



Otterpool Park

Phase 1B

HILLTOP & WOODLAND RIDGE

VISION WORKBOOK
OCTOBER 2023





The Team



OTTERPOOL PARK

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Otterpool Park LLP

The Jockey Club Folkestone Racecourse
Stone Street
Westenhanger
Kent CT21 4HX

www.otterpoolpark.org



Masterplanning Design

JTP

Unit 5, The Rum Warehouse
Pennington Street, London E1W 2AP
T. +44 (0)20 7017 1780

www.jtp.co.uk

BMD

Landscape Design

Bradley Murphy Design LTD

6 The Courtyard, Hatton Technology Park
Dark Lane, Hatton CV35 8XB
T. +44 (0)1926 676496

www.bradleymurphydesign.co.uk

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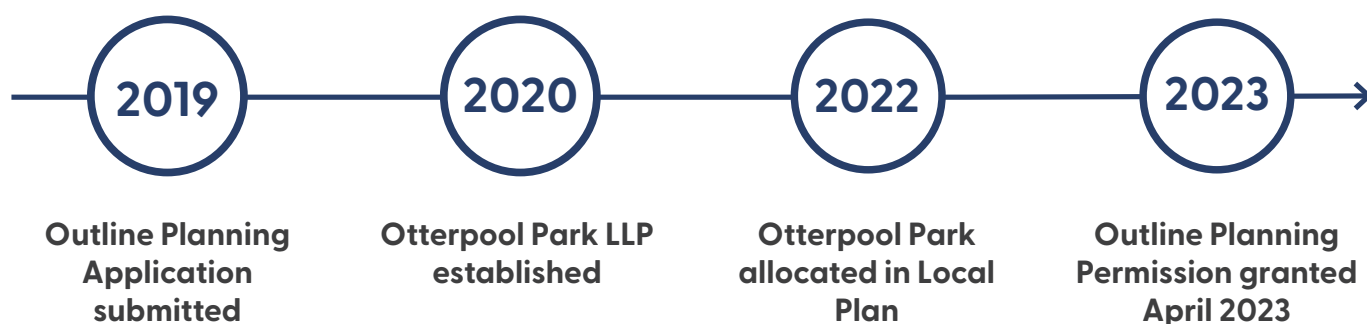
01

Introduction

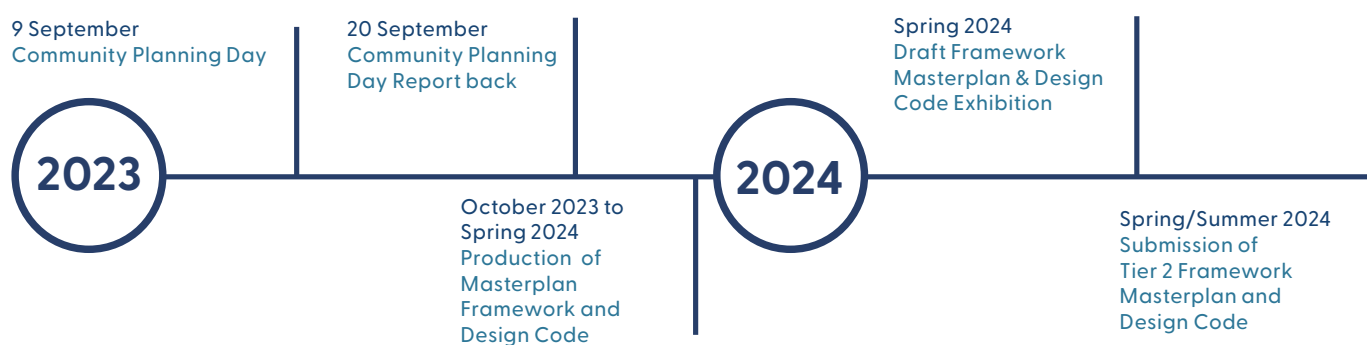
1. Introduction

1.1 Summary

Planning Background



Phase 1B Masterplanning & Design Code Programme



1. Introduction

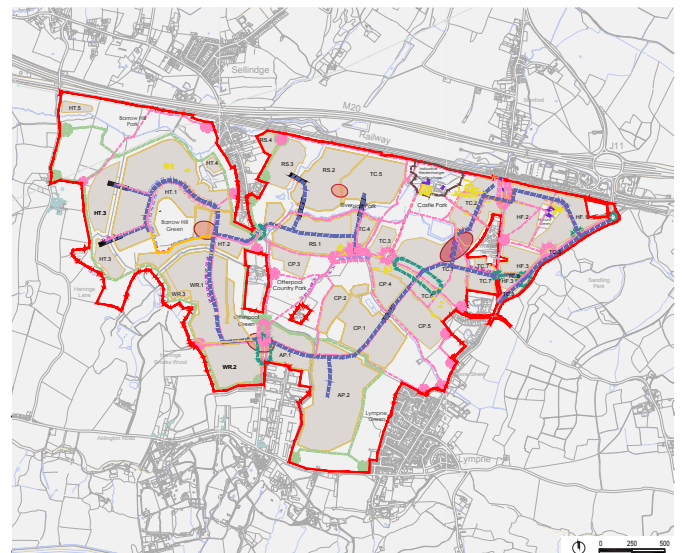
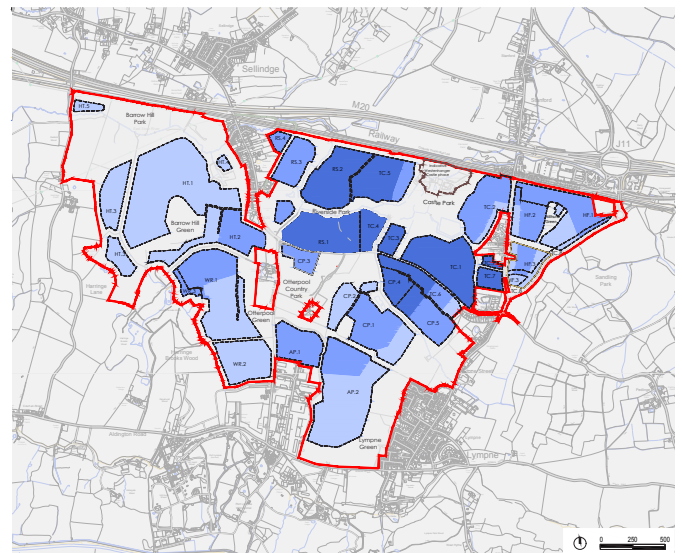
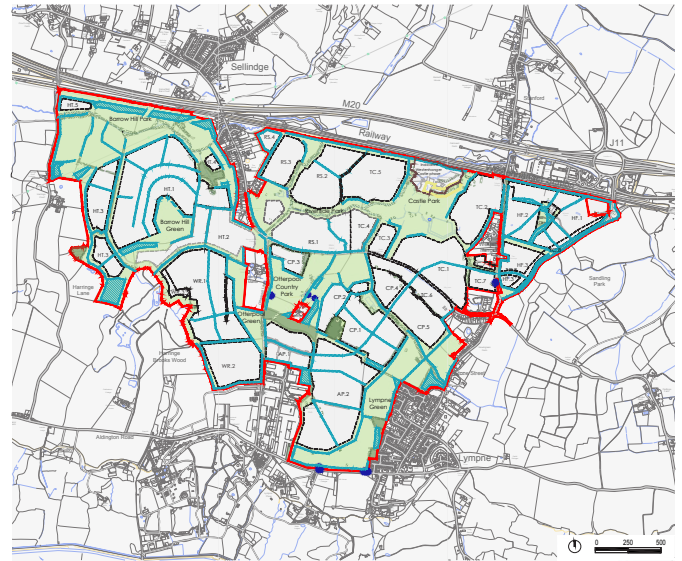
1.2 Approved Parameter Plans

As part of the outline planning permission a set of Parameter Plans were submitted and approved.

Covering:

- Open Space & Vegetation
- Height
- Development Areas & Movement Corridors

Subsequent Masterplans, Design Codes and future Reserved Matters Applications will need to be prepared in substantial accordance with the parameter plans.



