



Otterpool Park LLP
c/o Stantec
3rd Floor
50-60 Station Road
Cambridge
CB1 2JH

Planning Applications Group
County Hall
Maidstone
Kent ME14 1XQ
Tel: 03000 411200

Website: www.kent.gov.uk/planning
Email: planning.applications@kent.gov.uk
Direct Dial/Ext: 03000 413334
Text Relay: 18001 03000 417171
Ask For: Mr James Bickle
Your Ref:
Our Ref: FH/25/0466
Date: 28 April 2026

FAO: Stantec

TOWN AND COUNTRY PLANNING ACT 1990

Dear Sir/Madam

APPLICATION: FH/25/0466 (KCC/FH/0020/2025)

PROPOSAL: Erection of a wastewater treatment works with associated equipment, primary substation with associated equipment and integrated constructed wetlands, including ancillary development consisting of access from Harringe Lane, landscape proposals (including strategic planting plots), regrading of land, underground foul water and electricity cabling, diversion of existing electricity cables, creation of discharge headwalls, diversion of public right of way, creation of a network of pedestrian accesses including boardwalks, and provision of a temporary pump station

LOCATION: Land at Otterpool Park Development, land east of Harringe Lane and west of Barrow Hill, Sellindge, Kent TN25 6ED

The above mentioned planning application received for the formal observations of the County Council, as County Planning Authority has now received consideration.

I write to inform you that the County Planning Authority resolved that planning permission be Granted with Conditions as set out in the attached formal notification.

Please note the conditions imposed and any informatives as described.

Yours faithfully

Sharon Thompson
Head of Planning Applications Group

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.



**Reference Code of
Application: FH/25/0466**

KENT COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: Otterpool Park LLP
c/o Stantec
3rd Floor
50-60 Station Road
Cambridge
CB1 2JH

TAKE NOTICE that the KENT COUNTY COUNCIL, the County Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at land at Otterpool Park Development, land east of Harringe Lane and west of Barrow Hill, Sellindge, Kent, TN25 6ED and being erection of a wastewater treatment works with associated equipment, primary substation with associated equipment and integrated constructed wetlands, including ancillary development consisting of access from Harringe Lane, landscape proposals (including strategic planting plots), regrading of land, underground foul water and electricity cabling, diversion of existing electricity cables, creation of discharge headwalls, diversion of public right of way, creation of a network of pedestrian accesses including boardwalks, and provision of a temporary pump station, referred to within the application for permission for development dated 7 February 2025, received on 11 February 2025, as amplified and amended by details referred to in the attached Schedule 1, SUBJECT TO THE FOLLOWING CONDITIONS:

Implementation

1. The development to which this permission relates shall be begun not later than the expiration of 5 years beginning with the date of this permission. Written notification of the date of implementation of the planning permission, which includes the enabling works describe in condition 2 below, shall be sent to the County Planning Authority within 7 days of this date.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

As part of the Council's commitment to equalities if you have any concerns or issues with regard to access to this information please contact us for assistance.

Connection to Otterpool Park Development

2. With the exception of the “Enabling Works” identified on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004 – Wastewater Treatment Enabling Works, Phase 1 – Murdoch Wickham – March 2025, no development hereby permitted shall commence until planning permission has been granted for the associated Otterpool Park Development (planning reference Y19/0257/FH) and the following information has been submitted to the County Planning Authority:
- a) A copy of the planning permission (reference Y19/0257/FH). Where the permission is issued subject to a legal agreement, a copy of that agreement should also be provided; and
 - b) Written confirmation of the proposed date for commencement of further development works on the site.

For the purposes of this condition, “enabling works” shall comprise only the following as identified on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004 (including within the labels, key and general notes):

- Section 278 highway works and construction of the proposed access onto Harringe Lane;
- Diversion of the 33 kV electricity cables;
- Trenching and installation of service corridors;
- Landscaping works;
- Earthworks to create and level the development platform for the Wastewater Treatment Works and substation;
- Other groundworks related to the provision of pedestrian and cycle paths, internal access roads, works around Barrow and the diversion of public rights of way;
- Construction of the wetland identified on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004 – Wastewater Treatment Enabling Works, Phase 1 – Murdoch Wickham – March 2025, including outfall structures, headwalls and the partial underground pumping station.

Reason: To ensure that the development hereby permitted is appropriately phased and coordinated with the delivery of the Otterpool Park Development (planning reference Y19/0257/FH), which it is intended to serve, and to safeguard the character and appearance of the landscape, visual amenity, open countryside, and agricultural land from premature or unjustified development.

Fallback Position

3. In the event that the associated Otterpool Park Development:
- i) is not granted planning permission (under planning reference Y19/0257/FH); or
 - ii) is granted planning permission but is not implemented within 5 years of the date of that permission; or
 - iii) no residential planning permission for more than 400 dwellings within the Otterpool Park Development is granted and implemented within 5 years of the date of this permission;

a review of the continued need for, and use of, the development hereby permitted shall be submitted to the County Planning Authority for written approval within 3 months of the relevant event.

The review shall include:

- a) an assessment of the ongoing need for the development hereby permitted, having particular regard to the wastewater treatment works and primary substation shown on drawing OPP02-STN-HT-00-DR-CE-WP011-0150 Rev 002 – Infrastructure General Arrangement – Stantec – 31 July 2025;
- b) proposals for alternative use, adaptation or enhancement of the site; and
- c) where the continued need for the development is not demonstrated, measures for decommissioning and site restoration together with an implementation timetable.

Any measures approved by the County Planning Authority shall thereafter be implemented in accordance with the approved timetable.

Reason: To ensure that, if the associated Otterpool Park Development does not proceed within a reasonable timeframe, the continued need for the development hereby permitted is reviewed and, where appropriate, the site is adapted or restored, in order to avoid unnecessary infrastructure remaining in the open countryside and to safeguard landscape character, visual amenity and agricultural land.

Permitted Drawings / Phasing of Development (Phases 1 and 2)

4. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with Section 5 of the updated Planning Statement (Reference 332610401 Rev 03 (JOR)) prepared by Stantec dated August 2025 and the following drawings:

- OPP02-STN-ZZ-00-DR-CM-WP011-0192 Rev 002 – Wastewater Treatment Works Planning (Red Line) Boundary – Stantec – 7 February 2025
- OPP02-STN-HT-00-DR-CE-WP011-0150 Rev 002 – Infrastructure General Arrangement – Stantec – 31 July 2025
- OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004 – Wastewater Treatment Enabling Works, Phase 1 – Murdoch Wickham – March 2025

Groundworks and Site Levels

- OPP02-STN-HT-00-DR-CE-WP011-0600 Rev 002 – Proposed Levels (Sheet 1 of 3) – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0601 Rev 001 – Proposed Levels - Sheet 2 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0602 Rev 001 – Proposed Levels - Sheet 3 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0610 Rev 001 – Site Sections-Sheet 1 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0611 Rev 001 – Site Sections-Sheet 2 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0612 Rev 001 – Site Sections - Sheet 3 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0620 Rev 002 – Preliminary Bulk Earthworks Analysis – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0621 Rev 002 – Detailed Bulk Earthworks Analysis – Stantec – 31 July 2025

Wastewater Treatment Works Layout

- OPP02-STC-HT-XX-DR-PL-XXXXX-0002 Rev 004 – WRC Planning Site Layout – Severn Trent – 20 November 2024

- OPP02-STC-HT-XX-DR-PL-XXXXX-0003 Rev 004 – WRC Planning Site Elevations – Severn Trent – 20 November 2024
- OPP02-STC-HT-XX-DR-PL-XXXXX-0004 Rev 004 – WRC Planning Site South-East Isometric View – Severn Trent – 20 November 2024

Primary Substation and Switchyard Layout

- DACI-4010-201-REV06 – 132kV Substation Details – Network Utilities – 11 December 2024
- DACI-4010-204-REV03 – 132kV Substation Elevations – Network Utilities – 4 December 2024
- DACI-4010-206-REV00 – 132 kV Switchyard Elevations – Network Utilities – 11 December 2024

Drainage Layout

- OPP02-STN-HT-00-DR-CE-WP011-0500 Rev 003 – Proposed Drainage Layout (Sheet 1 of 3) – Stantec – 6 January 2026
- OPP02-STN-HT-00-DR-CE-WP011-0501 Rev 002 – Proposed Drainage Layout (Sheet 2 of 3) – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0502 Rev 002 – Proposed Drainage Layout (Sheet 3 of 3) – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0505 Rev 002 – Pump Station Details – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0506 Rev 001 – Proposed Catchments Layout – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0510 Rev 001 – Headwall Details - Sheet 1 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0511 Rev 001 – Headwall Details - Sheet 2 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0515 Rev 001 – Typical Culvert Long Section – Stantec – 12 December 2024
- OPP02-STN-HT-00-DR-CE-WP011-0520 Rev 001 – Proposed Drainage Standard Details – Stantec – 31 January 2025

Access, Service Road, Maintenance Access and Footpath Layout

- OPP02-STN-HT-00-DR-CE-WP011-0700 Rev 001 – Highways General Arrangement – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0705 Rev 001 – Highways Paving Plan - Sheet 1 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0706 Rev 001 – Highways Paving Plan - Sheet 2 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0707 Rev 001 – Highways Paving Plan - Sheet 3 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0041 Rev 001 – Vehicle Tracking Large Tipper- Sheet 1 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0042 Rev 001 – Vehicle Tracking Large Tipper- Sheet 2 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0043 Rev 001 – Vehicle Tracking Rigid Truck – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0044 Rev 001 – Vehicle Tracking Mercedes Sprinter – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0045 Rev 001 – Vehicle Tracking Low Loader – Stantec – 31 January 2025

- 5522 Rev 003 – Harringe Lane HGV Indicative Tracking with Signal Controlled M20 and HS1 Bridge Shuttle Working – Stantec – 12 January 2026

Landscape Plans

- OPP02/MWL/HT/00/DR/LA/6WWTW/0001 S3 Rev 014 – Wastewater Treatment Area Landscape Masterplan – Murdoch Wickham – December 2023
- OPP02/MWL/HT/00/DR/LA/6WWTW/0002 S3 Rev 007 – Wastewater Treatment Landscape Strategy, Links and Constraints – Murdoch Wickham – February 2024
- OPP02-MWL-HT-00-DR-LA-6WWTW-0003 S3 Rev 004 – Wastewater Treatment Boardwalk Area Landscape Vignette – Murdoch Wickham – December 2024
- OPP02-MWL-HT-00-DR-LA-6WWTW-0004 S3 Rev 004 – Wastewater Treatment Landscape Sections – Murdoch Wickham – December 2024
- OPP02-MWL-HT-00-SK-LA-6WWTW-0005 S3 Rev 004 – Wastewater Treatment Artist Sketches – Murdoch Wickham – December 2024
- OPP02-MWL-HT-00-DR-LA-6WWTW-0008 S3 Rev 003 – Wastewater Treatment Access and Circulation Strategy – Murdoch Wickham – January 2025
- OPP02-MWL-HT-00-DR-LA-6WWTW-0012 S3 Rev 003 – Wastewater Treatment Harringe Lane Entrance Landscape Vignette – Murdoch Wickham – June 2025

and as otherwise approved pursuant to the conditions above or below.

