



Otterpool Park Garden Town Stage 3 Consultation Report July 2018

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Executive Summary

This report is the third in a series relating to the stakeholder and community engagement around the prospective Otterpool Park Garden Town, a planned settlement being jointly promoted by Folkestone and Hythe District Council (as landowner) and Cozumel Estates.

This report summarises the issues, ideas and feedback obtained at the following engagement events held on **19th and the 20th June 2018**:

- June 19th Community stakeholder and business workshops, Folkestone
- June 20th Estate Agents Briefing, Folkestone
- June 20th Community Drop-Ins, Westenhanger Castle

The Stage 3 open community engagement session was held at the Westenhanger Castle Stone St, Westenhanger, Hythe on the 20th June 2018 between 14:00 and 20:00 hours. The weather was dry and warm and across the session, some 210 people attended.

Overall **166 responses** were returned, of which 122 were from the drop-in session, 2 were online surveys and 42 were from the workshops (29 from workshop 1 and 13 from workshop 2).

The participation and consequent feedback from the two workshop sessions and the subsequent drop-in were different, and this is clearly set out in the formal feedback charts in the main report.

1.0 Introduction

This report is one part of a series covering engagement with the community and local, regional and national stakeholders, all forming part of the planning and design process for the Otterpool Park Garden Town masterplan and eventual planning application.

The process, whereby perspectives, ideas and concerns around the proposition can make a substantive contribution to the masterplan content and options, has now completed its third stage, having earlier undergone stages of engagement in December 2016 and June/July 2017. Within this staged process masterplan content is refined in an iterative process based upon growing knowledge shared with the local community and other stakeholders. A finalised masterplan is due to be taken forward as a formal planning application from late 2018.

Otterpool Park Garden Town is being jointly promoted by Folkestone and Hythe District Council (as landowner) and Cozumel Estates, and has been since mid-2016. The masterplanning process, led by the Arcadis team, involves the preparation of an aspirational and deliverable masterplan that:

- can embrace the landscape features of this rural area
- meets the district's housing needs for future generations
- is well designed and planned
- engages and is informed by the community and stakeholders

This report summarises the issues, ideas and feedback obtained at the following **engagement events held on 19th and the 20th June 2018:**

- June 19th Community stakeholder and business workshops, Folkestone
- June 20th Estate Agents Briefing, Folkestone
- June 20th Community Drop-Ins, Westenhanger Castle



Figure 1 - Engagement held at Exhibition Drop-in at Westenhanger Castle.

2.0 The community stakeholder and business workshops

Two community and business stakeholder workshops were held as part of a series of Otterpool Park community engagement events in June 2018. These events provided the opportunity to share plans with an invited group of representatives from local communities, agencies and businesses, and explore relevant issues and guiding principles for Otterpool Park, before the Garden Town proposal is submitted as a planning application.

The invitations were extended to known agencies and groups that had expressed an interest in the past, and the sessions were designed to complement the estate agents' session and open sessions the following day.

Workshop Attendance		
Workshop 1	2:00 – 4:30pm	46
Workshop 2	6:00 – 8:30pm	19

The workshop took the form of an update presentation from Rebecca Kearney of Arcadis and Gary Young of Farrells – outlining the evolution of the Otterpool Park Masterplan over the course of the previous 12 months. Following the update presentation facilitator Kevin Murray, of Kevin Murray Associates, explained the format for the workshop discussions.

Each table group was given a lead theme to include in their discussion to ensure all core aspects were covered, but it was explained that the discussion should be open and not constrained to this theme alone. Participants were asked to feed in what they supported or welcomed from the masterplan presentation, what gave them cause for concern, what areas required more detail, and any advice that they might give the masterplan team going forward.

The themes for the respective table groups were:

- Housing, design and neighbourhoods
- Environment and green space
- Heritage and archaeology
- Community facilities, health and education
- Transport, infrastructure and water
- Governance

The format for the feedback within this report will follow the four questions asked of the group, with responses organised thematically. Most groups discussed a wide range of subjects in addition to their lead theme.



Figure 2 - Group discussion at the Stakeholder Workshop

Dimensions of support for the masterplan proposals

Across all the discussions there were a number of areas where support was expressed in group feedback.

There was general support for the **masterplan meeting the district housing need**. While there are still questions regarding what “affordable” might mean in practice locally, amongst those who supported for this reason acknowledged the merit of a cohesive, masterplanned approach to meeting housing need and future demand.

There was strong support for the **level of greenspace being committed to** in the masterplan. There had been concerns previously that this level of greenspace and green infrastructure was too ambitious, therefore participants were pleased to note that this was still the target. The greenspace elements provided a positive framework that people felt they could support, and that it began to make Otterpool Park look and feel like a desirable place.

There was support for the **future location of businesses by the M20**. This location close to the motorway junction made for a more logical location for some participants. However, there were still concerns that prior to any relocation of commercial premises heavy traffic will still be passing through the centre of Otterpool Park and through housing areas.

The aim of attracting employers to the area and **creating a place that has jobs**, including for the younger generation was supported. This might mean that a generation would be able to settle in the area, and not have to move out-with the district in search of employment and housing.

There was support for the **multiple districts and centres**, such that not everything was being pushed to one major single centre. Multiple centres reduced the sense of scale, dividing Otterpool Park up into several smaller sub-areas, rather than simply one very large monolithic estate.

Some support was expressed for the **solutions to the water issue**. While 90 litres per person/day sounded like a very ambitious target, the innovative solutions being put forward were viewed as positive and enabling of achieving that target.



Figure 3 - Group discussions

Matters of concern

Many of the concerns that people had raised in previous consultation stages were still being expressed, particularly around water and infrastructure.

There was concern that Otterpool may **end up being a commuter town** for London. Attracting one or more bigger employers to create jobs and a fairly self-sustaining community, where people don't need to commute out, was seen as critical to prevent this from happening.

If there is not a master-developer it will **lead to a piecemeal** development, that means the settlement becomes incoherent and does not deliver on what is being proposed.

There has not been enough **dialogue with the wider community** to be able to state that this is community led.

Not enough **consideration has been given to footpaths/cycleways** once they leave the red boundary and how these connect outwards to existing settlements.

Whilst new employment opportunities would be created, there was real **concern expressed about local salaries not being attractive enough** to younger people, with a high proportion attracted to London jobs with higher salaries - making it difficult to attract and retain the highly skilled staff that would be needed, not just for the business area, but also to run local schools, hospitals, veterinarian surgeries, etc.

Concern that **HS1 trains will not stop at Westenhanger** as this would disrupt service to Folkestone West. Parking at the station also a concern.

Some groups **do not feel adequately catered for** in the plan – faith groups and teens are two that were specifically mentioned in feedback.

Some felt that volume homebuilders **might not provide high standards of construction** and that there needs to be surety in the provision of a range of tenures and sizes of homes in each phase of development, so that local needs are being met.

Concerns around **the Link Park**, its suitability and the impact on other areas.

Transport infrastructure improvements to the local road network and a new motorway junction to the east of the site were considered to be long overdue and should be a priority. Getting traffic movements right to avoid station traffic and HGVs on the new high street was important.

One group felt that the **design approach still wasn't brave or innovative enough** yet, stating that the masterplan and vision need to be more forward-looking and challenging.

How parking will be dealt with – if there is not enough off-street provision, will spill over parking cause problems on streets?

Environmental concerns included the **need to consider groundwater**, especially to the south where springs could be an issue. The potential for grey water recycling and rain-water harvesting needs to be fully investigated

Addressing **waste management and recycling** issues is critical to ensuring that additional burden, is not simply placed onto the current system loadings.

Areas requiring further detail

There were a range of areas where participants in both sessions considered more detail was required to ensure a compelling and convincing plan and place.

Transport Infrastructure

Evidence that the increased traffic can be accommodated on the parts of the road network that will not be upgraded was considered key. Evidence that changes/upgrades will not make the current situation worse, but improve particularly at peak times, will be important.

Details on the Lorry Park and HGV movements. It is important to know what is being assumed within the EIA with regards to the Highways England proposals. How will potential new residents be made aware and kept informed of this potential development?

Water

Details of the innovations that allow 90 litres/pp/day of water consumption to be achieved need to be better understood. Also, the point at which additional water storage infrastructure be added needs to be explained, including whether there any local cost implications?

Community cohesion and uses

How will the development improve the quality of life for people in existing settlements? The benefits to the surrounding areas need to be more clearly defined.

The uses and capacity of the proposed community use buildings at the local centres needs to be more clearly defined. Detail would enable groups to decide if these facilities were suitable for use, and therefore add to the community through activity.

Related to the above, how will community and cohesion be established? What engagement has there been to date with potential community organisations: i.e. faith groups, uniformed groups etc? Will sporting and cultural facilities/provision be complementary to those elsewhere in the district rather than competing?

Phasing

More detail is needed on infrastructure – while it is understood some early development stages pay for later infrastructure, how will the necessary upfront infrastructure have funding guaranteed? Phasing for the shops and services is important, as they need a community to serve, and cannot be established prior to this being there.

Housing phasing was questioned – focusing on the detail of what typologies and tenures will be included in each phase?

Habitats

how will new natural habitats be established, and particularly when, for any species requiring translocation?

Design and sustainability

What type of design guidance will be used to ensure there is a high level of design quality throughout the settlement and over time? What will determine what is in the design guidance? Modern vs traditional architecture etc.

More detail and clarity is required on some of the sustainability elements – e.g. what provision will there be for green roofs and walls? What is the target for onsite energy generation? What types of

energy generation are being considered? PV, wind etc? What type of vegetation is being considered and does this account for climate change impacts?

Other advice and further suggestions

Further ideas and queries were grouped around the following:

- Ensure that the masterplan **relates to the wider area** and has positive relationships with the surrounding existing settlements.
- Have an **experimental technology cluster** and encourage more innovative sustainability solutions.
- What type and scale of **local food production** would be feasible and what would the benefits be for local producers?
- Embed **efficiency and sustainability** into housing design, including aspects such as orientation.
- Developing opportunities for culture will help give the place identity.
- Ebbsfleet's wellbeing centre is a good example of a **health hub** – use this as a comparator.
- **Business spaces need to be flexible** for small business/freelance workers and include hotdesk spaces. Internet speeds, aim for gigabit speeds. Attracting 1-2 key businesses to the area will be important for attracting others.
- **Consult with other communities:** Aldington, Hythe, Romney Marsh communities.
- What is **affordable housing** in reality? What opportunities for social affordable housing, private and government schemes will be provided?
- Create structures for **governance and management** early – particularly for greenspace if this is to be included in early phases.
- Consideration should be given to **relocating the existing distribution businesses** to land north east of the development with better access to the M20 and thus avoid the need to have access on local roads.



Figure 4 - Workshop deliberation of masterplan matters of concern, support and needing further work

3.0 The exhibition drop-in event

The Stage 3 open community engagement session was held at the Westenhanger Castle Stone St, Westenhanger, Hythe on the 20th June 2018 between 14:00 and 20:00 hours. The weather was dry and warm and across the session, some 210 people attended, with 166 completing feedback forms. On site publicity was provided by a grouping opposed to Otterpool Park on arrival at Westenhanger Castle, and some participants were provided with briefing questions on their way in to register.

