primary Cyclepaths & Footpaths	Proposed areas of structure planting	Application Red Line
Existing Footpaths	Proposed Primary Roads	Proposed rows of structure planting	
Existing Bridleway	Proposed Bridge Crossing over Water Course	Proposed Secondary School	
Existing Saxon Shore Way	Proposed Cyclepaths & Footpaths	Proposed Primary School	
HV cables	Proposed Bus and Emergency Routes	Mixed use Local Centres	
Existing Flood Zone 2 + 3	Proposed Bus and Emergency Routes & Proposed Cyclepath and footpath	Proposed Business development area	
Existing Scattered Trees	Proposed Bridleway	Proposed Wetlands	
	Proposed Community Orchards	Proposed SUDS Water Management	
		Proposed Conveyance Swales	



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[otterpoolpark.org/wastewater](https://otterpoolpark.org/wastewater)



# Planning application

This public exhibition relates to the northwest corner of the Otterpool Park site only. Bringing this development forward at this time provides an opportunity to put in place a vital piece of early infrastructure that is needed to serve the development. The proposed development area and site layout for this application are shown below.

The proposed planning application includes five key parts:

- Wastewater treatment works
- Primary electricity substation
- Wetlands
- Strategic planting and access routes
- Ancillary development

The application will be submitted to Kent County Council for determination given their role as the waste authority. Folkestone & Hythe District Council will be a consultee to the application.

### Legend

- Proposed Planning Application Boundary
- Existing vegetation retained
- New planting
- Wetland reed beds
- Access road
- Boardwalks
- Proposed footpaths with public access
- View arrows
- Public Right of Way (existing)
- Public Right of Way (diverted)
- Proposed footpath connections to wider future development
- Vehicular access
- Overhead power cables