1. Introduction

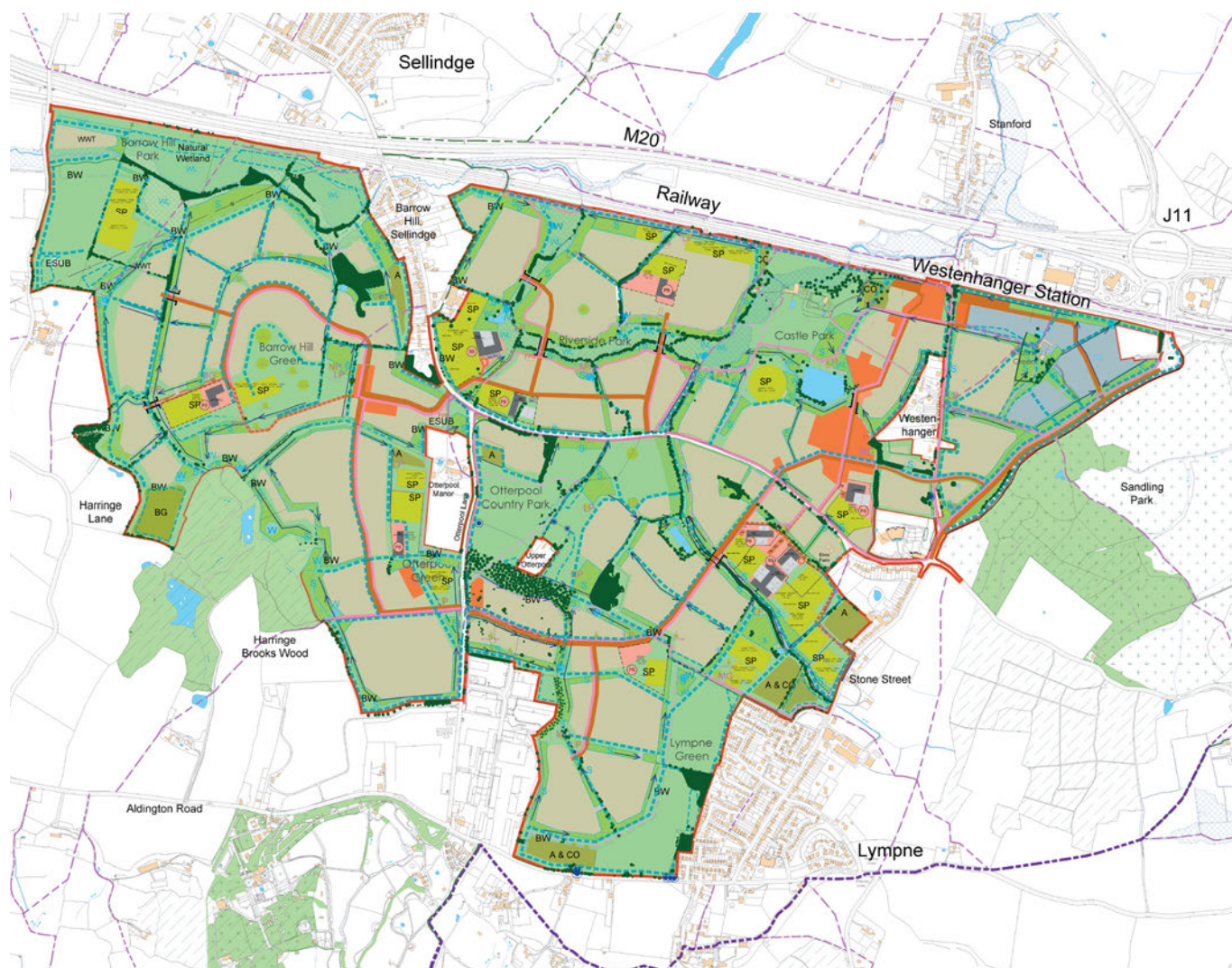
1.3 Otterpool Park Principles



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- Providing a comprehensive green infrastructure network and net biodiversity gains
- Development that enhances the natural environment and respects its surroundings
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods
- A wide range of local jobs within the town



Site wide illustrative masterplan

1. Introduction

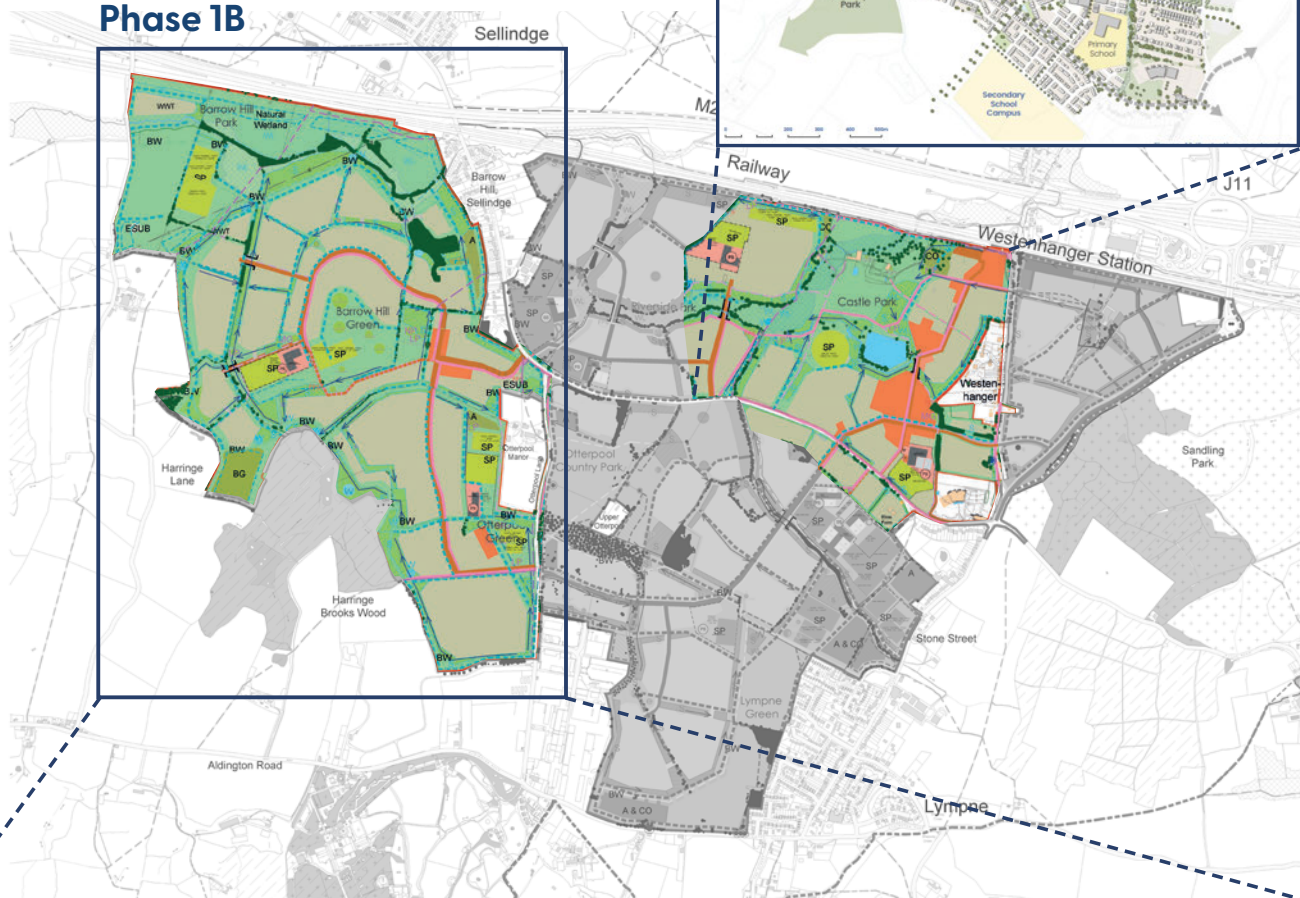
1.4 Phase 1B

- JTP and BMD are appointed to develop a masterplan and Design Code for Phase 1B. Phase 1B is focussed around the Hilltop and Woodland Ridge character areas located to the west of the garden village.
- Phase 1A work is currently being undertaken separately by Tibbalds to produce the masterplan and Design Code.

Phase 1A Draft Masterplan



Phase 1B



Phase 1B contains:



3,000
NEW HOMES



RICH IN
HERITAGE



50%
GREEN SPACE



2 SCHOOLS



LOCAL SHOPS



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



VIEWS OF THE
NORTH DOWNS



**OUTDOOR
SPACE**
TO SOCIALISE



**COMMUNITY
CENTRE**

02

Stakeholder Workshop

2. Stakeholder Workshop

2.1 Stakeholder Workshop

A varied and lively engagement process was undertaken in June 2023 to determine key challenges and opportunities in delivering an exemplar Community at Otterpool Park.

As part of this process JTP facilitated the Phase 1B Vision Workshop, which took place on Tuesday 6th at The Jockey Club, Folkestone Racecourse with the following groups attending:

- Otterpool Park LLP
- Creative Folkestone
- JTP
- Bradley Murphy Design
- Stantec

The following pages record this process and the consensus qualities which helped to shape the Vision for Otterpool Park Phase 1B.

A presentation was given by Otterpool Park LLP on the existing site-wide vision, the background constraints and planning updates and requirements. Stantec also provided a movement update, whilst Creative Folkestone gave a background presentation including progress to date.

The workshop followed by introducing two scenarios for the future qualities of Otterpool Park, which steadily increased in ambition. Individual responses to these scenarios were written on post-it notes, producing increasingly bold and varied responses. At the end of each scenario, responses were collated and categorised into key themes.

Next, the Top 10 Qualities for the creation of an exemplar Otterpool Park were individually selected from the scenario post-it-notes and three groups came together to identify their Top 10 consensus qualities. The consensus qualities were reported back to the rest of the group.

To conclude, shared ambitions were summarised, with the beginnings of an overarching vision statement emerging from the discussion. The process of the vision workshop and outcomes are described on the following pages.





2. Stakeholder Workshop

2.2 Key Themes



Radically Kent

- **Contemporary Village Living** – A world renowned Kentish village, confidently contemporary with a strong identity celebrating the Barrow Hill and distinctive architectural design, whilst instilling the traditions of village life.
- **Folkestone Synergy** – Complementary, not competing uses with Folkestone. A Kent pub-hub at the heart of the community.
- **Testbed for Innovation** – A place which is experimental testing new initiatives and locking in design quality, putting Otterpool Park on the map.



