

Welcome to the Masterplanning & Design Code Community Planning Lunchtime Launch

➤ **Tuesday 11th July - Westenhanger Castle Marquee**

We are pleased to welcome you to our first meeting as we seek to engage stakeholders in the community planning process in creating the vision, design code and masterplan for the new neighbourhoods at Hill Top and Woodland Ridge as part of Otterpool Park Garden Town.

Agenda

12:45 - Arrival & Exhibition

13:00 - Introduction

13:10 - Presentation: Scene Setting OP/Design Code & Masterplanning/Process & Virtual Tour

14:00 - Q&A



The story so far...



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

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

2019



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

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

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

2015

First land purchased.

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

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

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

2016



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

2021

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

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

2020

FHDC resolved to grant outline planning permission in April 23.
First housebuilder to be announced in the Autumn.
Infrastructure works to begin on site in 2024.

2023

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

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

2022



Phase 1B Overview

Otterpool Park LLP is seeking to develop proposals for new neighbourhoods at Hill Top and Woodland Ridge (Phase 1B), a significant part of Otterpool Park covering approximately a third of the total area.

JTP has been appointed as lead masterplanners and to facilitate the community planning process which is an opportunity to share local knowledge and help create a Vision which will inform a comprehensive design code and masterplan for the neighbourhoods.

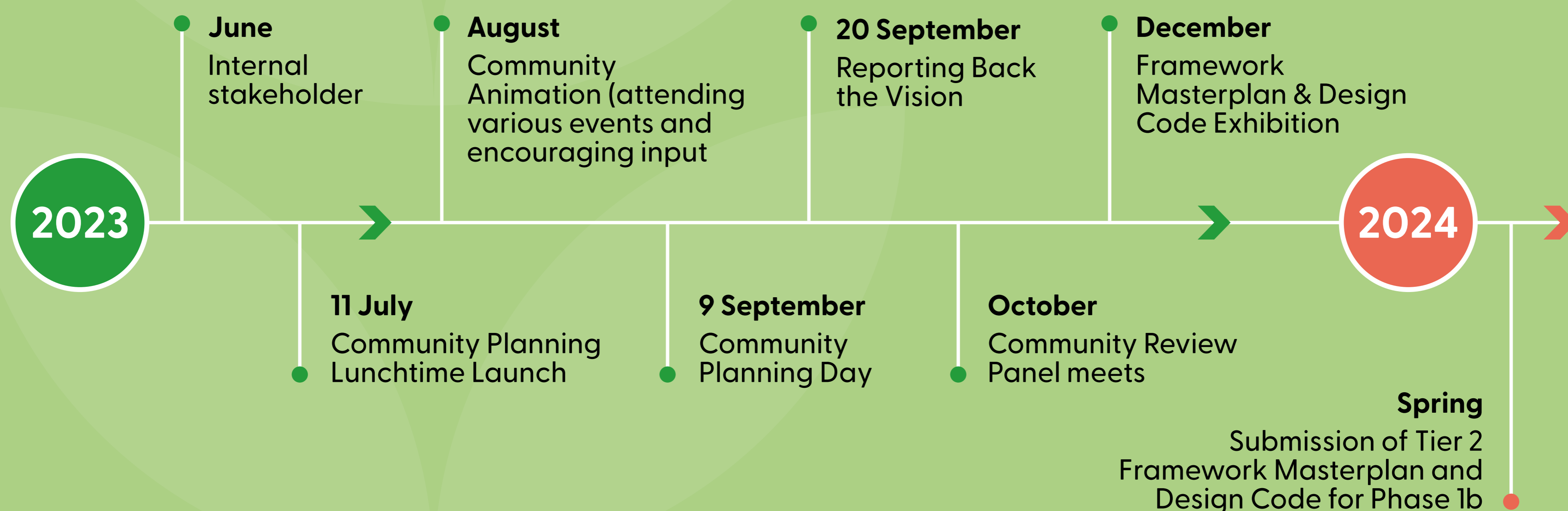
The work to create the Hilltop and Woodland Ridge neighbourhood area will:

- 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

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)