Reason: For the avoidance of doubt and to maintain planning control over the development.

Stage 3 of the Wastewater Treatment Works

5. The development hereby permitted shall be limited to the proposed scheme as detailed in the submitted application as set out in condition 4 above. Stage 3 of the Wastewater Treatment Works, as referenced in the application, does not form part of this permission and shall not be commenced until either:
 - a) A separate planning permission has been granted by the County Planning Authority; or
 - b) A submission has been made pursuant to this condition demonstrating that the Phase 3 works proposed to the Wastewater Treatment Works are authorised under the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order).

Reason: For the avoidance of doubt and to maintain planning control over the development.

Prior to commencement of the Enabling Works for the development

Highways

6. No development shall commence until:
 - a) A detailed scheme for the delivery of the site access and off-site highway improvement works to deliver localised widening on Harringe Lane (“the Highway Works”) has been submitted to and approved in writing by the County Planning Authority. The scheme shall be based on:
 - Technical Note – Response to KCC Comments – Harringe Lane prepared by Stantec, dated 19 November 2025;
 - Technical Note – Response to KCC Comments – Harringe Lane (amended) prepared by Stantec, dated 12 January 2026;

- Drawing 5522 Rev. 003 titled “Harringe Lane HGV Indicative Tracking with Signal Controlled M20 and HS1 Bridge Shuttle Working”, dated 12 January 2026; and
- Draft Construction Traffic Management Plan (Ref. 332610401) prepared by Stantec, dated 21 January 2026.

The detailed scheme shall include:

- (i) Plans and specifications of the Highway Works, including the localised widening of Harringe Lane (at locations A to G as shown on drawing 5522 Rev. 003), the new vehicle access, the new pedestrian/cycle access from Harringe Lane, and all associated traffic signs and road markings;
 - (ii) Details of any temporary or permanent land required to deliver the Highway Works;
 - (iii) Details of a topographical survey, tree survey and root protection plan, and the identification of any hedgerow or trees to be removed;
 - (iv) Details of all engineering works necessary to widen the road, including construction specifications, materials, depths, edge restraints and drainage arrangements for the widened passing bays;
 - (v) A timetable and phasing plan for delivery of the Highway Works;
 - (vi) A Stage 1 Road Safety Audit and details of how any matters raised will be addressed; and
 - (vii) A traffic management programme for the construction of the Highway Works.
- b) The approved Highway Works have been completed in full and made available for use in accordance with the approved scheme.

Reason: To ensure that safe and suitable access to the site is provided for all users, and that necessary off-site highway improvements, including the structural and engineering works required to widen the carriageway, are secured and implemented prior to the commencement of development, in the interests of highway safety and the efficient operation of the local road network.

Water Quality

7. No development shall commence until a Water Framework Directive (WDF) Assessment and an associated Mitigation and Enhancement Strategy has been submitted to and approved in writing by the County Planning Authority. The Strategy shall include the following elements:

- a) Evidence that the final development would cause no deterioration of waterbody status of the River Stour and associated waterbodies, not prevent future improvement to the waterbody, and not contribute to cumulative deterioration, using up to date Water Framework Directive classification data.
- b) Long term objectives, management responsibilities and maintenance schedules.
- c) Details of suitable mitigation, as required.
- d) Detailed drawings of the location and construction of the proposed development (including timing of works, methods and materials to be used).
- e) Details of how the East Stour is to be protected from harm during construction works (including the river bank and associated habitats).

The construction and operational phases of the development shall be carried out in accordance with the approved WDF Assessment and Mitigation and Enhancement Strategy.

Reason: To ensure compliance with the WFD as implemented in England and the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value.

Ecological Mitigation Strategy

8. Prior to commencement of the development (including site clearance), an Updated Ecological Mitigation Strategy covering the land required to deliver the Enabling Works listed in Condition 2 and Phase 1 of the development (including Wastewater Treatment Works Stage 1, Primary Substation, and Integrated Constructed Wetlands Phase 1), as shown on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004 – Wastewater Treatment Enabling Works, Phase 1 – Murdoch Wickham – March 2025, shall be submitted to and approved in writing by the County Planning Authority. The Strategy shall include, but not be limited to:
- a) Review and where necessary an update of the Preliminary Ecological Appraisal and recommended species and habitat surveys to ensure the mitigation is based on up-to-date site conditions;
 - b) Details of species-specific mitigation measures (which may be presented as a series of method statements) detailing the protection of / mitigation of damage to populations and associated habitats (including but not limited to: reptiles, breeding birds, bats, badgers, beavers, otters, eels and trout (protected species under The Wildlife and Countryside Act 1981 as amended, Habitats Directive Annex II species, Natural Environment and Rural Communities Act 2006 and Eel Regulations 2009)) and a timetable for implementation of the measures;
 - c) Extent and location of proposed construction and mitigation works, shown on appropriate scale maps and plans;
 - d) Measures to avoid impacts to the retained habitat, including identification of a construction exclusion zone (and the use of protective fences, exclusion barriers and warning signs to protect these zones during construction);
 - e) The role and responsibilities of an Ecological Clerk of Works (ECoW) or similarly competent person(s), including times during construction when specialist ecologists need to be present on-site, and details of ecological supervision and reporting;
 - f) Details of protected species mitigation licences required to be issued by Natural England;
 - g) Measures to be incorporated into the Construction Environmental Management Plan (CEMP);
 - h) Timetable for implementation;
 - i) Contingency plans should a protected species be encountered.

The development shall be carried out in accordance with the approved Strategy.

Reason: To ensure that appropriate ecological mitigation is implemented across the site to safeguard protected species and habitats, including riparian habitats and fisheries value.

Construction Environmental Management Plan (CEMP)

9. Prior to commencement of the development (including site clearance), a Construction Environmental Management Plan (CEMP) for the Enabling Works and Phase 1 of the development (including Wastewater Treatment Works Stage 1, Primary Substation, and Integrated Constructed Wetlands Phase 1), shall be submitted to and approved in writing by the County Planning Authority.

The CEMP shall include, but not be limited to, the following:

- a) Construction timetable;
- b) Construction Traffic Management Plan based on the principles established in Draft Construction Traffic Management Plan (Reference 332610401) prepared by Stantec dated 21 January 2026, including:
 - i. Routing of construction and delivery vehicles to/from the site, avoiding sensitive local roads;
 - ii. Site access arrangements and controls, including measures to prevent queuing on the public highway;
 - iii. On-site parking and turning areas for construction and delivery vehicles and site personnel, including vehicle tracking;
 - iv. Permitted arrival and departure times for construction traffic, avoiding peak network periods where possible;
 - v. Management of difficult or loose loads;
 - vi. Measures to prevent mud or debris on the public highway, including provision of vehicle cleaning facilities, wheel and chassis washing facilities, and associated pollution prevention controls;
 - vii. Measures to prevent surface water discharge onto the public highway;
 - viii. Implementation of temporary traffic management and signage;
- c) Details of temporary welfare facilities and measures to prevent environmental discharges during construction;
- d) Pollution prevention measures to control contaminated runoff, silt, soils, or debris entering drainage networks or adjacent land, including the measures set out in section 6.2 of the Flood Risk Assessment (FRA) Otterpool Park – Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetlands (Reference: 332610401 Rev. 1.1) prepared by Stantec dated 31 January 2025;
- e) Measures to minimise and mitigate construction-related noise, lighting, and dust impacts;
- f) Ecological mitigation measures to be implemented prior to and during construction, as set out in the Ecological Mitigation Strategy required pursuant to the condition above;
- g) Arrangements for archaeological work required under the relevant condition;
- h) Arrangements for implementing the unexploded ordnance (UXO) mitigation scheme required by condition below;
- i) Arrangements to implement the tree protection plan required by condition below
- j) Details of the layout, implementation, decommissioning, and restoration of the construction compound within 6 months of completion of construction works;
- k) A detailed method statement for the removal or long-term management /eradication of invasive species on the site, including measures to prevent the spread of any invasive species and to ensure that any soils brought to site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981.

Thereafter, all construction activity shall be undertaken in full accordance with the approved CEMP, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure that construction activities are appropriately managed and controlled, including measures to protect highway safety, the water environment, landscape and local amenity, heritage assets and biodiversity, and to prevent pollution and environmental harm during the construction period.

Arboricultural Impact Assessment, Tree Protection Plan, and Arboricultural Method Statement

10. Prior to commencement of the development (including site clearance), an Arboricultural Impact Assessment, Tree Protection Plan, and Arboricultural Method Statement, prepared in

accordance with BS 5837:2012 for the Enabling Works and Phase 1 of the development (including Wastewater Treatment Works Stage 1, Primary Substation, and Integrated Constructed Wetlands Phase 1), shall be submitted to and approved in writing by the County Planning Authority. The details shall identify all trees and hedgerows to be retained or removed, and set out protection measures for trees and vegetation on site, including along the East Stour River and around the boundaries.

The approved protection measures shall be installed before any works begin and retained for the duration of construction. No materials, machinery, or groundworks shall take place within Root Protection Areas, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure the protection and retention of trees and hedgerows in accordance with BS 5837:2012, safeguarding the site boundaries and Public Right of Way and reducing visual and environmental impacts.

Landscape scheme

11. Prior to the commencement of development (including site clearance), and concurrent with the submission of the Biodiversity Gain Plan, full details of the proposed landscape scheme for the Enabling Works and Phase 1 of the development (including Wastewater Treatment Works Stage 1, the Primary Substation and Integrated Constructed Wetlands Phase 1) shall be submitted to and approved in writing by the County Planning Authority.

