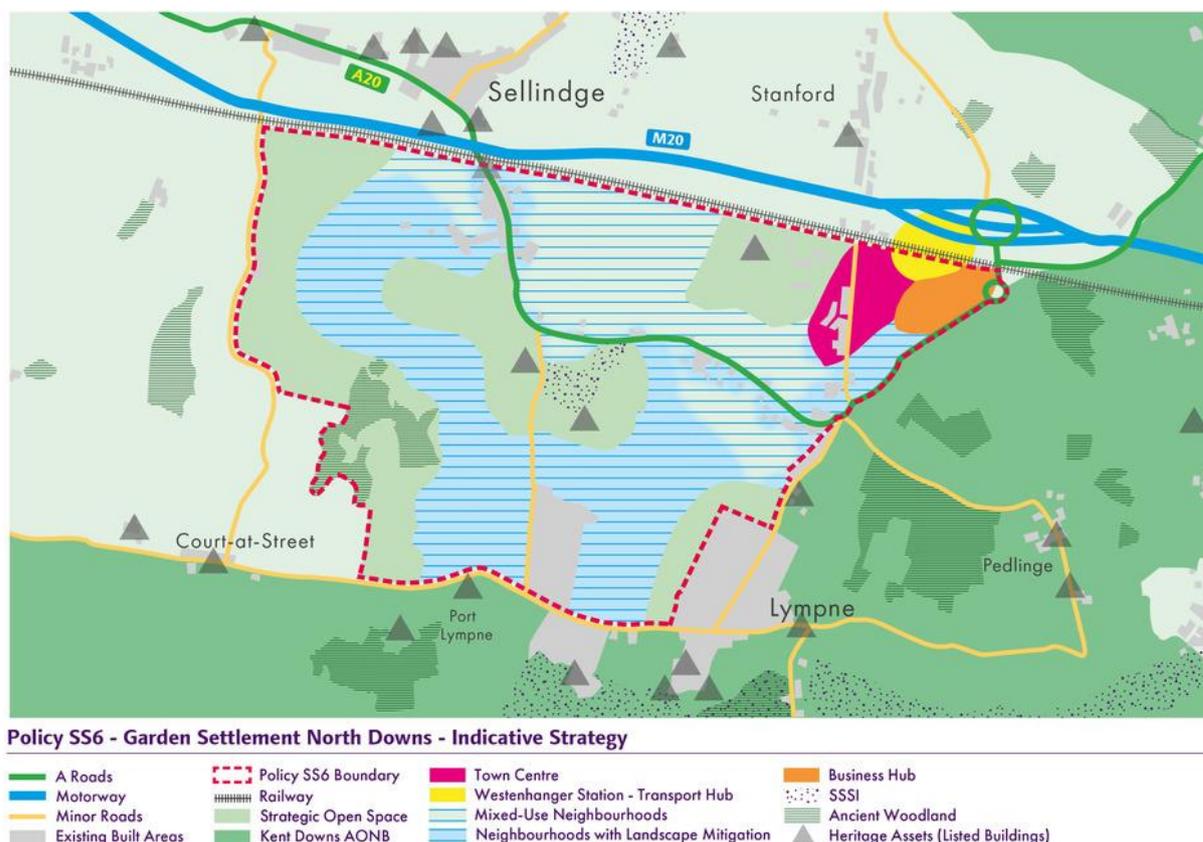


# Otterpool Park

As set out above, the development of a new garden settlement provides the opportunity to meet the district's housing needs on a strategic scale, within and beyond the plan period of this Core Strategy Review. An indicative strategy for Policy SS6 is shown below, based on the evidence work outlined in the preceding sections.



**Figure 4.5 Garden Settlement North Downs - Indicative Strategy** ([Popup full image](#))

## 4.160

As well as providing strategic scale growth the garden town also provides a unique opportunity for local self-build and custom-builders on a large scale.<sup>(21)</sup> Custom and self-build housing can bring a level of innovation, diversity and choice not found in conventional housing developments, providing opportunity for small- and medium-sized enterprises through construction and the local supply chain. The garden settlement will place self-build and custom-build housing as a central element of housing delivery.