The public drop in session was advertised using a number of media forms in advance. In addition to posting the event information on the main Otterpool Park website, A3 posters and A5 information booklets detailing the event were hand-delivered and posted to a range of vicinities, including a number of libraries and community halls, in Folkestone and the surrounding areas. An electronic version of the poster was also sent to a database of people who'd confirmed they'd like to hear from the Otterpool Park team in terms of project updates.



Figure 5 - Poster displayed to publicise the June 20th event. Other publicity materials can be found in Appendix 4 – Publicity Materials

The event was publicised in a number of local publications (online and in print) as a result of a press release detailing the public drop-in session which was distributed prior to the event. These included the Hawkinge Gazette (Web), Kent on Sunday (Web), Folkestone & Hythe Express (Main) and the Kentish Express (Main).

The drop-in session was also advertised across Otterpool Park's social media channels; Facebook and Twitter. While a vast number of organic posts were published across both platforms, due to the

ability to target specific geographical locations, money was put behind a Facebook post to target and reach an increased number of people, notifying and inviting them to attend the event. Insights of this post are included below:



For those who were unable to attend the drop-in session, or wanted to provide feedback after the event had finished, an online version of the exhibition content and feedback form were made available via the Otterpool Park website.

The form was available between 28th June and 13th July. During this time web links to both the exhibition panels and the feedback form were also posted across Otterpool Park's social media platforms regularly. Upon enquiry, attendees of the drop-in session were also informed a digital version of the form would be available post-event, so they could advise neighbours and friends.

4.0 Consultation feedback

A consultation feedback form was provided at both the stakeholder workshops and community drop-in. The form relates to the workshop presentation and the exhibition information presented at the drop-in. It seeks to capture people's views on the background information, the process and the proposals. An online version of the form was available for those community members who could not attend the drop in, to feed in their views.

Community Engagement June 2018

Background

How did you find out about this latest engagement around Otterpool Park garden town?
 Personal invitation Newspaper/press Radio/TV Poster/flyer
 Word of mouth Social media Other internet Other (specify)

Did you participate in any of the engagement events about Otterpool Park in December 2016 or June 2017?
 Dec 2016 June 2017 No Not sure

If yes, do you consider this latest phase responds to issues raised in previous events? (Panel: What you have told us so far)
 Yes No Not sure

Information about the process

Is the information clear about the background to this consultation? (Panel: Welcome)
 Yes No Not sure

Is it clear why a garden town approach is proposed to address housing needs and growth? (Panel: What is Otterpool Park/ The Planning Process)
 Yes No Not sure

Is the information about the planning process and next steps clear? (Panel: The planning process)
 Yes No Not sure

Masterplan and its content

Is an appropriate response being developed to address the following?

Water and drainage issues? (Panel title: Water and drainage)
 Yes No Not sure Comments/ideas:

Internal and external movement by different transport modes? (Panel: Getting around 1&2)
 Yes No Not sure Comments/ideas:

Landscape and the environment? (Panel: Otterpool Park's landscape 1&2)
 Yes No Not sure Comments/ideas:

New services locally? (Panel: Creating new services)
 Yes No Not sure Comments/ideas:

New utilities and infrastructure locally? (Panel: Creating new services: Utilities)
 Yes No Not sure Comments/ideas:

Delivering a variety of new types of homes? (Panel: Homes)
 Yes No Not sure Comments/ideas:

Do you consider the emerging masterplan represents an appropriate response to delivering more jobs locally? (Panel: Jobs)
 Yes No Not sure Comments/ideas:

Do you consider that an appropriate regard is being paid to the matters of heritage and archaeology? (Panel: Heritage)
 Yes No Not sure Comments/ideas:

Is there anything you particularly welcome or support in the approach to Otterpool Park garden town? (Panels: The emerging masterplan/all panels)
 Yes No Don't know If YES, please specify:

Is there anything that particularly concerns or worries you about the approach to Otterpool Park garden town? (Panels: The emerging masterplan/all panels)
 Yes No Don't know If YES, please specify:

From what you have seen and heard so far, (see all panels), would you consider...

Living in Otterpool Park Yes No Don't know
 Visiting Otterpool Park for leisure Yes No Don't know
 Working in Otterpool Park Yes No Don't know
 Using services in Otterpool Park Yes No Don't know
 Opening a business in Otterpool Park Yes No Don't know

Is there anything you feel has not been addressed in developing a garden town masterplan? (Panels: What you have told us so far/all)
 Yes No Don't know

If NO to above, please advise what issues they should be addressing:

Follow up

Do you wish to be kept informed of further developments in the plans and proposals for Otterpool Park?
 Yes No Don't know

Would you be willing to be part of a 'pilot community' testing the functionality of Otterpool Park, to help optimise its use for residents, businesses, and local services?
 Yes No Don't know

Thank you

Name (optional)

Contact details

Email

The personal data you supply (name and contact details) will be stored and used by the following organisations:

- Property House Marketing (PHM), Otterpool Park's communication consultants, will use this information to contact you only with information about Otterpool Park. PHM will not share this data with anyone else without prior written permission from you, and only in relation to Otterpool Park.
- Kevin Murray Associates (KMA), Otterpool Park's community engagement facilitators, will use this information only to produce a report regarding its community engagement activity and the responses received from members of the community. This report will not include any data that personally identifies you. KMA will not share this data with anyone else.

You have the right to request that PHM and/or KMA delete your personal data at any point. You can request the deletion of these records by emailing otterpoolpark@mcseasources.co.uk.

You can find out more about how your data is protected at www.otterpoolpark.org.

@otterpool_park @otterpoolpark otterpoolpark.org

Figure 6 - Illustration of the feedback format

Overall **166 responses** were returned, of which 122 were from the drop-in session, 2 online surveys and 42 were from the workshops (29 from workshop 1 and 13 from workshop 2). The two responses from the online survey have been analysed as if from the drop-in.

Generally, there was a divergence between the opinions of the workshop respondents and the drop-in respondents. Given the location of Westenhanger Castle, the drop-in event had attracted a greater proportion of 'neighbouring residents' located closer to, and more likely to be directly affected by, any future development of Otterpool Park.

The workshops attendee views ranged from *neutral/unsure/unconvinced* to *positive* regarding the approach and masterplan. From the drop-in the aggregate view is a more complex range from a *categorical no*; to an *unconvinced* response - seeking more detail, clarity of drawing, guarantees on affordability of housing, phasing, infrastructure, services and management of open space; to *positive about the general concept* and some specific proposal aspects.

Background

How did you find out about this engagement around Otterpool Park garden town?

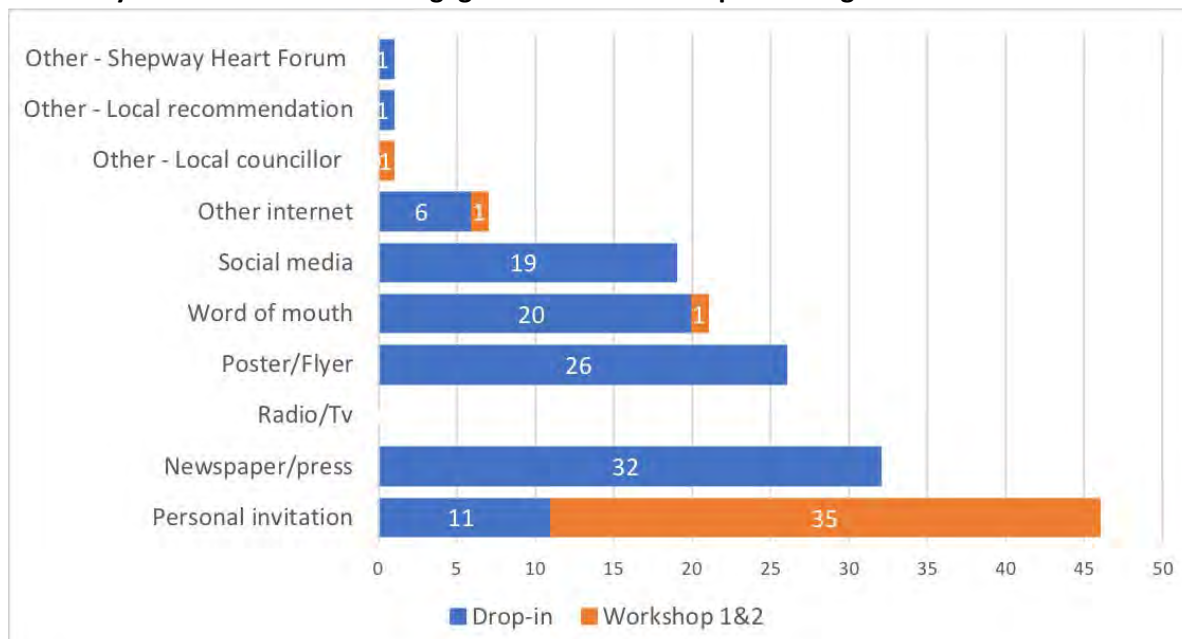


Figure 7 - Breakthrough between Drop-in and Workshop 1&2

Figure 6 shows that the majority of the workshop attendees knew about the event through a personal invitation. For the drop-in session, most of the attendees found out about the event through newspaper and press, followed by poster/flyer, word of mouth, social media, other internet and personal invitation.

Did you participate in any engagement events about Otterpool Park in December 2016 or June 2017?

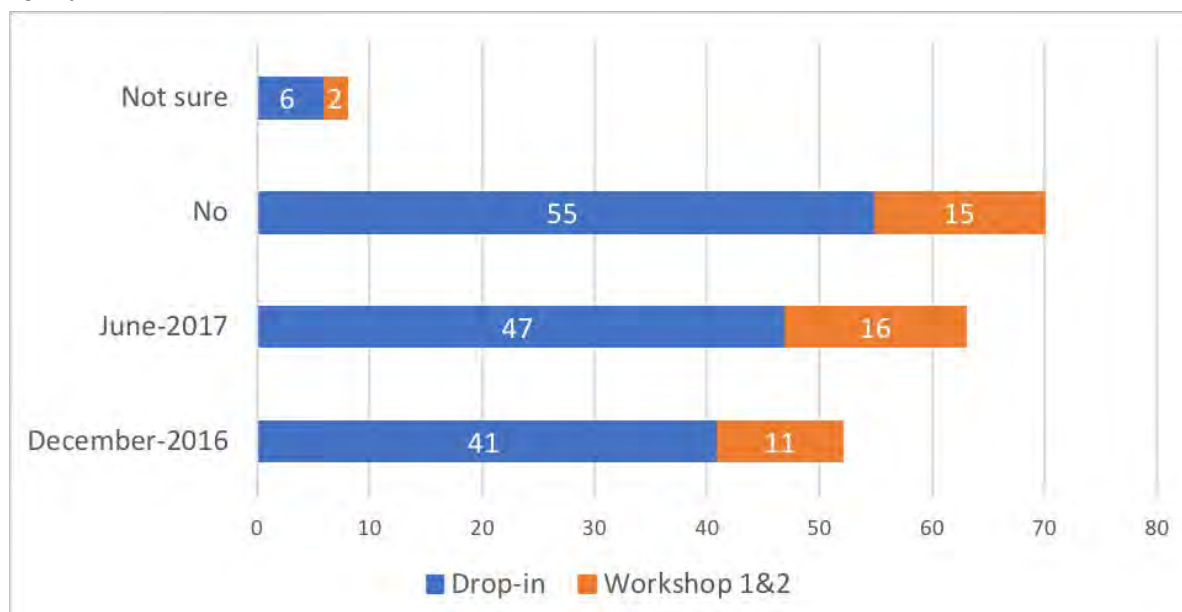


Figure 8 - Ratios of previous consultation stage involvement of attendees

The graph highlights that there was a significant proportion of 'new' attendees at the June 2018 drop-in session (51% for the drop-in and 42% for the workshops). However, there were also

significant numbers who had been to previous consultation sessions (63 overall in 2017 and 52 in 2016). Indeed, from the 36 respondents from Workshops 1 & 2, some 8 participants attended both previous stages while from the 113 respondents of the drop-in session, some 36 participants had attended both previous stages.