The scheme shall be based on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0001 S3 Rev 014 – Wastewater Treatment Area Landscape Masterplan (Murdoch Wickham, December 2023) and the associated landscape plans referred to in Condition 4, unless otherwise agreed in writing by the County Planning Authority.

The submitted scheme shall include, but not be limited to, the following:

- a) Details of all hard landscaping features, including paths, cycleways, seating, boardwalks, viewing platforms, information boards, and the treatment of the area surrounding the barrow;
- b) Details of an upgraded cycleway through the site in readiness to link up to the wider Otterpool Park network;
- c) Details of all soft landscaping, including planting schedules, species, densities, percentage mixes, sizes, specification for planting, maintenance and management arrangements;
- d) Potential for additional landscape mitigation measures to the south and west of the Wastewater Treatment Works and Primary Substation to further assist with reducing the visual impacts of the above ground elements of the development;
- e) Details of all landscaping proposed in close proximity to existing underground infrastructure traversing the site, including public and private assets like powerlines, sewers, rising mains or water mains, and the protection measures to be employed to protect these assets.
- f) A programme for implementation, including phasing in relation to the delivery of the wetland and associated housing development;
- g) Provisions for the long-term management and maintenance of all landscaped areas.

The landscape scheme shall thereafter be implemented and maintained in accordance with the approved details, unless otherwise agreed in writing by the County Planning Authority. Any loss or failure of the approved landscape planting, regardless of cause—including vandalism—shall be replaced during the next available planting season and subsequently

maintained for a minimum period of five years or in accordance with the approved Biodiversity Gain Plan requirements.

Reason: To ensure a high-quality landscape design that supports amenity, biodiversity, and the integration of the development into its surroundings, and to safeguard the character and visual amenity of the surrounding landscape.

Management of excavated materials

12. Prior to the commencement of earthworks associated with the development platform and wetland excavation, a scheme for the management of surplus excavation material shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:
- a) An estimate of the volume and nature of surplus material likely to be generated;
 - b) Proposals for the reuse of suitable material on-site, including integration into the approved landscaping scheme;
 - c) Measures for the handling, storage, and treatment of material pending reuse or export;
 - d) Details of the proposed arrangements for the export of any material not reused on-site to a suitable treatment facility, including the location of the facility and transport routes;
 - e) A timetable for implementation aligned with the phasing of the wetland development.

The management of surplus material shall thereafter be carried out in accordance with the approved scheme, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure the appropriate and sustainable management of excavation material arising from the development, in the interests of landscape integration, environmental protection, and minimising impacts on the local highway network.

Programme of Archaeological Works

13. No development shall take place until, a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation (WSI) and timetable which has been submitted to and approved in writing by the County Planning Authority. The programme shall be implemented in full in accordance with the approved WSI and timetable.

Reason: To ensure that features of archaeological interest are properly investigated, recorded and understood prior to development.

Safeguarding and Management of the Bronze Age Barrow

14. Prior to the commencement of development (including site clearance), a scheme for the safeguarding and long-term management of the Bronze Age barrow identified within the site shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:
- a) Details of protective measures during construction;
 - b) A strategy for in situ preservation;
 - c) Integration with the site layout and landscaping; and
 - d) Provisions for ongoing management and monitoring.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure the physical safeguarding and appropriate long-term management of a non-designated heritage asset of archaeological significance.

Unexploded ordnance

15. Prior to commencement of the development (including site clearance), an unexploded ordnance (UXO) mitigation scheme drafted by a competent and qualified person shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include
- a) Details of risk mitigation measures;
 - b) How mitigation shall be implemented and a timetable for implementation; and
 - c) Details of the procedures should high risk UXO not previously identified be encountered and the reporting regime.

The mitigation shall be implemented during each construction in accordance with the approved scheme.

Reason: In the interests of public safety.

Piling

16. Piling using penetrative methods shall not be carried out other than with the written consent of the County Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed construction does not harm groundwater resources.

Landscape, Habitat and Ecological Management and Monitoring Plan prior to each Phase

17. Prior to works commencing construction of each phase of the development (including site clearance), an Landscape, Habitat and Ecological Management and Monitoring Plan (LHEMMP) for the phase(s) to be commenced, prepared in accordance with the overall Biodiversity Gain Plan, phase Biodiversity Gain Plan and landscape scheme for the phase(s), shall be submitted to and approved in writing by the County Planning Authority.

The LHEMMP shall be prepared by a suitably qualified ecologist, informed by the most up-to-date ecological surveys, and, where relevant, in consultation with wetland and drainage specialists. It shall set out the long-term management, maintenance and monitoring of all retained and created habitats, landscaping and ecological features associated with the relevant phase(s). The LHEMMP for each phase shall include, but not be limited to, the following:

- a) a non-technical summary and clear long-term objectives for landscape and biodiversity enhancement;
- b) details of roles and responsibilities for delivery and oversight of the LHEMMP;
- c) full details of habitat retention, creation, enhancement and planting measures, including species-specific mitigation and ecological enhancement features;
- d) plans showing the extent, typology and target condition of all retained, created and enhanced habitats and landscaped areas;
- e) management measures for all habitats, trees, hedgerows, watercourses and site boundaries, setting out how these habitats will be managed in accordance with the approved overall and phase Biodiversity Gain Plan(s) and species mitigation requirements for a minimum period of 30 years from completion of the relevant phase;

- f) details of wetland-related measures where applicable, including measures to prevent fish entrapment within interconnected wetland ponds;
- g) a schedule and methodology for management, maintenance and monitoring, including monitoring timetables and responsible personnel;
- h) reporting arrangements to the County Planning Authority; and
- i) an adaptive management framework, including how monitoring outcomes will inform updates to the LHEMMP and the mechanism for securing any revisions with the County Planning Authority.

The relevant phase(s) of the development shall thereafter be carried out in full accordance with the approved LHEMMP. All retained, created and enhanced habitats, landscaping and ecological features shall be implemented, managed, maintained and monitored for a minimum of 30 years. The requirements of the LHEMMP shall be incorporated into any site-wide management plans, including the Wetland Monitoring, Management and Maintenance Plan required by condition (28). Any subsequent variations shall be agreed in writing by the County Planning Authority.

Reason: To secure the long-term protection, creation, enhancement, management and monitoring of landscape and ecological features across the phased development, to deliver biodiversity net gain and species mitigation outcomes, and to ensure ecological measures are implemented and maintained for a minimum period of 30 years, in accordance with the Environment Act 2021 and the Conservation of Habitats and Species Regulations 2017 (as amended).

Consistency of Biodiversity Gain Plans (phased development)

- 18. Any phase Biodiversity Gain Plan submitted for approval pursuant to Schedule 7A to the Town and Country Planning Act 1990 (as amended) shall be consistent with the approved overall Biodiversity Gain Plan, unless a revised overall Biodiversity Gain Plan has first been submitted to and approved in writing by the County Planning Authority.

Reason: To provide certainty that the biodiversity gain objective will be met for the development as a whole through a coherent phased approach.

Conditions Relating to Phase 1

Surface Water Drainage Scheme prior to Phase 1

- 19. No development, other than the enabling works listed in Condition 2, shall commence until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the County Planning Authority. The detailed drainage scheme shall be based upon Flood Risk Assessment Otterpool Park Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetlands – Reference 332610401 Rev 1.1 – Stantec – 31 January 2025, including Appendix D Otterpool Park WWTW Surface Water Drainage Strategy Report – Reference 332410515 Rev A – Stantec – 16 December 2024, as amplified by the letter from Matthew McAuley, Stantec dated 12 February 2026. The submitted scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm with suitably adjusted runoff coefficient (Cv) values) can be accommodated and disposed of without increase to flood risk on or off-site.

The detailed drainage scheme will also be required to demonstrate that any existing surface water flow paths can be accommodated and disposed of without increase to flood risk on or off site. The drainage scheme shall also demonstrate (with reference to published guidance):

- a) that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- b) appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

Chemical Storage

20. Prior to the commencement of the Wastewater Treatment Works or the Primary Substation, details of any facilities for the storage of chemicals associated with the development shall be submitted to and approved by the County Planning Authority. The details shall include:
 - a) Secondary containment that is impermeable to both the chemical and water, with no opening used to drain the system.
 - b) A minimum volume of secondary containment at least equivalent to the capacity of the tank plus 10% or, if there is more than one tank in the secondary containment, at least equivalent to the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest.
 - c) All fill points, vents, gauges and sight gauge located within the secondary containment.
 - d) Associated above ground pipework protected from accidental damage.
 - e) Below ground pipework having no mechanical joints, except at inspection hatches and have either leak detection equipment installed or regular leak checks.
 - f) All fill points and tank vent pipe outlets designed to discharge downwards into the bund.

The scheme shall be implemented as approved prior to any storage of chemicals.

Reason: To ensure that the proposed Waste Water Treatment Works does not harm groundwater resources.

External Materials

21. Prior to the commencement of the Wastewater Treatment Works or the Primary Substation, details of all external materials and colour treatments for buildings, structures, and fencing shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall clearly identify the proposed materials and finishes, and shall include the use of dark colour treatments for prominent elements of the development, including fencing, cladding, and roofing, to minimise the visual impact on the surrounding landscape.

The details shall also include the design, height, and finish of all fencing across the site, including the main site boundary and the individual compounds for the wastewater treatment

works and electrical substation. The fencing design shall be consistent and complementary across the site, unless otherwise justified for operational, security, or health and safety reasons and agreed in writing by the County Planning Authority.

The development shall thereafter be implemented and maintained for the life of the facility in accordance with the approved details.

Reason: To minimise the visual impact of the development on the character and appearance of the surrounding landscape and to ensure a coherent and sensitive approach to boundary treatments across the site.

Controls on All Construction Operations

Flood Risk

22. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) Otterpool Park – Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetlands (Reference: 332610401 Rev. 1.1) prepared by Stantec dated 31 January 2025, including the following specified mitigation measures:
- a) The compensation scheme set out in Section 6 of the FRA to provide a minimum of 257m³ of compensatory floodplain storage for the concreted surfaced road, as shown on Figure 6-2 of the FRA and drawing OPP02-STN-HT-00-DR-CE-WP011-0500 Rev 003 – Proposed Drainage Layout (Sheet 1 of 3) dated 6 January 2026.
 - b) The section of the concreted access road identified within the 1 in 100 (1% AP) event +38% modelled flood levels, shall be raised above this flood level, as shown on drawing OPP02-STN-HT-00-DR-CE-WP011-0600 Rev 002 – Proposed Levels (Sheet 1 of 3) – Stantec – 31 July 2025
 - c) The 4m wide gravel surfaced road (east of the Primary Substation) shall be set at existing ground level, as specified in Section 6 of the FRA.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to ensure the internal road does not result in reduced floodplain storage. All mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed within the FRA shall be retained and maintained thereafter throughout the lifetime of the development.

