

Kallie Dunham

From: Sarah Rayfield <sarah.rayfield@bhs.org.uk>
Sent: 07 October 2026 13:57
To: Planning
Subject: RE: Y19/0257/FH Re-Consultation

Categories: Kallie to Pick Up

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Dear Development Management Team

Further to our initial response, we would like to add the following comments in respect of the document entitled "Commitments Register."

Whilst the development will inevitably move the area towards a less rural environment than now, we nevertheless wish to draw the Council's and the applicant's attention to the recently published Active Travel England's Rural Design Guide* which makes it clear that wherever possible, routes should be made accessible for horse riders. We therefore emphasise that, where provision is proposed for walking and cycling, this must also include equestrians. Not to do so, especially alongside roads, is to substantially disadvantage the safety of one user group in the attempt to improve it for others'. Most active travel routes are used more for leisure than "purposeful" journeys by cyclists and walkers so there is no cogent reason to exclude equestrians.

We welcome the commitment to Improve connectivity to the Public Rights of Way network within Otterpool Park and connections to the wider area. Upgrading footpaths to bridleways or restricted byways within the site would certainly help to improve connectivity for horse riders, cyclists and (if restricted byways) carriage drivers. This provides for recreational use as well as the anticipated commuting use.

We welcome too the commitment to retain existing public rights of way within the application site boundary along their general current route and alignment where feasible and accommodated within proposed open spaces and / or alongside a belt/area of structural planting. As expressed above, upgrading these to at least bridleway status will increase their use and benefit. Surfacing must be appropriate for all users and this too would help with the mitigation of adverse effects upon the visual amenity of users of the existing public rights of way within the site.

Finally, we welcome the commitment to rights of way improvements outside of the site boundary. An improvement to the connection between HE271 and HE271A would be especially welcomed.

As previously indicated, we would be willing to work with the applicant and/or the Council in respect of improvements to equestrian access.

Kind regards
Sarah Rayfield

* <https://assets.publishing.service.gov.uk/media/6a6c4638bf4a7aca8f897759/active-travel-england-rural-design-guide.pdf>

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From: Planning <Planning@folkestone-hythe.gov.uk>

Sent: 05 October 2026 15:15

Subject: Y19/0257/FH Re-Consultation

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Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF APPLICATION FOR PLANNING PERMISSION
ARTICLES 15 AND 16 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT
MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 AND REGULATIONS 19 &
25 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) REGULATIONS 2017
REGULATION 5A OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION
AREAS) REGULATIONS 1990**

**APPLICATION FOR PLANNING PERMISSION ACCOMPANIED BY AN
ENVIRONMENTAL STATEMENT**

A major application for planning permission which is accompanied by an Environmental Statement was submitted to Folkestone and Hythe District Council by Otterpool Park LLP and validated on 18th March 2019.

The Council has received further amendments to the planning application and further information and other information has been received in relation to the Environmental Statement.

Application Number Y19/0257/FH

Applicant:

Otterpool Park LLP

Proposal

Outline application, with all matters reserved, for a comprehensive residential led mixed use development comprising: Up to 8,500 residential homes including market and affordable homes; age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages; demolition of identified existing buildings; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; new planting and landscaping, and ecological enhancement works; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste and waste water infrastructure and management facilities; vehicular

bridge links; undercroft, surface and multi-storey car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; lighting; engineering works, infrastructure and associated facilities; together with interim works or temporary structures required by the development and other associated works including temporary meanwhile uses.

Site Location **Otterpool Park Development, Ashford Road, Sellindge, Kent**

You can view this application, plans/drawings, the Environmental Statement and further information submitted and any other associated documents online at [BE Register View](#)

[Click here](#) to upload your comments. Alternatively, you can send comments to the following email address: Otterpool.applications@folkestone-hythe.gov.uk

Please ensure any comments/observations you may have on the proposal reach us not later than **4th November 2026**. In the event of no reply being received within this period, it will be assumed that you do not wish to make a representation, unless you inform us within the statutory time period (and for specified reasons) that your observations will be submitted at an agreed later date.