If yes, do you consider this latest phase responds to issues raised in previous events?

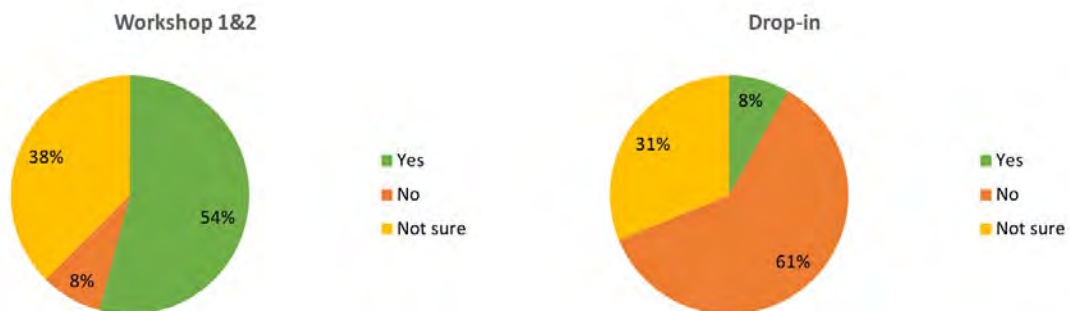


Figure 9 - Comparative session responses to perception of responsiveness

When asked whether the latest phase responded to the issues raised in previous events, around 54% of the workshops respondents replied **yes**, while 61% of the respondents to the drop-in replied **no** to the same question.

Information about the process

Is the information clear about the background to this consultation?

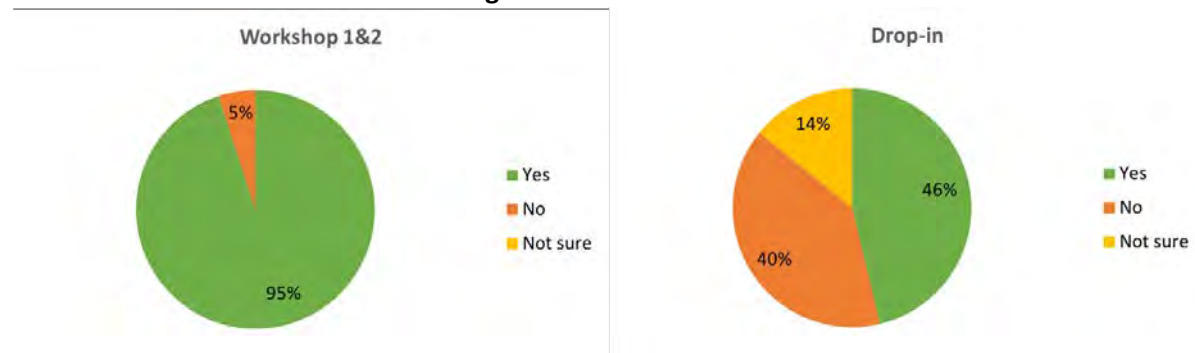


Figure 10 - Clarity about process

Most of the workshop respondents, **38 out of 40 responses - 95%**, considered that the information was clear about the background to this consultation. When it came to the drop-in exhibition session, the opinion of the respondents was split - of 105 responses, **49 said yes** and **42 said no**). The majority of those who responded yes from the drop-in session, were new visitors.

Some of the respondents who answered no in the drop-in session felt that the background evidence does not support the project, and that the views of local residents are not adequately taken into account.

Expressions included *“It continues to claim that somehow a garden town is necessary when that is not supported by the evidence”* and *“no notice is taken of people’s (earlier) responses”*.

Is it clear why a garden town approach is proposed to address housing needs and growth?

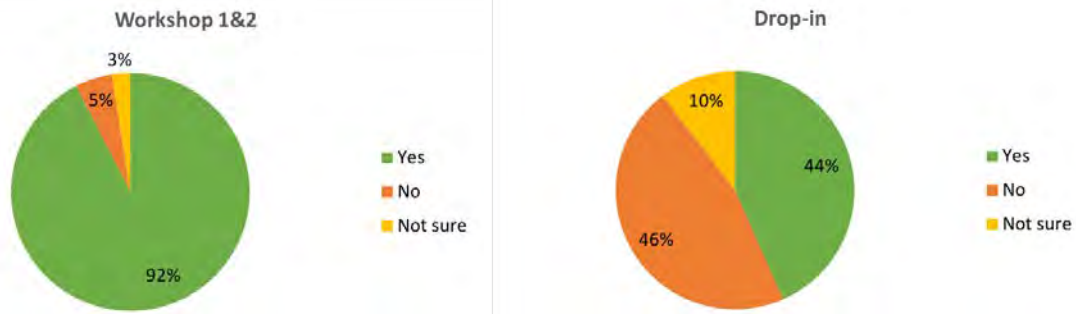


Figure 11 - Clarity of garden town approach justification

The vast majority of the respondents from the two workshops (**37 of 40 responses - 92%**) considered the reasons for the garden town approach were clear. By contrast, the views of the drop-in participants were divided between **44%** who answered **yes** and **46% no** (out of 106 responses).

From those who answered no, the majority opposed the development or some aspect of it. Their comments included: *“Lack of infrastructure present to support the project”, “we don’t have the infrastructure for the existing population”*. Some stated *“you haven’t explained why this is the only answer”* or *“develop the town centre first”*.

Some thought the explanation given was false as they felt that the project would not provide affordable housing.

Is the information about the planning process and next steps clear?

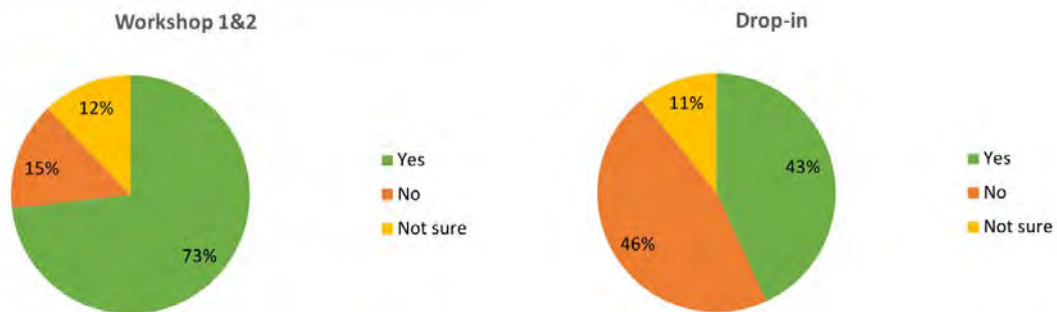


Figure 12 - Clarity of information and planning process and next steps

The majority of the workshop attendees thought that the information was clear (**30 out of 41 responses**), whereas for the 105 drop-in session responses the opinion was divided **45 (43%) yes** and **48 (46%) no**. Some of the comments of those who answered no were based around a perceived *“lack of trust in the planning system to take into consideration the (local) community point of view”*.

Masterplan and its content

Is an appropriate response being developed to address the following?

Water and drainage issues?

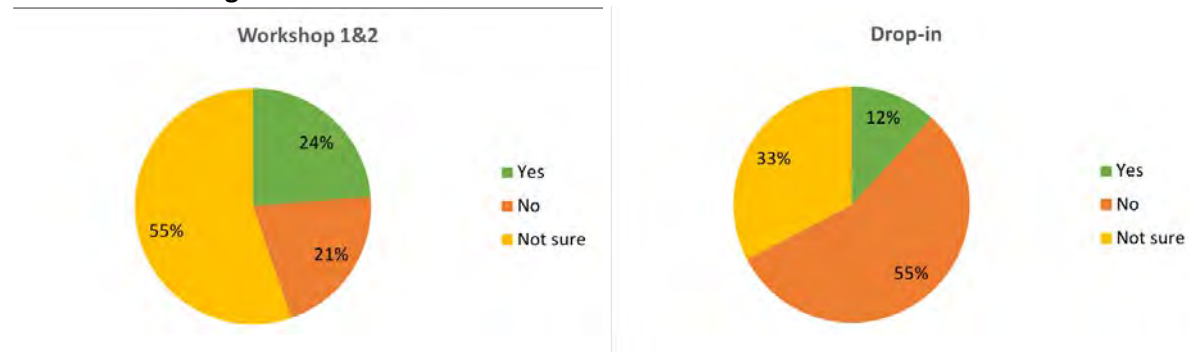


Figure 13 - Adequacy of water and drainage response

Out of the **38** workshop participant responses, **some 55% were not sure** whether an appropriate response was being developed to address the water and drainage issues. Their comments include:

- **More details and work is needed** on how this will be achieved, how the water would be supplied, whether that would result in additional costs to the local people, and whether/how the existing homes would benefit from this.
- **Build less housing** - restrict to around 1,500, the capacity of the water supplier
- **Other options** suggested:
 - o Have multiple suppliers on stream at the same time
 - o Roof water collection, swimming pools
 - o Reservoirs
 - o Salt water recovery

Out of **101** drop-in attendee responses, **55%** thought that the response developed so far was **not appropriate** to address the water and drainage issues. Their comments included:

- **More details and proof** of how it will be achieved, what infrastructure will be needed/constructed, when will it be available
- How viable is sustainable drainage, how will waste water treatment be provided, what will happen in periods of drought, how will that affect existing properties
- **Flooding risk** as the result of the development
- **Insufficient water supply**, Affinity the water company cannot cope with the new demand and not enough water to serve the area
- **Examples/lessons from other places** – France’s solution for water re-use in rural communities. France encourages new builds to have their own boggy area that filters water back into the properties for reuse.
- **Existing drainage and sewage problems** – things would only get much worse

Internal and external movement by different transport modes?

