



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE



Otterpool Park is a proposed garden town located seven miles from Folkestone.

Our plan is to provide up to 10,000 homes over around 30 years, as well as jobs and services now and for the future.

Otterpool Park is being designed as a place where future generations can thrive and communities can connect with each other.

As a garden town, it will feature large areas of green space and provide facilities, schools, shops, medical centres and roads that will bring increased economic benefit and connections to communities in the area.

WHY BUILD A GARDEN TOWN?

Otterpool Park will help meet the current and future housing needs of the area, and provide an opportunity

to develop a distinctive garden town that promotes a happier, healthier lifestyle for its residents.

There is a housing shortage in Kent and across the country.

WORK BY THE LOCAL PLANNING AUTHORITY SHOWS:

- The district needs approximately 14,600 new homes between 2014 to 2037
- 8,000 new homes have already been completed or planned
- The district needs to provide a minimum of 6,600 more homes to meet demand up to 2037.

It is Folkestone & Hythe District Council's responsibility to plan and provide the right amount and range of homes for the residents of their area.

Developing our masterplan

Hundreds of people have given their views on the proposed garden town, and we've used this feedback to inform our ideas.

Previous plans provided for up to 12,000 homes. Following feedback from our engagement sessions, we have reduced the number of homes to 10,000. We have also extended the site to enable us to reduce the density of development.

OTHER CHANGES INCLUDE:

- Extending the green buffer around existing villages
- Realigning the A20 to relieve pressure on Newingreen and Lymgne
- Stronger walking and cycle links
- Working to accommodate the discovery of the remains of a Roman villa.

The planning application accounts for 8,500 homes, but our masterplan takes 10,000 homes into account. It sets the framework for longer-term growth and designs the new community as a whole.



What happens next

Public consultation about the planning application

Committee and examination (MID 2019)

Planning application submitted February 2019

FOLLOWING SUBMISSION OF APPLICATION

Evaluation

Inspectors report and planning decision (LATE 2019)

What is planned?



High quality homes to meet the needs of everyone – first-time buyers, families and people who want to retire here



A network of public open spaces including sports pitches, parks, woodland and play areas



Around 50% of the development will be green space



Creation of around 9,000 jobs at Otterpool Park



Up to five, primary schools one with nursery provisions, one secondary school



Employment space



A health centre, shops, restaurants, cafes and community buildings



Space for retail, cafes and restaurants

Lifestyle, location, landscape

WE ARE WISE ABOUT WATER

Planning the water supply and drainage for a garden town is fundamental.

Affinity Water has confirmed that the whole garden town can be supplied with water. The first supply can be provided for up to 1,500 homes in advance of new investment into the distribution system.

We've also been talking to Albion Water – a supplier that uses new and innovative ways to provide water and wastewater services.

We plan to use Sustainable Drainage Systems (SuDS) and Water Sensitive Urban Design (WSUD) principles, encouraging rainwater harvesting and treated effluent (waste water) recycling. Importantly, SuDS and WSUD can also collect and control water.

MAKING THE RIGHT CHOICES ABOUT TRANSPORT

We want to encourage less dependency on cars so we can help people lead active lives and minimise air and noise pollution from traffic. All facilities will be a 10 minute walk from where people live.

We have been working closely with Kent County Council, Highways England and other operators to agree how to plan for access and travel to the site and assess the transport impact.

LANDSCAPE AND GREEN SPACES FOR EVERYONE

The whole approach to planning Otterpool Park has been landscape-led, taking into account the important setting of the Kent Downs Area of Outstanding Natural Beauty that surrounds the site.

Green buffers will provide protection of existing habitats and features, and important separation between neighbouring villages. Green space makes up at least 50% of the proposals for the garden town.



HIGH QUALITY HOMES

Garden towns provide high quality homes for everyone. At Otterpool Park, almost a quarter of the homes will be affordable. We will include shared ownership, social rent and affordable rent properties.

There will be a mix of homes to rent and buy, a number of self or custom build homes and around 10% of homes will be extra care and housing for older people.

Keep up to date by visiting our website at www.otterpoolpark.org. You can also find us on [Twitter](#), [Facebook](#) and [LinkedIn](#).

The plans have been promoted by landowners Folkestone & Hythe District Council (F&HDC) and Cozumel Estates. The planning and design work has been undertaken by a team from consultancy Arcadis and their partners.