

# Otterpool Park Garden Town Masterplan Stage 2 Community Engagement Appendix E: Community Drop-in Comments

September 2017



Cover image Consultation event at Lypne Community Hall, 22<sup>nd</sup> June 2017

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## Appendix E:

### Collated Community Drop-In Session Comments

#### Education

There seems to be a lot of primary schools. The walkable distance is really good but what if KCC and others suggest fewer schools further apart? [*There is a SDC study in progress that will help to determine the best provision*].

What kind of secondary school would be best given what's already available? It would be best to provide something that meets the needs not currently being met [*what are these?*]. Not sure really but we don't want duplication or selective schools.

Is the number of schools fixed? [*Thresholds were explained*]

We need to improve local skills, its essential to provide training and apprenticeships so be more inclusive and think about jobs for the future. Young unemployed involved in the town 'spruce up' have been able to move on into fulltime jobs. What about workers co-operatives, like the things being promoted by Stir magazine [*STIR magazine explores community ownership, co-operatives, post-growth economics, food sovereignty, alternative finance, law and social change, open data, cultural activism, peer-to-peer production, and the future of work.*]

Unskilled young need help as much as skilled - require training

#### Employment

Also, house prices are lower here and we've got a slow pace of housing development because there's no jobs. We need to create employment here first.

Brexit - where are workers going to come from if 'hard' Brexit becomes reality? Brexit will only make things worse, where will all the workers come from?

People won't want to work locally, they'll want to live in Otterpool but work in London on London salaries.

Looking ahead 50 years' things will be different, there'll be different sorts of jobs, more stuff will be done by robotics. What makes Otterpool worthwhile will be the cafes, pubs and places for socialising. Retail is changing too, we need to get rid of the gig-economy.

#### Health

Health infrastructure is critical to get right

People stated that existing medical centres/GP surgeries were closing as there were not the doctors to work in them – so why would OP be different.

Even in Hythe the GP surgeries are staffed only by locums (it suits them) so there is no consistency of care. How can you get the doctors and nurses for new surgeries when we can't get enough now? Same with teachers.

Cannot bring in/ keep GPs and healthcare professionals as it is - how will we bring in others?

What about hospitals as the existing ones aren't coping, the William Harvey is overwhelmed and Canterbury Hospital is being downgraded.

GP spaces need to be filled

Care for the elderly is needed

We need a bigger hospital now, will Otterpool have one?

Our hospitals are already at breaking point and Canterbury hospital is being downgraded which means certain types of patients [*acute services*] will have to go to Ashford instead.

This is temporary on a 3-month basis but fears are that it will become permanent.

The university campus is also being extended so that means more students will place an even heavier burden on the existing health services.

The GP funding formula, the Cahill formula means that this area gets less per patient than Ashford for example, but there are much greater and more complex mental health and general health issues related to income and employment problems. Local GPs need more financial support to meet this complexity.

The systemic problems need addressing for this area. Reducing the number of locums and supporting full time GPs is needed. There is a local duty of care to existing residents that must be met before new capacity is needed for new residents in Otterpool Park.

The GP funding situation has been like this for a long time, too long, but it needs urgent attention now and is being looked into.

GPs are leaving the profession and our hospitals are being downgraded so we're already too stretched locally, it's worrying that getting seen within the 'magic hour' for effective stroke treatment may not be possible. What impact will this development have on our existing services?

New development in other parts of the area is already putting extra strain on GP services. Taylor Wimpey has built a new surgery but it's really hard to get the staff.

Lots of existing GP surgeries are no-longer fit for purpose so we actually need new, replacement surgeries that are better designed and equipped. The funding formula for GPs (£ per patient) needs urgently sorting out as part of all this. The MP is looking into this locally to get local services improved. The young GPs coming through prefer to be locums as its less management stress and they can choose flexible working hours. You never get seen by the same doctor.

There's a crisis in mental health locally, people are supposed to be able to self-refer themselves but it's very hard to get seen, long-waiting lists, and families are being split because youngsters are being sent to other parts of the country. We need local respite centres with specialist staff.