Construction Hours of Operation

23. No construction operations (including deliveries of materials) shall take place except between the hours of 0700 and 1800 Monday to Friday and 0800 and 1600 on Saturday, with no operations on Sundays and Bank Holidays, except with the prior written approval of the County Planning Authority.

Reason: To safeguard local amenity during construction.

Wheel and Chassis Cleaning

24. No construction operations (including deliveries of materials) shall commence until wheel and chassis cleansing facilities, as approved within the Construction Environmental Management Plan (CEMP), have been installed and made operational prior to vehicles entering the public highway. These facilities shall be used by all vehicles leaving the site and shall be permanently maintained in working order throughout the construction period.

Reason: To prevent the deposition of mud and debris on the public highway and to maintain safe and clean conditions for all road users during the construction period.

Contamination

25. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the County Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

Highways Controls

Vehicle Access

26. No vehicles shall enter or exit the site other than via the approved access onto Harringe Lane, as identified on drawing OPP02-STN-HT-00-DR-CE-WP011-0150 Rev 002 – Infrastructure General Arrangement (Stantec, 31 July 2025), unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure safe and controlled access to the site and to prevent the use of any unauthorised or unsuitable access points, in the interests of highway safety.

27. Commercial vehicles associated with the construction, operation or management of the development shall access and egress the site only via the section of Harringe Lane to the north, routing to and from the A20 Ashford Road. No commercial vehicles shall travel to or from the site via Harringe Lane to the south towards the B2067 Aldington Road.

The operator shall ensure that clear directional signage is installed at the site access during construction and that all contractors, staff and operators are provided with written routing instructions to secure compliance with this restriction.

Reason: To ensure that traffic associated with the development does not use unsuitable sections of the local highway network, in the interests of maintaining highway safety.

Within 12 months of the commencement of the development

Wetland Monitoring, Management and Maintenance Plan

28. Within 12 months of the commencement of the development, a Wetland Monitoring, Management and Maintenance Plan (WMMMP) for the Integrated Constructed Wetland (ICW) associated with the Wastewater Treatment Works shall be submitted to and approved in writing by the County Planning Authority. The WMMMP shall include, but not be limited to:
- a) A description of the ICW design, operational role and nutrient-removal objectives;
 - b) Baseline information on water quality, vegetation establishment, sediment levels and structural features;

- c) A water quality monitoring scheme, including parameters, sampling locations, analytical methods, frequency and reporting requirements;
- d) A hydrological and structural monitoring regime covering inlet and outlet structures, flow distribution, bund stability and erosion;
- e) A vegetation monitoring and management schedule, including measures for invasive species control and re-establishment of planting where required;
- f) A programme for sediment monitoring and removal, including trigger levels, removal methodology and waste disposal arrangements;
- g) Procedures for inspection, management and site operations during and following high-rainfall or extreme-weather events;
- h) Odour-management measures, including identification of potential odour risks, routine checks and monitoring, operational steps to minimise odour (through maintaining appropriate flows, water levels and prompt removal of decaying material), and procedures for corrective actions, complaint investigation and incident reporting
- i) Adaptive management procedures and contingency actions where monitoring identifies under-performance or structural issues;
- j) A timetable for all management, maintenance, monitoring, and reporting activities; and
- k) Details of roles and responsibilities for implementation, including operational staff and any appointed wetland or ecological specialists.

The ICW shall thereafter be monitored, managed and maintained in full accordance with the approved WMMMP for the lifetime of the development, unless otherwise superseded or amplified by the requirements of an Environmental Permit and agreed in writing with the County Planning Authority.

Reason: To ensure the long-term monitoring, management and maintenance of the Integrated Constructed Wetland, to secure its nutrient-removal performance and in the interests of environmental protection and local amenity.

Public Access to Wetland Area

29. Within 12 months of the commencement of the development, details of the proposed public access plan in accordance with paragraphs 5.4.11, 7.8.3, 7.9.7 and 7.9.8 of the Updated Planning Statement – Reference 332610401 Rev 03 (JOR) – Stantec – August 2025 shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall include:

- a) The extent and nature of public access to be provided;
- b) Phasing arrangements for the delivery of public access in line with the three phases of wetland construction and the associated housing development;
- c) Measures for the ongoing management and maintenance of public access areas, including any restrictions or controls necessary to ensure safe and appropriate use.

The public access provision shall thereafter be implemented and managed in accordance with the approved details, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure the timely and appropriate provision of public access to the wetland area as part of the wider amenity offer associated with the development, and to safeguard the quality and usability of the space for the surrounding community.

Heritage Interpretation Strategy

30. Within 12 months of the date of commencement of development, a Heritage Interpretation Strategy shall be submitted to and approved in writing by the County Planning Authority. The Strategy shall include:
- a) Details of proposed interpretation measures (e.g. signage, digital content, landscape features);
 - b) Content relating to the Bronze Age barrow and wider prehistoric landscape;
 - c) Design and implementation timetable; and
 - d) Maintenance and public accessibility provisions.

The approved Strategy shall be implemented and maintained in accordance with the implementation timetable and proposed maintenance and access provisions.

Reason: To enhance public understanding and appreciation of the site's archaeological significance and to deliver positive heritage.

External Lighting

31. Prior to the installation of any external lighting on site, details of all proposed lighting, including the location, type, intensity, direction, hours of operation, and any shielding measures, shall be submitted to and approved in writing by the County Planning Authority. The lighting shall be designed to minimise light spill and glare, and to reduce visual impact on the surrounding landscape and nearby sensitive ecological receptors. The development shall thereafter be carried out in full accordance with the approved details, unless otherwise approved in writing by the County Planning Authority.

Reason: To safeguard the character and appearance of the landscape and to minimise visual intrusion arising from artificial lighting.

Conditions Relating to Subsequent Phases (with the exception of the Enabling Works and Phase 1) – also see the requirements under Condition 17 and 18

Public Right of Way

32. No construction work shall commence on Ponds 4 or 5 within Integrated Constructed Wetlands Phase 2, as shown on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0001 S3 Rev 014 – “Wastewater Treatment Area Landscape Masterplan” (Murdoch Wickham, December 2023), until the diversion of Public Right of Way HE302 has been legally confirmed under the relevant statutory process and the approved diverted route has been fully laid out and made available for public use on site.

Reason: To ensure that Public Right of Way HE302 is lawfully diverted and appropriately provided for prior to construction of those elements of the development that would otherwise obstruct its current alignment, in the interests of public access and safety.

Updated Construction Environmental Management Plan

33. Prior to works commencing construction of any subsequent phases of the development (including Integrated Constructed Wetlands Phases 2 and 3 and the Wastewater Treatment Works Stage 2), an Updated Construction Environmental Management Plan (Updated CEMP) and associated Delivery Plan shall be submitted to and approved in writing by the

County Planning Authority. The Updated CEMP and Delivery Plan shall review and update the CEMP approved for Phase 1 under Condition 10 and shall include, but not be limited to, the following:

- a) An updated construction timetable and phasing arrangements for subsequent phases and the interface with any ongoing Phase 1 activities;
- b) Details of how subsequent phases of construction work would be undertaken while maintaining the safe and effective operation of the development, including the Wastewater Treatment Works, and measures to safeguard operational access, utilities, health and safety, and continuity of essential processes;
- c) An updated Construction Traffic Management Plan demonstrating how cumulative impacts of construction traffic and Phase 1 operational traffic would be managed, including access arrangements, routing, scheduling, on-site controls, and measures to prevent queuing, conflict with operational vehicles, and mud or debris on the public highway; and
- d) Updates to all other relevant CEMP elements, including pollution prevention, noise, lighting, dust, ecology, and construction compounds, insofar as required they relate to subsequent construction works.

Thereafter, all construction works for subsequent phases shall be carried out in full accordance with the approved Updated CEMP and Delivery Plan, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure that construction of subsequent phases is appropriately managed, that the development (including the WWTW) can continue to operate safely and effectively during construction, and that cumulative traffic impacts are controlled, in the interests of highway safety, operational continuity and protection of the environment and local amenity.

Updated Ecological Mitigation Strategy Prior to Each Phase of the Integrated Constructed Wetlands

34. Prior to works commencing construction of each phase of the Integrated Constructed Wetlands (with the exception of the Enabling Works), an updated Ecological Mitigation Strategy for the relevant phase(s) shall be submitted to and approved in writing by the County Planning Authority. The updated Strategy shall be informed by an updated Preliminary Ecological Appraisal and any recommended species surveys, taking account of any changes in site conditions, and shall include revised mitigation and enhancement measures where necessary. The subsequent development shall be carried out in accordance with the updated Strategy.

Reason: To ensure that ecological mitigation remains effective and responsive to changing site conditions and ecological requirements.

Arboricultural Impact Assessment, Tree Protection Plan, and Arboricultural Method Statement (Integrated Constructed Wetlands Phase 2 & 3)

35. Prior to works commencing construction of each subsequent phase of the Integrated Constructed Wetlands (with the exception of the Enabling Works and Phase 1), an Arboricultural Impact Assessment, Tree Protection Plan, and Arboricultural Method Statement for the relevant phase(s), prepared in accordance with BS 5837:2012, shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall identify all trees and hedgerows to be retained or removed within and adjacent to the relevant phase, and shall set out appropriate tree and vegetation protection measures, including along the East Stour River and site boundaries.

The approved protection measures shall be installed prior to commencement of the relevant phase and retained for the duration of construction. No materials, machinery, storage, or groundworks shall take place within any Root Protection Area, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure the protection and retention of trees and hedgerows in accordance with BS 5837:2012, safeguarding site boundaries and the Public Right of Way, and to minimise adverse visual and environmental impacts arising from the phased development.