### Landscape Elements

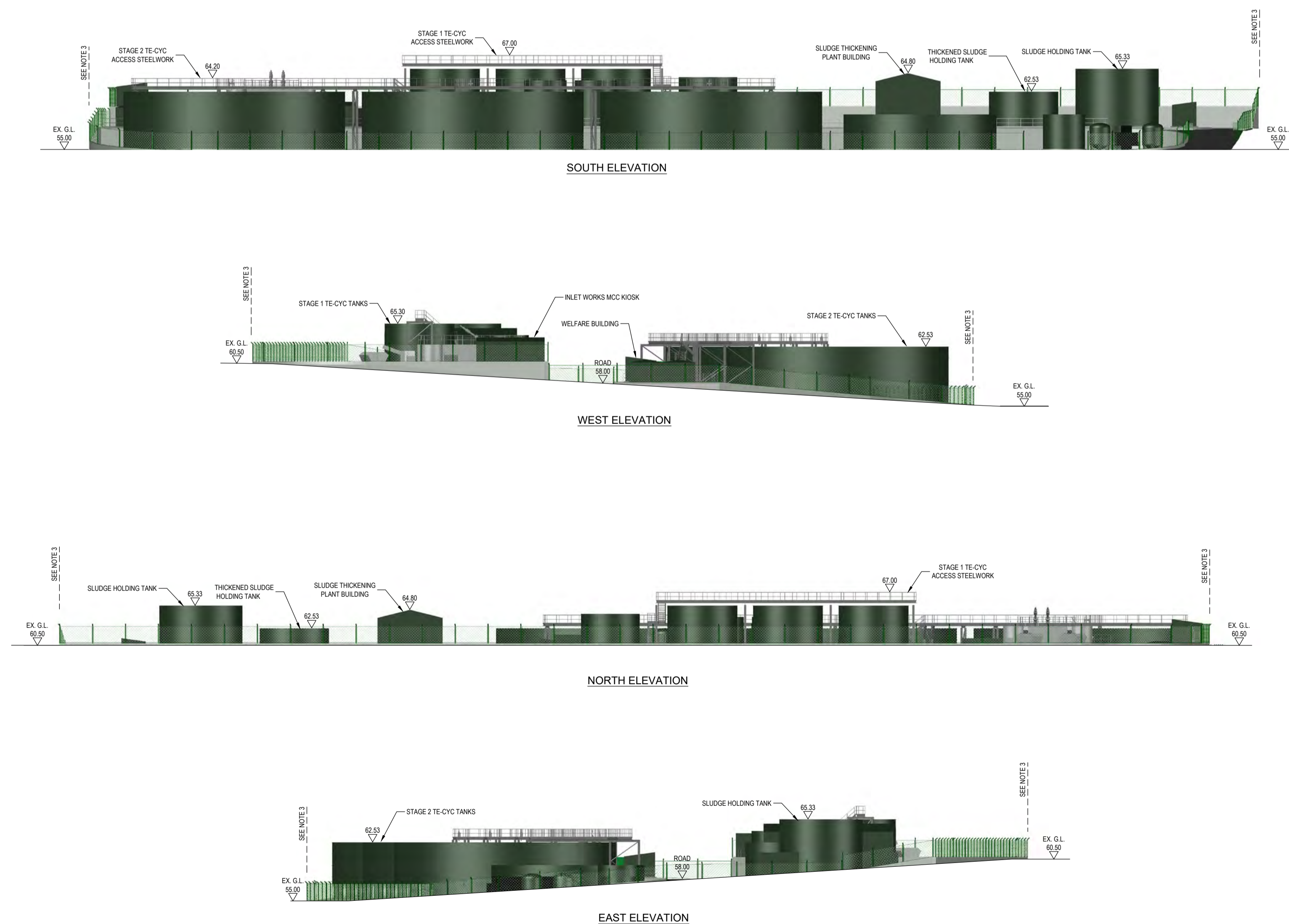
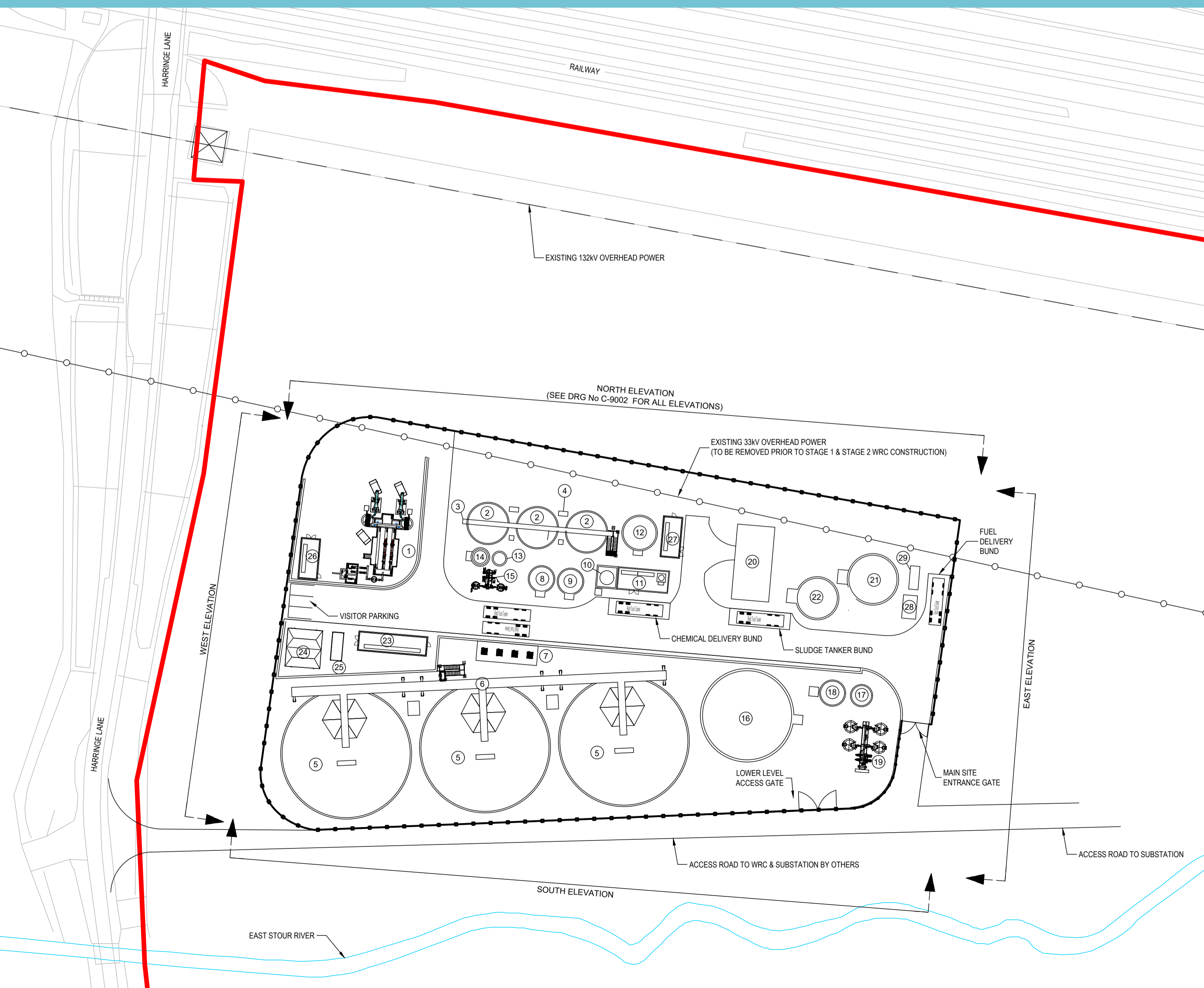
- 1 Phase 1 wetlands (Ponds 1-3)
- 2 Phase 2 wetlands (Ponds 4-7)
- 3 Phase 3 wetlands (Ponds 8-10)
- 4 Structural planting plots