Healthcare is a key concern – the hospital is under immense pressure. Need to pay staff amply to encourage them to stay.

## Housing

Overall, I'm not against this BUT there must be affordable housing, especially social rented homes in perpetuity, with all the supporting infrastructure that needs to go with them.

There needs to be social housing for young families with shops they can walk to. You see these young girls with babies in pushchairs struggling to get on the bus with all their shopping.

We do need more housing.

We need social housing

Need to prioritise local community housing needs

Affordable housing - average salaries in Shepway mean very few people have the chance of making it onto the property ladder

How much social housing was made available in the new development at Fisherman's beach if it's so important and there's such a high demand for it? Hardly any!

The average salary here is £25K so young families don't have a chance of buying a home locally, how can they be helped?

*[At this point a lady near the front stood up to shout very angrily]* I've come to the presentation to hear about the proposals but the team haven't been given a chance to speak. I want my children to be able to live locally and we need houses here, things have to change, you can't stop change, you're all very selfish".

We can all agree about that sort of housing [affordable] but the question is how best to achieve homes that really are affordable for locals.

We need to make the housing market really work, get more mobile so that people can afford to move on into larger properties, or downsize *[the need is to really follow through, target key workers for schools, health centre and so on]*

Its good if that would really happen, gets built into the legal basis of the development

We need stats from SDC as to the % of affordable housing that's actually being provided and not watered down. *[The experience of the 2008 crash on the housing market is almost through now so things should start picking up, as the government relax the % of affordable housing that developers had to build].*

We feel that SDC has to do better and stick to doing what they've promised – no back-tracking or not providing as much affordable housing, and make it possible for the elderly to downsize and release larger homes onto the market.

How many people in Shepway need affordable homes? We need to know this figure. How do we ensure these people get the homes they need? - SDC has an 'appalling' record of providing adequate housing Prince's Parade in Hythe is going to be a luxury development where we're losing a local amenity of open land and many of the 150 homes will end up as second homes and holiday homes, so there will be no affordable housing and very little local benefit.

But the baby boomer bulge is moving through the population and heading into old age so once they're gone we won't need so many homes.

That's not true, there's another bulge coming and you can see it in the schools already at Year 7, we're still growing!

What will the mix of housing be? People from the area should get priority. What does affordable really mean? *[There'll be a range of tenures including private, self-build and social rented to help people in the area, including homes for key workers like teachers, nurses and doctors].*

How much affordable housing will there be? It's got to be fixed to local wages. Other development sites in the area are not doing this so how can we be sure that things will be different for Otterpool? For example "Fisherman's Beach, which was registered as a village green to keep as a working beach, has got new development coming that will kill it off as a working beach. The rents there have already increased by 300% and its killing social capital there". It was a working beach but now there are only 2 fishermen there, traditional activities are being pushed out. [\[seen as gentrification threatening traditional livelihoods due to rising rents\]](#).

It's good to have all the generations together in a new development, but there will have to be special provision for the elderly as well as 'lifetime homes'.

Is there a risk that tower blocks will come in? We don't want anything like Grenfell.

Homes need to reflect local wages in affordability - homes for local people. What is the actual definition of affordability? The Government's definition is too high for Shepway

Why can't we emulate a similar high street/residential model in existing settlements - flats in Folkestone etc?

## Travel/transport

The local roads won't cope, the one-way system in Hythe doesn't work and this development will make things worse.

There is already new housing allocated on the Dymchurch road and London Road needs improving/upgrading even without any new development, this will just make things worse.

During the summer on weekends when more people want to go to the beach, and for other 'peak traffic' times when events are on, the roads will be blocked by traffic because the development will make things much worse.

I like the idea of a good cycle network that's safe from traffic.

Has the rail company been approached about upgrading Westenhanger station? *[The team is in discussions with Network Rail and the train company, especially as their franchise is coming up for renewal soon, this this potential development needs to be factored in].*

What about transport links? There isn't enough thought about new roads, improving existing transport links needs to be done first - we need new roads across the local network before even thinking about any new development.