## 4.161

The council will explore whether a community-led homes fund can be established to enable local people, and groups of people working together, to build innovative forms of housing to meet their individual needs. In allocating sites for custom-build and self-build homes, priority will be given to people on the council's self-build register, which may include a local connection test.

## 4.162

The council is completing an Employment Opportunities Study for Otterpool Park (Lichfields) that will inform the provision of employment space, the types of businesses that could be attracted to the town and the potential numbers of jobs that will be created. Potential target sectors include:

- Green construction;
- Environmental goods and services;

- Advanced manufacturing;
- Creative digital media and business; and
- Professional and financial services.

#### 4.163

The scale of the garden settlement offers the opportunity to create a vibrant local economy, supporting the sustainability of the town, growing new businesses and supporting local suppliers, as well as serving the wider district. To promote this, the council will provide skills development and apprenticeships, working with local businesses and the construction industry. The garden settlement can offer a unique selling point to businesses, by promoting and delivering innovation, fostering new and growing sectors, being well-connected to outstanding infrastructure, the coast and countryside.

## Policy SS6

### New Garden Settlement - Development Requirements

Land is allocated within the North Downs area for a new garden settlement as shown on the Policies Map.

The settlement will be developed on garden town principles and will have a distinctive townscape and outstanding accessible landscape. It will be planned to be sustainable, providing new homes with a broad mix of tenures, employment opportunities and community facilities within easy walking and cycling distance. It will be a landscape-led development with an emphasis on woodland planting, open space and recreation that supports healthy living and encourages interaction between residents. Environmentally the settlement will be a beacon of best practice, making best use of new technologies, and will be designed to achieve a low carbon, low waste and low water usage development with an aspiration for water and carbon neutrality.

Outline planning permission will be granted for a comprehensive proposal that is supported by a masterplan prepared by the site promoters. The masterplan shall be prepared in partnership and in consultation with the local planning authority, stakeholders, partner organisations, local people and interest groups and include a detailed phasing and delivery strategy.

#### (1) New homes

- The settlement shall provide for a minimum of 5,500 new homes in a phased manner within this plan period (to 2036/37) with potential for future growth to provide a total of 8000-10,000 homes (subject to detailed masterplanning) within the site allocation area beyond the plan period;
- The mix of tenure and sizes of new homes shall be in accordance with Policies CSD1 and CSD2 and evidence in the Strategic Housing Market Assessment, Parts 1 and 2 (PBA, 2016/2017) and shall include build for rent provision to meet identified need. A minimum of 22 per cent of all dwellings should be provided as affordable homes;
- All homes shall meet the adopted Nationally Described Space Standards in accordance with Policy HB3 of the Places and Policies Local Plan (or any revision to that policy);
- The initial phase of development shall provide homes in neighbourhoods located in and around the town centre (Policy SS7(2)), well-connected to the centre by a walking, cycling and public transport network. Close to the town centre there shall be a higher proportion of smaller residential units serving all age groups;
- The town centre shall be supported by an early lower density neighbourhood that has good connectivity to the town centre by public transport, cycling and walking;
- Additional neighbourhoods will be masterplanned in future phases in accordance with Policy SS7(3). All neighbourhoods will be expected to provide a mix of home typologies, with plots provided for custom-build and self-build development in accordance with Policy SS6(2);
- A minimum of 10 per cent of homes in each substantial phase shall be built to meet the needs of the elderly, from active retired people to those requiring intensive nursing care, including specialist C2 provision. All such homes shall be built to meet [M4\(3\) Category 3: Wheelchair User Dwellings](#) standards as set out in Building Regulations; and
- The remaining 90 per cent homes shall be built to meet [M4\(2\) Category 2: Accessible and Adaptable Dwellings](#) as set out in Building Regulations. Homes should be designed to be flexible to respond to the changing needs of families.