# Wastewater treatment works

The wastewater treatment works is needed to treat foul water created by the wider Otterpool Park development. At the conception of the new garden town, it was clear that existing infrastructure would not have the capacity to service the proposed number of dwellings and other buildings. A new facility is considered the most efficient and viable route forwards.

The wastewater treatment works process seeks to remove contaminants from incoming sewage, allowing water to then be discharged and recycled. The effluent is treated before safe disposal or reuse.



# Wastewater treatment works

## Phasing

The timeline for foul water services is shown here:

### Enabling works

Otterpool Park LLP will treat the foul water of the first 50 homes on the site by using external services.

### Phase 1

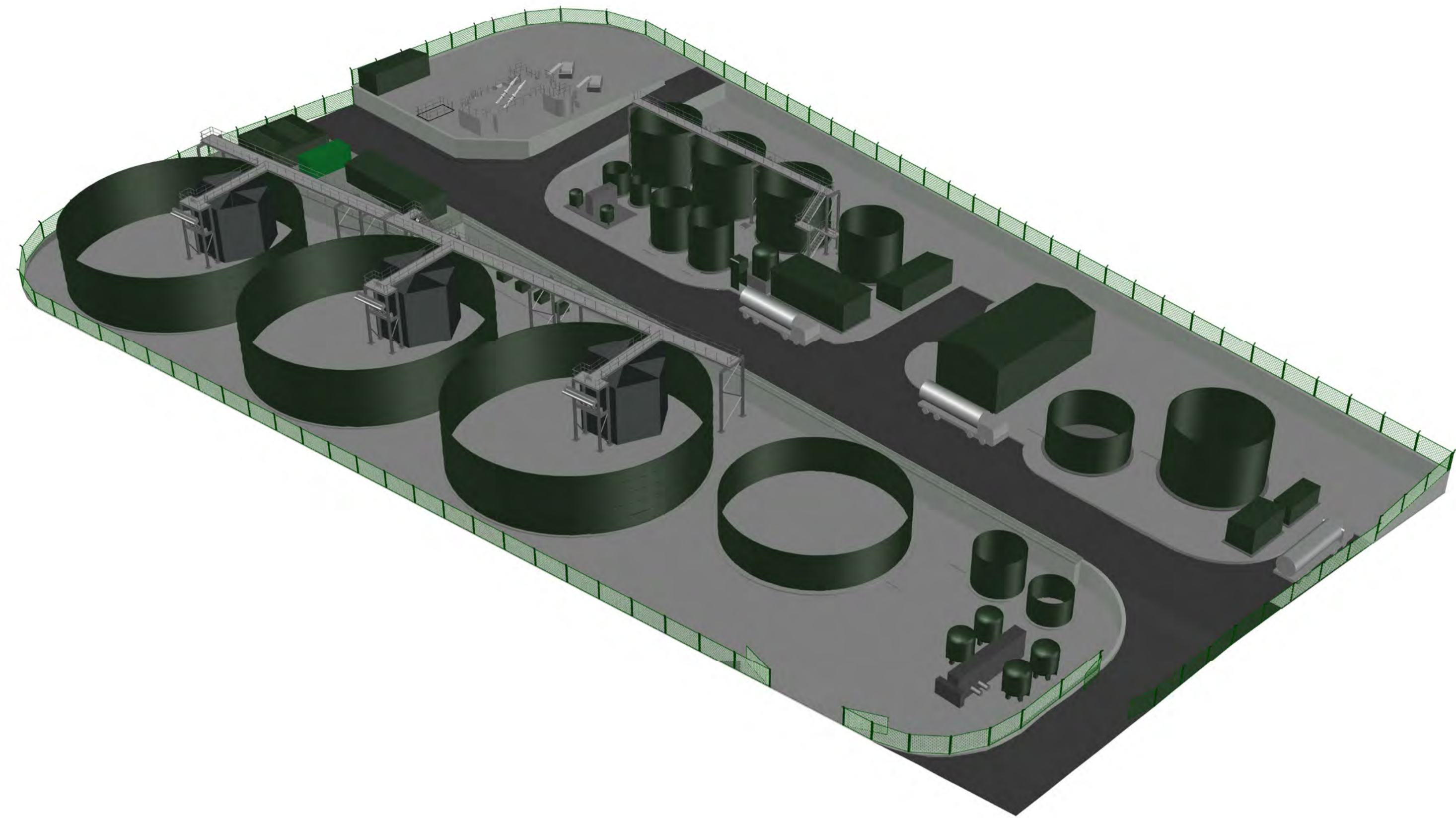
Wastewater treatment works come online to service 51-625 homes including any commercial development, schools etc.

### Phase 2

Larger phase comes online between 625-5,400 homes.

### Phase 3

Whilst not forming part of this application, phase 3 will replace some of the early phased facility and will serve 5,400 homes upwards.



## Access

The wastewater treatment works will be served by a new access off Harringe Lane. Plans are in place to prevent through traffic between the A20 and B2067 later in the wider Otterpool Park development. Anticipated operational journeys are set out below:

- Daily visit by operating staff, usually in Transit-style van
- Approximately monthly chemical deliveries
- Skip collection approximately once a month
- Sludge collection by tanker approximately once a week
- General repair trips as necessary

