



# What is a Garden Town?

A garden town is a new settlement, bringing together the best of town and the best of country. It offers high quality homes, jobs and community facilities and services in an attractive landscape-led setting.

Otterpool Park's garden town approach ensures that development is properly planned to take into account social, environmental and economic factors and provide what's needed in a beautiful, garden town settlement.

## Garden Communities Programme

Launched in 2016, the Government's Garden Communities Programme has provided funding to support projects that will deliver thousands of new homes in beautiful, green garden communities across England, known as garden cities, towns and villages.

Otterpool Park will be part of a part of a network of new sustainable communities planned across England, a programme that will seek to:

- Deliver up to 16,000 homes per year from 2025
- Create almost 200,000 jobs
- Boost the UK economy
- Support the government's broader levelling up agenda.

There are currently over 40 garden town and village projects across the UK.

## Long-term stewardship

An important principle of garden towns is long-term stewardship of green spaces and community buildings for the benefit of the community. Otterpool Park will have a new stewardship body that will be responsible for looking after these assets, as well as being for community development and looking after social needs of new residents.





# Garden Town Principles



## Land value capture for the benefit of the community

Ensuring a fair distribution to the community of profits that result from new development, using land value to repay infrastructure costs and build a portfolio of assets to benefit future residents.



## Community ownership of land and long-term stewardship of assets

A suitable management body will be established to manage the assets of the new Garden Town for the long term. This is different to the organisation, such as Otterpool Park LLP, delivering the project.



## Strong vision, leadership and community engagement

Successful projects need strong political support and leadership, with a clear vision, firm commitment, and a dedicated planning and delivery team with the right skills and expertise.



## Mixed-tenure homes and housing types that are genuinely affordable

Garden communities should have a primary focus on providing homes for those most in need. At least 30% of homes should be for social rent.



## Beautifully and imaginatively designed homes with gardens that combine the best of town and country to create healthy communities.

Garden communities should aspire to the very best domestic and commercial architecture with sensitivity to local vernacular design and materials, a fusion of the best of the past while embracing the needs of modern living.



## Developments that enhance the natural environment, providing plenty of open space, net biodiversity gains and use of zero-carbon technologies.

Garden communities must positively enhance the natural environment, demonstrating the highest standards of innovation to reduce the impact of climate change.



## Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable, neighbourhoods.

Garden communities should provide a full range of cultural, recreational, retail and commercial activities, designed to be sociable neighbourhoods and easily accessible for all.



## Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

Garden communities should champion low-carbon transport as the most convenient and affordable means of getting around, all within a short distance of homes.



## A wide range of local jobs within easy commuting distance of homes

Garden communities should offer a broad range of employment opportunities with sustainable transport networks – from rail and bus to cycle routes – and flexible to meet emerging trends in work and technology.



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## Discover Kent's Garden Town

Find out more about Otterpool Park

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



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