Yours faithfully

Development Management Team
Folkestone & Hythe District Council

Kind Regards
Planning & Development Management Team
Folkestone & Hythe District Council
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You can find more information including how to register for MyAccount here - <https://folkestone-hythe.gov.uk/myaccountinfo>

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Sarah Rayfield
Access Field Officer - London & South East

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British Horse Society volunteer

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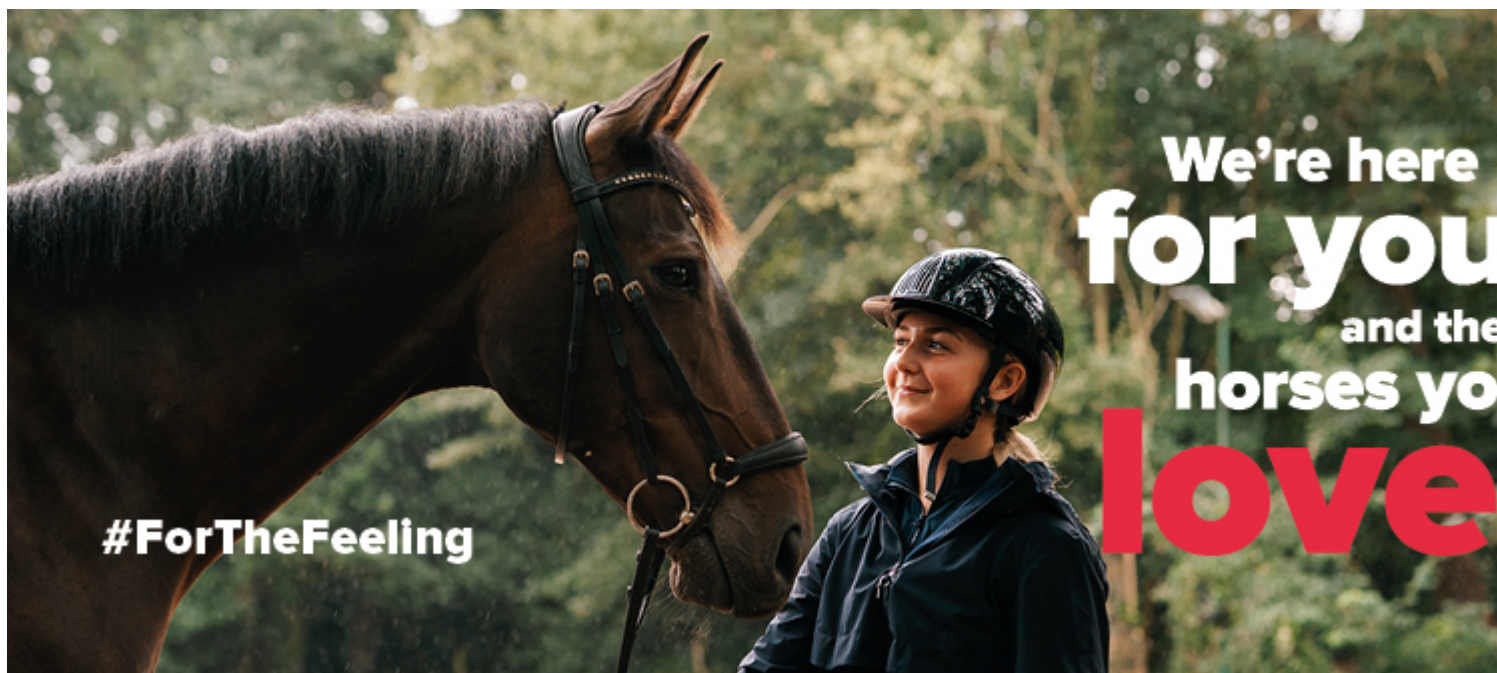
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