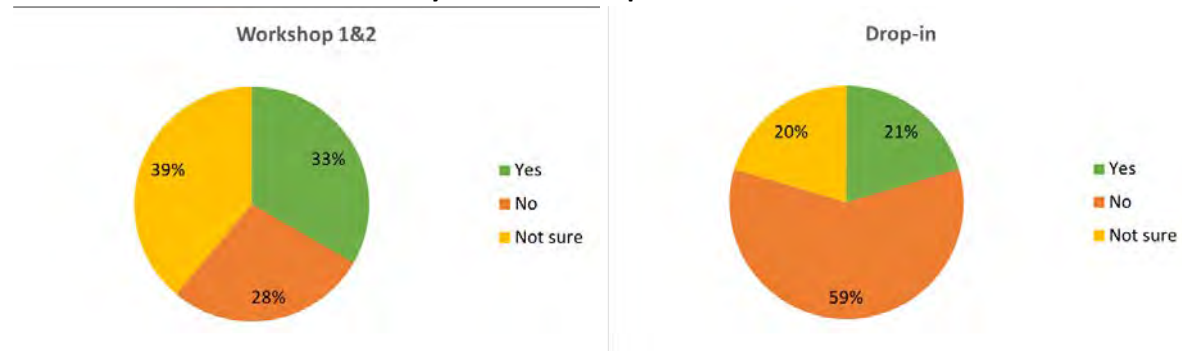


Figure 14 - Adequacy of movement/transport approach

Out of **36** responses, **12** workshops respondents said **yes**, **10** said **no** and **14** **not sure**. The workshops respondents' opinion was evenly split between the 3 categories and their comments were:

- **Concern about traffic**, as the roads are congested and it will increase when the development is complete
- **More detail** needed about **the proposal elements**
- Have **more frequent bus service and an ease of access to the station**.
- Improve **connectivity to other areas**
- **Rely on other transport modes** such as tramway or light rail
- **Concern about lorries movement** in Sellindge, access to and from Hythe.
- Some suggested **creating rail links from Westenhangar to Hythe and Folkestone** and stopping lorries using the A20 by keeping them on the motorway between J10 and J11

For the drop-in respondents, out of the **98** responses, **59%** thought that the response developed was **not appropriate** to address the internal and external movement by different transport modes. Their comments were:

- **Provide a Sellindge by-pass** by extending the A20
- **More details and work needs to be done on traffic calming** and its impact on local area
- **Concern that the roads will not be able to cope with the traffic** in terms of capacity and width resulting in further congestion. Also, concern about how the A20 will cope with the extra traffic and the lorries.
- Some suggested to create a **road that is parallel to A20 to ease traffic**. Some thought an upgrade to the existing roads is needed before the development is started.
- **Concern about parking**
- Suggestion to do **transport modelling** on a range of scenarios about where people will live and work
- **Inclusivity of the less mobile** within the new plan
- **More information needed** about the proposal
- Scepticism about the **delivery of the HS1 access** at the Westenhangar station.

Landscape and environment

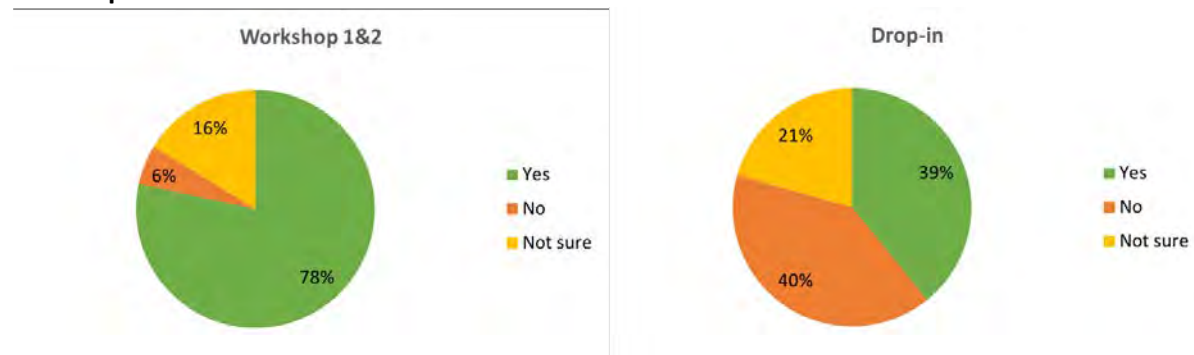


Figure 15 - Adequacy of landscape approach

Out of the **37** workshop respondents, a **majority of 78%** thought an appropriate response was being developed to address landscape and environment, and some of the comments were:

- **More details and work is needed on the management of the projects** through from design phase to development, on how the maintenance of common areas will be accomplished, and what measures will be undertaken to maintain the quality of the place.
- The project was seen **as very sympathetic to the locality**
- Concern about the **probability of high-rise buildings (above tree-line)**
- Suggestion of **placing a protection order on the green spaces** being developed and woodland areas, to prevent any future development of these areas.

From the **97** drop-in respondents, their views were divided between **39%** who said **yes**, **40%** who said **no** and **21%** who were **not sure**. Their comments were as follows:

- The development has an **excessive amount of housing** and **not enough green spaces**. Some thought that 40% green space was too low compared to other places where the percentage was 60%. Others were concerned about overdevelopment.
- Suggestion that the **design could be improved by taking more advantage of the past landscape** setting that existed from medieval times to the 1800
- Some **praised the new development** and thought it looks respectful of the environment
- Concern expressed about the **possibility of pollution** of the nearby area
- Concern about the **destruction of the existing countryside**, landscape and wildlife.
- Categorical refusal to countenance the idea of **construction on any green spaces**.
- Seek more details about **how the proposal will be carried out**, how the surrounding areas will be affected from the construction period until the end of development,
- more details on the **house volumes and massing** were requested
- Local amenities are already **overcrowded**
- Concern over the **possibility of how the project may change from conception to delivery** - some wanted to be assured that the design would not change
- Suggestion made to have **more outdoor spaces** for families and family-friendly areas.
- Concern over the **loss of the Government Infrastructure Fund** which might impact negatively on the spending on landscaping and thus, the quality and maintenance of the development

New services locally

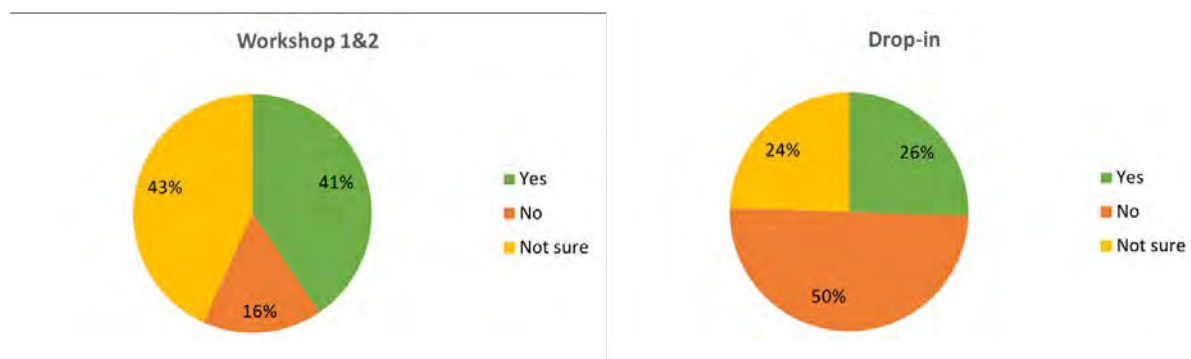


Figure 16 - Views on approach to new services

For the **37** workshops respondents, their opinion was split evenly between **41% yes** and **43% not sure** on the appropriateness of the approach to new services.

More information was requested about the services aspects of the proposal, including:

- The capacity within **health partners for provision** to the local population.
- Concern that the **proposal does not include a hospital**, while others thought that the health centre was the only proposal that stood out.
- Concern the development **does not include benefits for surrounding village**.

From the drop-in session's **94** responses, **some 50%** of the respondents did not think that an appropriate response was being developed for services locally; some of the comments were:

- Concerns over the **current shortage of GP and teachers**, and how will that be managed within the new development
- Concern that the proposal **does not include a hospital**, as the current one cannot cope with the demand
- Suggestion that **the services should be built first** and should be operating before the completion of the development, as current services would not be able to cope with the extra demand, especially on medical services and schools
- Concern that **retail businesses are closing and high streets are struggling**. How will the project deliver a vibrant high street?
- The proposal should have **more manufacturing jobs** instead of service industry
- More details about the **phasing, the plans and the services**.

New utilities and infrastructure locally

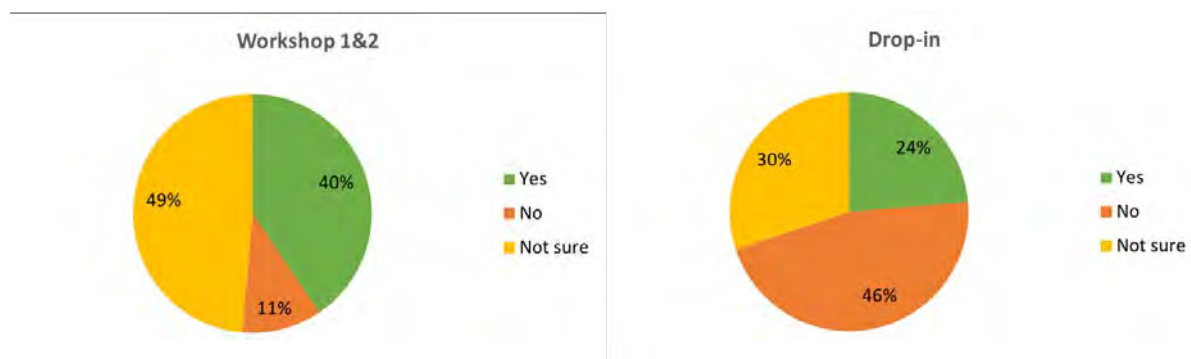


Figure 17 - Views on utilities and infrastructure provision

Out of the **37** workshop-based responses, **49%** indicated were **not sure** whether an appropriate response was being developed for new utilities and infrastructure locally, while some **40%** said **yes**; some of the comments were:

- Concern over **lorries and the prospective lorry park**
- Concern over **medium and longer term sustainability issues**
- Suggestions that **utilities and infrastructure upgrades** should be phased early along with the **green spaces at the beginning of the project** to ensure they are delivered.

From the drop-in's **93** responses, the majority of **46%** replied **no**, they believed there was not an appropriate response on utilities and local services. **24%** said **yes**.

- More information about the **broadband fibre internet connection** was sought, including whether it will be included within the infrastructure upgrade.
- Concern over the **electricity shortage and the gas prices**. The suggestion was to have solar panels on all the rooftops, notably at affordable costs for lower income households
- Suggestion that the new development has to **provide the adequate infrastructure** in terms of water, broadband connection, sewage, electricity **not only for the new neighbourhood housing**, but also for the remoter residences that currently do not benefit from them.
- Concern/scepticism was expressed that these **proposals would not be delivered** as they all depend on external agencies such the NHS.
- More details about the **proposal and the energy supply** were requested
- Concern over the (possible inadequacy) of the **number of car charging points**; need to make sure these are sufficient and that the electricity grid would not be over-loaded.
- Concern that the **council could fail to secure the necessary funding** required.
- Suggestion that the **water problem must be managed and resolved** before delivering the development

Delivering a variety of new types of homes

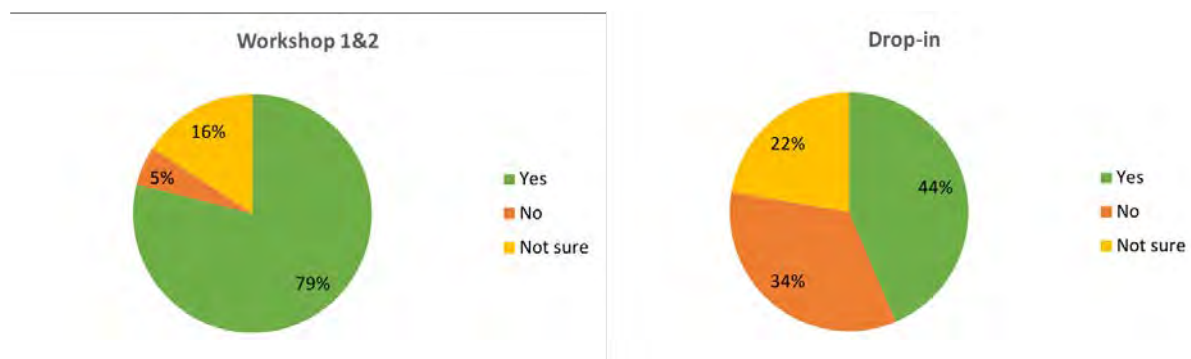


Figure 18 - Views on housing design, typology and tenure

Out of the **38** workshop respondents **79%** considered that an appropriate response was being developed for delivering a variety of new types of homes, while 5% said **no**.