Landscape Plan (Integrated Constructed Wetlands Phase 2 & 3)

36. Prior to works commencing construction of each subsequent phase of the Integrated Constructed Wetlands (with the exception of the Enabling Works and Phase 1), and concurrent with the submission of the Biodiversity Gain Plan for the relevant phase, full details of the proposed landscape scheme for that phase, based on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0001 – Wastewater Treatment Area Landscape Masterplan, shall be submitted to and approved in writing by the County Planning Authority.

The submitted scheme for each phase shall include, but not be limited to, the following:

- a) details of all hard landscaping features, including paths, cycleways, seating, boardwalks, viewing platforms, information boards and any proposed works to the setting of the barrow;
- b) details of any cycleway provision or upgrading through the site, including how it will connect to the wider Otterpool Park network;
- c) details of all soft landscaping, including planting schedules, species, densities, percentage mixes, sizes, planting specifications, and arrangements for establishment, maintenance and management;
- d) details of all landscaping proposed in proximity to existing underground or overground infrastructure, including public and private assets such as power cables, sewers, rising mains and water mains, together with appropriate protection measures;
- e) a programme for implementation, including phasing in relation to the delivery of the wetlands and associated development; and
- f) provisions for the long-term management and maintenance of all landscaped areas.

The landscape scheme for each phase shall thereafter be implemented and maintained in full accordance with the approved details, unless otherwise agreed in writing by the County Planning Authority. Any loss or failure of approved landscape planting, regardless of cause (including vandalism), shall be replaced in the next available planting season and maintained for a minimum period of five years, or for such longer period as required by the approved Biodiversity Gain Plan.

Reason: To ensure the delivery of a high-quality landscape scheme for each phase of the development, supporting visual amenity, biodiversity, and the effective integration of the development within its landscape setting, and to safeguard the character and appearance of the surrounding area.

Prior to first operation of the wastewater treatment works / primary substation

Odour Management Plan

37. Prior to the commencement of operation of the Wastewater Treatment Works shown on drawing OPP02-STN-HT-00-DR-CE-WP011-0150 Rev 002 – Infrastructure General Arrangement – Stantec – 31 July 2025, an Odour Management Plan (OMP) shall be submitted to and approved in writing by the County Planning Authority. The OMP shall be prepared in accordance with the Institute of Air Quality Management (IAQM) guidance and shall include:
- a) A description of site details (including but not limited to the potential odour emissions sources at the site, local odour sensitive receptors and local meteorological conditions);
 - b) A list of all routine odour control and mitigation measures to prevent odour;
 - c) A list of all additional controls for reasonably foreseeable abnormal events (including a description of what reasonably foreseeable abnormal events may occur);
 - d) A description of odour monitoring that would be undertaken in response to a valid complaint to ensure the appropriateness of odour control measures (both onsite and offsite);
 - e) A complaints procedure and escalation process;
 - f) A summary of good practice management measures (including but not limited to the roles and responsibilities of site staff, complaints management, regular reporting for records and regular review of the OMP); and
 - g) A review and update following any significant site changes, including following later phases of the development.

The approved OMP shall be implemented in full upon commencement of operation and maintained as a minimum throughout the operational life of the development, unless otherwise superseded or amplified by the requirements of an Environmental Permit and agreed in writing with the County Planning Authority.

Reason: To ensure appropriate management and mitigation of odour emissions in accordance with recognised guidance, and to protect residential amenity and the surrounding environment.

Impact Benchmark after Odour Monitoring

38. Odour concentrations at the nearest sensitive receptors identified and assessed within the odour risk assessment submitted in support of the application shall not exceed 3 ouE/m³ as the 98th percentile of hourly means, in accordance with Environment Agency H4 Odour Management guidance.

Compliance shall be demonstrated through an odour dispersion modelling assessment based on on-site odour emission measurements undertaken by dynamic olfactometry. The assessment shall:

- a) Be carried out by a suitably qualified and experienced air-quality/odour specialist;
- b) Use odour emission measurements obtained between May and September following commissioning of the development; and
- c) Be completed and submitted to the County Planning Authority within three months of completion of the sampling campaign.

If the assessment identifies that odour concentrations exceed the 3 ouE/m³ benchmark at any sensitive receptors identified within the odour risk assessment, appropriate mitigation measures shall be implemented to achieve compliance.

Odour dispersion modelling shall be repeated where any future change to the site that significantly alters existing odour sources or introduces new odour sources that could affect odour emissions or off-site odour exposure, with findings submitted to the County Planning Authority to demonstrate compliance.

Reason: To ensure that odour emissions from the site do not give rise to unacceptable impacts on local amenity.

Verification of Surface Water Drainage Scheme

39. Prior to the commencement of operation of the Wastewater Treatment Works or the Primary Substation shown on drawing PP02-STN-HT-00-DR-CE-WP011-0150 Rev 002 – Infrastructure General Arrangement – Stantec – 31 July 2025, a Surface Water Drainage Verification Report, prepared by a suitably competent person, has been submitted to and approved in writing by the County Planning Authority. The Verification Report shall demonstrate that the surface water drainage system has been constructed in full accordance with the details previously approved. The Report shall include, but not be limited to:
- a) Confirmation that all drainage elements have been installed as designed, including details and photographs of inlets, outlets and flow-control structures;
 - b) “As-built” drawings of the complete drainage system, including levels, alignments and key assets;
 - c) Landscape plans;
 - d) Information pertinent to the installation of all components identified as critical drainage assets; and
 - e) An operation and maintenance manual for the sustainable drainage system as constructed.

The approved Verification Report shall thereafter be retained for the lifetime of the development and used to inform the ongoing maintenance of the drainage system.

Reason: To ensure that the surface water drainage system has been fully and correctly implemented, and to minimise flood risk to future users of the site, neighbouring land, controlled waters, property and ecological systems, consistent with the National Planning Policy Framework and relevant development plan policies.

Internal Roadways

40. The vehicle parking, turning and manoeuvring areas connected to Phase 1 of the development shown on the following approved drawings shall be fully constructed and made available for use prior to the first operation of the Wastewater Treatment Works and the Primary Substation, and shall thereafter be retained and kept available for their designated purpose for the lifetime of the development:
- OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004 – Wastewater Treatment Enabling Works, Phase 1 – Murdoch Wickham – March 2025
 - OPP02-STN-HT-00-DR-CE-WP011-0700 Rev 001 – Highways General Arrangement (Stantec, 31 January 2025);

- OPP02-STN-HT-00-DR-CE-WP011-0705 Rev 001 – Highways Paving Plan, Sheet 1 of 3 (Stantec, 31 January 2025);
- OPP02-STN-HT-00-DR-CE-WP011-0706 Rev 001 – Highways Paving Plan, Sheet 2 of 3 (Stantec, 31 January 2025);
- OPP02-STC-HT-XX-DR-PL-XXXXX-0002 Rev 004 – WRC Planning Site Layout (Severn Trent, 20 November 2024);
- DACI-4010-201-REV06 – 132kV Substation Details (Network Utilities, 11 December 2024).

The vehicle parking, turning and manoeuvring areas connected to subsequent phases of the Integrated Constructed Wetland shown on the following approved drawings shall be fully constructed and made available for use prior to completion of each subsequent phase of the Integrated Constructed Wetland, and shall thereafter be retained and kept available for their designated purpose for the lifetime of the development:

- OPP02-STN-HT-00-DR-CE-WP011-0706 Rev 001 – Highways Paving Plan - Sheet 2 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0707 Rev 001 – Highways Paving Plan - Sheet 3 of 3 – Stantec – 31 January 2025

All internal roads, access routes and areas of hardstanding within the site shall thereafter be maintained in a good state of repair and kept free of mud, debris and other materials at all times in order to ensure the safe and efficient operation of the site.

Reason: In the interests of highway safety and to ensure that appropriate access, parking and manoeuvring arrangements are provided and maintained throughout the lifetime of the development.

Operational controls

HGV Hours of Use

41. HGV movements associated with the operation, maintenance and management of the Wastewater Treatment Works shall only take place between the hours of 07:00 and 19:00 Monday to Friday, and 07:00 to 16:00 on Saturdays, with no HGV movements on Sundays or Bank Holidays, unless otherwise agreed in writing by the County Planning Authority.

Outside of these hours, HGV access to or from the site shall only occur in the event of an operational emergency where immediate attendance or removal of materials is necessary to maintain the safe and effective operation of the facility. A written record of any such emergency HGV movement, including the reason for the emergency and the time and date of the movement, shall be kept and made available to the County Planning Authority upon request.

Reason: To control HGV movements associated with the operational phase of the development, to protect local amenity and to ensure that out-of-hours vehicle movements occur only where necessary for operational safety.

No Importation of Waste

42. No waste shall be imported to the site by road, including by heavy goods vehicle or tanker, at any time, except with the prior written agreement of the County Planning Authority in the event of a genuine emergency that prevents receipt of flows via the sewer network. Any

such emergency import shall be the minimum necessary and notified to the County Planning Authority as soon as practicable, with a summary report provided within 10 working days of cessation. For the avoidance of doubt, no waste or sludge from third-party sites shall be delivered by road to this wastewater treatment works.

Reason: To ensure the wastewater treatment works operates as part of the foul sewer network and to prevent the site becoming a general waste import facility by road, thereby safeguarding local amenity, highway safety, and the environment.

Gates and Fencing

43. The main gated vehicle access from Harringe Lane, together with all gated and fenced compounds associated with the Wastewater Treatment Works and the Primary Substation, shall be kept securely closed and locked whenever the site is unattended and outside the approved operational hours, except where access is required for maintenance or emergency purposes.

Public pedestrian and cycle access from Harringe Lane to the wetland area shall be maintained at all times in accordance with the approved Public Access Plan.

Any damage to perimeter fencing, gates or associated access infrastructure shall be repaired within five working days of the damage being identified, or within an alternative timescale agreed in writing by the County Planning Authority.

Reason: To ensure the security and proper functioning of the operational areas of the site, to safeguard public safety, to minimise disturbance to the local community, and to maintain public access to the approved wetland area

Retention of Permissions and Approvals

44. A copy of this planning permission, including the approved plans and all associated documents (including any details or variations subsequently approved), shall be kept and made available at all times in the operator's site office. The contents of this permission and approved schemes shall be made known to all persons given responsibility for the management or control of waste activities on site.

Reason: To ensure that the management and staff responsible for the day-to-day operation of the development are fully acquainted with the approved schemes and conditions controlling activities on site, in the interest of effective site management and regulatory compliance.