Traffic is already blighting properties in Lympe Hill due to lots of extra congestion - we want answers.

Existing roads through the area give you a sense of semi-isolation and they're a very attractive drive.

Upgrading the existing road junctions for Otterpool would completely change the existing character, giving it an urban feel and increasing light pollution.

There's a lack of clear transport/highway proposals.

The visual/aesthetic aspects of junctions need to be considered.

We need more detail - where will new roads be, what work will be done to the existing roads? No solutions provided!

Our roads cannot cope with traffic as it is!

Network Rail don't generally allow three local HS1 station stops in a row - will one of Folkestone's be downgraded?

The roads can't cope with the volume of traffic as it is now, there are too many potholes that need sorting out.

Peak traffic to the coast in weather like this at the weekends will cause traffic jams on all the local roads.

The recent rail study showed that you can't have 3 stations with HS1 stopping trains in a row so what's changed? If Westenhanger gets HS1 trains than what happens up the line?

The current road system can't cope and its small country lanes are dangerous for walkers and cyclists. What's being presented doesn't offer a credible movement solutions.

Huge concern regarding road layouts - need to take care encouraging walking, and to provide correct, safe pathways. All existing roads have houses along them, no space to build outwards

If SDC can't sort out Folkestone then how will they make a new town work? The A20 won't work as it stands, there are traffic blockages at pinch points at either end. I'm not opposed in principle but the roads need a radical re-design and that's got to be done right!

The new Sainsbury's in Hythe has led to making the traffic so much worse so I don't shop in Hythe now.

The existing HS1 line/link will be lost if Westenhanger gets upgraded for it to stop there. Lydd airport is miles away so that's impractical for business travel, we've already had one failed airport at Manston. Eurostar is no good now because you have to get to Ebsfleet to catch it instead of Ashford, so be careful how Westenhanger and Eurostar are promoted as benefits for locals.

Will cycling be safer? [*Yes, there will be a road hierarchy with dedicated cycle lanes and shared spaces in residential streets. The site is relatively flat so the Dutch model where cyclists have right of way could be introduced.*]

The A20 is being downgraded through Sellindge to 20mph because of the school so how will the road network cope with a new development of this size? How can the roads be 'enhanced' without pushing the impact elsewhere? [*there's a traffic assessment underway*].

Operation stack will have big impact.

I like the plans for cycleways that connect across the development and beyond the site.

In the 60s and 70s the racecourse had its own branch line and station, could that be reinstated?

It would be good to live where I could walk to things or easily get a bus to shops and places.

Cycle ways - where will they be?

Consider using the old racecourse train station - its right in the epicentre of the plan.

## Water

This area is already water-stressed with risks of water shortages so how can it support this size of development? [*we need to all use less water in the future, we're talking to the EA, Affinity Water and others about how to make Otterpool possible with low impact*] *response not popular, lots of heckling*  
You can't 'build water' so there's no resource for any new homes!

What's the local aquifer capacity? If this is losing resource and can't be replaced what happens? We need to secure the security of future water supplies. [*Arcadis - Affinity has a 25yr water strategy produced in 2014 running to 2040 and this takes new development into account*] [*KM - is water a deal breaker? Yes was the resounding answer*]

There was comment about the lack of 'water-resource' proposals.

Water supply/ shortage. Being more water efficient certainly not an answer

Water is a huge issue, we've got water scarcity bordering on drought.

Where will the water come from, it's very hard water too - how will pay for this? It won't be enough to recycle water?

It's possible to recycle water and to get fresh water from desalination but it's very costly and existing villages and towns aren't prepared to pay for this or sacrifice our existing water quality for new housing.

Water shortage - how will this be addressed/fixed?

This looks like a very interesting proposition but how will the water shortage issue be tackled? [*It's certainly feasible to harness the site's potential capacity for water capture and storage and there is technical expertise to make adequate supply possible. Exactly what the final solutions will be depends on the outcome of current capacity studies*].