Some of the comments were:

- More information about **the expected life span of the houses is needed**,
- How are the **local people going to be prioritised** in the buying and renting of the houses?
- More **assisted living houses** are needed for elderly people
- Ensure that **local building companies are used** to deliver the project (to bring local, skills, employment and economic benefits).

Out of the **94** drop-in event responses, some **44%** said **yes** there was an adequate response to addressing the types of new homes, while **34%** said **no** and **22%** were **not sure**.

The range of comments expressed included:

- The **refusal to accept or support the project** by some, was explained by the fact that farmland and open spaces must be used and that this will destroy the rural aspect of the area.
- Concern was expressed about the **affordability of the houses** and further information sought how to guarantee that the local people would be able to afford and benefit from the new garden town project
- **New types of homes** should include sheltered housing, assisted living, flats, apartments, starter homes, bungalows, supported living for adults with any learning disability.
- More details and information about **numbers, size, cost, layouts of the houses and location of the self-built** needs to be provided.
- Concern that the garden town would be a **commuter town for London or for second homes**.
- Please have **more social housing for rent and affordable housing** for local people
- Concern that the development is **not sensitive to the local area** and environment
- Look at other progressive **European models for elderly housing** and co-operative models.

Do you consider the emerging masterplan represents an appropriate response to delivering more jobs locally?

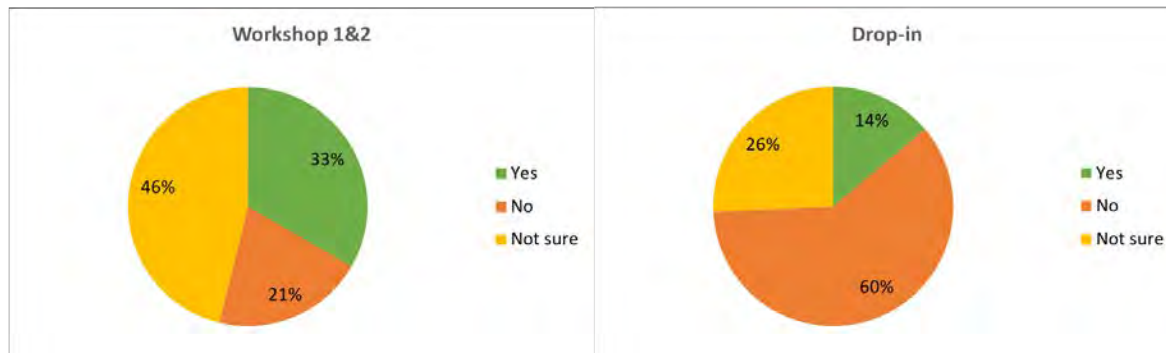


Figure 19 - Views on local job creation at Otterpool Park

Of the **39** workshop responses, **46%** were **not sure** whether the emerging masterplan represents an appropriate response to delivering more jobs locally, while **33%** said **yes**, and **21%** **no**.

The comments received were:

- There is an **unclear employment strategy** at this stage
- Importance of having a **flexible approach**
- Challenge that there is a **shortage of skilled employees** (such as GP and teachers) at the moment, and how to mitigate this problem for the future situation
- Ensure **links are made with apprenticeship providers** to support the next generation.
- Construction jobs would be provided, but **uncertainty about other types of jobs** in the future.

Out of the **101** drop-in responses, **60%** answered **no**, there is not an adequate response to delivering jobs locally.

The comments received were:

- **A lack of a definitive plan for the types of jobs** or how will they be created, and how to guarantee full employment in the new town for the local people first.
- More information is needed around **clear targets for local businesses or specialist trades** that will be needed/used.
- Concern that the **development would not provide the skilled workers required** for the local jobs
- **Jobs are needed more** in the local area than homes.
- **Concern that it would be a commuter town**
- Concern that the **retail industry and high streets are struggling** and how to ensure that the units provided would not simply remain vacant.
- Suggestion to **incorporate enterprise for people with learning disability**
- **Scepticism about the delivery** of jobs.
- **Aspirational and wishful thinking**
- Concern that **employment is linked to the wider economy** which presents a variety of uncertainties, such as Brexit.
- Concern that **companies would not choose this location** to develop their business.

Do you consider that an appropriate regard is being paid to the matters of heritage and archaeology?

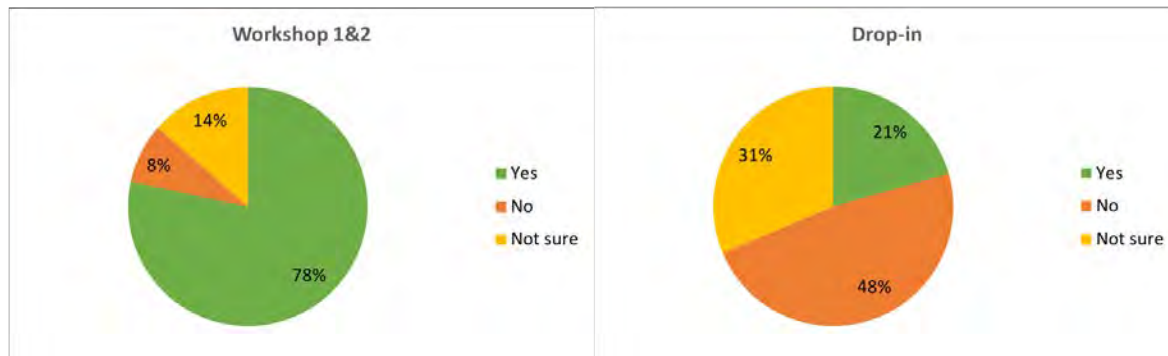


Figure 20 - Views on heritage and archaeology

Out of the **37** workshops responses, **78%** said **yes**, they considered that appropriate regard is being paid to the matters of heritage and archaeology, while 8% said **no**. The comments were:

- More work could be made to make heritage and archaeology integral to the new development/community
- Agreement to approach to heritage and archaeology along lines of *“very much so; hope so; Lots if it can be delivered; it appears so”*

Out of the **102** drop-in event responses, **48%** responded **no**, **21%** **yes** and **31%** **not sure**.

The comments received from these respondents were:

- **Lympne airfield is a unique part of this nation’s aviation history**, and building on it is an insult to that heritage and the forces personnel that took part of WW1 and WW2. The airfield should be preserved for future generations.
- **Destroying prime farmland and historic roads** to build this development, would result in devastation of an area of *“outstanding national beauty”*
- More details were sought about **the approach and the process of choosing** the general and specific elements of this heritage site
- Pleased that the **key sites have been identified** - they should be preserved and used as tourist attractions where possible.
- Suggestion was made to **transform the castle** into a significant tourist/visitor attraction
- Concern that the **impact on local heritage** e.g. castles, Roman villas and the villages themselves, has not been sufficiently regarded in developing the plan.

Is there anything you particularly welcome or support in the approach to Otterpool Park Garden Town?

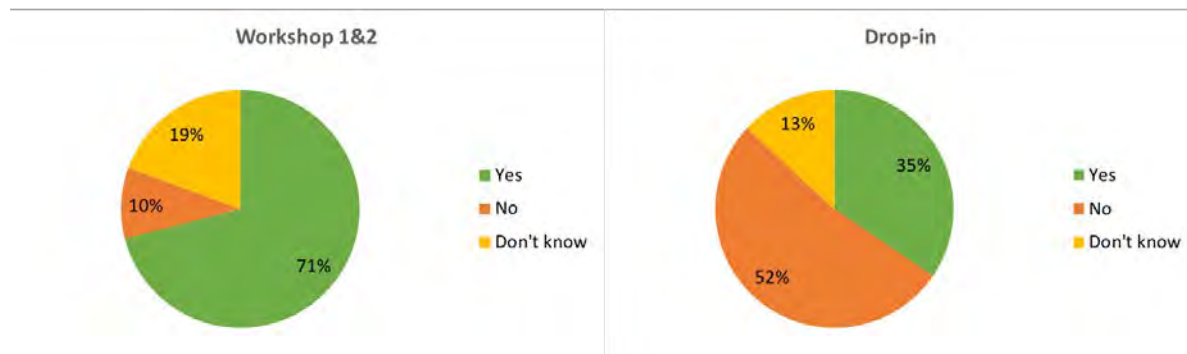


Figure 21 - Support for elements of the proposed Otterpool Park masterplan

Out of the **31** workshop responses **71%** answered *yes*, and **10%** *no*, on whether there was anything they particularly support or welcome.

The comments indicated welcomed aspects were:

- Addressing the **housing need**
- **Green spaces**, having open spaces – notably the 40% landscape proportion
- **Green transport infrastructure** - bridleway, walking, cycling
- **Community involvement**
- **Leisure facilities**
- **Water** - possibility of grey water recycling
- **Modern high-tech homes**

Out of the **84** drop-in event responses, **35%** replied *yes* and **52%** replied *no*. The comments of those who said *yes* there were welcome elements included:

- **Job opportunities and housing** for future generation
- *“Exciting plan”*
- **Percentage of green spaces**, trees, cycle path
- **Infrastructure, services and amenities** such as doctor surgeries, school, cycle paths/ bridleway
- **Retention and protection of wildlife**
- **Density reduction** – *“Yes, if the scale of the project is reduced”*
- **Community engagement** - *“Positive approach to understand local needs + fears”; “you seem to be listening and actioning some concerns raised previously”*
- **Upgrade of the infrastructure grid**

The comments of those who answered *no* were:

- **Local housing needs** can be met within the existing plan
- **Good plan**, but in the wrong place
- **Destruction of the countryside** for private profit
- **Generally against the proposal** *“Otterpool is not wanted or needed”; “don’t want it”; “not needed”; “we were never asked”; “not required”; “we don’t want a garden town”*
- **Lack of affordability** of the houses being built
- **Road infrastructure** inadequate
- **Community engagement** – *“the public having a say and being listened to”*

Is there anything that particularly concerns or worries you about the approach to Otterpool Park Garden Town?