Abundantly Green

- **Green in 15** – Access to nature, key open spaces such as Barrow Hill Green and Barrow Hill Park, the Country Park and other destination parks, quite spaces for playing, exercising, educating, producing and relaxing, all within easy reach and in 15 minutes from every home.
- **Invigorating Landscapes** – A bio-diverse and ecologically-rich living landscape where wildlife and people co-exist and live in harmony.
- **Knowledge of Place** – Children grow up knowing about the rich wildlife which surrounds them, through education trails and a woodland school. Communal 'potting shed' spaces to educate, share and cook locally grown food.



Streets Ahead

- **Reclaiming the Streets** – Low-car neighbourhoods and extraordinary mobility hubs, providing more space for people, and rethinking the street as a communal public space for fêtes, parties and even wildlife.
- **Breaking Down Barriers** – Blurring thresholds between public and private space and activating boundaries for social interaction.
- **Walk, Cycle and Scoot** – Active travel is a way of life at Otterpool Park. Everyone enjoys getting outdoors travelling to the station, scooting to school and visiting neighbourhood centres on safe and attractive walking and cycling route.



Liberated Living

- **Everyone is Welcome** – Freedom to live how you would like to live. A new model for housing, a variety of sizes and types which are flexible and adaptable, for all generations and life stages - a balanced community focussing on social and cultural diversity.
- **Joyful Spaces** – A community filled with a range of spaces which are inclusive, accessible and where people can be proud of. A variety of activities and playful spaces - bringing joy to all ages.
- **A Place of Contrasts** – A diversity of spaces, with both light and shade bringing both the ordinary and extraordinary to the new garden community. Places that bring vibrancy and activity and places where we can enjoy calmness and serenity.



Homegrown Enterprise

- **Naturally Dynamic** – Supporting and enabling small scale enterprises, rooted in Kentish traditions such as food growing and craft brewing - Otterpool Pale Ale (OPA).
- **Organic Living** – Food growing in allotments, community gardens or on people's doorsteps is a way of life. Food is locally grown and fed back into Otterpool Park's local economy - Kent's first agrihood.
- **Unrestricted Workspaces** – Liberty to weave work into your life, to suit you. Work from home, at the local cafe, shared work spaces, in the community hub with the opportunity to collaborate with others and share IT facilities - which is affordable and available for all ages.



Planned Spontaneity

- **A Jigsaw of Possibility** – Designing in blank spaces for the future and allowing the possibility for both the new and existing communities have the freedom to express their creativity within in the new garden town through community events or public art.
- **Moments of Surprise** – Shared amenity spaces such as community hubs or pub which is flexible and adaptable, and where people can be spontaneous, creative and innovative.
- **Evolving through Empowerment** – A community who is empowered through resident participation and leadership to make changes and allowing the garden town to evolve over time.

03

Engaging with the Community

3. Engaging with the Community

3.1 Launch Event



Community Planning Day

For the Community Planning Day, Otterpool Park LLP led on the publicity for the day which included a flyer and updates to the project website.

An interactive map was also launched to ask people what they like or dislike about the site and their dreams for the future.

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Phase 1B

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 neighbourhood, 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.

phase1b.otterpoolpark.co.uk
Find out more about Otterpool Park
www.otterpoolpark.org

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HELP US SHAPE THE VISION FOR PHASE 1B

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 Lunchtime Launch

Tuesday 11th July 2023
Westenhanger Castle, Stone Street, Nr Hythe CT21 4HX
12.45 - 2pm
(Lunchtime refreshments will be provided)

Community Planning Day

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

Report Back of the Vision

Wednesday 20th September
6.30-8pm
Westenhanger Castle

[Download Consultation Summaries](#)

3. Engaging with the Community

3.2 New Developments in Ashford





3. Engaging with the Community

3.4 The Site



3. Engaging with the Community

3.5 Team Briefing



3. Engaging with the Community

3.6 Community Planning Day



Background exhibition



Dialogue workshop



Dialogue workshop



Dialogue workshop



Dialogue workshop

Purpose of New Garden Town

- Will it be a commuter / dormitory town
- Perception that the 'garden town' will simply be a series of separate housing estates
- When will jobs arrive?

"I'm scared it will turn into dormitory town community."

Heritage & Environment

- Visibility from North Downs AONB
- Heritage constraints (barrows) – size of land held in trust?
- River pollution at Westenhanger (nitrates & phosphates)
- Impact on SSSI and rural environment, e.g. ground nesting birds

"Initially the trees won't soften the landscape, you'll see buildings from the top of the hill."

Impact on Existing Local Communities esp Barrow Hill

- Proximity of new homes
- Loss of open space feel
- Loss of parking

"Will Barrow Hill be given the buffer zone we need!"

Community Amenities

- Cuts in youth services
- Community and health facilities – shortage of doctors now

"Where will the doctors come from? We don't have enough in the area now!"

Water & Waste Water Infrastructure

- Concern about water source provision
- Provision of waste water services
- Cost of recycling water

"Making things sustainable is not just about climate, it's about everything!"

New Housing

- Housing tenure
- Provision for all incomes
- Housing design for sustainability and climate change

"Will there be something for everyone?"

Movement & Transport

Getting around now

- Traffic congestion
- Grove Bridge pinch point
- Newingreen junction
- Lorry movements
- M20 closure = A20 lorry chaos
- Lorry parking in residential streets
-

Getting around in the future

- Increase of traffic, impact on villages
- Disruption to A20 when utilities for Otterpool Park constructed
- Public transport provision – bus services

"Given that Hythe is grid-locked this morning, how are some 10,000 + cars going to travel around this area?"

Phasing & Delivery

- Timescale & phasing of infrastructure: roads and utilities, esp. water (provision & waste)
- Timing of phase 1B and physical disconnection from 1A (town centre)

"Why is phase 1a and phase 1b at opposite ends with a big gap in the middle? This is just building separate housing estates."

Governance & Stewardship

- Boundary changes and local government: an OP town council?

"There are five parish councils surrounding the site - will a new town council be created?"

3. Engaging with the Community

3.6 Community Planning Day

Character & Identity of Phase 1B

- An identity that fits the location, responding to local terrain and character
- “It should be a town with a village feel!”
- Facilities within walking distance of all homes
- Well designed and sustainable
- Variable densities within each neighbourhood
- Plenty of space
- Make use of local materials (eg ragstone, flint)

“Create a place where people old and new want to live with sufficient facilities to support their lives.”

Heritage & Environment

- Natural landscaping, native planting for biodiversity net gain
- Include intergenerational activity eg community gardens, orchards and allotments
- Educational signage

“Don’t let cars dominate the environment, let the environment dominate the cars!”

Community Hubs

- Create community hubs within walking distance of homes
- Provide health, education, halls and other facilities
- Include a purpose-built youth centre

“That’s the USP of Otterpool Park, it’s a community it’s not just a residency!”

Housing

- Provide homes for all incomes and ages
- Homes to be sustainable and ‘future proofed’ eg PVs, insulation, heat pumps, EV charging, grey water harvesting, rainwater storage
- Provide adaptable and accessible accommodation for young people (inc. special needs)
- Monitor and manage water usage, inc. harvesting for the new landscape

“All members of the community, all ages, all backgrounds should be integrated into the community.”

Impact on Existing Communities

- Maintain identity of existing villages
- Safe cycle and footpaths from Barrow Hill and other local villages
- Green buffer zones round Barrow Hill community

“The villages don’t want to lose their identity, but they will be happy to share better facilities.”

Governance & Stewardship

- Preserve 50% green areas in Trust for future generations
- Holistic management & maintenance of public spaces
- Offer an Otterpool Bond (form of pension) to help fund the development
- Otterpool Park Board to include young people

“Learn from existing, learn from new, draw from local!”