#### (2) Self-build and custom-build homes

- At least 10 per cent of all dwellings shall be provided as self-build or custom-build plots, with each substantial phase contributing a proportion of self-build and custom-build housing;

- b. Innovative self-build and custom-build designs will be encouraged that are flexible and incorporate new technologies, particularly those that achieve carbon and water neutrality; and
- c. Self-build and custom-build housing will not be required to be uniform in scale, plot width or materials. Design requirements will be established by:
  - i. Planning policy and a design code approach setting out principles of place-making and sustainability; and
  - ii. A 'plot passport' scheme introduced alongside a Local Development Order (should a substantial self-build phase be pursued) or alternative approval mechanism, allowing plot purchasers to submit an application to the council for assessment of compliance against the code.

### (3) Employment development

- a. A challenging target will be set for the number of jobs that will be created across the private, public and voluntary sectors: the aspiration shall be for **one job per dwelling**. The settlement's location near the gateway to Europe (Channel Tunnel) provides the opportunity to deliver employment and town centre development that complements other centres including Folkestone town centre, Hythe and other growth areas across East Kent;
- b. The masterplan shall provide business space suitable to accommodate growing sectors operating in regional, national and international markets with a capacity to contribute to employment and GVA growth, as identified in the Employment Opportunities Study;
- c. Employment space should be delivered alongside infrastructure and new homes so that job opportunities are available when the first phases of housing are occupied. Interim business uses will be encouraged on suitable sites as successive phases are developed;
- d. An innovation centre or business hub shall be included in the first phase of development to support business start-ups and provide space for growing businesses; and
- e. Details of interim and meanwhile uses which support the delivery of the garden town itself or the growth of future employment sectors shall form part of the implementation strategy in support of the outline planning application.

### (4) Community and educational facilities

- a. Community facilities shall be provided at each phase of development in accordance with the neighbourhood principles set out in Policy SS7(3);
- b. A health centre shall be provided in the early phases of development, in partnership with local Clinical Commissioning Groups and the Kent Health and Wellbeing Board, drawing from exemplar facilities elsewhere. The centre shall be designed to deliver an integrated service for patients - including a cluster of general practitioners, a wide range of diagnostic services and primary care treatment - to minimise the requirement for secondary care treatment at local hospitals. The centre should be located on an accessible site close to other community services; and
- c. Secondary, primary and nursery school facilities shall be provided to meet projected needs in accordance with the forecast requirements of the Local Education Authority and shall be delivered in partnership with appropriate providers. It is expected that four 2 forms of entry (2FE) primary schools and at least one secondary school will be required within the settlement, together with additional off-site investment in local secondary schools. There should be a maximum walking distance of 800 metres/10 minutes from every home to the nearest primary school, with an aspiration that homes are within a 400 metre/5 minute walking distance.

#### New Garden Settlement - Place-Shaping Principles

##### 4.164

The new garden settlement will demonstrate a landscape-led approach to development that respects topography and views. The development will enhance existing networks of woodland, green spaces, ponds, rivers and streams (termed 'green infrastructure'). Generous structural landscaping should be provided that includes advanced planting for future phases and buffers to the motorway and high speed rail corridor. The masterplan will be supported by a green infrastructure strategy which should enhance natural features while providing high levels of accessibility and enjoyment for those who live in the area.

##### 4.165

Landscape-led masterplanning and the high quality design and layout of the town (its 'townscape') will be key to the success of the settlement. Each neighbourhood should have a distinctive character with different densities of development. The masterplan should show the relationship of different land uses, the height and massing of buildings, the legibility of streets and how the development will make use of high quality materials that are sensitive to, and sit comfortably alongside, the local environment. There is existing design guidance that can be drawn on, including the [Kent Design Guide](#) (Kent Design Initiative) and the [Kent Downs Area of](#)

[Outstanding Natural Beauty Landscape Design Handbook](#) (Kent Downs AONB Unit), but the development will need to be informed by detailed design codes drawn up with the participation of the local community. The area's heritage assets, in particular Westenhanger Castle and its setting, can make a significant contribution to the character of the new settlement, that can help attract future residents, businesses and visitors and create a strong sense of place from the outset.

#### 4.166

At the heart of the development will be a vibrant high street that will meet the needs of residents, workers and visitors with attractive cultural, community, shopping and leisure facilities, as well as spaces for events and meetings to foster community cohesion. This will need to be carefully planned to avoid any detrimental impacts on nearby town centres (such as Folkestone, Hythe, Ashford and Dover) or shops and facilities in nearby villages, yet also meet the everyday needs of the settlement and nearby communities. Each neighbourhood in the garden settlement will also need to be supported by educational, recreational and community facilities.