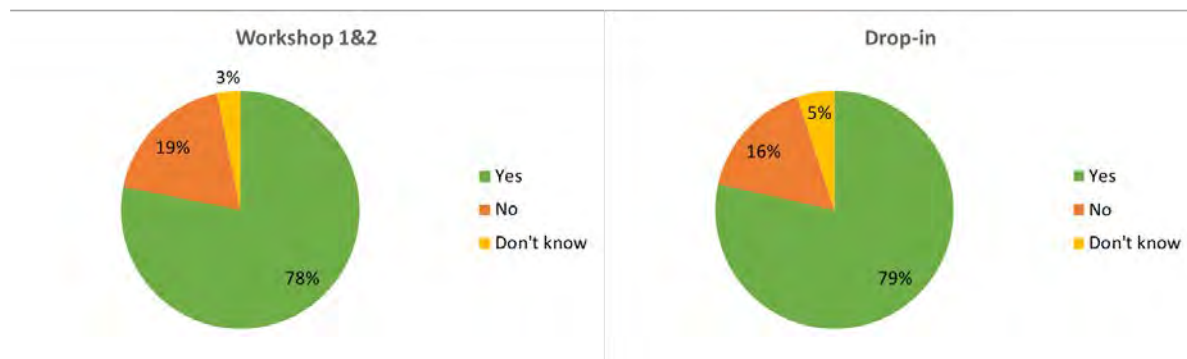


Figure 22 - Concerns regarding elements of the proposed Otterpool Park masterplan

Out of the **32** workshops respondents, **79%** answered **yes**. Their comments on their concerns were around:

- **Road infrastructure, access and traffic management** - access to and from Lympe Industrial Park and Link Park, the impact of the development on the existing roads, access to and from Hythe, access to J11, A20 to go into the high street were all specifically cited.
- **Bus network** is a concern
- Fear that the development might become **a commuter town**
- **Deliverability of the project** – and importance to ensure community places are being developed, such as community halls;
- **Risk of developers changing the project** (once plan and agreement reached)
- How the **spaces would be managed on the long-term**
- **Water** – provision for and water usage
- **Impact on the wider area**, how will/can the existing communities benefit from the development
- **Scale of the project** and the disruption to local communities at the beginning of the development

Similarly, of the **79** drop-in responses **79%** answered **yes**, they had concerns. Some of the issues raised are similar to those raised in the workshop sessions. The comments were:

- **Road infrastructure, access and traffic management** - increased traffic, insufficient measures for traffic through Sellindge (a bypass was suggested), the pinch point at A20 Bridge, increase in pollution and noise from traffic were all listed
- **Densification of the area, the scale of the project** and view that the number of houses proposed is “*too many*”
- **Loss of the countryside** - will destroy the **character of the area** as part of the “garden of England”,
- Losing Hythe’s important historical **heritage** and identity
- **Lack of transparency concerning the business case** and how the land was acquired - the council should be transparent in every step of the process and the public should be kept informed and their views considered
- **Reduction in the affordable housing percentage from 30% to 22%** was seen as quite low, and request to know how affordable would these houses actually be
- **Impact on the infrastructure, services and amenities** as currently these are already struggling:
 - o Water provision and waste water treatment, would that be sufficient for the homes being developed
 - o Concern over gas provision

- Sewage and waste
- Lack of doctors and GP
- **Commuter town** and London overspill impact
- **Opposition to the project** “we do not need this garden town - we don't want to be choked in pollution from yet more traffic in our village. We want our green space kept! we want our village left alone and our farmland + airfield!!”; “we don't need a garden town that we weren't consulted about!”
- **Lack of details** about the proposals

From what you have seen and heard so far, would you consider...

- a) Living in Otterpool
- b) Visiting Otterpool Park for leisure
- c) Working in Otterpool Park
- d) Using services in Otterpool Park
- e) Opening a business in Otterpool Park

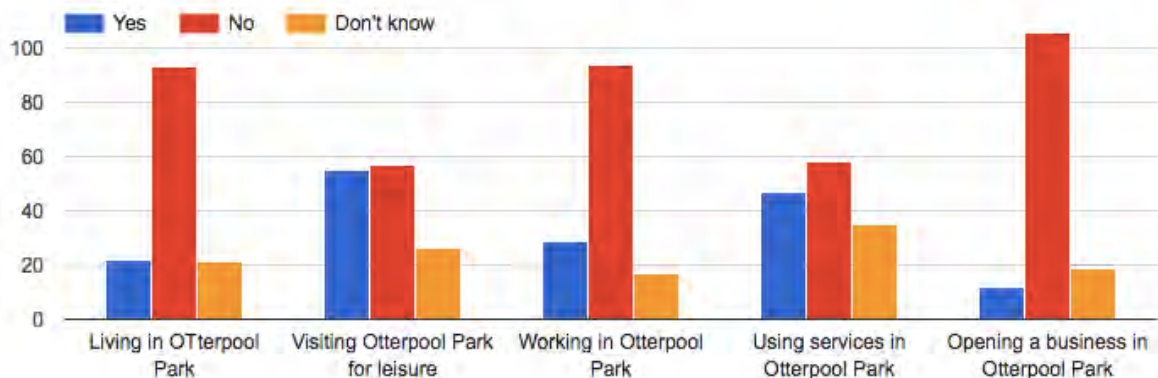


Figure 23 - Views on living, visiting, working, using services and opening business in Otterpool Park

The respondents have been aggregated between all sessions and forms of feedback

The combined majority responded **no** to:

- Living in Otterpool Park
- Working in Otterpool Park
- Opening a business in Otterpool Park

However, for visiting Otterpool Park for leisure the respondents were split between **55 yes** and **57 no** responses. For using services in Otterpool Park, **58** said **no** compared to **47** who said **yes**.

Is there anything you feel has not been addressed in developing a garden town masterplan?

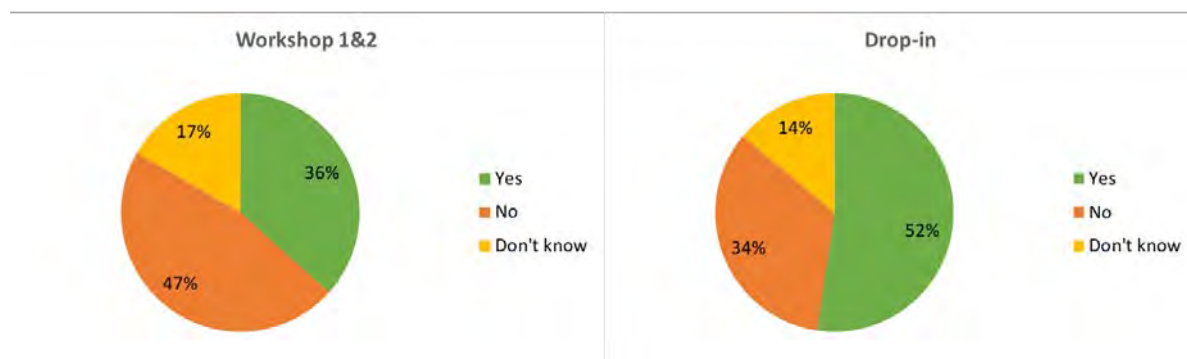


Figure 24 - Views on elements that have not been addressed in the masterplan

This produced a wide range of responses. Of the **30** workshops responses, **47%** answered **no** and **36%** answered **yes**.

The comments for those who said **no** were:

- **Transport links and connection with nearby areas** - road/rail impact on existing users
- **Expected demographics** - commuter settlement only
- **Phasing of the project** which did not appear logical
- **Management of the green space**, who is going to be responsible for this?

The comments from those who said **yes** were:

- **Overcoming existing local issues in the plan** – e.g. existing traffic movements from/to Lympe Industrial Estate
- **Car parking provision**
- Make the **design of the stream** in a zigzag instead of a straight line
- **Maintenance** - How to maintain the quality of build and maintain the long-term management.
- **Affordable housing** in terms of affordability and specific ratio

Some enquired about:

- **Self-build** and how to register for it
- Which percentage of the 8,500 homes will be built in/around the town centre, ie on the **racecourse**, and what percentage on the land (south) on the other side of the A20.
- How can outline planning go ahead if the **points have access** have not yet been agreed?

Out of the **86 drop-in** respondents, **52%** said **yes** and **34%** said **no**.

The comments for those who said **yes** were:

- **Traffic and infrastructure**, as the current infrastructure cannot cope with the existing capacity. Solution suggested is to bypass the development.
- More details were asked about the **phasing**.
- Suggestion for a "**community forum**" to be formed of selected people who submitted feedback (nominated by others who can be identified) who could meet, say monthly on the lead up to the planning application? (first meeting early July)
- How to ensure the housing will be **occupied by local people** and not London's overspill
- **A transparent approach** for those involved in the bid
- Preservation of the **Area of Outstanding Natural Beauty (AONB)s**, the character and appeal of the district as a place to live and a tourist destination
- **Current shortage of doctors, nurses, teachers** and how that will be mitigated in the development

- More information and answers to the questions about **water supply, drainage, transport and gas supply.**
- Concern over the current **shortage of water, gas, electricity and the pollution of the area.**
- **Reduce the lorry based activity** which will have a positive impact on the area
- **Care homes** and sheltered housing
- **Make the development more inclusive** by taking into account the needs of disabled people.
- **Affordable housing** in terms of affordability and ratio
- Have a **police station** as the increase in the population might increase the crime rate
- More details about **provision for the traveller community** to be included in the development, and if not, why they are not.

The comments for those who said **no** were:

- **Against the proposal** as it was seen to be about generating profit and not addressing housing need, nor taking into account the local residents of Lympe, Westenhangar, and surroundings villages.
- The proposal was seen as **too large for a rural area**
- **Listening to the local community** opinion
- **Current services cannot cope** – and will therefore not be able to - with the future demand
- Some were asking whether **10,000 houses are really needed** in this area - as there is already planning permission to build 8,000.
- View that none of the **local people's concerns** have been addressed so far in plan

3 people commented that their questions **could not be answered by the staff** who were present in the drop-in.

1 person explained that that although the development is becoming clearer, there is **still a lot of detail missing**, and would like to see less on the vision level and more concrete/specific detailed proposals on the subjects of water, waste, housing density and infrastructure.

Out of the **119** drop-in responses, **8** respondents have placed an **X** on their feedback forms, expressing a rejection of the project with comments such as:

- No Garden Town
- Not needed, no Otterpool, leave as it is
- No Town

Typical examples of these are shown below.