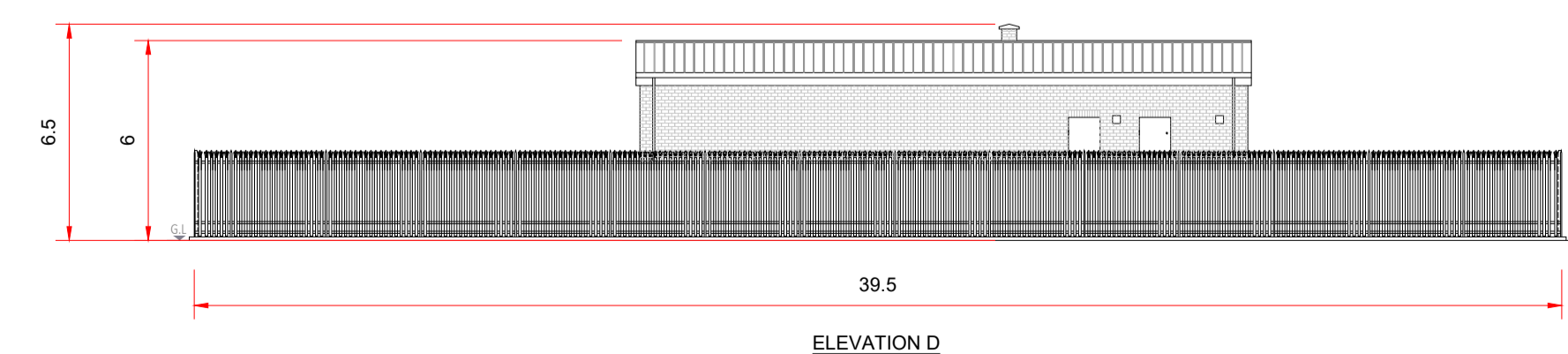
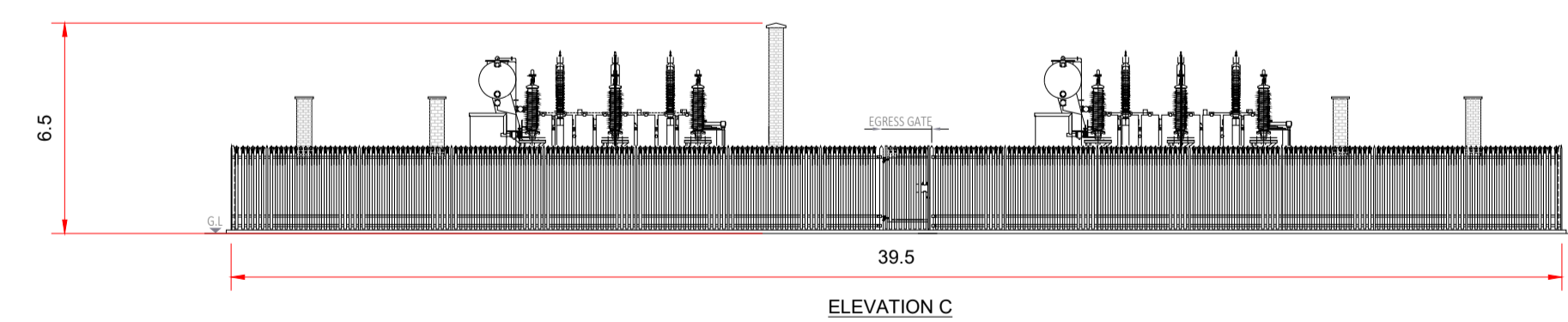
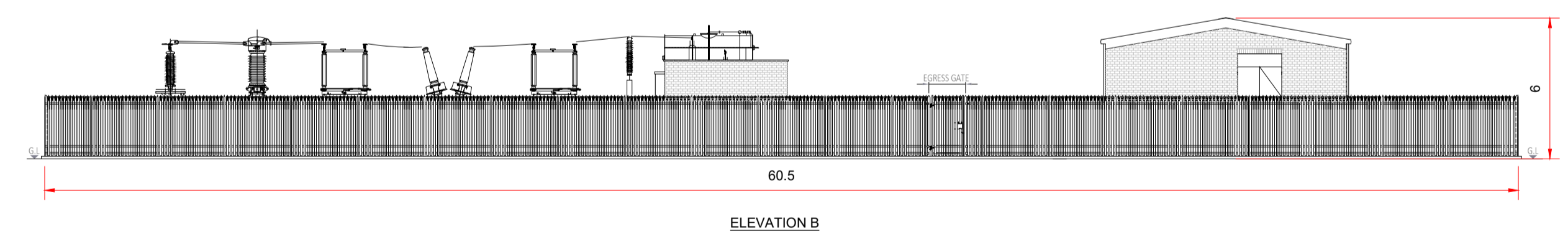