BNG Deemed Condition:

Condition of Planning Permission Relating to Biodiversity Gain (Required)

Unless a statutory exemption, transitional arrangement or requirement relating to irreplaceable habitat applies, under paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as amended), every planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Kent County Council as the County Planning Authority and the determining authority for the purposes of any Biodiversity Gain Plan, considers that, based on the information submitted within the application, this permission requires the submission and approval of a Biodiversity Gain Plan prior to the commencement of the development.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: An overall Biodiversity Gain Plan must be submitted to and approved in writing by the County Planning Authority before development may be begun, and a phase Biodiversity Gain Plan must be submitted to and approved in writing by the County Planning Authority before each phase of development may be begun.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Where necessary the planning authority has engaged with the applicants and other interested parties to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

Summary of policies in the Development Plan relevant to the decision to grant planning permission:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy guidance and the relevant Circulars, including the National Planning Policy Framework (NPPF) and associated planning practice guidance, together with the relevant Development Plan policies, including the following:

- **Kent Minerals and Waste Local Plan 2024–2039 (2025)** Policies: CSW 1, CSW 2, CSW 3, CSW 4, CSW 6, CSW 15, CSM 5, DM 1, DM 2, DM 3, DM 5, DM 6, DM 10, DM 11, DM 12, DM 13, DM 14, DM 16, DM 20
- **Folkestone & Hythe Core Strategy Review (2022)** Policies: SS1, SS3, SS5, SS6, SS7, SS8, SS9, CSD4, CSD5
- **Folkestone & Hythe District Places and Policies Local Plan (2020)** Policies: HB1, T1, T2, T5, NE1, NE2, NE3, NE5, NE6, NE7, CC1, CC2, CC3, HE1, HE2

The summary of reasons for granting permission is as follows:

The County Council considers that the benefits associated with the proposal (i.e. the provision of new infrastructure, including a wastewater treatment works, associated integrated constructed wetlands and primary substation, in support of the allocated Otterpool Park Development outweigh any harm to the character and appearance of the landscape, visual amenity, open countryside, and agricultural use. The County Council considers that the proposed development accords with the development plan and there are no material considerations that indicate that the decision should be made otherwise. The County Council considers that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the above conditions.

Informatives

In addition, please be advised of the following informatives:

a. Biodiversity Net Gain

Your attention is drawn to the legal requirement for an **overall Biodiversity Gain Plan to be submitted to and approved in writing by the County Planning Authority prior to the commencement** of the development, and a **phase Biodiversity Gain Plan to be submitted to and approved in writing by the County Planning Authority before each phase of development may be begun**. For guidance on the content of the process and the content of the Plan please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

Please note that where the Biodiversity Gain Plan requires delivery of significant onsite biodiversity enhancements, registered off-site biodiversity gains or the use of statutory credits it may be necessary for the Plan (and monitoring) to be secured by a Section 106 legal agreement (or a conservation covenant) to secure the planning obligations. Where appropriate, measures to secure the planning obligations should be addressed as part of the information submitted with the Biodiversity Gain Plan.

Please note that on receipt of a valid Biodiversity Gain Plan the planning authority has 8 weeks to approve or refuse the biodiversity gain plan. This timeframe needs to be taken into account when planning for implementation of the development hereby permitted. This timeframe may vary, particularly where a legal agreement is required. Once the plan is approved, the development can commence.

Your attention is drawn to the recommendations of the Kent County Council's Ecological Advice Service that parts of the proposed habitat creation, including areas of reedbed, are required to deliver nutrient neutrality mitigation associated with the wider Otterpool Park development. In accordance with government guidance, habitat creation which is required to provide nutrient neutrality may only be counted *in part* towards the Biodiversity Net Gain (BNG) calculation.

Where habitat creation serves both nutrient mitigation and biodiversity functions, it will be necessary for the Biodiversity Gain Plan submitted to clearly distinguish those areas of habitat which are required for nutrient neutrality mitigation from those which may be fully attributed to BNG. The BNG metric submitted for approval will therefore need to demonstrate which elements of the proposed habitat creation are relied upon to achieve nutrient neutrality and how the remaining habitat delivers the minimum 10% biodiversity net gain requirement.

- b. For the avoidance of doubt, the County Planning Authority confirms that the development hereby permitted has the effect of requiring or permitting the development to proceed in phases. For the purposes of this permission the phases / stages can be defined as follows:
- i) **Enabling Works:** Limited to the works identified on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004, including Section 278 highway works; provision of a new site access; diversion of the 33kV electricity cables; service corridors; earthworks and landscaping to form the development platform; internal access roads, pedestrian and cycle routes, works around Barrow and diversion of public rights of way; and construction of Phase 1 of the wetlands (Ponds 1-4 & 6-7), including outfalls, headwalls and the partial underground pumping station.

- ii) **Phase 1:** Comprising Stage 1 of the Wastewater Treatment Works as shown on drawing OPP02-STC-HT-XX-DR-PL-XXXXX-0002 Rev 004, the Primary Substation as shown on drawing DACI-4010-201-REV06, and associated infrastructure including discharge points, internal access roads, drainage, flood mitigation and landscaping.
 - iii) **Stage 2** of the Wastewater Treatment Works: As identified on drawing OPP02-STC-HT-XX-DR-PL-XXXXX-0002 Rev 004.
 - iv) **Phase 2:** Wetlands (Ponds 4, 5 and completion 6 & 7), landscaping, access tracks and paths as shown on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0010 Rev 4.
 - v) **Phase 3:** Wetlands (Ponds 8, 9 & 10), landscaping, access tracks and paths as shown on drawing OPP02/MWL/HT/00/DR/LA/6WWTW/0011 Rev 4.
 - vi) **Stage 3** of the Wastewater Treatment Works: Future expansion to serve 5,416–10,800 residential units within Otterpool Park (Anticipated March 2044) – falls outside the scope of this permission.
- c. The applicant is advised that **overhead electricity cables** are present on or near the application site. Prior to the commencement of development, accurate records should be obtained from UK Power Networks' Plan Provision Department at Fore Hamlet, Ipswich, IP3 8AA.

Where overhead cables are in close proximity to the proposed works, reference should be made to the Health and Safety Executive's Guidance Note GS6: Avoiding Danger from Overhead Power Lines. A safety visit from UK Power Networks is required in such instances. Further information and applications relating to GS6 can be accessed via the UK Power Networks website: <https://www.ukpowernetworks.co.uk/safety-equipment/power-lines/working-near-power-lines/advice-on-working-near-overhead-power-lines-gs6>.

Should any diversionary works be necessary as a result of the development, enquiries should be directed to UK Power Networks' Customer Connections Department at Metropolitan House, Darkes Lane, Potters Bar, Hertfordshire, EN6 1AG. Support and application forms are also available online: Moving electricity supplies or equipment.

- d. The applicant is advised that **Fire Service access** and facility provision are a requirement under the Building Regulations 2010. Further advice is available from Kent Fire & Rescue Service, Building Safety, Fire Engineering Team, Maidstone Fire Station, Loose Road, Maidstone, ME15 9QB – email: FET@kent.fire-uk.org.
- e. **Kent County Council Public Rights of Way and Access Service advise** that Public Right of Way HE302 crosses the application site and is legally recorded on the Definitive Map. The existence and alignment of this route is a material planning consideration. The granting of planning permission does not confer any right to obstruct, divert, or interfere with the Public Right of Way.

Development affecting the PROW must not commence until a Diversion Order has been lawfully made, confirmed, and the new route provided. The successful confirmation of such an Order should not be assumed, and early engagement with the Public Rights of Way & Access Service is strongly recommended to avoid delay. The temporary closure of the PROW prior to confirmation of a permanent diversion is unlikely to be supported.

The applicant is further advised that:

- No structures or furniture may be erected on or across the PROW without the express consent of the Highway Authority.
- The surface of the PROW must not be disturbed, nor its use obstructed, during or following development.

- No close board fencing or similar structure over 1.2 metres in height should be erected that would block views along the PROW.
- No hedging or shrubs should be planted within 1 metre of the edge of the PROW.

Any alterations to the PROW must be formally authorised by the Highway Authority.

f. Your attention is drawn to the **Environment Agency's comments** below:

Water Framework Directive Assessment (WFD)

As part of the WFD Assessment required by condition above, the EA recommend the Assessment contains all the mitigation measures connected to water quality identified in the Outline Water Cycle Study, Appendix 15.2 of Otterpool Park Environmental Statement (by: Arcadis; dated: March 2022; submitted as part of application Y19/0257/FH). These should be implemented during construction and operational phases.

Regulatory Position Statement (RPS) 260

The regulatory position statement (RPS) 260 sets out the Environment Agency's enforcement position for nutrient neutrality wetlands (NTWs) operated by parties other than water and sewerage companies. The NTW must provide additional treatment to improve the final effluent quality discharged from a wetlands providing phosphorus reduction of a water and sewerage company (WaSC) wastewater treatment works (WWTW). This treatment must not result in the final effluent quality deteriorating.

This RPS is for surface flow NTWs with submerged and emergent vegetation where all the following apply:

- They provide further treatment to treated final effluent that has been discharged directly into the NTW from a WaSC WWTW.
- The discharge from the WWTW is authorised by an environmental permit.
- The NTW is not operated by, or on behalf of, a WaSC.

The applicant will be required to notify the EA if they want to use regulatory position statement 260 –

[Using wetlands to improve treated effluent discharge: RPS 260 - GOV.UK](#)

River Abstraction Permitting

The proposed abstraction from the East Stour River will require an abstraction licence from the Environment Agency [Apply for a water abstraction or impounding licence - GOV.UK](#).

Once you have detailed plans and assessments of the river abstraction proposals, it is recommended to submit enhanced (paid) pre-application for further information and advice for an Abstraction Licence: [Get advice before you apply for a water abstraction or impounding licence - GOV.UK](#).

Any potentially granted licences will contain flow conditions restricting abstraction, amongst other conditions, currently in the Stour catchment this flow constraint is set at Q51 percentile (statistically meaning water is only available for abstraction 186 days of the year), this would be applied to any potential abstraction licence.

To understand what this means and how the Environment Agency licence abstractions within the Stour catchment please see our Abstraction Licensing Strategy (ALS) publication: [Stour abstraction licensing strategy - GOV.UK](#).

Details will need to be provided regarding how the wetlands will operate using the direct river abstraction, including accommodating the above flow conditions, alongside providing detailed technical drawings, these will be required when submitting an abstraction licence application to the Environment Agency.

