

# High-quality design



OTTERPOOL PARK  
COUNTRYSIDE · CONNECTED · CREATIVE

We are committed to achieving the best quality design throughout Otterpool Park.

We want it to be a distinctive town with individual areas that each have their own unique identity and character.

The **Strategic Design Principles** is a key document in the outline planning application. It contains the principles and requirements of the way Otterpool Park is designed and will inform detailed masterplans and design codes for each phase of development.

This will ensure that there is a coordinated design approach across the whole town and consistently high-quality design.



The seven character areas of Otterpool Park will have their own identities



## The five themes of our design guidance



A PLACE FOR NATURE



A CONNECTED PLACE



A MEMORABLE PLACE



A PLACE WITH GOOD BUILDINGS



A PLACE PLANNED FOR THE FUTURE

The Strategic Design Principles contains details about the design of each character area – we have shown the Town Centre & Castle Park area below as an example.

## Town Centre & Castle Park

### AT A GLANCE

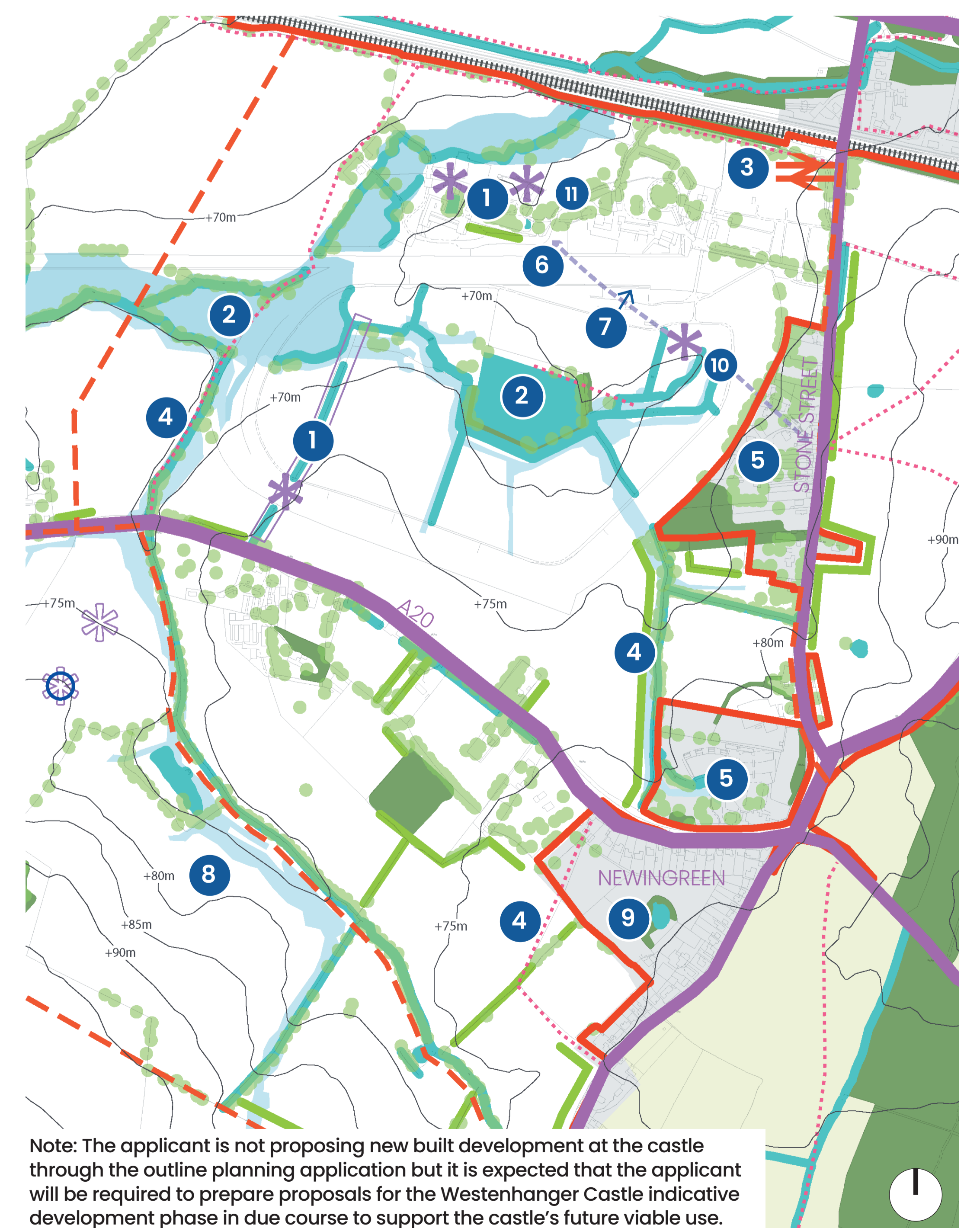
- Buzzy heart of Otterpool Park
- Highly urban with formal edges to streets and open spaces
- Lively mix of uses including community, leisure and culture
- Unique lakeside setting alongside a new Town Square
- Formal Castle Park with retention of causeway

### SITE INFLUENCES

- 1 Outstanding heritage of Westenhangar Castle, barns and causeway
- 2 Significant water and ecological features: East River Stour, racecourse pond, drainage ditches
- 3 Important destination of Westenhangar train station
- 4 Opportunity to integrate existing routes
- 5 Need to be sensitive to existing residential area within Westenhangar, along Stone Street and Holiday Extras in Newingreen
- 6 Potential to relate to layout of former racecourse
- 7 Sensitive views to and from Kent Downs AONB
- 8 Gently sloping topography falling to a ditch connecting to the East River Stour
- 9 Need sensitive relationship with neighbouring Newingreen
- 10 Former alignment of Pound Track
- 11 Retention of key trees around the racecourse and the East Stour River provides opportunities for helping to integrate the development's built form into its setting, and to assist in placemaking

### KEY

- |                         |                             |   |
|-------------------------|-----------------------------|---|
| Site boundary           | Existing hedgerow           | Existing road   |
| Character area boundary | River                       | Existing footpath or bridleway                            |
| Existing woodland       | Waterbody                   | Heritage site, visible/hidden                             |
| SSSI                    | High/low risk flooding area | 5m contours   |
| AONB                    | Existing settlement         | Former alignment of Pound Track                           |
| Existing trees          | Railway                     | Scheduled Ancient Monument boundary (relating to barrows) |



Note: The applicant is not proposing new built development at the castle through the outline planning application but it is expected that the applicant will be required to prepare proposals for the Westenhangar Castle indicative development phase in due course to support the castle's future viable use.