#### 4.167

The settlement presents a major opportunity to secure a high speed rail service between Westenhanger and London St Pancras at the earliest opportunity. The council is pursuing this with train operating companies, infrastructure providers and stakeholders. A transport hub should be provided, located at Westenhanger station, allowing easy transfer between walking, cycling, bus and train journeys. The railway station upgrade and hub will potentially deliver:

- Lengthening of the existing platforms;
- New and refurbished station buildings with improved customer facilities;
- A new footbridge between platforms; and
- Car parking to meet the needs of the new town and nearby villages.

#### 4.168

An innovative approach must be taken to maximise walking, cycling and the health and wellbeing of residents. This and other travel plan requirements, including the setting of targets, monitoring and the use of technology and incentives, will require detailed consideration and must support the emerging masterplan, with opportunity for revisions and amendments as the development is delivered.

## Policy SS7

### New Garden Settlement - Place Shaping Principles

#### (1) A landscape-led approach

- a. Proposals shall demonstrate a landscape-led approach that respects topography and views, guided by a Landscape and Visual Impact Assessment; and
- b. A green and blue infrastructure strategy shall be developed that enhances existing green and blue infrastructure assets in accordance with Policy CSD4. Additionally the strategy shall deliver:
  - i. Advanced woodland planting and habitat creation using native species to benefit later phases of development, particularly from prominent locations visible from the Kent Downs Area of Outstanding Natural Beauty, and to avoid as far as possible temporary loss of biodiversity value when construction begins. Woodland planting and habitat creation, shall also be designed to prevent the coalescence of the new settlement with Lympne and to separate neighbourhoods within the settlement itself. Planting and habitat creation should also be used to provide distance buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes;
  - ii. Clear net biodiversity gains through the planting of native species and the creation of green ecological corridors to improve species' ability to move through the environment in response to predicted climate change, and to prevent isolation of significant populations of species. The strategy shall enhance nearby ancient woodlands, Local Wildlife Sites, Otterpool Quarry Site of Special Scientific Interest and other sensitive ecological features, including the existing pond at the former Folkestone Racecourse;
  - iii. A new country park, easily accessible from the town centre and beyond and supported by and linked to other areas of strategic open space, that enhances the historic landscape setting of Westenhanger Castle;
  - iv. Playing fields and sports provision, play areas, informal open spaces, allotments and woodland located to maximise use and meet the sporting, leisure and recreational needs of the garden settlement;
  - v. Publicly accessible, well-managed and high quality open spaces, which are linked to the open countryside and adjoining settlements. This shall be informed by an access strategy that balances demands for public access with ecological and landscape protection, taking into account the impacts of increased access on

- the Kent Downs AONB and Folkestone to Etchingill Escarpment Special Area of Conservation and other protected areas; and
- vi. Sustainable drainage systems (SuDS) to maximise landscape and biodiversity value and to prevent downstream flooding of the East Stour River, developed as part of an integrated water management solution.

## **(2) A vibrant town centre**

- a. A town centre shall be created, of higher density housing and town centre uses, in a vibrant high street to act as a focal point to the settlement, providing for a mix of employment opportunities at the heart of the garden settlement. The high street shall be planned so that it is within easy walking distance of the station and located within an area of higher density housing to increase its vitality and viability. Higher density mixed-use development with several storeys of residential use above commercial premises will be appropriate in the high street and town centre;
- b. Food shopping (convenience retail) shall be provided within the town centre to allow choice and variety as well as reducing the need to travel for day-to-day needs. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre, alongside a mix of town centre uses. An impact assessment shall be undertaken to demonstrate that there would be no detrimental impacts on the vitality and viability of nearby local village centres and other town centres including Folkestone, Hythe, Dover and Ashford; and
- c. Street level frontages in the centre shall be active frontages that open up to public spaces to promote activity throughout the day and into the evening. Indoor and outdoor eating and drinking places and an adaptable town square shall be provided, designed to accommodate outdoor markets and public events.