Continuing Community Engagement

- Continued engagement with local people, including schools: “Keep talking to people!”
- Feedback progress on website; brief bi-monthly updates
- Create a sense of community through engaging / interaction with existing village residents

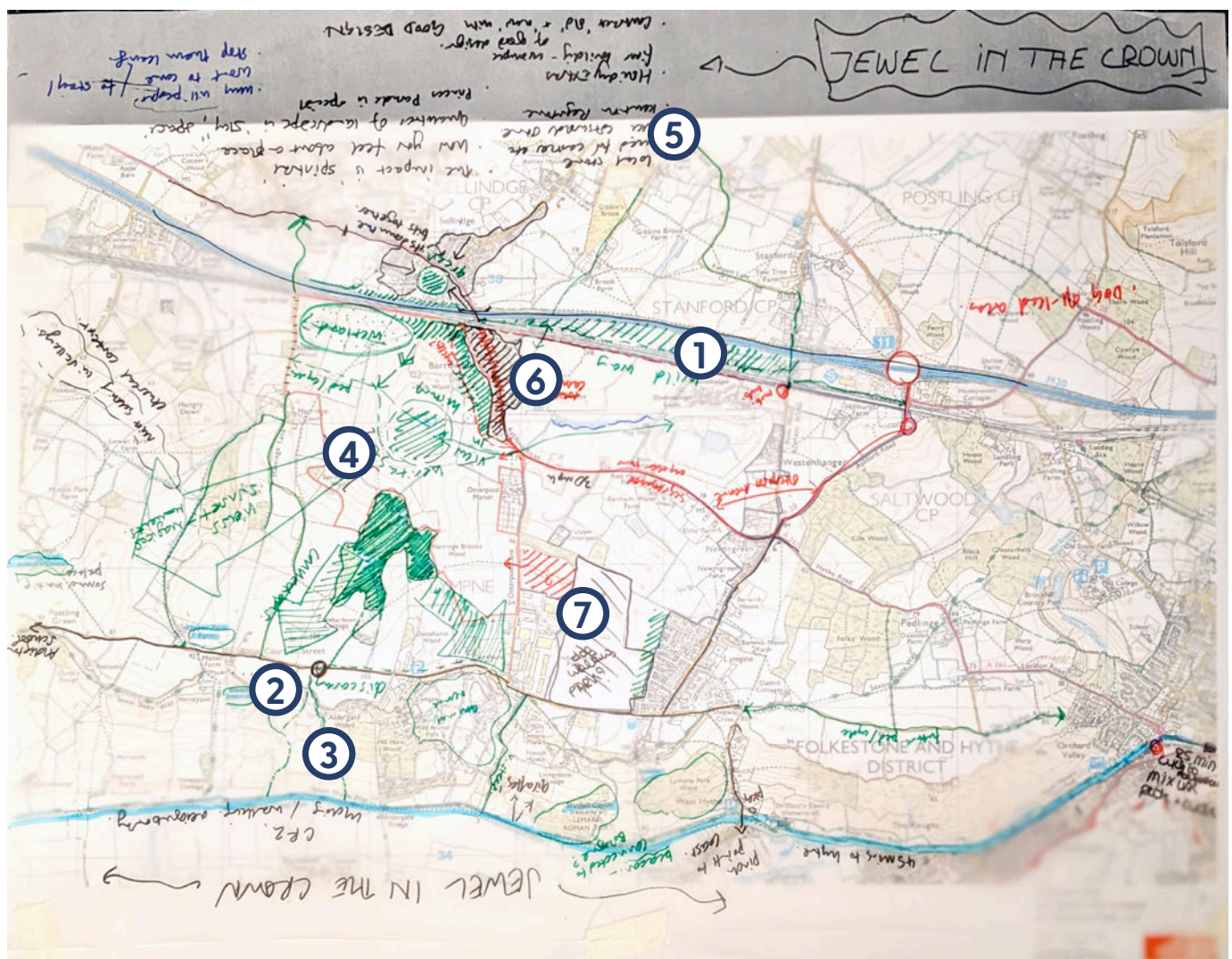
“My dream is that community cohesion has evolved with inclusive neighbourhoods.”

3. Engaging with the Community

3.7 Hands on Planning

Group 1 - The Bigger Picture

1. 'Wild Way' between the railway and the M20 connecting under the A20 bridge into the wetlands area
2. Discovery Trail running east west through the escarpment corridor down to the canal – heritage opportunities
3. Establish direct ped/cycle connecting from phase 1B south to the Canal
4. Magical moments watching the sunset from Barrow Hill, opportunity to see mist settling in the valleys beyond
5. Use of local stone as building material – this stone was used to build the castles
6. Explore traffic calming through Barrow Hill - narrowing of highway and integration of cycle route
7. HGVs from Lympe Industrial Estate to exit east rather than onto Otterpool Lane, and up to Junction 11, not through Barrow Hill

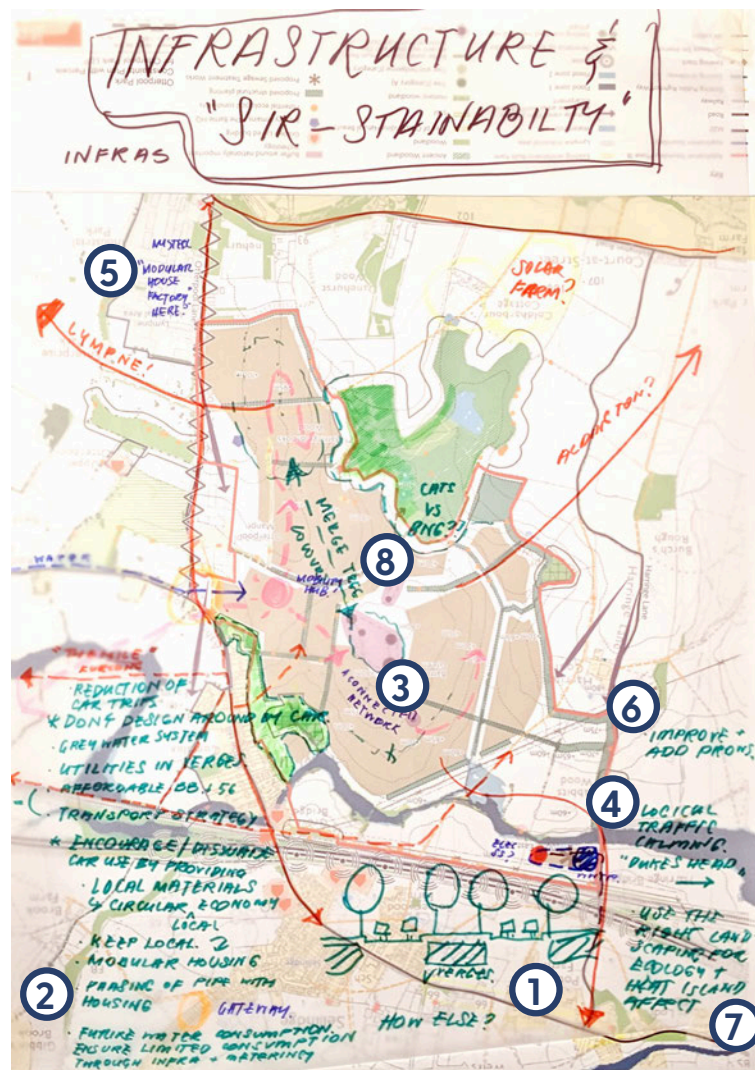


3. Engaging with the Community

3.7 Hands on Planning

Group 2 - Infrastructure & Sustainability

1. Place utilities in verges so as not to dig up the roadways
2. Phase utilities to evolve with the growth of the development
3. Reduction of car trips by providing other easy transport alternatives... don't design around the car!
4. Use logical traffic calming for both the safety of necessary services and pedestrians.
5. Use local materials (ragstone etc) and encourage a local circular economy. The industrial park could be converted to modular house production and reduce the amount of lorries travelling from Otterpool Lane
6. Improve and add to existing Public Rights of Ways (PROW)
7. Use the right landscaping for ecology and response to the environment and grow local food on site
8. Reduce long term visual impacts through landscaping



Group 3 - Colin's Connected Countryside

1. Improved Wider Cycle Routes and Connections
2. Links to Harringe Lane
3. Community Growing Spaces (Community orchards and allotments)
4. Multifunctional Green Corridors
5. Links to Existing Green Assets (Harringe Brooks Wood and Barrow Hill)



Otterpool Park Phase 1b Community Planning Day

Saturday 9 September 2023, 11am – 4pm at Sel

Report Back of the Vision: Wednesday 20 September, 6.30pm – 8pm

otterpoolpark.org/phase-1b



3. Engaging with the Community

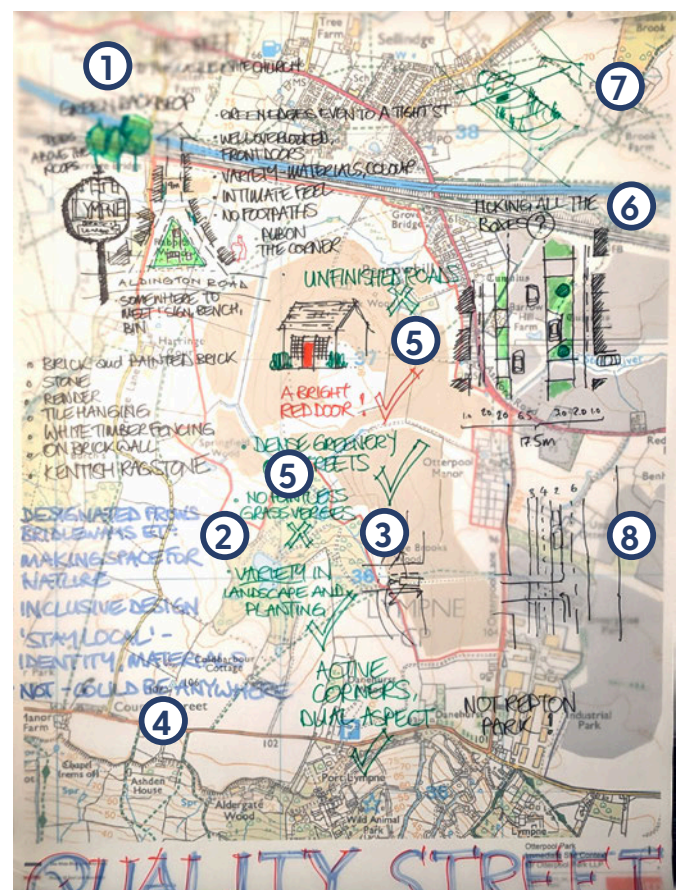
3.7 Hands on Planning

Group 4 - Getting the People Talking

1. Half of Harringe Lane: a 12 minute walk
2. Walkable green corridors
3. A focal green space
4. A network of connected mini-hubs of interaction
5. More formal street patterns
6. Less formal street patterns

