

# Bringing a new garden town to Folkestone and Hythe

Plans for a new garden town at Otterpool Park started in 2016, when Shepway District Council, now Folkestone & Hythe District Council, secured central government funding to help meet the housing needs of the area over the next 30 years.

The local authority needs to find space for up to 14,600 new homes by 2037 to meet national targets for housing growth. The decision was made that a new garden town would provide the opportunity for a properly planned, sustainable settlement that included not just homes but all the community services, such as schools and health provision that would be needed.

Extensive engagement with communities and stakeholders has helped to shape not just what could be delivered here but, more importantly, what should be.



UP TO  
**10,000**  
HOMES



BUILT OVER  
**30 YEARS**



**50%**  
GREEN SPACE



**9,000**  
JOBS



UP TO  
**10 NEW**  
SCHOOLS



**CONNECTED**  
TO LONDON AND EUROPE





# The story so far...



**Homes England invests in Otterpool Park**, investing **£7.5 million** in the project by purchasing the old airfield at Lympe, which will form part of the overall scheme.

An updated version of the **masterplan is published** with a third series of community engagement events taking place.

2019



An outline planning application is submitted for a **new mixed-use community** comprising around **50% green space, 8,500 homes** as well as the **infrastructure and community facilities** to support a sustainable development of this scale.

**£1.25m in further government funding** for Otterpool Park is announced.

Folkestone & Hythe District Council purchases **Westenhanger Castle**, to become the centrepiece of the garden town.

2015

First land purchased.

Shepway District Council (now Folkestone & Hythe District Council) publishes its **Expression of Interest** in being part of the government's **garden communities programme**.

The **local authority gets the go ahead** to progress the development of a new garden town called Otterpool Park. The first of a series of **community engagement events** is held.

The Council agree to work collaboratively with Cozumel Estates (owners of Folkestone Racecourse) to assemble the site for the garden town.

2017

A **draft master plan** for Otterpool Park is published setting out the initial vision.

Community engagement continues and the first stage of a feasibility and capacity study is completed this year along with the **publication of a Charter for Otterpool Park**. This set out the district's aspirations for the new garden town, a **healthy, active, sustainable community** with opportunities for **new strategic employment space**, lots of open space and **high design standards** for the proposed new homes.

2016



**Public views** are sought on Phase One of Otterpool Park, with a **focus on the town centre** and a **new public park set around Westenhanger Castle**. This phase includes the first new homes, as well as commercial, retail and community facilities.

2020

**Otterpool Park LLP is established** (wholly owned by Folkestone & Hythe District Council), as the master developer to drive forward proposals for the new garden town.

The Council acquire land interests from Cozumel Estates and establish Otterpool Park LLP.

2021



2022

Otterpool Park is allocated in **Folkestone & Hythe District Council's Local Plan**.

The **outline planning application is amended**, complete with results of extensive new survey work is submitted, responding to representations of statutory consultees and the wider community.

2023

It is anticipated that a planning decision will be made this year and the **first housebuilders** will be announced.

Early work on site is expected in **winter 2023**.



# Why Otterpool Park?

Otterpool Park is a large 770ha site with the capacity to meet the area's housing needs while also providing the supporting community services that would be required, such as new primary and secondary schools, health centres, transport connections and open green space. The new town will provide future residents with a high quality environment in which to live, work and enjoy their leisure time.

# The Charter for a truly sustainable garden community

The publication of the Charter for Otterpool Park sets out the local authority's aspirations for the new garden town right at the project's outset, with a commitment to creating a place that's truly environmentally, socially and economically sustainable.

This detailed document, available on our website, details the features and principles on which the masterplan and planning application were to be developed.

These include:

- Access to heritage
- Local neighbourhood centres within walkable distances
- Enhancing natural landscape and providing diverse green spaces
- Creating a distinctive and aesthetically pleasing townscape
- Maximising employment opportunities
- Opportunities for self and custom build homes
- Arrangements for long-term stewardship
- An IT enabled community
- Masterplanning for the town as a beacon of best practice, with community involvement and participation from the outset.

For further details, visit:  
[otterpoolpark.org/charter](http://otterpoolpark.org/charter)



SCAN ME

## Discover Kent's Garden Town

Find out more about Otterpool Park

[www.otterpoolpark.org](http://www.otterpoolpark.org)    



**OTTERPOOL PARK**  
COUNTRYSIDE • CONNECTED • CREATIVE