## **(3) Village neighbourhoods**

- a. The town centre shall be closely integrated with village neighbourhoods, reflecting garden town principles, easily accessible by walking and cycling links to the town centre and each other;
- b. Neighbourhoods and the town centre shall be connected by a legible network of active streets, footways, cycle ways and open spaces;
- c. Each neighbourhood centre will include a primary school, pre-school nursery, food (convenience) shopping, open space, recreational and community facilities in the first phase of its development; and
- d. Each neighbourhood shall be designed to have its own distinctive identity, to create a special character within the unique setting of the Kent Downs.

## **(4) A high quality townscape**

- a. Neighbourhoods, buildings and spaces within the settlement shall be planned to create a unique and distinctive character, taking advantage of long-range and local views to create interest and drawing on the historic character and grain of the area;
- b. Design codes shall be drawn up to guide all phases of development with the participation of the local community. The codes should establish the parameters for achieving the highest standards of urban design, architecture and landscaping;
- c. A high quality palette of building materials will be used throughout, drawing on a thorough understanding of local distinctiveness, landscape and palette and tone. Building materials, landscaping and design should be of a consistently high quality regardless of tenure;
- d. Modern methods of construction will be encouraged where high standards of design, durability and sustainability can be demonstrated; and
- e. External lighting should be designed to support the aims of the [Kent Downs Management Plan](#) on Dark Skies and the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Light Pollution, to ensure the impact of lighting is minimised and that the most efficient technology is used.

## **(5) Enhanced heritage assets**

- a. A heritage strategy shall be agreed that identifies how the development will enhance local heritage assets and their setting, including the Grade I listed Scheduled Monument of Westenanger Castle (and its associated barns), the Grade II listed Otterpool Manor Farm and Upper Otterpool and any other designated or non-designated heritage assets identified. The application shall be supported by a detailed heritage strategy, setting out how the long term, viable use of heritage assets will be established and where necessary providing mechanisms for their integration into the development;
- b. The heritage strategy should include an initial archaeological assessment to guide archaeological works and this should be kept under active review. The provision of public art should be an integral part of the heritage strategy;

- c. Westenhanger Castle and its setting shall become a focal point for the new settlement that informs its character. The development shall provide an enhanced setting for the Castle, including generous public open space through the delivery of a new park, and shall protect key historic views. Proposals shall explore the opportunity to recreate the historic southern approach to the Castle and provide mechanisms for its integration with the development;
- d. Other archaeological and heritage assets will be evaluated, protected and, where possible, enhanced. Proposals must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting; and
- e. Proposals should explore the potential for:
  - i. Renovating the existing buildings and barns at Westenhanger Castle to improve the setting of the building and provide space for businesses, leisure and craft industries; and
  - ii. Enhancing other heritage assets both within and outside the allocation boundary such as the setting of Lymgne Castle and the Lymgne Conservation Area where appropriate.

## **(6) Sustainable access and movement**

- a. The development shall be underpinned by a movement strategy which prioritises walking, cycling and access to public transport and demonstrates how this priority has informed the design of the new settlement. All homes shall be within 800 metres/10 minutes walk of a local neighbourhood centre with an aspiration that all homes are within 400 metres/5 minutes walk of such facilities;
- b. Development shall incorporate smart infrastructure to provide real-time and mobile-enabled public transport information in accordance with smart town principles (Policy SS9 (2));
- c. The capacity of M20 junction 11 shall be upgraded and other key junctions on the road network will be redesigned and improved in partnership with Highways England and Kent County Council;
- d. A permeable network of tree-lined streets, lanes, pathways, bridleways, cycleways and spaces will be created that provides connections between neighbourhoods, the town centre, employment opportunities and public transport facilities. Footpaths, cycleways and bridleways should link to existing public rights of way, nearby villages and the wider countryside, including the North Downs Way and the Sustrans national cycle route network, taking account of the findings of the access strategy (Policy SS7 (1)) on sensitive habitats;
- e. Road infrastructure should be designed for a low speed environment, with priority given to pedestrians and cyclists through the use of shared space in ultra low speed environments and dedicated cycle routes and separate pedestrian walkways where appropriate. The use of grade separations, roundabouts, highway furniture and highway signage should be minimised;
- f. A parking strategy shall be developed that balances the necessity of car ownership with the need to avoid car parking that dominates the street scene to the detriment of local amenity. The parking strategy shall deliver well-designed and accessibly located cycle parking facilities within the town and neighbourhood centres, at Westenhanger Station and transport hub, as well as at employment developments;
- g. Westenhanger Station shall be upgraded at the earliest opportunity to provide a high speed service ready integrated transport hub, in partnership with Network Rail, the rail operator and Kent County Council, which gives priority to pedestrians, cyclists, bus and train users. The council will continue to work with Network Rail to introduce high-speed rail services from Westenhanger to central London, subject to discussions with stakeholders; and
- h. The existing bus network that serves the surrounding towns and villages will be upgraded and new services provided as an integral element of the transport hub and settlement. All new homes shall be within a five minute walk of a bus stop.