Further required details include but not limited to are:

- How have the design and operations taken account to ensure water wastage and losses from the environment are limited from evaporation rates and infiltrations rates. This is also to ensure the river benefits from the gains of the improved water quality but, it must not be at the expensive of water quantity in the river
- Total river abstraction volume required per day and per year.
- Need to minimise length of depleted reach as much as reasonably possible (the distance between the abstraction location and discharge point), to limited localised impacts to the river.
- Calculations of any open water evapotranspiration losses of the wetland surface area across a dry year and how that might affect the balance between abstraction and discharge volumes.
- What is the retention time within the wetland from the time of abstraction to the point of discharge?
- What is the individual capacity of the 10 wetland cells and total combined capacity?
- When the temporary river abstraction pumping is intended to begin and cease operating?
- Clarification on if supporting river abstraction may be required from the River Stour on a permanent basis, or if the full phase of development is not completed.

Discharge to Main River Permitting

A discharge permit will be required for the new wastewater treatment works. The Environment Agency should be consulted regarding any discharge proposal as soon as possible.

It is important to protect the river in terms of quality and quantity (and Water Framework Directive (WFD) status). A no deterioration approach should be adopted, which refers to the following:

- a. Additional flows from the development should not lead to deterioration of WFD status of the East Stour or any other water bodies;
- b. Additional flows (treated effluent, permitted overflows and surface water drainage) from the development should not negatively impact the objectives for the East Stour to achieve Good Status

The EA would also expect that the temperature of the water from the development into the East Stour River would be the same as the water already in this stretch of the river. Heating occurs as water passes through the Interconnected Wetlands and can result in the discharge of warmed water to the rivers. Warmer water can cause algae blooms and carries less oxygen than cooler water. Additionally, warmer water can affect the ability of fish to breed successfully. These effects would be unacceptable.

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal);
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal);
- on or within 16 metres of a sea defence;

- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert;
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Waste on-site

The Contaminated Land: Applications in Real Environments (CL:AIRE) Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution;
- treated materials can be transferred between sites as part of a hub and cluster project;
- some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The EA recommend that developers should refer to:

- the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials – Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If you receive (or reject) any hazardous waste, you must send a report to the Environment Agency. These are known as 'returns'. If you dispose of hazardous waste at the premises where it's produced you may also need to send returns. You should follow the guidance provided here: [Hazardous waste: consignee returns guidance](#)

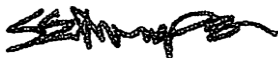
- g. Your attention is drawn to the **Southern Water's comments** below:

- For landscaping proposals, reference should be made to Southern Water’s guidance on tree planting near water mains and sewers:
A Guide to Tree Planting near Water Mains and Sewers - https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf
Sewerage Sector Guidance – in relation to landscaping proposals - [Sewerage Sector Guidance - approved documents | Water UK](#)

 - If it is intended for Southern Water to adopt any proposed Sustainable Drainage Systems (SuDS), the design and construction must comply with the Design and Construction Guidance available at:
www.water.org.uk/sewerage-sector-guidance-approved-documents.
Where SuDS form part of a continuous sewer system (and are not isolated end-of-pipe components), adoption by Southern Water may be considered if requested by the developer and if the system complies with:
 - Sewerage Sector Guidance: Design and Construction Guidance (Appendix C): www.water.org.uk/sewerage-sector-guidance-approved-documents
 - CIRIA SuDS Manual (C753) - www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS
 - Southern Water SuDS Guidance - <https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

 - No soakaways shall be connected to the public surface water sewer.
 - Where SuDS rely on facilities that cannot be adopted by a sewerage undertaker, the applicant must ensure arrangements are in place for long-term management and maintenance of the SuDS to maintain effectiveness in perpetuity and prevent flooding that could impact the foul sewerage system.
 - This advice does not prejudice any future assessment or adoption agreement under Section 104 of the Water Industry Act 1991.
- h. Please note Network Rail's Asset Protection guidance, which is outlined in the letter attached after this decision.

Dated this Twenty Eighth day of April 2026



(Signed).....
Head of Planning Applications Group

KENT COUNTY COUNCIL
PLANNING APPLICATIONS GROUP
COUNTY HALL
MAIDSTONE
KENT ME14 1XQ

Schedule 1

Schedule of Documents Considered Under Planning Permission: FH/25/0466

Drawings / Number / Title:

- OPP02-STN-ZZ-00-DR-CM-WP011-0192 Rev 002 – Wastewater Treatment Works Planning (Red Line) Boundary – Stantec – 7 February 2025
- OPP02-STN-HT-00-DR-CE-WP011-0150 Rev 002 – Infrastructure General Arrangement – Stantec – 31 July 2025
- OPP02/MWL/HT/00/DR/LA/6WWTW/0009 Rev 004 – Wastewater Treatment Enabling Works, Phase 1 – Murdoch Wickham – March 2025

Groundworks and Site Levels

- OPP02-STN-HT-00-DR-CE-WP011-0600 Rev 002 – Proposed Levels (Sheet 1 of 3) – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0601 Rev 001 – Proposed Levels - Sheet 2 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0602 Rev 001 – Proposed Levels - Sheet 3 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0610 Rev 001 – Site Sections-Sheet 1 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0611 Rev 001 – Site Sections-Sheet 2 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0612 Rev 001 – Site Sections - Sheet 3 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0620 Rev 002 – Preliminary Bulk Earthworks Analysis – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0621 Rev 002 – Detailed Bulk Earthworks Analysis – Stantec – 31 July 2025

Wastewater Treatment Works Layout

- OPP02-STC-HT-XX-DR-PL-XXXXX-0002 Rev 004 – WRC Planning Site Layout – Severn Trent – 20 November 2024
- OPP02-STC-HT-XX-DR-PL-XXXXX-0003 Rev 004 – WRC Planning Site Elevations – Severn Trent – 20 November 2024
- OPP02-STC-HT-XX-DR-PL-XXXXX-0004 Rev 004 – WRC Planning Site South-East Isometric View – Severn Trent – 20 November 2024

Primary Substation and Switchyard Layout

- DACI-4010-201-REV06 – 132kV Substation Details – Network Utilities – 11 December 2024
- DACI-4010-204-REV03 – 132kV Substation Elevations – Network Utilities – 4 December 2024
- DACI-4010-206-REV00 – 132 kV Switchyard Elevations – Network Utilities – 11 December 2024

Drainage Layout

- OPP02-STN-HT-00-DR-CE-WP011-0500 Rev 003 – Proposed Drainage Layout (Sheet 1 of 3) – Stantec – 6 January 2026

- OPP02-STN-HT-00-DR-CE-WP011-0501 Rev 002 – Proposed Drainage Layout (Sheet 2 of 3) – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0502 Rev 002 – Proposed Drainage Layout (Sheet 3 of 3) – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0505 Rev 002 – Pump Station Details – Stantec – 31 July 2025
- OPP02-STN-HT-00-DR-CE-WP011-0506 Rev 001 – Proposed Catchments Layout – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0510 Rev 001 – Headwall Details - Sheet 1 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0511 Rev 001 – Headwall Details - Sheet 2 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0515 Rev 001 – Typical Culvert Long Section – Stantec – 12 December 2024
- OPP02-STN-HT-00-DR-CE-WP011-0520 Rev 001 – Proposed Drainage Standard Details – Stantec – 31 January 2025

Access, Service Road, Maintenance Access and Footpath Layout

- OPP02-STN-HT-00-DR-CE-WP011-0700 Rev 001 – Highways General Arrangement – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0705 Rev 001 – Highways Paving Plan - Sheet 1 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0706 Rev 001 – Highways Paving Plan - Sheet 2 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0707 Rev 001 – Highways Paving Plan - Sheet 3 of 3 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0041 Rev 001 – Vehicle Tracking Large Tipper-Sheet 1 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0042 Rev 001 – Vehicle Tracking Large Tipper-Sheet 2 of 2 – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0043 Rev 001 – Vehicle Tracking Rigid Truck – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0044 Rev 001 – Vehicle Tracking Mercedes Sprinter – Stantec – 31 January 2025
- OPP02-STN-HT-00-DR-CE-WP011-0045 Rev 001 – Vehicle Tracking Low Loader – Stantec – 31 January 2025
- 5522 Rev 003 – Harringe Lane HGV Indicative Tracking with Signal Controlled M20 and HS1 Bridge Shuttle Working – Stantec – 12 January 2026

Landscape Plans

- OPP02/MWL/HT/00/DR/LA/6WWTW/0001 S3 Rev 014 – Wastewater Treatment Area Landscape Masterplan – Murdoch Wickham – December 2023
- OPP02/MWL/HT/00/DR/LA/6WWTW/0002 S3 Rev 007 – Wastewater Treatment Landscape Strategy, Links and Constraints – Murdoch Wickham – February 2024
- OPP02-MWL-HT-00-DR-LA-6WWTW-0003 S3 Rev 004 – Wastewater Treatment Boardwalk Area Landscape Vignette – Murdoch Wickham – December 2024
- OPP02-MWL-HT-00-DR-LA-6WWTW-0004 S3 Rev 004 – Wastewater Treatment Landscape Sections – Murdoch Wickham – December 2024
- OPP02-MWL-HT-00-SK-LA-6WWTW-0005 S3 Rev 004 – Wastewater Treatment Artist Sketches – Murdoch Wickham – December 2024
- OPP02-MWL-HT-00-DR-LA-6WWTW-0008 S3 Rev 003 – Wastewater Treatment Access and Circulation Strategy – Murdoch Wickham – January 2025

- OPP02-MWL-HT-00-DR-LA-6WWTW-0012 S3 Rev 003 – Wastewater Treatment Harringe Lane Entrance Landscape Vignette – Murdoch Wickham – June 2025