Phase 1B Programme



**Up to 10,000
homes**

9,000 jobs

50% green space

**Up to 8 primary
schools and 2
secondary
schools**

**20% biodiversity
gain**

**Community
& healthcare
spaces**

**A sustainable
transport system**

**A thriving
environment**

**An arts &
culture hub**

COUNTRYSIDE · CONNECTED · CREATIVE



3,000
NEW HOMES



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



RICH IN
HERITAGE



VIEWS OF THE
NORTH DOWNS



50%
GREEN SPACE



**OUTDOOR
SPACE**
TO SOCIALISE



2 SCHOOLS



**COMMUNITY
CENTRE**



LOCAL SHOPS

Design Code Policy

National Design Guide (October 2019)

The NDG defines ten interlinked characteristics of a well designed place, grouped into three categories:

- Climate
- Character
- Community



National Model Design Code (January 2021)



JTP Design Code experience

JTP has produced over 60 design codes



What is a design code?

A set of simple, concise, illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.

National Model Design Code

Effective design codes are:

- Simple, concise and specific and;
- Rely on visual and numerical information rather than detailed policy wording

The purpose of the design code is to inform development proposals by:

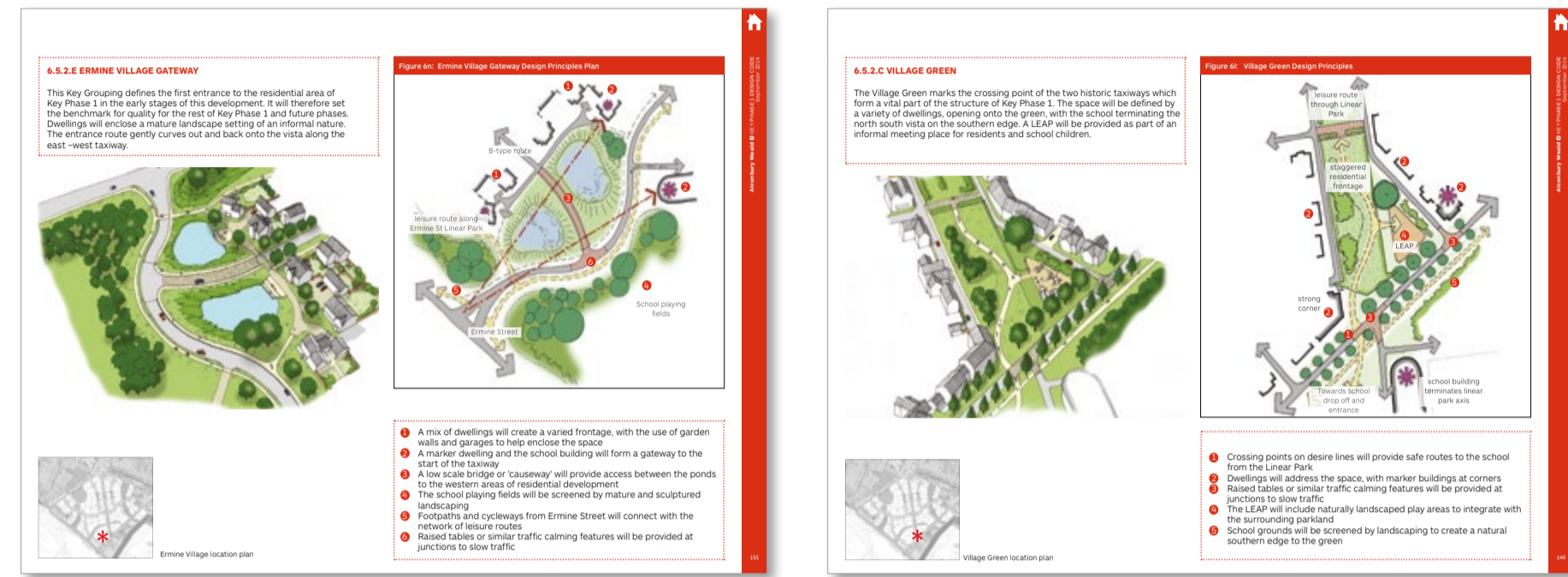
- Providing maximum clarity about design expectations at an early stage.
- Reflecting local character and preferences.
- Providing a framework for creating high quality places, with a consistent and high-quality standard of design.

The level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and allow a 'suitable degree of variety' where justified.