## **New Garden Settlement - Sustainability Principles**

### **4.169**

There is the potential for the garden settlement to become a beacon of best practice for environmental sustainability, embracing new technologies to achieve a low carbon, low waste and low water environment, with an aspiration for carbon, water and waste neutrality to be further explored and investigated as masterplanning and policy develops. The need to plan for the supply of water and control water usage will be essential, as the district is an area of 'severe water stress'.

### **4.170**

The sustainability of the town will be driven by an energy strategy that will set out how the lowest possible carbon targets will be achieved, in both the short- and long-term, making best use of renewable energy on- and off-site. As technology is rapidly evolving, the strategy will need to demonstrate how buildings can be designed to be adaptable with the potential to incorporate new technologies, such as battery energy storage, creating individual or decentralised energy networks. The strategy will show how the use of energy efficient technologies will result in significantly lower energy use than the national average.

#### 4.171

The council will work closely with local Clinical Commissioning Groups and the Kent Health and Wellbeing Board to develop a healthy new town programme that delivers high levels of public health for new residents, using the principles set out in Policy SS8. Neighbourhoods will be planned to foster community development and promote healthy living by encouraging people to be active. Providing spaces for local food growing, such as allotments and community orchards, is one way that health can be promoted. A scheme could be developed that encourages produce grown on allotments and in orchards to be sold in local shops or at a market, so promoting healthy living, encouraging community interaction and reducing 'food miles.' Such a project would provide opportunity for local producers beyond the new settlement to benefit through direct sale and provision to the community.

#### 4.172

An element of the area allocated for the new garden settlement, within the boundary of policy SS6, is protected by a minerals safeguarding designation within the Kent Minerals and Waste Local Plan 2013-2030. The purpose of minerals safeguarding is to protect the county's supply of minerals from development which could prevent its extraction; in this location the identified minerals are sandstone and Kentish ragstone. Proposals for development will, however, come forward within areas overlying mineral resources and the Minerals and Waste Local Plan provides policies for dealing with these proposals, which may include the requirement to remove the minerals before development begins. Further guidance is provided in Kent County Council's 'Safeguarding Supplementary Planning Document' (April 2017).