Document Title / Description / Reference

- Covering Letter from Stantec dated 7 February 2025 – Reference 332610401 – Planning Application, Land at Otterpool Park (East Of Harringe Lane). Planning Portal Reference: PP-13684773
- Application for Planning Permission dated 7 February 2025
- Design and Access Statement – Otterpool Park Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetlands – Stantec – 7 February 2025
- Transport Statement – Reference OPP02-STN-HT-XX-RP-TP-WP011-5501-S0 003 – Stantec – January 2025
- Odour Risk Assessment Otterpool Wastewater Treatment Works – Reference A5163/AQ/02 – Accon UK – 13 November 2024
- Circular Economy Statement Otterpool Park Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetlands Scheme – Reference 332610401 Rev 01 – February 2025
- Geophysical Survey Report Wastewater Treatment Works at Otterpool Park, Sellindge, Kent – Reference OPP02_STN_HT_XX_SU_AC_WP007_0002_P3_002 Rev 2 – Stantec – February 2025
- Archaeological Evaluation Report - Eastern Part of the Proposed WwTW Site at Otterpool Park, Sellindge, Kent – Reference OPP02-ECU-HT-XX-RP-AC-WP007-0002-S6-003 Version 1.4 – Ecus – 5 February 2025
- Archaeological Evaluation - Otterpool Park Lympne, Kent Phase 1 Infrastructure – Reference OPP02-WSX-ZZ-XX-RP-AC-WP007-2000 P3 001 (271410.3 – Issue 5) – Wessex Archaeology Ltd – 22 September 2023
- Historic Environment Desk Based Assessment - Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetland at Otterpool Park, Kent – Reference OPP02-STN-HT-XX-RP-AC-WP007-0001-S3-004 Rev 4 – Stantec – 5 February 2025
- Habitat Management & Monitoring Plan – Reference OPP02-STN-HT-XX-PL-EC-WP011-0004-S0 DRAFT Ver V0.1 – Stantec – 23 January 2025
- Biodiversity Gain Statement – Reference OPP02-STN-HT-XX-PL-EC-WP011-0005-S0_DRAFT Version 1.2 – 7 February 2025
- Ecological Assessment Report – Reference OPP02-STN-HT-XX-RP-EC-WP011-0001-P3_FINAL – Stantec – 19 December 2024

- Biodiversity Net Gain Strategy – Reference OPP02-STN-HT-XX-PL-EC-WP011- 0002-P3 Rev 1 – Stantec – 22 January 2025
- Biodiversity Net Gain Metric Otterpool WWTW – Reference OPP02-STN-HT-XX-CA-EC-WP011-0003-P3_ISSUE – Received 11 February 2025
- Landscape & Visual Impact Assessment – Reference OPP02-STN-HT-XX-RP-LA-WP011-0001-S4-001 – Stantec – 16 January 2025
- Wetland Design Statement - Otterpool Park – Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetlands – Reference 250205_332610401 Rev A – Stantec – 6 February 2025

As amended and/or amplified by:

- Ground Investigation Report (Factual) Wastewater Treatment Works (WwTW) East – Reference END25-001 – Endeavour Drilling – 30 January 2025
- Ground Investigation Report Otterpool Park Wastewater Treatment Works – PP02-STN-ZZ-XX-RP-GT-WP004-003-S3-002 Issue 002 – Stantec – February 2025
- Otterpool Park Statement of Community Involvement
- Flood Risk Assessment Otterpool Park Wastewater Treatment Works, Primary Substation and Integrated Constructed Wetlands – Reference 332610401 Rev 1.1 – Stantec – 31 January 2025
- Flood Risk Assessment – Appendix D Otterpool Park WWTW Surface Water Drainage Strategy Report – Reference 332410515 Rev A – Stantec – 16 December 2024
- Otterpool Park WwTW and Primary Substation Noise Impact Assessment – Reference A5464/N/001 – Accon UK Environmental Consultants – 20 March 2025
- Wastewater Treatment Area Management & Maintenance Plan – OPP02-MWL-HT-00-PL-LA-6WWTW-0006 S0 Rev 005 – Murdoch Wickham – March 2025
- Technical Note – Odour Management Plan – Reference P0006/TN001 – Severn Trent – 14 April 2024
- Technical Response to KCC Heritage Conservation Consultee Comments – Reference 332610401 TN001 – Stantec – 30 May 2025
- Technical Response to KCC SUDS Consultee Comments – Stantec – 5 June 2025
- Technical Response to Aecom comments on LVIA – Stantec – 29 April 2025
- Covering Letter from Stantec dated 1 August 2025 – Reference 332610401 – Response to Consultee Comments

- Appendix B - Schedule of Updated Drawings
- Appendix C – Stantec Response to AECOM comments on Stantec LVIA – June 2025
- Appendix D – Technical Note on Wetland and WwTW – Temporary Pumping Summary – Reference 332610401 – Stantec – 15 July 2025
- Appendix E – Stantec Ecology Response to KCC Ecology – Reference 332610401 – Stantec – 29 July 2025
- Appendix F – Technical Note on Fencing Justification Response to KCC Comment – Reference P00006 Rev 1.0 – Severn Trent – 30 May 2025
- Appendix G – Response to The River Stour Kent Internal Drainage Board – 26 June 2025
- Appendix H – Response to KCC Highways comments on planning application – Reference 332610401 – Stantec – 28 July 2025
- Appendix I – Technical Note in Respect of Odour – Reference A5163/Odour – Accon UK Environmental Consultants – 16 July 2025
- Appendix I – Technical Note on Odour – Reference P00006 -TN 009 – Severn Trent – 31 July 2025
- Appendix J – Technical Note in Respect of Noise – Reference A5163/Noise – Accon UK Environmental Consultants – 31 July 2025
- Appendix J - Technical Note on Noise – Reference P00006 -TN 009 Rev 1.0 – Severn Trent – 31 July 2025
- Updated Planning Statement – Reference 332610401 Rev 03 (JOR) – Stantec – August 2025
- Letter from Stantec dated 15 August 2025 – Reference 332610401 – KCC/FH/0020/2025 - WWTW project at Otterpool Park – Abstraction from River Stour
- Supplementary Amendment to Design and Access Statement – Reference 332610515 – Stantec – 15 August 2025
- Updated Ecological Assessment Report – Reference OPP02-STN-HT-XX-RP-EC-WP011-0001- P4 – Stantec – 22 August 2025
- Technical Note: Odour – Reference P00006 -TN 0010 – Severn Trent – 19 September 2025
- Technical Note in Respect of Odour Otterpool WWTW – Reference A5163/Odour v2 – 16 September 2025
- Letter from Stantec dated 5 Dec 2025 – Response to Consultee Comments, covering Appendix A - G – Reference 332610401

- Appendix A – Responses to the Consultee Comments on Application KCC/FH/0020/2025 - Stantec
- Email from James Culshaw, Stantec dated 10 December 2025 (12:12:48) – Addendum to Appendix A (Paragraph 1)
- Appendix B – Schedule of Uploaded Drawings
- Appendix C – Stantec response to KCC LLFA on WWTW Drainage Design – Stantec – 21 November 2025
- Appendix D – Technical Note Response to KCC (Local Highway Authority) comments – Harringe Lane – Reference 332610401 – Stantec – 19 November 2025
- Appendix E – Technical Note in Respect of Noise – Otterpool Park Wastewater Treatment Works and Primary Substation – Reference A5603/Noise – Accon UK Environmental Consultants – 3 December 2025
- Appendix F – Landscape Addendum
- Appendix G – Wastewater Treatment Area Landscape Plan
- Technical Note – Response to KCC (Highways) comments – Harringe Lane – Reference 332610401 – Stantec – 12 January 2026
- Draft Construction Traffic Management Plan – Reference OPP02-STN-HT-XX-RP-TP-WP011-5501-S0 004 (06) – Stantec – 21 January 2026
- Email from James Calshaw, Stantec dated 27 January 2026 (09:44:53)
- Letter from Matthew Mcauley, Stantec dated 3 February 2026
- Letter from Matthew Mcauley, Stantec dated 12 February 2026
- Technical Note – Air Quality / Odour Planning Conditions – Reference P00006 -TN 0013 Rev 1.0 – Severn Trent – 18 February 2026
- Technical Note – Odour Planning Conditions – Reference P00006 -TN 0014 Rev 1.0 – Severn Trent – 27 February 2026
- Technical Note – Noise Clarification – Reference A5603 – Accon UK – 12 February 2026
- Technical Note – Further Noise Clarification – Reference A5603 – Accon UK – 27 February 2026

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available on GOV.UK.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on telephone: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, the provisions of any development order, and any directions given under a development order.



Asset Protection Informatives for works in close proximity to Network Rail's infrastructure

The developer must ensure that their proposal, both during construction and after completion does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

Network Rail strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect Network Rail's infrastructure.

Future maintenance

The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/or encroaching upon Network Rail's adjacent land and air-space. Therefore, any buildings are required to be situated at least **2 metres (3m for overhead lines and third rail)** from Network Rail's boundary.

This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any less than **2m (3m for overhead lines and third rail)** and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works as well as adversely impact upon Network Rail's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to Network Rail's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant.

As mentioned above, any works within Network Rail's land would need approval from the Network Rail Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g., all possession, site safety, asset protection presence costs). However, Network Rail is not required to grant permission for any third-party access to its land.

Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail₁ safe" manner such that in the event of mishandling,

OFFICIAL

collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within **20 metres** of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point during or post construction should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation within Network Rail's land boundary must not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway should be made aware to the future occupiers of the site. It must also be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information.

The current level of usage may be subject to change at any time without notification including increased frequency of trains, night-time train running and heavy freight trains. The appropriate building materials should be used to reduce any potential noise disturbance from the railway.

Vehicle Incursion

Where a proposal calls for hard standing area/parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Landscaping

Any trees/shrubs to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. Network Rail wish to be involved in the approval of any landscaping scheme adjacent to the railway. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. If required, Network Rail's Asset Protection team are able to provide more details on which trees/shrubs are permitted within close proximity to the railway.

If you would like to discuss any of the above, please contact AssetProtectionSouthern@networkrail.co.uk.

Property Informatives

Property Rights

Whilst not a planning matter, we would like to remind the applicant of the need to identify and comply with all existing rights on the land. Network Rail request all existing rights, covenants and easements are retained unless agreed otherwise with Network Rail.

Notwithstanding the above, if any property rights are required from Network Rail in order to deliver the development, Network Rail's Property team will need to be contacted.

Shared Value

It should be noted that where any Network Rail land, rights over Network Rail land, interfaces with Network Rail's land or rights, or variations to Network Rail's land or rights, is required for the facilitation, delivery, or operation of a development, Network Rail will act in accordance with its Shared Value Policy. Network Rail's Shared Value Policy is available [online](#), or via request to Network Rail Property. Network Rail's Southern Property Team would advise parties seek to raise Shared Value early in discussion with Network Rail, but reserve the right to implement the Shared Value Policy at any time during discussions.

If a Network Rail Southern Property contact is required, please contact southernproperty@networkrail.co.uk