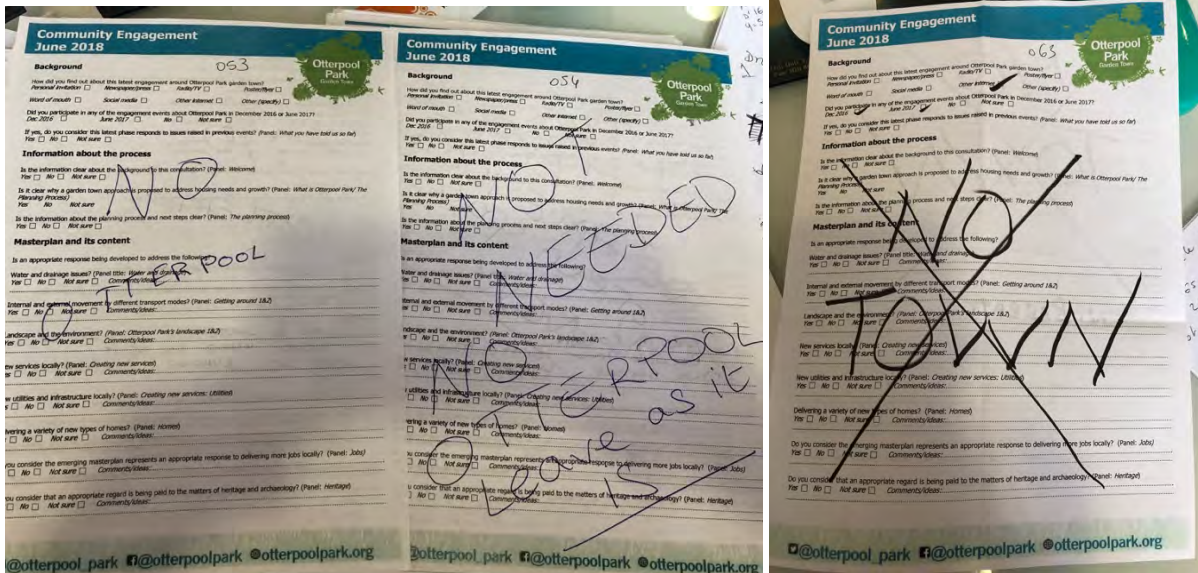


Figure 25 - Images of examples of campaign responses to the survey



Figure 26 - Exhibition and discussion at the drop-in event

Appendix 1 – Exhibition Panels

Welcome



How the homes at Otterpool Park could look

Welcome to this exhibition, which gives you the opportunity to learn about Otterpool Park, the proposed new garden town.

Otterpool Park is to provide up to 10,000 homes over around 30 years, as well as jobs and services for current and future generations. The garden town will also provide facilities, shops, medical centres, roads and green space that will bring increased economic benefit and connections to other communities in the area.

Otterpool Park is being designed as a place where future generations can thrive and communities can connect with each other. Here, people can live and work supported by the facilities and services they need.

The garden town can create connections – between people and their communities, the places that surround them, and Otterpool Park's history.

The plans have been promoted by landowners Folkestone & Hythe District Council and Cozumel Estates, who own the land where Folkestone Racecourse used to be. The planning and design work has been undertaken by a team from Arcadis and their partners. They have been working on the project for over two years, including previous cycles of engagement events, and have engaged with a wide range of organisations and individuals in that time.

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

In March, our masterplan for Otterpool Park was approved by the Cabinet at Folkestone & Hythe District Council. The first planning application will be submitted later this year for around 8,500 of these homes.

This exhibition is an opportunity for you to see and hear more about the evolving proposals and share your views. Please review the maps and drawings displayed around the room and discuss any issues, ideas and suggestions with the team.

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What is Otterpool Park and why do we need it?



It has been widely acknowledged that there is a housing shortage across the country. This is a particular problem for young people. Work by the Local Planning Authority in this area 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. This includes for existing residents and their families, ageing residents and younger people who will need a home of their own as they grow older.

The plans will help meet the current and future housing needs of the area, while providing an opportunity to develop a distinctive garden town that promotes a happier, healthier lifestyle for its residents.

We want this community to make the most of its location, including creating employment and business opportunities, as well as an abundance of green space and open areas that everyone can use.

What is a garden town?

A garden town is a planned new settlement which enhances the natural environment, tackles climate change and provides high quality housing and locally accessible jobs in beautiful, healthy and sociable communities.

Otterpool Park is one of several garden towns and villages currently being planned across England.

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What you have told us so far

At previous community engagement events, held in December 2016 and June 2017, you told us about the issues and concerns you had about developing a garden town in this area.



Image of a previous community engagement session

Key themes where people sought more detail included:

- Water supply
- The transport network
- Landscape and green space
- Protecting the character of existing villages and communities
- Local services (like health and schools)
- Homes and jobs for local people.

We've engaged with the communities in Sellindge, Barrow Hill, Lympe, Stanford and Westenhangar, as well as in the wider area.



A map of the communities we've engaged with

Water and drainage



Examples of water systems in action in other locations

Water supply was raised by many local people as a concern, in an already water stressed area.

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 – they are a supplier that uses new and innovative ways to provide water and wastewater services, including onsite water treatment recycling and non-potable water within Otterpool Park.

We plan to use Sustainable Drainage Systems (SuDS) and Water Sensitive Urban Design (WSUD) principles, encouraging rainwater harvesting and treated effluent (waste water) recycling. This integrated approach allows surface water to be collected and managed within the site and it can be used in different ways.

We have some challenging targets to meet:

- No increase in flood rates
- No extra drainage into the River Stour
- Efficiency target for potable (clean/drinking) water of 90 litres per person per day.

Importantly, SuDS and WSUD can also collect and control water.

Our strategy will include an interconnected network of well-designed and managed onsite swales, basins, ponds and wetlands with dedicated outfalls or vents that will provide attractive water features. This will be set out in agreement with the Environment Agency and Lead Local Flood Authority to collect, treat, infiltrate, transport and store water.

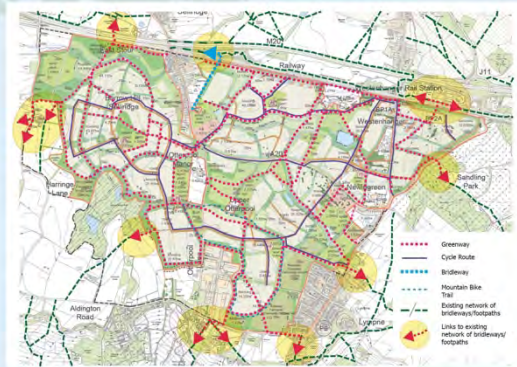


Getting around

Local people have raised their concerns about the impact of extra traffic on rural roads in the area, particularly about HGV traffic on the A20.

We have been working closely with Kent County Council, Highways England and other transport operators to agree how to plan for access and travel to the site and assess the transport impact. This enables us to understand future improvements to be made.

Our main objective is to encourage people at Otterpool Park to use their cars less. 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 you live.

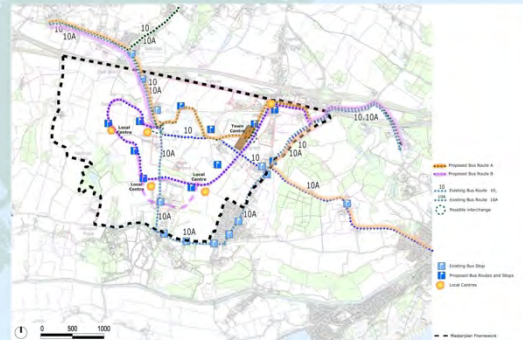


Walking and cycling routes at Otterpool Park

We also propose to:

- Create cycleways, paths and roads that allow easy access to the places people want to travel to (including work, shops and schools) - this will also connect communities around Otterpool Park
- Build routes that meet the needs of mobility-impaired members of the community
- Improve station facilities at and access to Westenhanger Station and lobby for a high-speed train service to London
- Provide separate construction access during development to minimise disruption
- Reduce speeds on some stretches of the A20 to make the area safer for walkers and cyclists and change its character to form more of an active street
- Reduce HGVs in the Barrow Hill and Sellindge area
- Improve the Newingreen junction and a diversion of the A20.

Getting around /2



The proposed bus route to link neighbourhoods

Footpaths and cycle routes will have two forms:

- Direct routes for commuters will provide fast and easy access
- Leisure routes, which are more rural and meandering, will allow people to enjoy the landscape.

Our strategy will include:

- Cycle parking and storage
- A network of car charging points for electric cars
- Car clubs and car sharing schemes
- Cycle training for the community.



Communities within 400m walking distances

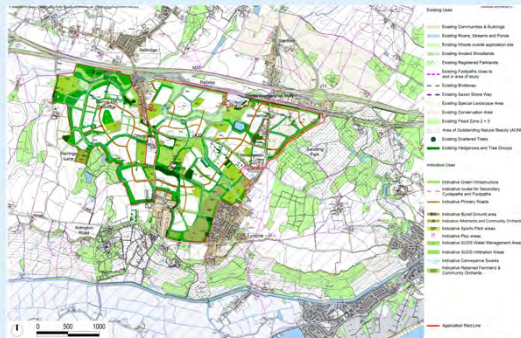
Otterpool Park's landscape

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 space makes up approximately 40% of the proposals for the garden town. It will offer a rich variety of green spaces, including green connections that create a network across the site, creating a characterful and green view from the North Downs.

This map shows how our plans for the design and landscape of Otterpool Park are being guided by the ecology and biodiversity of the site and surrounding area.



The results of a range of detailed ecological surveys are being utilised to inform the design of Otterpool Park and associated green space.

Currently, the site as a whole includes a range of habitats, notably woodland, hedgerows, ponds, mature trees and grassland and supports a wide variety of animals, from kingfishers, great crested newts and bats to badgers and reptiles.

The site design is being evolved to retain notable habitat areas, and ensure good, functional habitat corridors across the site and to the wider environment. We want to retain, enhance and create habitats so that the development area continues to support a diverse range of species.

We're creating a development Biodiversity Action Plan to protect biodiversity into the future too – important to allow species to move into different areas of the site.

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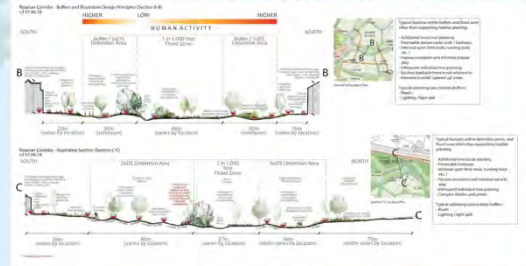
Otterpool Park's landscape /2

Protecting and connecting

Green buffers will provide protection of existing habitats and features, and important separation between neighbouring villages.

An example of this is the proposed River Park, which will perform a crucial role in managing flood risk, providing habitats for various species and enjoyment for residents and visitors to Otterpool Park.

This diagram shows the design principles for river corridor buffer zones:



Barrow Hill resilience zone will be a key area for water management, biodiversity (potentially otter, water vole, kingfisher etc) and quiet enjoyment of nature.

At Lympne, the green buffer will provide separation from and a green setting to the existing village. It will accommodate water management, a home for biodiversity (including reptiles and Great Crested Newts) and food production.

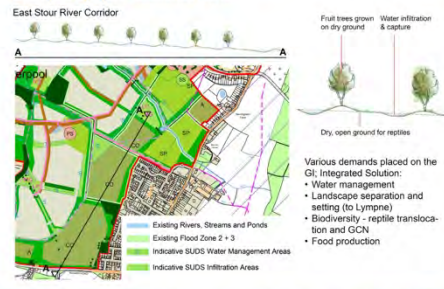
Example: Barrow Hill Resilience Zone



Various demands placed on the GI; Integrated Solution:

- Water management - key area for water management
- Biodiversity - habitat for otter, water vole, king fisher and others
- Quiet enjoyment of nature - focussed human access; viewing areas interpretation boards

Example: Lympne Resilience Zone



Examples of green buffers

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The emerging masterplan

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

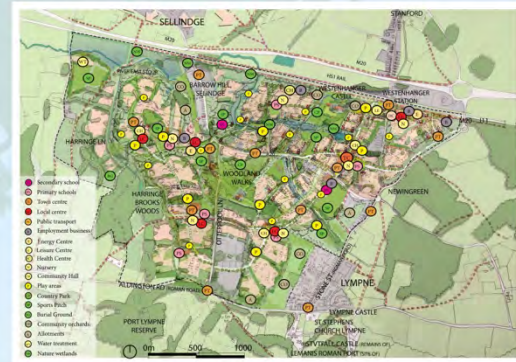
Other changes include:

- 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.