## Policy SS8

### New Garden Settlement - Sustainability and Healthy New Town Principles

#### (1) A sustainable new town

- a. Development shall be guided by an energy strategy. The strategy shall demonstrate how best practice in energy conservation and generation will be achieved at both the micro- and macro-level in homes and commercial buildings. The strategy shall include the potential for a site-wide heat and power network and decentralised energy networks;
- b. All new build housing shall be built to water efficiency standards that exceed the current building regulations so as to achieve a maximum use of 90 litres per person per day of potable water (including external water use). The development shall be informed by a Water Cycle Strategy which includes detail of:
  - i. Water efficiency, and demand management measures to be implemented to minimise water use and maximise the recycling and reuse of water resources with the aim of achieving water neutrality across the settlement, utilising integrated water management solutions;
  - ii. Water quality, how it will be protected and improved, and how the development complies with the Water Framework Directive;
  - iii. Surface water management measures to avoid increasing flood risk through the use of Sustainable Drainage Systems (SuDS); and
  - iv. Water services infrastructure requirements and their delivery, having regard to Policy CSD5 and the Environment Agency's guidance on Water Cycle Studies;
- c. For non-residential development, development shall achieve BREEAM 'Outstanding' standard including addressing maximum water efficiencies under the mandatory water credits;
- d. The energy strategy shall demonstrate how the development takes a fabric-first approach, makes the maximum use of passive solar gain, as well as energy generation from the latest technologies in and on buildings and structures. All community buildings shall seek to meet zero carbon standards as exemplars, with an aspiration for the development to achieve carbon neutrality;
- e. The energy strategy shall demonstrate how the settlement will meet the government's commitment to ban all new petrol and diesel cars and vans by 2040 and include measures from the outset for all properties to have ready access to slow, fast and rapid electric charging points; with integration of technologies into work places, community buildings, car parks and infrastructure to facilitate the transition to electric vehicles and provide appropriate charging facilities for electric bus provision at the transport hub;
- f. The application shall be accompanied by a site-wide waste strategy that demonstrate how a significant reduction in household waste and an increase in recycling rates will be delivered in comparison with the average across the county. Internal and external storage for recycling and waste shall be provided for all homes and businesses;
- g. Construction and landforming of the settlement shall be soil neutral to avoid any importing or exporting of earth;
- h. Proposals will be accompanied by a minerals assessment which includes information concerning the availability of minerals within the site, their scarcity, the timescale for the development and the practicality and viability of the prior extraction of any identified mineral resources. Reference should be made to

'Safeguarding Supplementary Planning Document' (KCC, 2017) and 'Minerals Safeguarding in England: Good Practice Advice' (British Geological Survey, 2011); and

- i. Proposals shall set out measures for the remediation of contaminated land. The assessment of contaminated land should be phased, starting with a Phase 1 Investigation (or Desk Study) the results of which will determine the requirement for a Phase 2 Investigation (intrusive investigation), which will in turn determine any requirement for a Remediation Strategy and Verification Report.

## **(2) A healthy new town**

- a. Proposals shall create a vibrant, healthy place to live by promoting physical activity and more active lifestyles for all age groups, facilitating community building. Preventative health care measures shall include:
  - i. The provision of high quality public open spaces that are easily accessible for all age groups;
  - ii. Noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the development, incorporating landscaping within the buffers designed to integrate with the wider green infrastructure network;
  - iii. The design of streets and spaces shall encourage community outdoor activities including play and meeting places and the provision of tactile public art, with homes orientated to encourage informal overlooking. Provision should be made for elderly people through the careful consideration of access, mobility, facilities, shelter and seating, with opportunity given for intergenerational activity; and
  - iv. Sustainable access and transport shall be promoted in accordance with Policy SS7(6);
- c. Allotments and community orchards for local food growing shall be provided on fertile land with safe and convenient access from all residential neighbourhoods; and
- d. In lower density areas generous gardens should be provided as part of an appropriate mix of housing, alongside high quality communal spaces. In higher density areas where larger gardens are not feasible, new homes should have access to an allotment or community orchard within 800m (10 minutes' walk).

### **New Garden Settlement - Infrastructure, Delivery and Management**

#### **4.173**

The creation of the new garden settlement will be a long-term initiative, lasting 20 to 30 years and delivered through a phased approach. Initial development will focus on new housing in and around a town centre (Policy SS7(2)) and additional village neighbourhoods will grow around this core.

#### **4.174**

The creation of a new settlement generates economies of scale that can be used to deliver critical infrastructure at the earliest opportunity and throughout the town's development. The uplift in land value that will be created by the granting of planning permission will be captured to provide:

- The highest quality townscape and landscape;
- High standards of energy and water efficiency;
- Early investment in infrastructure; and
- A sustainable funding stream for the management and maintenance of the community facilities and public realm over the long-term.

### **New garden settlement and the Community Infrastructure Levy**

In order to capture the uplift in land value created by the new settlement, the garden settlement will be excluded from the application of the Community Infrastructure Levy (CIL). This will maximise the funding that can be secured through Section 106 and Section 278 legal agreements to deliver the infrastructure and community facilities set out in Policies SS6-SS9 at the right phases of the development. The council will amend its Community Infrastructure Levy Charging Schedule to implement this approach.