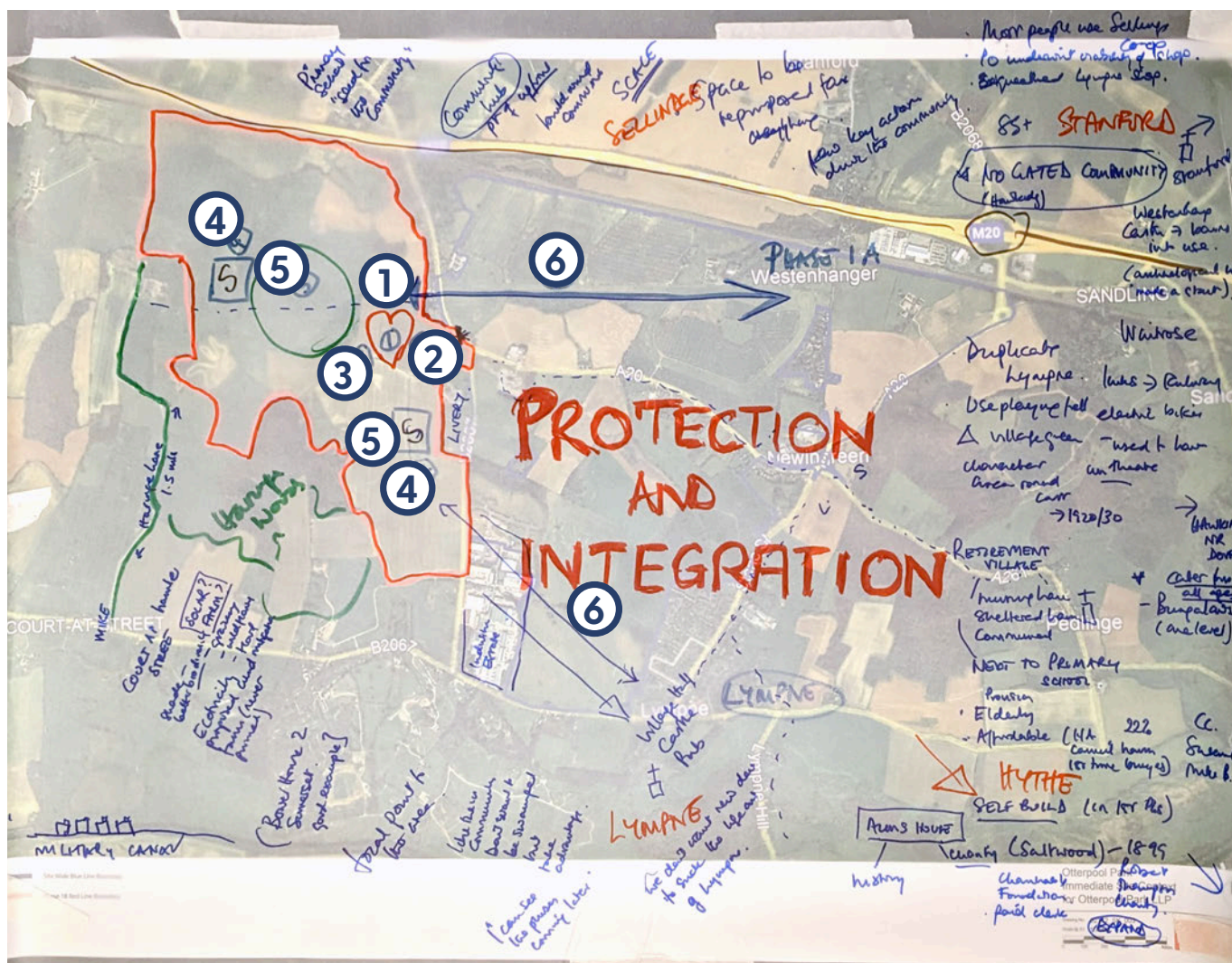
Quality Street

1. A well overlooked, distinctive and multi-functional space (Lympe)
2. Typical / traditional local materials
3. Components of successful and distinctive streets
4. Relevant themes emerging from morning workshop
5. A simple distinctive local feature
6. Standard, engineering-led (wide) street design
7. Clash of roads, driveways and swales
8. The danger of tarmac of many types
9. Less formal street patterns



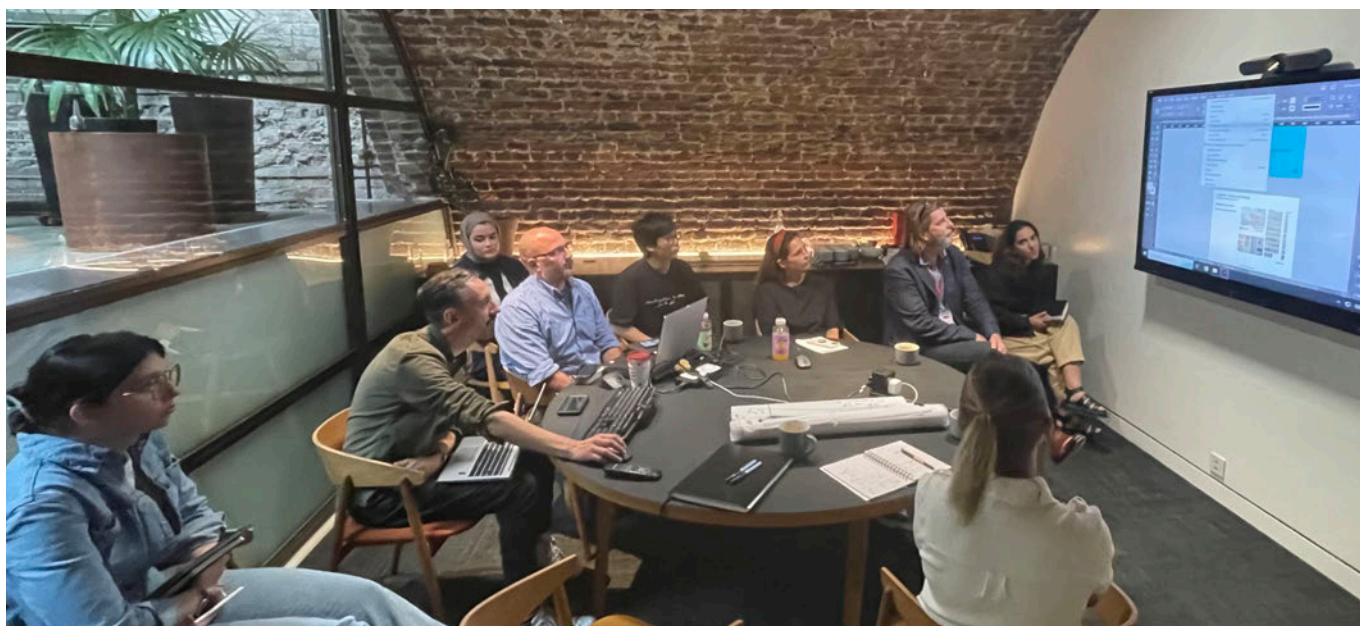
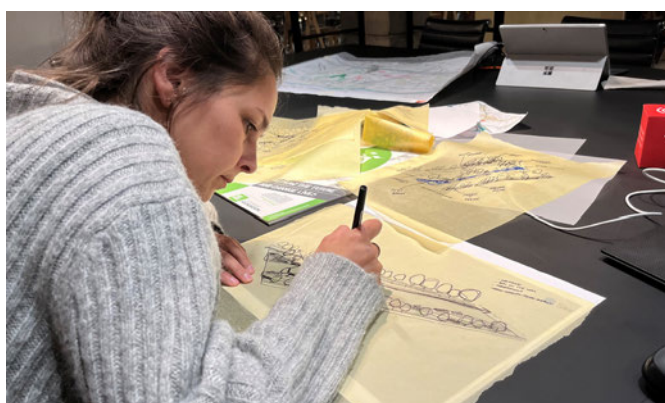
Group 5 - Protection & Integration

1. Community hub (focal point for interaction) inc. shops
2. Community space that can be repurposed / multi-use
3. Facilities within walking distance of housing
4. Seed new community – schools useful for meeting people
5. Village Green open space (reference village character)
6. Links to wider site facilities & surrounding villages (easy integration)



3. Engaging with the Community

3.8 Team Working



3. Engaging with the Community

3.9 Key Themes

Well Planned, Attractive Neighbourhoods Serving Existing Villages & New Residents

The local area has much to offer – including Westenhanger station, Lympe Castle, stunning views, beautiful sunsets and misty vistas, as well as proximity to the Saxon coast. Though participants expressed concerns, including about traffic congestion on the A20 and pressure on already stretched community infrastructure, there was recognition that the new town has great potential to create attractive, characterful and healthy neighbourhoods responding to the local context and providing “the best of town and country”. Participants saw the potential for the garden town to help deliver improved linkages to the local assets described above and for the range of new facilities and green open spaces in Phase 1B (and Otterpool Park as a whole) to provide benefits for existing and new residents and help deliver a strong sense of community in the future.