The Environment Agency is very keen that the Stour corridor stays undeveloped to enable flood risk mitigation with biodiversity and leisure benefits so the proposals seem to fit with that.

Is it envisioned that the housing will have rainwater collection integral to the design, the village could power itself and it's much easier to build this in from the start? [*Gary - yes various options are being considered, such as at Bicester, including PV with house-level battery storage*].

## General Comments

### Impact on villages

It's just for London commuters

Local people should be able to stay where they were brought up

The housing numbers that are being promoted need querying, why is a greenfield site being promoted?

I object in principle to this when there are other places. Hythe is relatively quiet with not much traffic congestion but this town will have a big impact on Hythe [*affecting quality of life*].

Otterpool will destroy Hythe by taking away business, the only people to benefit will be the Reuben Bros.

Concern that people would buy houses as second homes.

We want to keep the village feel/environment.

The idea is out of all proportion, it swamps Hythe

I'm not against building in theory, but against destruction of our village lifestyle.

There's no benefit to existing residents within the site boundary  
 Developing Westenhanger - to suit commuters from London? Will this be a 'commuter' town?  
 We're already a great community, we don't need this.  
 Lots of people have come to live here from other parts of the country because of what it's like here now  
 - we don't want this development.  
 We want to stay living in a village!  
 How many people at this meeting will actually benefit - we'll have to move away!  
 This is going to have a big impact on existing residents, having more inconvenience disrupting peoples' lives. Our way of life is being eroded and will just get worse, our rates are high enough and we won't gain anything from this development. No one is standing up for the views of the village communities, there's no sympathy.  
 You need to stop being so selfish and trying to stop change, you've got to recognise the need for new housing in Shepway and the whole of England. There's no work down here and Otterpool will give opportunity to kids to stay in the area and to work in the area.  
 It's about providing for future generations rather than being concerned about the effect on our own homes. Depriving young people of the chance to live somewhere decent and comfortable (Grenfell Tower mentioned as a bad model)  
 We don't want new shops and cafes here, we just want peace and quiet. Even if it gets built we won't use them.  
 Yes, we do need jobs and new housing but Otterpool will just end up a commuter development, a great link for people to come in from the outside and to work in London, but not Lympe or Sellindge residents. *[Different types of affordable housing is being considered to address what's been 30yrs of under provision]*.  
 This is imposing London on us *[KM asked what proportion of people moved from London to live in the area but no real show of hands]*. It will be a pleasant dormitory town to the detriment of the local villages. The new Garden Towns criteria are not going to be met.  
 Local people are getting such short shrift.  
 We need to fix existing problems first, will deprived areas remain so while OTP goes ahead?

### Impact on Surrounding Area

The whole place *[the area of search]* will be destroyed for ever.  
 Prince's Parade where the old swimming pool will be demolished will be a new housing development, why not just make a new swimming pool on the same site? I don't understand how SDC think.  
 If this is built, could Folkestone not benefit, be improved as the town centre is not very good, its only got a poor range of shops and the newest bit is like a wind tunnel effect, the design isn't very good.  
 You should be considering the impacts (positive and negative) on existing settlements surrounding Otterpool Park.  
 What the impact on places outside the site boundary?  
 The proposal destroys 5 village communities!  
 There needs to be a physical link (i.e. footpaths) between the first two areas that constitute the 1<sup>st</sup> phase of development.  
 There'll be an Impact on Ashford - should engage further afield as these people will be affected too  
 Should build towns away from areas that already exist - in a better location  
 It's not just about the local impact here, you need to speak to people in Ashford and other places.  
 I accept that new homes are needed but why so many and why here? What about all the local brownfield sites, have they been considered?  
*[Considerable confusion and lack of understanding about how the Core Strategy numbers have been arrived at, what the Core Strategy is for and the scale of housing needs locally]*.  
 Why is Lympe so close to the new 'town centre', why not move it west and create a new station and link further away from Lympe?  
 The lorry park and its construction traffic and its use, and then Otterpool Park construction will cause disruption and big health impacts from all the diesel. Otterpool Park may not be possible if the lorry park goes ahead, you can't have both.  
 A Tenterden style of high street for Otterpool sounds brilliant but why not try to do this in Folkestone? Folkestone needs some help.  
 There doesn't seem to be anywhere for a church to go, or any kind of religious building?  
 There are several existing churches so there isn't necessarily any need for more. *[We have put forward an idea for a religious space/building and we're inviting ideas as to what this could be]*.