The opportunity for Housing Infrastructure Fund (HIF) funding will be pursued. If achieved, this may provide opportunity for a tariff-based approach to Section 106 payments to enable the delivery of strategic infrastructure at the earliest opportunity.

#### **4.175**

The garden settlement will be designed as a 'smart town' to ensure infrastructure and services are made more efficient through the use of digital and telecommunications technology for the benefit of residents and businesses. Where feasible, the latest high speed internet technology should be made available to the

neighbouring communities of Lympne, Postling, Stanford, Westenhanger and Barrow Hill, with 5G connectivity also explored as an early opportunity for innovation. This technology also offers opportunities to improve health, for example by providing elderly people with information links between their homes and the health centre and also allowing the monitoring of data about the town's infrastructure, energy and water usage.

#### 4.176

Arrangements will be put in place for the long-term maintenance and management of this infrastructure, through the creation of a Community Trust or elected local body. Although the exact model will need to be agreed, any structure must ensure that the settlement has an active community that can manage its own assets, with local people shaping the future of the town. The Trust or body must be capable of generating a sustainable income so that its future can be secured; increases in land value will be captured to provide funding for stewardship and maintenance of the community's assets.

#### 4.177

A key objective will be to develop a network of local volunteers. A community development programme should allow for governance arrangements to change as the town grows, with the potential for the creation of a Town Council or similar representative body. Businesses will also be active in the new community, helping to generate a spirit of entrepreneurship to further the economic prosperity of the town.

## Policy SS9

### New Garden Settlement - Infrastructure, Delivery and Management

#### (1) Delivery of infrastructure

- a. The settlement should be self-sufficient regarding education, health, community, transport and other infrastructure, where necessary allowing for the expansion and improvement of nearby facilities such as secondary education;
- b. Critical infrastructure, such as primary education, should be provided in the first phases of development to support investment and community development. The provision of infrastructure should be phased in a way that does not disadvantage early residents or neighbouring communities through placing pressure on existing infrastructure in the local area;
- c. The nearby communities of Lympne, Barrow Hill, Sellindge, Westenhanger, Saltwood, Stanford and Postling should have appropriate access to and benefit from the infrastructure provided. If it is appropriate for infrastructure to be shared with existing communities then this shall be decided through local consultation as part of the masterplanning process; and
- d. Infrastructure provision will be secured or funded through Section 106 and Section 278 legal agreements to ensure it is delivered at the appropriate phase of the development.

#### (2) A smart town

- a. All residential, business, community and town centre buildings and public spaces shall be enabled for ultra-fast fibre-optic broadband provided to premises (FTTP). Broadband speeds shall be reviewed at periodic intervals to provide the highest standards of connectivity. Periodic reviews of the masterplan shall demonstrate how the latest information technology will be incorporated into each phase of development;
- b. New dwellings shall provide adaptable space suitable for home working and other buildings (including shops, cafes, commercial buildings and community facilities) shall provide facilities for working on the move;
- c. Data analysis and smart monitoring of water and energy use and waste generation shall be available to all new homes, business and community buildings. Aggregated and comparative data shall be accessible to allow households to compare usage against the average for the development; and
- d. Ducting for fibre-optic and other cabling, energy and other service infrastructure shall be provided in multi-service corridors outside the public highway that are easily accessible to statutory undertakers to avoid unnecessary highway works and surface repairs.

#### (3) Long-term management and governance

- a. Infrastructure, the urban realm, open spaces and facilities shall be designed to take into account long-term management and maintenance requirements; and
- b. A strategy for the long-term stewardship of the settlement shall be developed. This shall include the creation of a Community Trust or new elected body. The infrastructure that will need to be managed and maintained by the Trust or elected body may include:

- i. Strategic and local open spaces;
  - ii. Sports pitches;
  - iii. Leisure facilities;
  - iv. Community buildings;
  - v. Public squares and spaces;
  - vi. Sustainable drainage systems (SuDS); and
  - vii. Allotments, community orchards and woodlands; and
- c. Requirements to ensure the quality of all open space and physical assets on handover to the Trust or elected body will be set out in a Section 106 legal agreement.