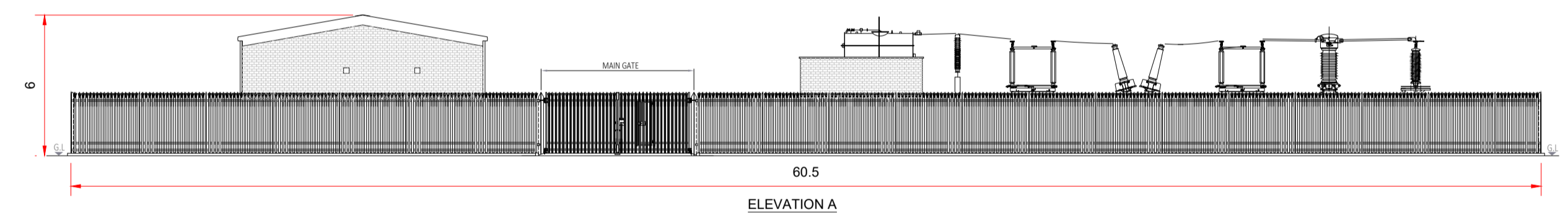
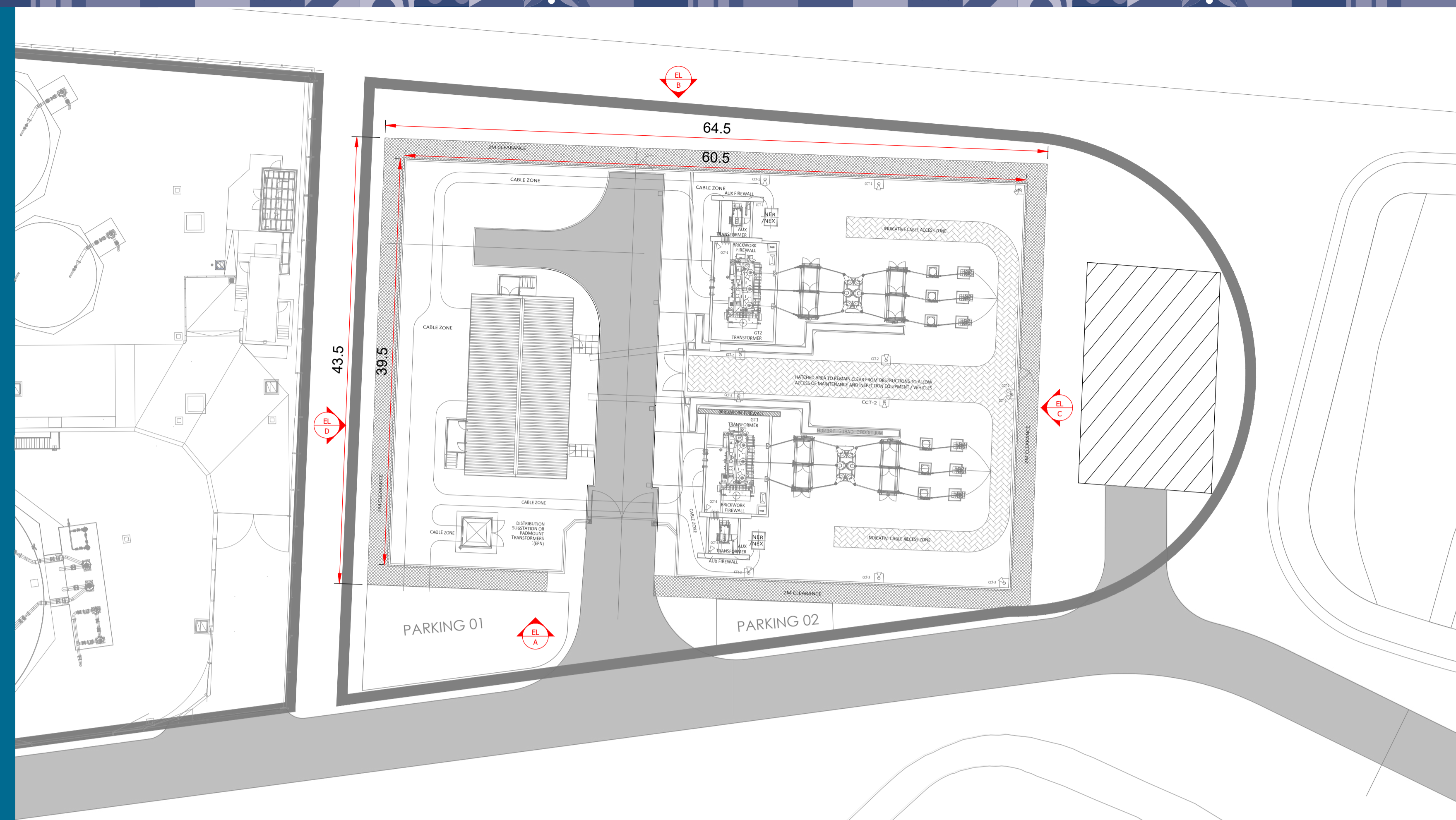
## Odour