“Create a joined up community with state-of-the art facilities – health and education for all to access cradle to grave!”

Character & Identity

Existing village communities surrounding the site should retain their distinctiveness and their local Kentish character and identity should be reflected in the design of “clusters” of new housing at Otterpool Park so that it becomes “a town with a village feel”. Phase 1B should incorporate contextual design elements, including use of local building materials, such as ragstone and flint, and local landscape design features. Neighbourhoods should include community focal points such as a hall, shop, village green and playing field, to mirror the familiar features of village communities nearby. It is important to ensure a high quality of new build, with varied densities of residential layout providing a mix of homes to suit all needs and create balanced communities.

“Integrate new and old but the new place will build its own character in the end.”

Landscape & Environment

The new neighbourhoods will be designed to ensure a green landscape setting is a key feature of Phase 1B. Parts of the new development will be visible from the North Downs AONB and with good design, appropriate layout and tree planting, the distant views will not be just of new rooftops. The new neighbourhoods should benefit from the inclusion of community gardens, orchards and allotments, and, as well as producing local food, such activities will help foster inter-generational community integration. Enhancing habitats to achieve “biodiversity net gain” is a key aspiration. There was concern that there may be threat to wildlife when domestic animals are introduced so good management and maintenance of green and blue infrastructure will be important.

“My dream is a life in balance with nature that has great civic pride in the town, schools and community.”

Getting About

Connectivity will be a key component of the new neighbourhood, with a network of walking, cycling and bus links within Phase 1B and to the wider area including the improved railway station at Westenhanger. Cars should be catered for within the balanced provision of sustainable travel options throughout Phase 1B. There was support for Harringe Lane to become a route dedicated to walking, cycling and horse-riding. Sustainable travel mobility hubs should be located around the new neighbourhoods, along with appropriate car parking arrangements. The intention will be for cars to be present but not to dominate the environment.

“I’d like to see an airy, friendly, green open town with all the necessary support facilities (shops, pubs, clubs) and transport connections.”

3. Engaging with the Community

3.9 Key Themes

Variety of Housing Provision

Phase 1B will be primarily residential and, rather than a bland housing estate, participants wanted to see village communities of different densities and character areas, with a mix of homes for households of all sizes, ages and incomes. This will include affordable housing and participants identified in a particular need in the area for homes for young people with disabilities and special needs and a desire to see retirement homes, including almshouse type homes, like the ones at Saltwood.

“All members of the community, all ages, all backgrounds should be integrated into the community.”

Barrow Hill

Residents of Barrow Hill, which lies south of the Grove Bridge pinch point on the A20, are concerned about the impact of new development, including the potential increase in traffic along the A20, loss of parking, and loss of green space around them. In particular, residents are keen to see the integration of a green buffer to the rear of their properties and it was proposed that further meetings with the residents should be arranged to consider design and layout of Phase 1B adjacent to Barrow Hill in more detail.

“Will Barrow Hill be given the buffer zone we need?”

Infrastructure

Development on this scale will require considerable investment in infrastructure which must be costed and planned well in advance of any building. There was concern about how water supply and wastewater treatment will be provided sustainably. Participants wish to see the new housing area benefit from well planned, resilient infrastructure e.g. fast broadband, electric vehicle charging, well managed new landscaping with well drained paths, rain water capture and grey water harvesting, local energy production through photovoltaic, heat pumps, etc.

“Making things sustainable is not just about climate, it’s about everything!”

Employment

Otterpool Park will provide around 9,000 jobs once completed and participants were keen to understand when and how the jobs will be delivered over the period of the town’s development. Whilst Phase 1B will be residential-led, the intention will be to provide community hubs with a mix of uses, such as education, health, shops and community provision, all providing employment opportunities. With changing working patterns there is an opportunity to consider the provision of workspace within new homes and co-working office and workshop space and business support throughout the neighbourhoods.

“What comes first – the buildings or the jobs?”

Creating Community

Creating a strong sense of community will be key to the success of the new neighbourhoods and it was felt this could be “seeded” by community leaders and others who currently live in adjacent villages. Early residents will likely make use of facilities in existing villages, and as new facilities and social hubs are built in early phases, these in turn will provide a focus and serve both Otterpool Park residents and surrounding villagers. The creation of walkable neighbourhoods linking homes to schools and community hubs will be key to promoting social interaction. The issue of local governance and stewardship was discussed, and with the Otterpool Park site area being currently situated across five different Parish Councils, there is a discussion to be had about the governance arrangements for the garden town, including the option of a new town council.

“During the early days people will migrate to things in the surrounding communities, but if a community hub is created on the site, then this will attract and integrate new and existing residents.”

Continuing Community Engagement

There was a strong desire for the process of community engagement to be continued. The opportunity for the community to be involved in the development of the Design Code for Phase 1B by setting up a community review panel should be explored and further meetings should be arranged with Barrow Hill residents to discuss how proposals for Phase 1B adjacent to their homes are shaped. It was also agreed that the process would benefit from input by more young people, and it was suggested one or more young people could be invited to join the Otterpool Park Board.

“People will shape the place in the long term!”

3. Engaging with the Community

3.10 Report Back Presentation

Report Back Newsletter



Vision for Otterpool Park Phase 1B
Community Planning Day
Summary Newsletter
September 2023

Illustrative Masterplan

The Vision for Otterpool Park Phase 1B was drawn up following the Community Planning Day public workshops.

1 Nature recovery network:
The masterplan is underpinned by a nature recovery network. Green corridors which connect wetlands, woodlands, meadows and parkland. Protecting spaces for nature and bringing people closer to wildlife and green space.

2 Barrow Hill Green:
Heritage features are retained and protected by buffers within the green network, most located within Barrow Hill Green.

3 Links and connections:
The primary access to Phase 1B is from the A20, a primary street passes through the new neighbourhood and connects to Otterpool Lane.

4 A bus route loop is provided through the neighbourhood, with a bus only connection to the south of Barrow Hill Green.
Proposed walking and cycling routes will provide connectivity within and beyond Phase 1B.

5 Encouraging active travel, linking to public footpaths and the cycle network, connecting to Harrogate Lane and the wider countryside.

6 Existing public rights of way across Barrow Hill will ensure connectivity to the wider landscape.

7 Homes for all:
A variety of homes with a mix of sizes for all generations and life stages creating a balanced community.

8 Mixed Use neighbourhoods:
A cluster of mixed use buildings at the gateway to Phase 1B marking the entrance to the new neighbourhood.

9 A vibrant local centre supporting a mix of uses centrally located and housing onto Barrow Hill Green.

10 Two Primary Schools serving the local community, located on green corridors to encourage walking and cycling to school.

11 Recreation and activity:
Active green spaces for all the community, space for sports and a adventure play.

12 Growing and gardens:
Encourage cultivating, sharing and cooking food grown locally in the new allotments, community gardens and orchards.

13 Wetlands and wildlife:
Maintain wetland and grassland habitats for wildlife and addressing sustainable drainage and biodiversity in a natural environment.

14 Connecting to content:
Sustain view from Barrow Hill to the south west so into the rolling countryside, fields and woodland.



"My dream is a life in balance with nature that has great civic pride in the town, schools and community."
Community planning participant

Email: community@otterpoolpark.org
Find out more about Otterpool Park Phase 1B at otterpoolpark.org/phase-1b





Vision for Otterpool Park Phase 1B
Community Planning Day
Summary Newsletter
September 2023



Artist's impression - view of the green gateway to Phase 1B

The Vision
Attractive, healthy neighbourhoods reflecting local character and responding to the landscape context to provide 'The best of town and country'. High quality, energy efficient homes set in a landscape setting with leisure space, community gardens, orchards and allotments, and enhanced space for nature; community hubs within walking distance and with a mix of community amenities, and employment opportunities, a network of walking, cycling and bus links, connecting within Phase 1B and to the landscape and heritage assets of the local area; a mix of homes for households of all sizes, for all ages and all incomes; a focus on creating strong, integrated and creative communities; and, a continuing process of engagement with existing village communities as the proposal develops. These are just some of the ideas to emerge from the Vision for Otterpool Park Phase 1B Community Planning Day (CPD) held at Selindge Village Hall on Saturday 9 September 2023.

Background
Planning for a new garden town at Otterpool Park started in 2016, when Sherway District Council, now Folkestone & Hythe District Council, secured central government funding to help meet the housing needs of the area over the next 30 years. The new garden town will provide for a properly planned, sustainable settlement that includes not just homes but all the community services, such as schools and health provision that will be needed. In addition, a significant amount of land will remain as green space for people and nature. Extensive engagement with communities and stakeholders helped to shape the proposals and outline planning permission for Otterpool Park was granted in spring this year.

Community Planning
Otterpool Park LLP is now developing proposals for new neighbourhoods with around 1,000 homes for Phase 1B, a significant part of Otterpool Park covering approximately a third of the total area. JTP has been appointed as lead masterplanner and to facilitate the Community Planning Day (CPD) which was an opportunity for the community to share local knowledge and help to create a Vision, which will inform a comprehensive masterplan and Design Code for the neighbourhoods.