There's a crisis in archaeology, can you guarantee that nothing is done without full surveys in collaboration with the local archaeology groups so that things are conserved in the longer term? The local groups should really be given the work. [*this gentleman was asked to provide group details*]. Archaeology - can you guarantee there will be a full survey before work begins? Will findings be part of the development? (lack of trust in SDC to protect heritage)  
The government standard formula for affordability is too simplistic for this area and it's probably the same across the country. Otterpool Park will exacerbate deteriorating conditions in Folkestone.

## Planning

The initial decision in principle by the Council means what? [Simon -*The Core Strategy will be reviewed by the government's Planning Inspector to review housing and related needs, the application for Otterpool will also be examined by an independent Planning Inspector against the needs set out in the Core Strategy. SDC planners will "resolve to grant outline planning consent" but the application must then go to the Secretary of State and they will only approve on the advice of their Planning Inspector, so there are checks and balances*] [KM - SDC 'can't mark its own homework']. *People clearly don't trust this system of checks and balances.*

What's the shareholding between SDC and Cozumel? Will SDC get a big % of the profit for local benefit? If they do then it's a good thing for everyone locally. [*It will probably be 50:50, based on acreage. There is no delivery vehicle as yet but there is a legal agreement*].

People wanted to see greater legibility in the masterplan – it wasn't possible to tell where the centre of the settlement and 'villages' were.

Needs to function independently as a settlement

There was scepticism that all brownfield sites in Shepway had been considered

What about energy, what's the strategy?

The proposals are not original or inspiring enough – it needs a stronger vision

More explanation required of the differentiation between landowner and LPA

Information requested on process for formal objection/ public hearing

Key issues such as roads/ water/ housing type/ sequencing should have a solution before talking to the public

Please explain the planning process, how does it work? [Simon went through the CS and OPA/RMA stages, explaining the links between an application and the CS, explaining that each needs to be reviewed by an independent government planning inspector].

It's a very swish presentation but there's not enough detail about the road proposals, the exact number of housing, location and design of what's being proposed – it's been a waste of my time coming here tonight.

[KM - *would it be helpful to use photomontages to show what it might look like?* – Yes]

The whole thing is undemocratic, our views don't count

If I'd known which way the Brexit vote would go I would never have moved to the area as you lot [*hecklers*] are so short-sighted.

It's all very well to compare this to models like Poundbury, but that's a much smaller scale, what about reality?

Is the masterplan financially viable from a developer's perspective?

The masterplan panel should say 'indicative' since the details aren't right.

3-4 years ago a planning Inspector rejected just 800 homes on the racecourse so why is this OK?

Barrow Hill is shown as far too big on the masterplan, it's just a hamlet. Community ownership of all that green space will cost us! Who would actually fund a Community Management Company and how long for?

Why isn't our farm shown on the map, what's going to happen to it? Why are so many trees being proposed, do we really need all of these green areas, what about farming?

We're in the Kent Downs AONB so how can this be allowed? It's not as if there's a fixed legal line on a map!

There was a grant of £50K awarded to Sellindge for a masterplan process as a hybrid, with first 15 homes given full consent and the OPA approved for a further 200 homes, new PC office and a new community centre but nothing further has happened. There is also another application for 160 homes between the railway and the Co-op but the application hasn't been determined yet, still live. [*Those numbers have been accounted for in the Core Strategy and SHMA*].

Also, what's happened to the biodigester proposal for the industrial estate and why can the Lorry Park can be done as permitted development, there will be a judicial review anyway, funded by the Westenhangar objectors group.