It is expected there will be no malodour beyond the fence limits of the wastewater treatment compound. This will be evidenced by an Odour Assessment which will identify the frequency, intensity, duration, unpleasantness and location of an odour source. This includes identification of sensitive receptors (including residential properties), and mitigation measures where a loss of amenity would be expected to occur. Advances in technology are ensuring that odour levels are continually reducing.

# The primary substation

The wider Otterpool Park development requires power. The outline planning application has acknowledged the need for a primary substation to provide electricity to the scheme. The masterplan provides an indicative location for this centrally within the wider development. However, there are significant operational efficiencies from locating this on the development platform alongside the wastewater treatment works.

The primary substation will be directly connected by an underground cable to the existing 132kV power lines that run parallel to the railway line. The equipment includes transformers and two switch rooms, as well as the regulatory requirements of firewalls and cable easement zones. The equipment is generally low in height, with the highest element expected to be the fire walls at 6.5m and the switch rooms at 6m above ground floor level. The primary substation will not be permanently manned. Engineers and other operational teams will attend approximately twice a week.



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# Wetlands

The proposal incorporates an area of wetlands alongside the wastewater treatment works. The wetlands will provide an additional treatment to water following its discharge from the works. Treated water is pumped to one of three systems proposed, with each system consisting of connected individual 'cells' or ponds. These cells are shallow and planted areas, interspersed with deeper unplanted ditches. The water flows through connected cells, before final discharge into the river, which is licenced by the Environment Agency. The wetlands will be designed in accordance with the Natural England Framework Approach for Responding to Wetland Mitigation Proposals.

The key purpose of the wetlands is to form part of a nutrient neutrality mitigation scheme for the wider Otterpool Park development. Nutrient neutrality is a means of ensuring that a project does not add to existing nutrient burdens so there is no net increase in nutrients as a result.

The wetlands have been carefully designed to avoid any adverse impact on flooding. They form part of the surface water design strategy for the site helping to slow rainwater flows before entering the River Stour.

The wetlands area will also be accessible for the public to enjoy its footpaths, boardwalks and wildlife.



# Strategic planting and access routes

The wider Otterpool Park development identifies areas where strategic planting is proposed. This planting not only provides a green buffer to the development, but also seeks to provide screening from views into the site.

The green infrastructure strategy that supports the wider outline planning application sets out planting requirements throughout the development, including the wastewater treatment works and wetlands. It aims to ensure appropriate planting which matures over time to screen development from important views.

There are a number of factors that will impact the location and type of planting. Firstly, there are a number of underground cables at the site which require a maintenance easement. They must be accessible at all times. There is a need to create a maintenance strip around the development platform to allow for repairs, and also an offset for trees is needed to prevent significant leaf fall onto the platform.

The planting proposals will include an appropriate palette of species and maturity. The planting will use the gentle slope to maximise screening opportunities where appropriate. The development as a whole shows the opportunity to introduce recreational planting, following alongside public access routes to create an attractive route for visitors and creating habitats.



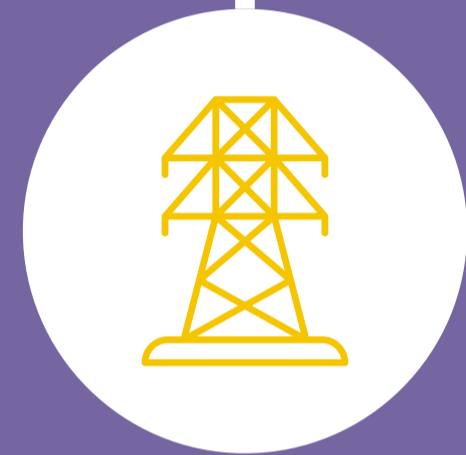
# Ancillary Development

The proposal will require other elements of development and these are set out below:



## GRADING THE LAND

to ensure the platform and wetland cells are flat areas



## REMOVAL OF THE EXISTING 33KV CABLES

that stretch across the site, and their relocation underground



## Provision of a MAINTENANCE TRACK

around the site for maintenance purposes



## OUTLETS

(headwalls) into river for outflows



## Provision of the MAIN VEHICLE ACCESS ROUTE

from Harringe Lane



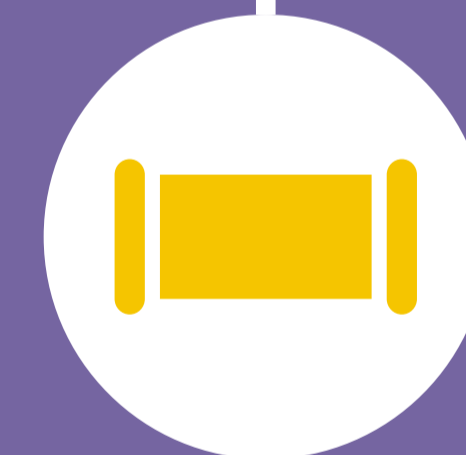
## CABLE LINK

from 132kV pylons to primary substation



## TEMPORARY PUMPING STATION

from the river to the first system to ensure appropriate flow



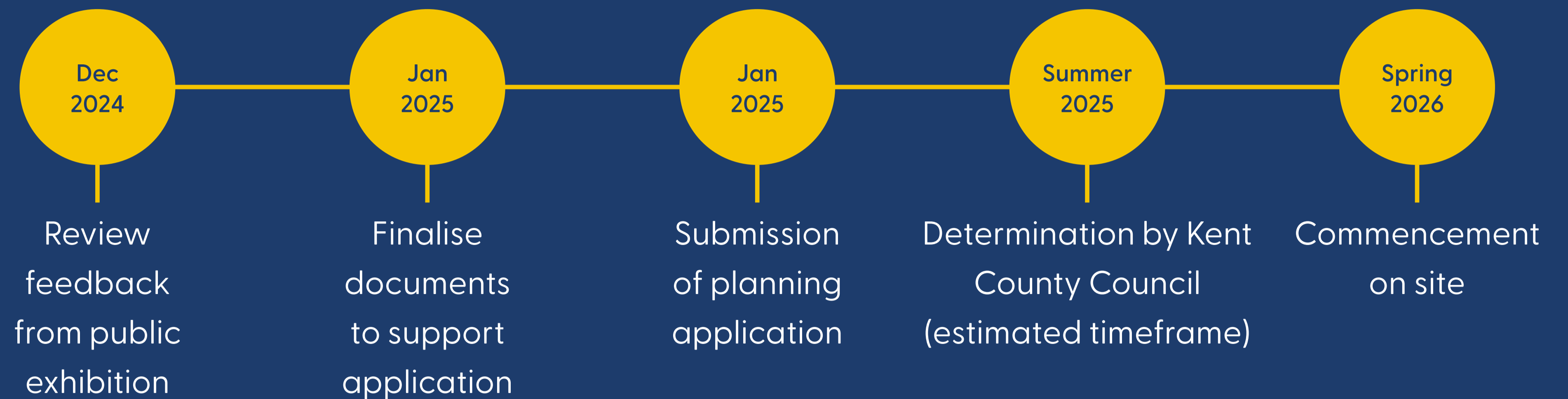
## FOUL WATER PIPES

to the wastewater treatment works, and then pipes to each individual system



# Timeline and next steps

The technical team are currently preparing a planning application to cover the development described at this exhibition. The anticipated timelines are shown here:



## Have your say

We hope you've found the boards presented today informative and that they've provided you with a good understanding of the proposed development.

We would welcome your feedback before we finalise and submit a planning application. Please tell us your thoughts by completing one of the feedback forms and placing it in the box provided.

Please note you can also view the information you have seen here today and submit any comments you may have via our website. Comments can be added until **24 December 2024**.

Thank you.



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