



OTTERPOOL PARK

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Otterpool Park early infrastructure consultation **FAQs**

This document seeks to guide a response to the main issues and clarifications raised at the public consultation on early infrastructure at Otterpool Park that was held in December 2024.

GENERAL

What is the public consultation about?

The public consultation aims to provide details on plans for early infrastructure at Otterpool Park. We are also seeking your feedback ahead of our planning submission.

What's going to be included in this planning application?

The proposed planning application includes five key parts:

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

Who is putting forward these plans?

The application will be submitted by Otterpool Park LLP to Kent County Council for determination, given their role as the Waste Authority. Folkestone & Hythe District Council will be a consultee to the application.

Who are Otterpool Park LLP?

Otterpool Park LLP is the master developer responsible for the delivery of the project, on behalf of the landowner, Folkestone & Hythe District Council.

What are the key objectives for this planning application?

The key objectives for this planning application are to provide the early infrastructure that Otterpool Park needs.

Where is the proposed site for the early infrastructure located?

The proposed site of the wastewater treatment works, primary substation and wetlands is the northwest corner of the Otterpool Park site.

The Otterpool Park site masterplan has consistently shown a wastewater treatment works in the plans.

What is the status of the wider Otterpool Park development?

An outline planning application has been submitted by Otterpool Park LLP. It was considered at a special meeting of the Planning and Licensing Committee on 4 April 2023. The formal decision notice has yet to be issued as Otterpool Park LLP continues to discuss the conditions and legal agreement with the council.

Is Otterpool Park ever going to get built?

We are committed to delivering on this long-term project and this makes consultation on early infrastructure a vital step in the process.

What is the current position on Homes England's involvement?

Folkestone and Hythe District Council have draft Heads of Terms to form a Collaboration Agreement, which, subject to final examination and legal advice will be considered by Cabinet on 11th December. A Task and Finish Group has been set up by the Chair of Overview and Scrutiny and met to consider the emerging proposal.

What happens next?

Otterpool Park is undertaking a three-week consultation period on our plans, closing at 5pm on 24 December. Following this, feedback will be considered and used to inform the planning application for this early infrastructure. We are working to a timeline of submitting a planning application in January 2025.

When will this early infrastructure start being built?

Our anticipated timeline is to start work on site in Spring 2026.

Why is the wastewater plant needed now when homes aren't being built?

This infrastructure is essential in delivering Otterpool Park. It has to be delivered early in order to support future phases of housing as the new garden town grows in size.

How many vehicle movements will there be during the construction phase?

That will be detailed in a construction management plan. If this application is approved there will be planning conditions in place to control the number of vehicles movements and working times.

How many vehicle movements will be required once the waste water plant is operational?

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

What will happen to materials excavated for this application?

This will be set out in due course in the wider construction management plan for Otterpool Park.

Will an Environmental Impact Assessment be required for this application?

An EIA Screening Opinion has been submitted to KCC and Otterpool Park LLP is awaiting a response from them. There is already one in place for Otterpool Park more broadly.

How can I have my say?

The feedback form can be completed online on the Otterpool Park website until 5pm on 24 December.

The exhibition boards are also available at www.otterpoolpark.org

Printed copies of the feedback form can be made available – please submit a request to otterpoolpark@pillorybarn.co.uk and we will arrange for one to be posted to you.

How will fresh drinking water be supplied to Otterpool Park?

Affinity Water has confirmed there is capacity to supply water to the first 1,500 homes at Otterpool Park. The existing water mains will be upgraded at the appropriate time to ensure sufficient water supplies will be available for the rest of the development, with a new pipeline from Paddlesworth Reservoir.

WASTEWATER TREATMENT WORKS

What is the wastewater treatment works?

It is a facility that will treat waste water (also known as foul water) created by the Otterpool Park development.

Why is it needed?

Existing infrastructure does not have the capacity to serve the proposed number of dwellings and other buildings planned for Otterpool Park.

The waste water treatment works is needed to treat waste water/foul water created by the wider garden town development over time.

Will nearby existing homes and premises be connected into the new wastewater treatment works?

The wastewater treatment works and wetlands have been designed to serve Otterpool Park only.

Where will it be located?

The proposed site of the wastewater treatment works is the northwest corner of the Otterpool Park site, alongside other early infrastructure.

How high will it be / will I be able to see it from my house?

Strategic planting will provide screening from views into the site. The Green Infrastructure Strategy in our wider planning application sets out the planting requirements throughout the development, including the wastewater treatment works and wetlands. It aims to ensure that appropriate planting which matures over time to screen development from important views is included.

Can't it go elsewhere?

A new facility at this location is considered the most efficient, least intrusive, and viable location to support the wider development of Otterpool Park garden town.

What about the smell?

Advances in modern technology are ensuring that odour levels are continually reducing.

An Odour Assessment which identifies sensitive receptors to odour including houses has been produced. The results of the assessment state that the risk of odour impact posed to existing receptors is likely to be very low. The key findings of the study are that the predicted concentrations are significantly below the typically applied benchmark as set out by the Environment Agency.

How will you work with Southern Water to ensure they don't dig up your underground assets?

ST Connect and Southern Water will share records for underground assets to reduce the likelihood of either party disrupting the other's assets.

Is it noisy?

The noise from a waste-water management plant is minimal and within limits set nationally.

How will it be accessed and what about deliveries and lorry movements to the site?

There will be a new access via Harringe Lane. Anticipated journeys are:

- Daily visit by operating staff in Transit style van
- Approx weekly sludge collection by tanker
- Approx monthly chemical deliveries
- Approx monthly skip collection
- As necessary – general repair trips

WETLANDS

What is the purpose of the wetlands?

The wetlands provides additional treatment to the water discharged from the wastewater treatment works. They form part of a nutrient neutrality mitigation scheme for the wider Otterpool Park development – this ensures a project does not add to existing nutrient burdens so that there is no net increase in nutrients as a result.

What is the timing of the phasing for the full development of the wetlands?

The wetlands will be created at the appropriate time housing growth across the Otterpool Park development.

Will public rights of way have to be closed whilst you're building phase 2 of the wetlands or can it be re-diverted to maintain access?

A construction plan has yet to be produced, which will consider the safest way to manage the movement of large construction vehicles, including temporary footpath diversions and intermittent closures to allow vehicle to cross the footpath safely. Every effort will be made to keep access open to the public and any temporary closure kept to a minimum, however we cannot completely rule out a longer-term temporary closure at some point while new earthwork levels are formed.

Will the wastewater treatment plant and wetlands area make existing local flooding worse?

An assessment of the impact of the flows arising from the wastewater treatment works has been undertaken and concluded that the impact will be negligible.

Could this area flood if there is too much water from the treatment plant discharged to it?

See above.

How much access will we have to the wetlands, what sort of things can we do there?

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

PRIMARY SUB STATION

How high will it be / will I be able to see it from my house?

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Will there be lots of vehicles and people coming and going?

The primary substation will not be permanently manned. Engineers and other operational teams will attend approx. twice a week.

Is it noisy?

The site will meet national regulations in terms of noise with mitigation measures put in place to ensure levels of noise are kept within acceptable limits in periods of high demand and regular testing will take place to determine if any further steps are required.

Is it safe?

Electric substations are designed to be safe and limit exposure to electromagnetic fields.

There is a risk of electrocution if entered and measures will be taken to restrict access to only those authorised to access the substation.

ENDS