Why isn't the proposed town high street on the A20? *[The proposed location would have better scope for the design of traffic management but we need the results of the transport and traffic capacity study to help determine what options work best].*

Is there already planning permission for this? *[No, process explained again by Arcadis]*

The Expression of Interest was supposed to be supported by the local community but that didn't happen, there was no support. The parish councils all said no.

We had a presentation from SDC and we voted as to whether or not to submit the EoI and the decision to support it was reported in the local paper.

How can the planning application be made before the inspector's review of the Core Strategy in 2019? *[It actually makes the inspector's job easier because they have something to measure against the Core Strategy's objectives].*

The earlier draft of the Core Strategy indicated that small-scale rural infill would be possible to meet needs. *[The Aecom report reviewing the SHMA is more up to date and looking further ahead. You can formally object to the Core Strategy as part of its consultation process].*

The M26 option for 'operation stack' was turned down but surely this needs re-visiting with Otterpool Park being proposed?

Why is a development this large being considered when no development has been allowed by SDC to go ahead on the racecourse? *[The racecourse decision was made by a Government planning inspector because there was no infrastructure being proposed].*

How will it be possible to protect the masterplan so that it doesn't get nibbled away over the years and more houses get squeezed in and more green space gets lost.

Letchworth is a good example, today that still looks like the way it was planned decades ago.

Context is as important as the element itself e.g. castle should not be hidden behind tower blocks.

How will the plan be protected?

### **Trust issues with Council**

We need to put the brakes on this as government guidance requires that there's a strong statement of local interest and that just doesn't exist. People are cynical and suspicious of the local council.

The council are liars

Councillors should be present at these events

Why are no councillors present?

The EOI told lies regarding community support. Why was this submitted without community support but government told there was/is? 'Smoke and mirrors'

Why aren't the councillors here?

Shouldn't SDC make an attempt to listen to local views?

At what point will the council take heed of people's views?

It's all smoke and mirrors, you don't tell the truth

The SDC misrepresented the case for a garden town to government

SDC is failing in core duty of listening to residents - its 'tyrannical'

Cozumel was 'hired' by SDC

Hasn't there been some sort of subterfuge over the land purchase? *[The sequence of events enabled SDC development to make a land purchase investment advantageous to the district in terms of proving new housing the infrastructure to go with it. The land value captured can be re-invested in the site not only the new community at Otterpool but also the existing communities].*

The land was purchased under secrecy for farming but it was for this all along.

A 'fixed' 'done deal'

### **Business and employment**

Existing, recently built, business developments in places such as Folkestone and Ashford are not being occupied, there's no demand so why should the ones at Otterpool Park be different?

Independent shops would be good

If Folkestone High St is struggling why will Otterpool High St work? It all needs subsidising but where will the money come from? *[SDC can subsidise work spaces and stipulate housing must be affordable].*

Rental rates on the high street are too high, people cannot keep up and small independent shops close – we need fixed rates

What kind of businesses will be here? *[We're taking advice as to what sort of mix of offices, industrial/commercial, retail and highly skilled businesses to encourage, with a similar ratio of new jobs per home as at Poundbury, which is seen as v successful].*

What sort of businesses are we targeting? Need to see an economic development strategy to mitigate risk of commuter dormitory settlement

## Agriculture

The purchase of Manor Farm was rushed and unnecessary

Concern over loss of agricultural land, and then showing plans for a 'productive-landscape'

Where will food be produced? What/ how will the new residents eat?

Surely, we need agricultural land to grow food?

SDC's land purchase was underhand, not transparent. They outbid the farmers who were offering the right agricultural price for the land.

There are development sites in Canterbury, Hythe, Ashford and lots of other places all adding to cumulative urban sprawl, so surely the agricultural land here is needed for farming? *[All of the development sites identified for existing centres have been taken into account in developing the strategic review for the Core Strategy and the SHMA].*

I'm not against new development but this should be on brownfield land, not on farmland

## Planning process, construction standards and securing planning gain

The process is quite cosmetic, not much more information since December, we need to see the main drivers for this development, the leader of SDC needs to explain it, I don't see any natural steps or progression since last December.