Vision Report Back
Following the CPD, the Otterpool Park team reflected on and summarised the outcomes and drew up an illustrated Vision for Otterpool Park Phase 1B, which was reported back to the community on Wednesday evening, 20 September at Westerhamer Castle. This newsletter is a summary of the Vision and the full presentation can be seen at OtterpoolPark.org/Phase-1b


Next Steps
After the report back of the Vision, the Otterpool Park team will continue working with stakeholders and the community to develop a masterplan for the new neighbourhoods and draw up a Design Code setting design rules and requirements for the development.

Email: community@otterpoolpark.org
Find out more about Otterpool Park Phase 1B at otterpoolpark.org/phase-1b







Vision for Otterpool Park Phase 1B
Community Planning Day
Summary Newsletter
September 2023



Artist's impression - view from Barrow Hill to the south west



Artist's impression - view of the Phase 1B local centre



Wet and wild response to the valleys creating organic edges

East Street River


Views

Dwellings aligned along the contours

Protect the high points leaving landscape to dominate

Concept section of how Phase 1B will address the slopes

Email: community@otterpoolpark.org
Find out more about Otterpool Park Phase 1B at otterpoolpark.org/phase-1b



04

The Masterplan & Design Code

4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

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2

FARRELLS

Kent






"The landscape is a thin layer of soil on chalk" [9]

Kent claims to some of the countries leading wine producers with vines punching well above their weight in national and international markets. There are more than 50 vineyards in Kent. Some of the most famous are the Baldenden vineyard and the Chapel Down Vineyard.

12

FARRELLS

Kent



"Wherever one goes in Kent – some find an antique, others find a modern; a few find a building that can hardly be read. Why is this? Not just because so many people live in Kent. Historically three reasons can be put forward. First, almost all of Kent is good farming land. Secondly, the vast tracts of the county, owned by the two great abbots at Canterbury, were at the discretion given or sold to private individuals and not held in common. The third and probably most important cause of all was gavelkind, the peculiar system of land tenure in Kent, whereby an estate was not inherited by the eldest son but divided between all sons equally." [3]

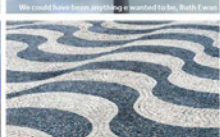





The central striped facade is framed by a solid white and black weatherboarded house, creating a very clever composition. This kind of very graphic, high-contrast design occurs surprisingly often within our study area.

Houses of Kent. Highly visible timber structures, graphic black and white weatherboarding.

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FARRELLS

Kent



"Stone", Sarah Tatham

"We could have been anything if wanted to be, but I was"

Another Thing, Anthony Gossesley

Baby Thing, Tracy Ennis

Roberto Buile Marx

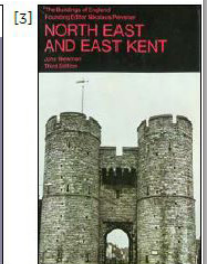
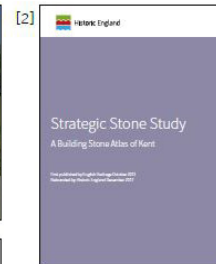
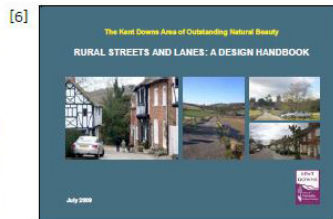
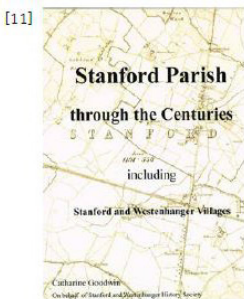
Arts-led Regeneration and Development, "A new town should have a new, creative perspective, rather than just historic and planned arrangements. Something like Roberto Buile Marx's pavements in Lisbon and Copacabana" [3] Lewis Biggs, Curator of the Folkestone Triennial

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FARRELLS

References

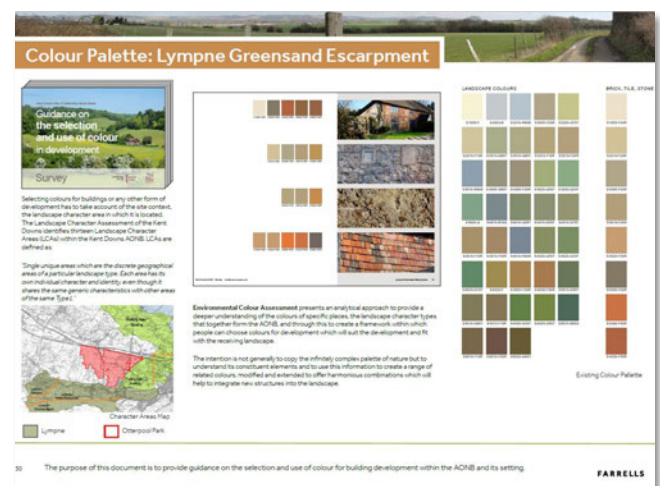
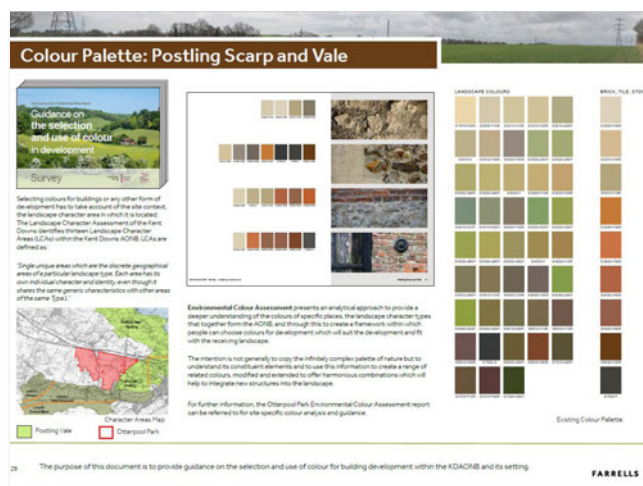
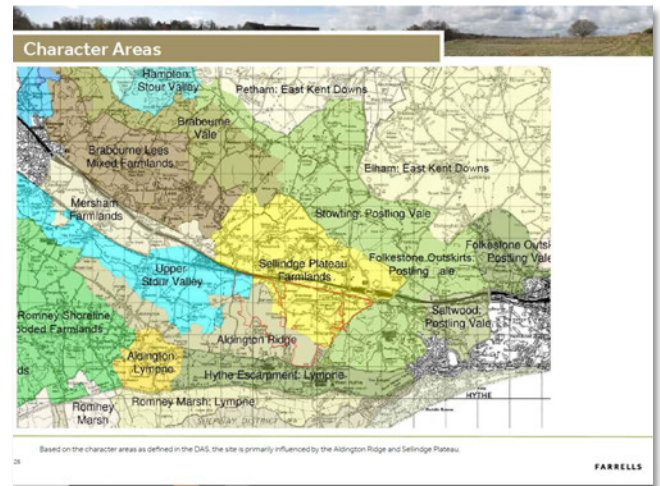
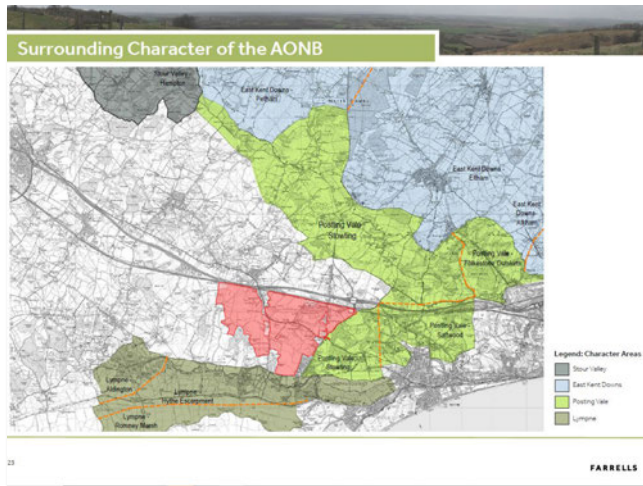
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- [2] A Building Stone Atlas of Kent, Historic England 2017
- [3] The Buildings of England, North and East Kent. John Newman & Nikolaus Pevsner
- [4] Kent Design Handbook
- [5] Sandgate Design Statement 2013
- [6] Rural Streets and Lanes
- [7] Otterpool Park, Design and Access Statement
- [8] Folkestone: A narrative for Place and Change, John Letherland and Diane Dever
- [9] Lewis Biggs, Feb 2020
- [10] Paul Rennie, March 2020
- [11] Stanford Parish through the Centuries, by Catharine Goodwin
- [12] Otterpool Park Strategic Design Principles



4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

Landscape Character



Materials

Red Clay, Brick and Tile



Decorative brick bonds, accentuated with burnt headers are a common feature in the red brick facades found in the area. This craft detail adds a beauty, human scale and interest to large areas of brickwork. Brick walls in modern development can be somewhat dull in comparison. Patterned diaperwork can easily be reinterpreted and used in contemporary ways.


It is interesting to note the imported, yellow clay colours becoming more common around railways. This new local material tell it's own story about industrial production and external influences, related to infrastructure. It could make a good architectural narrative.