Creating new services

Otterpool Park gives us the opportunity to relieve pressure on existing services.



It will provide:

- Up to six primary schools, up to two secondary schools and eleven nursery schools
- Shops and community buildings
- Retail uses around Westenhanger Station
- Local centres in each neighbourhood
- A health centre and potentially other new health facilities, the first to be delivered in parallel with the first homes
- A network of public open spaces including sports pitches, parks, woodland, play areas
- Restaurants and cafés.

Creating new services: Utilities

The community has previously expressed concern about pressure on existing supplies, potential flood impact and opportunities for improved services.

Otterpool Park will provide upgrades to broadband and power networks, which will increase resilience of the networks and connectivity for the wider villages.

Timelines and phasing of wider network upgrades are also still being determined, but essentially, the network reinforcement requirements are now generally known and understood for all utilities.

Broadband

The existing network will be upgraded as part of bringing high speed/ultra-fast broadband to the development, which will provide wider benefit to adjoining villages.



Gas

Traditional energy sources, such as gas, have not been ruled out, but emerging Government policy for more renewable power technologies for cleaner air has been fully considered in the options.

The limited gas supply network means that an all-electric development energy supply option is being considered for the first phases of the development. However, reinforcement for providing a gas supply to the Otterpool Park site is still an option under consideration.

Electricity

An upgrade of Sellindge Grid Substation will be required for Otterpool Park to be supplied with electricity. Proposals will require a new primary substation to be built on the site.

Electrical vehicle charging points will be incorporated into the development. The shift to electric vehicles will be a gradual one, but the additional power requirement for vehicle charging have been factored into the utility delivery strategy.



Electric car charging

Homes

We want Otterpool Park to provide homes to meet the needs of everyone.

This means:

- Flats and small houses for first-time buyers, family homes and homes suitable for people who want to retire here
- 22% affordable housing, in line with Folkestone & Hythe District Council's Core Strategy policy. This will include shared ownership, social rent and affordable rent
- A mix of homes to rent and buy
- Self or custom build homes
- Around 10% of homes will be extra care and housing for older people.



How the homes at Otterpool Park might look

The garden environment is important in the design of the homes, bringing together the green environment and energy-efficiency. We're also considering practical aspects, such as where cars will go when left at home.



The first homes will be ready for occupation in 2022, if construction starts in 2020. We expect early years' delivery rate will be circa 325 per year, rising to 450 per year in later years.

Masterplan Framework housing density and heights strategy



Phasing: Years 1 to 5

Phasing: Years 5 to 10



Phasing: Years 10 to 15

Phasing: Years 15 to 20

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Jobs

For Otterpool Park to be a balanced community it must provide new jobs for the area. One of the objectives is to bring higher skilled jobs to the district and attract innovative and creative businesses.

We are seeking to provide around 8,000 jobs at Otterpool Park, 65% of which would be within higher-skilled groups and 75% taken up by Folkestone and Hythe residents based on current patterns.

In 2017, planning and development consultants Lichfields prepared a report that identified and explained the employment opportunities for Otterpool Park. The garden town's advantages as a location for employment include its location, sustainability, lifestyle aspects and the quality of the space.



Lichfields identified five growth sectors for Otterpool Park:

- Green construction
- Low carbon environmental goods and services
- Advanced manufacturing
- Creative, digital and media
- Business, finance and professional.

We want people to be able to work differently and flexibly – including at home and in shared and borrowed working space.

Around half the jobs will be within services such as schools and shops, and the rest through a range of employment space in the town centre. We're planning:

- 550,000 sqft of office space
- 115,000 sqft of light industrial space
- 270,000 sqft of retail, café and restaurant space.



How Otterpool Park's town centre could look

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Heritage

The Otterpool Park site has been used as a home and community for thousands of years. From prehistoric barrows, Roman roads and farmsteads, to the medieval manor houses and castle, through to the Second World War airfield, there is a distinctive and fascinating history of occupancy.



The heritage team at work

The heritage team's aim has been to uncover this heritage as we are developing the master plan to understand what needs to be preserved or enhanced and consider how the sites' heritage can contribute to creating a great place to live and visit.

We have been working on an extensive programme of research and surveys including mapping of the area using specialist equipment to see what might be below the ground and digging trenches to explore areas that look unusual.

The teams have worked closely with the County Council's archaeologist and Historic England and have relied on the assistance of the landowners to enable this important work.

The remains of what is thought to be a Roman villa have been discovered by the archaeology team. Work is ongoing to find out exactly what the remains are and how old they are, while plans for development may be further changed to protect them.

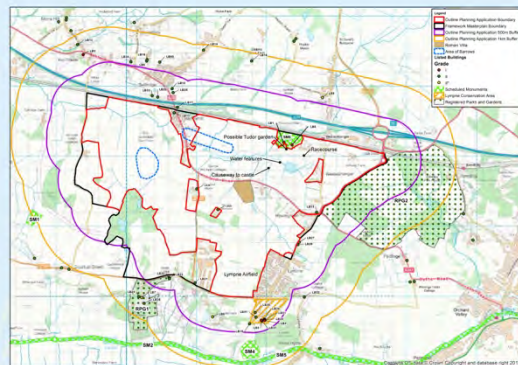


Figure shows key heritage features

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The planning process

A planning application for the garden town will be submitted in due course. The application is being prepared and once submitted local people and statutory bodies (such as the Environment Agency and Historic England) will have the opportunity to comment formally on the proposals.

Planning applications are normally determined by the local planning authority (sometimes via committee), but because Folkestone & Hythe District Council (F&HDC) is also the landowner, it will recommend a decision with the government having the final say.

What will be included?

The planning application that we submit this year will be for 8,500 homes, but the masterplan takes up to 10,000 homes into account setting the framework for longer-term growth and designing the community as a whole.

The planning application will set out plans for how the first 8,500 homes, and supporting facilities and services, will be built out in phases. Much of the detail will therefore come forward in subsequent phases, with each phase requiring permission for the detail to be approved by the Council, in consultation with stakeholders and the local community.

Timeline

Planning application submitted	2018
Public consultation about the planning application	Following submission of application
Evaluation	2019
Committee and examinations	Spring/Summer 2019
Inspectors report and planning decision	Late 2019

F&HDC's Core Strategy Review

In parallel with this preparation of plans for Otterpool Park, the council has been reviewing its Core Strategy. This is the council's plan for how it will develop the district over the coming years. In 2019, the Core Strategy will be reviewed by an independent inspector during a public examination to determine whether it is 'sound'.

This strategy will take the latest plans for Otterpool Park into account, so the development will also be considered by an inspector here too.

Feedback



Thank you for attending this exhibition to view the emerging plans.

Please take the time to ask the team any questions you might have about our work and to complete a feedback questionnaire.

Your comments will be used to inform the planning application and the development of the project more widely.

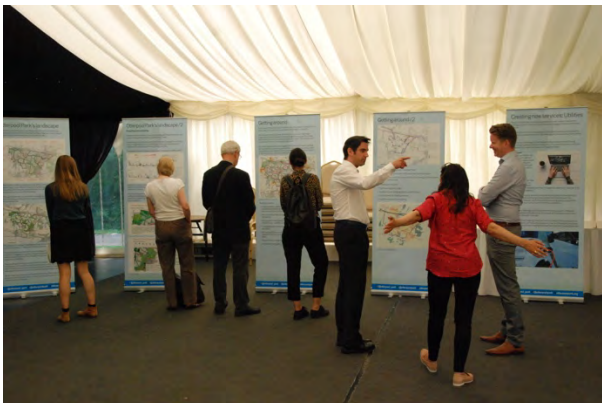
If you'd like to take part in ongoing discussions about Otterpool Park, or perhaps attend an online forum session, please let the team know.

There will be further opportunities to comment once the planning application has been submitted to the Local Planning Authority later this year.

Appendix 2 Photos of the stakeholder workshop 19-June 2018



Appendix 3 – Photos of the drop-in session 20 June 2018





Appendix 4 – Publicity Materials

A3 Publicity Poster



Otterpool Park
Garden Town

Find out more about plans and designs for a new garden town

You are invited to a drop-in exhibition to see and hear more about the plans for the proposed garden town, Otterpool Park, and give us your views ahead of the planning application which will be submitted later this year.

As well as influencing decision-making, public feedback has already helped to shape our latest proposals which we would now like to share with you.

- View and discuss the masterplan for Otterpool Park
- Discuss neighbourhood design
- Learn more about how Otterpool Park will help the long-term housing needs in the district
- Consider the services and facilities Otterpool Park can provide for the wider community
- Hear more about plans for landscape and green space
- Find out about transport, access and connection opportunities for the area
- Learn more about the areas of our work including heritage, biodiversity and water
- Offer your views on our plans

Wednesday 20 June
2pm-8pm

Westenhanger Castle
Stone Street, Westenhanger, Kent CT21 4HX

Contact the community engagement team to find out more:
otterpoolpark@housegroup.co.uk

[@otterpool_park](https://twitter.com/otterpool_park) **[@otterpoolpark](https://facebook.com/otterpoolpark)** **otterpoolpark.org**

A5 Publicity and Information Leaflet – 4 pages (top – outer leaves; bottom – inner leaves)

Some key issues explained

Water supply

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 – they are 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 treating effluent (waste water) recycling. Importantly, SuDS and WSUD can also collect and control water.

The transport network

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.

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.

Landscape and green space

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 space makes up approximately 40% of the proposals for the garden town. Green buffers will provide protection of existing habitats and features, and important separation between neighbouring villages.

Local services

- Up to six primary schools, up to two secondary schools and eleven nursery schools

- Shops and community buildings
- Local centres in each neighbourhood
- A health centre
- A network of public open spaces including sports pitches, parks, woodland and play areas
- Restaurants and cafés.

Homes and jobs for local people

We want Otterpool Park to provide homes to meet the needs of everyone. This means:

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- We're planning:
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 - 115,000 sq ft of light industrial space
 - 270,000 sq ft of retail, café and restaurant space.



Walking and cycling routes at Otterpool Park

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What is Otterpool Park?

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

Otterpool Park is to provide up to 10,000 homes over around 30 years, as well as jobs and services for current and future generations. The garden town will provide facilities, shops, medical centres, roads and green space that will bring increased economic benefit and connections to communities in the area.

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

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.

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

Why build a garden town?

It has been widely acknowledged that there is a housing shortage across the country.

Work by the Local Planning Authority in this area 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 F&HDC's responsibility to plan and provide the right amount and range of homes for the residents of their area. The plans will help meet the current and future housing needs of the area, while providing an opportunity to develop a distinctive garden town that promotes a happier, healthier lifestyle for its residents.

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The emerging masterplan

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We've also reduced the number of homes to 10,000.

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The planning application that we submit this year will be 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.

The timeline

