



Hilltop and Woodland Ridge

Following the work undertaken to create the masterplan and design code for Phase 1A at Otterpool Park (which focused on the Town Centre and Castle character areas) work is now beginning to create a high-quality, landscape focused, and viable Framework Masterplan and Design Code for Phase 1B, the Hilltop and Woodland Ridge character areas.

The work to create the Hilltop and Woodland ridge neighbourhood area will:

- Ensure that the site can be delivered efficiently and to the highest quality of placemaking protecting the overall vision and design objectives for Otterpool Park
- Guide all future developers and operators on the site
- Meet the requirements of conditions to the planning application set by the local planning authority (LPA) prior to reserved matters being submitted



3,000
NEW HOMES



RICH IN
HERITAGE



50%
GREEN SPACE



VIEWS OF THE
NORTH DOWNS



**LANDSCAPE
RESPONSE**
TO TOPOGRAPHY,
ECOLOGY & HERITAGE



**OUTDOOR
SPACE**
TO SOCIALISE



**LOCAL
SHOPS**



**2
SCHOOLS**



**COMMUNITY
CENTRE**



The brief sets out the following character for the Hilltop and Woodland Ridge areas:

Communities in Hilltop and Woodland Ridge areas can feel very close to nature and heritage, with informal open spaces and access out to the countryside. The pace of life is a bit more relaxed than in Otterpool town centre, but it's within walking and cycling distance. This informality is reflected in the layout of the neighbourhoods, which sits nestled in the undulating landscape. It is ideal for families and those who want to connect with nature.

For those looking for somewhere with character to live, the views of the wider landscape and the North Downs couldn't be better. Art and creativity has embedded itself within the natural environment.

Both Hilltop and Woodland Ridge communities have a local or neighbourhood centre that is designed to provide local shops, indoor and outdoor space to gather and socialise, and have the capacity to grow over time to accommodate small businesses.

The framework masterplan for Hilltop and Woodland Ridge areas will set out:

- Overall defining vision and character of this area
- Distribution, shape and character of open space
- Key movement routes, in particular pedestrian and cycling
- Relationship to the existing communities, and relationship to other neighbouring areas (particularly the neighbourhood centre which straddles Otterpool Lane to Airfield Park to the east)
- Access and junction arrangements, including A20
- Approach to heritage features such as the Barrows
- Integration of two schools, liaising with KCC Education
- High-level urban design framework, setting out edges / frontage / location of landmarks and key buildings
- Nature and scale of community, retail and employment space in local centres, including potential for interim uses
- Approach to phasing
- Approach to delivery of culture and arts (working with Creative Folkestone)
- Contribute to delivery strategy (tier 2 document)

Community Engagement



JTP have been selected to work on Phase 1b and will be rolling out a programme to engage collaboratively throughout the design process, with local stakeholders and communities. The consultation process will take place as follows:

Community Planning Day

📅 Saturday 9th September 11am-4pm
📍 Sellindge Village Hall

Report Back of the Vision

📅 Wednesday 20th September 6.30pm - 8pm
📍 Westenhanger Castle

Online Consultation

If you are not able to attend these consultation events, there is still an opportunity for you to shape the vision through our online portal. Please visit our website or scan the QR code below to access and begin to provide your input.



SCAN ME

phase1b.otterpoolpark.co.uk

Find out more about Otterpool Park

www.otterpoolpark.org



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