61% of people objected to this scheme last December but they haven't been listened to, you're still continuing with this.

What does 'local support' for the expression of interest mean, as that was needed to get the government funding after SDC submitted the EoI? Whose support? *[There was a district-wide response, SDC consulted with parish councils and adjacent districts].*

This proposal is closing the door on other sites! *[People will have the opportunity to formally object in due course once an application has been made, we're far from that point yet].* *People seemed to be concerned that even taking part in the discussion meant that they were automatically giving tacit approval to Otterpool.*

Folkestone & Hythe Express reported that '61% of the feedback from last December was against the development but the consultants have said that this was skewed'. *[A] and team queried this].*

And who is going to make sure that it gets built to high standards? Where is the control going to come from, surely it's simply profit-driven?

I'm a civil engineer and want to know how the details will be specified and the construction process controlled to make sure what's been designed actually gets built. I know that once private suppliers are involved things can change for the worst. Builders will be looking to maximise profits and will cut back on all these aspirations. Critical infrastructure will get sucked out to make the build 'viable'. I don't like the terms 'could, might etc, it's better to state 'will', so less aspiration and more hard specification is needed.

How will the finance necessary for managing public assets in the longer term be secured in advance? *[Through S106 agreements]* Does this only get paid after everything has been constructed across the whole site?

We need to 'kick' things during the construction process to make sure that all the things being promised actually happen. Who will own the public assets like the schools? *[The 2 landowners are the developers and are committed to setting-up the best approach to enable this, for example there could be a Principal Developer appointed under contract to deliver to high standards].*

The Hythe Hill development S106 money paid by the developers to KCC for still hasn't had the final work done to the roads. It's obviously better to see the work done than to just simply take the money from developers.

You need a formal legal mechanism to further support S106 obligations – everything would need to be more open and upfront.

S106 can be meaningless, KCC is very lax on provision and 'predict and provide' is no constraint as the roads will simply fill up no matter how much they're upgraded and improved.

SDC and Cozumel as the landowners can give the best return on investment to realise the full interest on land values and put this back into communities. Profits from the sale of new private housing will be invested in affordable and social housing and other public needs.

Needs to work in sequence - details have to be waved into the plan as it progresses, cannot progress without doing so

Who will make sure the plan is guaranteed, who will be held to account?

Would like details of, and to understand, the procurement process before and during (not after)  
The HOW and WHY as important as the WHAT  
How much has this all cost so far and who's paying for it? Tax payers money is being wasted on all this.  
Regarding promotion of events - door to door mailout the preferred option, as well as posts on parish/  
residents' social media pages. Posters/ flyers on notice boards in village

### **Miscellaneous**

Margate has the Incredible Edible initiative suggested for Otterpool.  
How will the council fund new local services over the next 30yrs and why do need more housing? *[We don't have enough housing because not enough was built over the last 30yrs and this deficit needs addressing].*  
Where will all the people come from to live here? *[It's the growth in the local population over the next 40 years or more, plus we've got to try and attract younger people from elsewhere to move to the area, to help get better movement in the housing market active].*  
I can't believe that that the population for the whole of England will grow by 30% over the next 40 years.  
What's the cost of managing the public realm? A typical 5-year management agreement for a new development would be inadequate, it would need something long-term, permanent. Would it be owned by SDC, it needs careful thought.  
Veolia's contract with SDC finishes in 2021 so how would waste management be done for Otterpool to make waste management more sustainable?  
Have any young people been involved in this? What about the unskilled who might benefit from it, they need a voice. You need to go to Folkestone East and talk to younger people who need to input to this.  
Is immigration included in the demographic forecast – you need to specify criteria  
Energy efficiency a key issue – it must be built into the homes, far easier and cheaper than retrospectively doing this.  
It's important to show how these aspirations will become reality  
Who will manage rubbish and waste of new settlement?