A successful Design Code should be:

- Approachable
- Understandable
- Easy to implement
- Adaptable
- Easy to navigate
- Easy to police
- Based on a single drawing that conveys as much information as possible
- Ensure character, distinctiveness and environmental responsiveness
- Able to adapt or revisit to allow for future change
- Have elements of flexibility to allow proposals to come forward at RMA stage

Alconbury Weald, Cambridgeshire



Extract from Design Code



Rugeley Power Station



Extract from Design Code



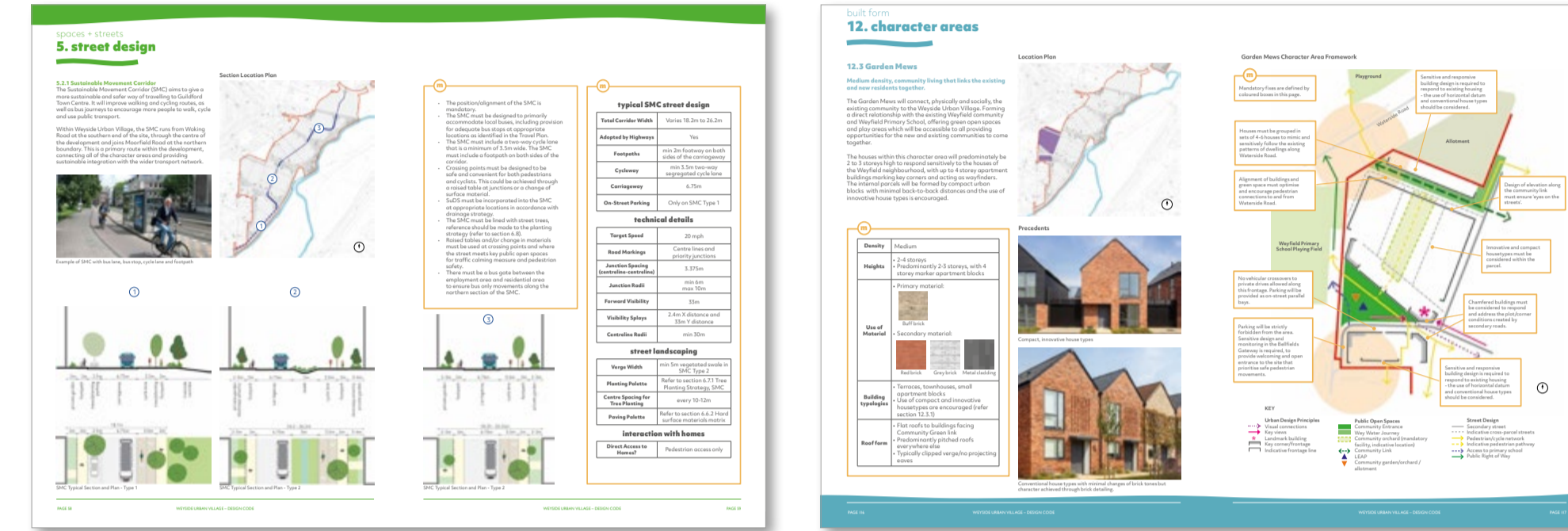
Rugby Radio Station, Rugby



Extract from Design Code

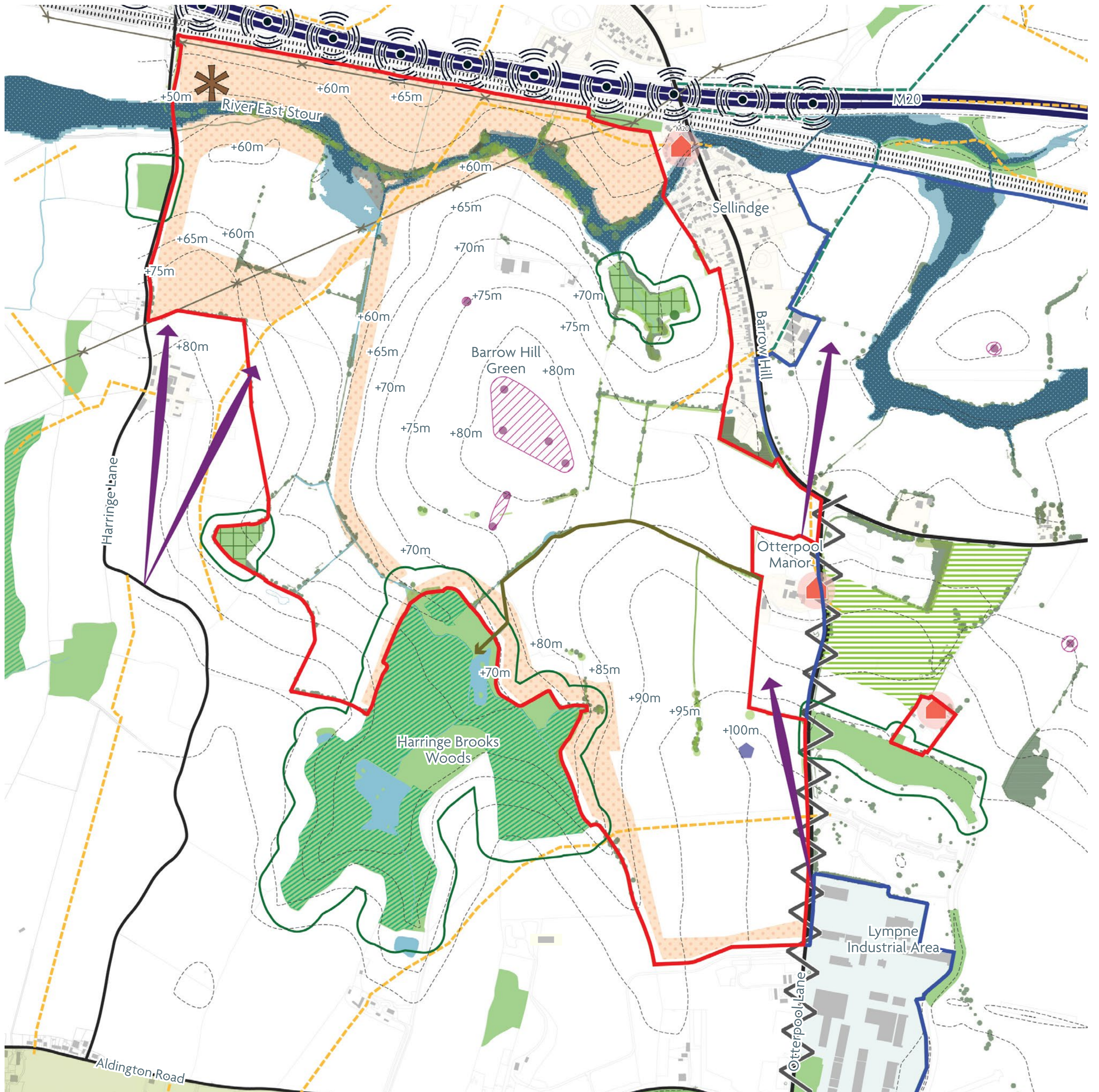


Weyside Urban Village, Guildford



Extract from Design Code





Key

- | | | | |
|-------------------------------|--------------------------------|--|---|
| Application boundary Phase 1B | HV cables | Severance by transport corridor | Tree (Category A) |
| Application boundary | Existing settlement/Built form | Existing scattered trees and tree groups | Tree and hedgerow (Category B) |
| M20 | Lympne Industrial area | Ancient Woodland | Buffer zone (50m minimum from ancient woodland and 25m minimum from woodland) |
| Road | Building | Woodland | Lympne Conservation Area |
| Railway | Waterbody | Area of Outstanding Natural Beauty | Barrows |
| Existing Public Right of Way | Key views | SSSI | Grade II Listed building |
| Existing bridleway | Flood zone 3 | High priority biodiversity | The Battle |
| Existing track | Flood zone 2 | Historic woodland | Proposed Sewage Treatment Works |
| Contours 5m intervals | Noise | | |

Architects, Masterplanners, Placemakers

JTP is a placemaking practice of architects and masterplanners with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. We work with local communities and stakeholders to co-create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally sustainable, with a strong sense of identity. In short, places where people feel they belong.

Building a Vision Together

We put people at the heart of the planning process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.

Far from imposing ready-made off-the-shelf solutions, we will build a Vision together. This leads to places that are vibrant, valued and sustainable from the outset. We approach all our projects through a process of Understanding, Engaging and Creating.

Understanding the DNA of a place is fundamental to successful placemaking. We don't stop until we truly get under the skin of a place and identify what makes it special.

Engaging stakeholders and the wider community at an early stage encourages understanding, creates shared ownership, and enables the creation of a collective vision.

Creating begins with the visioning process and ends with physical implementation. Along the way there are many issues to resolve and many actions to coordinate. This adds up to a process we call "Collaborative Placemaking".