"The predominant impression left by the buildings of Kent is of rich, glowing reds, and these being not to any of the stones but to the bricks and tiles" [3]

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FARRELLS

Timber Weatherboarding




A really interesting double gable cottage in Sandgate; note the "extra" ridge detail routed into each board in the image below.

Images on the right are local new builds in Sellindge and Cheriton, using composite weatherboarding systems. While in principle these are similar, the consistent pre-finished surface quality lacks character, detail and interest in comparison to traditional painted and mott surfaces.

50

FARRELLS

Stone



While Ragstone is now challenging to source, there are other similar sandstones which can be used. The most important aspect to consider is the loose or rustic use of stone, required by the mechanical properties of the material. Stone gables with sharp edges and regular courses do not feel local or appropriate.

"From the lower Greensand comes the county's best known stone, Kentish Rag, or Ragstone, a limestone which was worked by the Romans (e.g. for the walls of Londinium) and which in the middle ages travelled well beyond the confines of Kent." [3]

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FARRELLS

Flint



"Hargate, Ramsgate, Sandwich Deal Dover and Folkestone all have an abundance of flint buildings, including churches, as it could be obtained in the vicinity, if not actually on the site." [3] Flint knapping – that is, flaking the stones, and setting them into the wall with the split face showing – occurred comparatively early in Kent" [3].

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FARRELLS

4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

10 Principles

The Ten Principles

1. A Patchwork Landscape
2. Loose Courtyards
3. Dynamic Street Sections
4. Diversity of Type
5. Roof Forms
6. The Ground Floor Base
7. Facades, Materials and Craftsmanship
8. Edge Details
9. Colour and Reflectivity
10. Windows and Frames

FARRELLS

1 Patchwork Landscape Patterns

Barrow Hill Selridge: A linear settlement along the Roman road, with clusters of homes around loose courtyard spaces.

Stanford: another naturally uneven linear settlement clustered on the Roman road. Note the variety of industrial and rural farmstead settlements surrounded by farmland.

The Bayle, Folkestone: A dense urban arrangement of buildings that follow the topography, holding the street edge, maximising frontages and open green spaces.

Selridge: The contrast between new development and traditional variety of terraces, semi-detached and farmhouses along the Roman road.

Hythe: High density market street following the landscape, stepping down to a full range of densities towards the north and south.

The clustered settlements surrounding the site all reflect the organic, patchwork landscape. The natural clustering of buildings has a clear practical benefit, reducing the number of roads and servicing, increasing tree distances and maintaining open green space and farmland. This is notably different to the more evenly spread density of contemporary developments which lack the same variety of use, tenure and space.

FARRELLS

3. Dynamic Street sections

Key:

- Extrovert Houses
- Introvert Houses

The Street, Hensham

Aldington Street, Lyme

Rectory Lane, Selridge

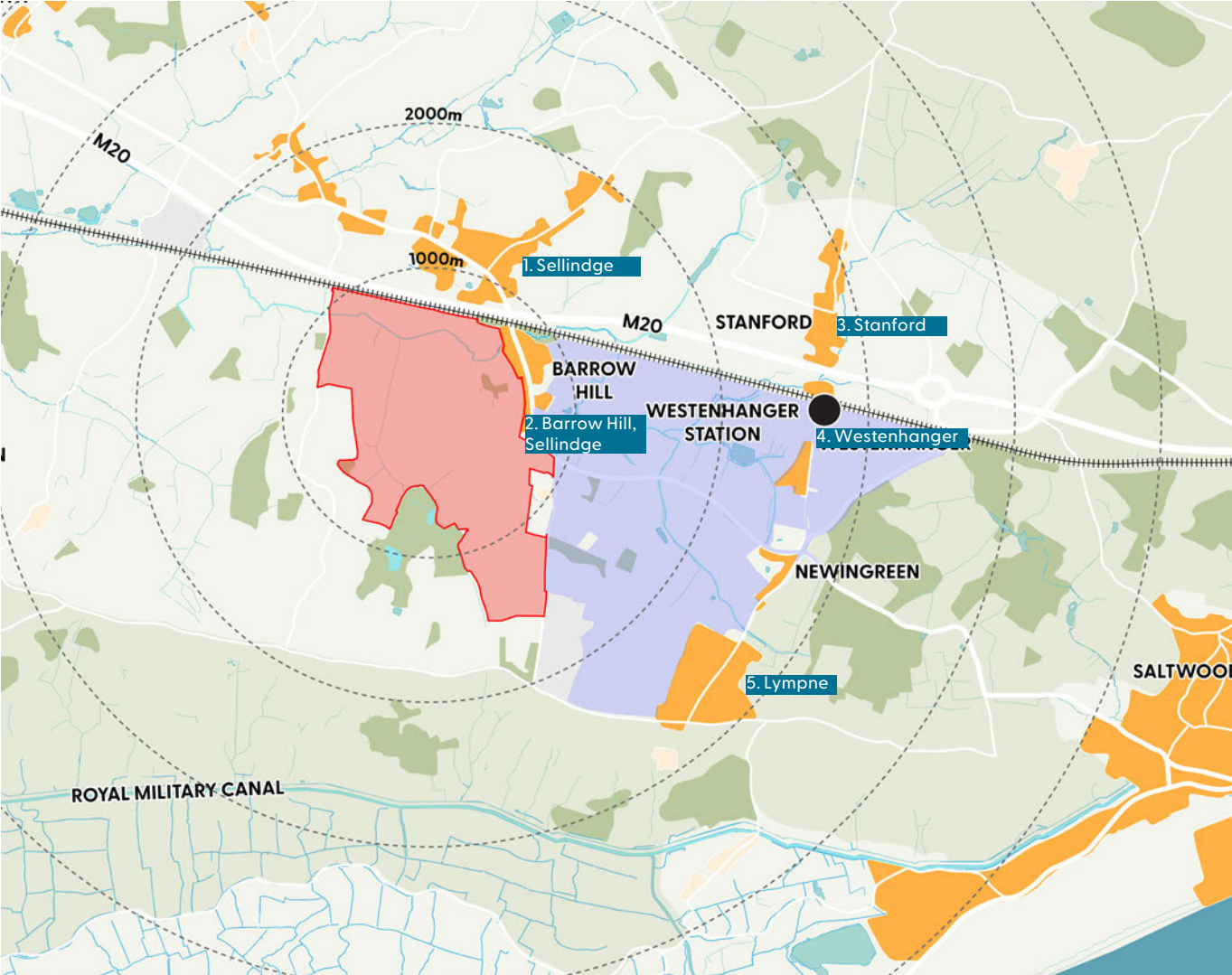
FARRELLS

Case Studies

1. Rural
4 DPH + 2500sqm sites
Based on barns and farmstead courtyards
Large 4 Bed house or semi-detached clusters
2. Low Density
Up to 25 DPH + 400sqm sites
Traditional free standing, 3 and 4 bed houses
Conventional, policy compliant design
3. Suburban
Up to 45 DPH + 220sqm sites
Semi-detached Houses and Terraces
Tight, carefully clustered housing that challenges housing policy.
4. Urban
Up to 100 DPH
4 story buildings and Mews Houses
limited to central areas. The increase in density offers well designed communal amenities and public spaces.

FARRELLS

Context & Character Study



- Existing Settlements
- Phase 1B Site Boundary
- Otterpool Park OPA Site Boundary
- AONB
- Existing Woodlands

4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

Sellindge














Design Feature	Character Area Approach
Density	Circa. 10- 30 dph
Height	Predominantly 1 and 2 storeys. 2.5 - 3 storeys are seen in limited locations and are more commonly seen in new build areas.
Uses	Residential, limited mixed use.
Urban Grain	<p>The settlement pattern is typically linear, with development expanding along the main routes. Development is notably clustered near the convergence of Swan Lane and Ashford Road, two primary routes into the village.</p> <p>Older historical streets along Swan Lane and Stone Hill have a more informal arrangement and selection of building typologies.</p> <p>More recent post-war and modern developments exhibit a slightly more formal urban grain and arrangement. These post-war developments also exhibit urban arrangements that utilise long impermeable cul-de-sacs.</p> <p>Houses typically front onto accessible parks and plays spaces but back onto agricultural countryside. Where there are woodlands and/or significant trees clusters, built form is usually nestled within.</p>
Building Typologies	Predominantly detached. Semi-detached and terraces are more prevalent within the main village centre around the Village Hall.
Building Setback	Typically dwellings have a deep setback from the main street with generous front gardens (5m+). More recent post war and modern developments exhibit more narrow setbacks (<2m or less)
Roof form	Predominantly hipped, and half-hipped although gable-fronted and eaves-fronted are also common.
Parking	Typically to the front via on plot forecourts/ driveways.
Materials	Red/brown patterned brickwork, dark brown clay roofs and hung tiles, white and black timber weatherboarding, white render/ pebble dash are common. Ragstone is seen around the historic core.
Boundary treatments	Picket fences, hedges and planted fronted gardens are commonly seen. Dwarf brick/ stone walls are occasionally seen.

* Photos as seen in the Kentish Vernacular Study





Key

-  Listed buildings
-  Frontage line
-  Views to key building/open space
-  Local convenience store
-  Primary school and nursery
-  Park
-  Sellindge Surgery
-  Allotments
-  Farm
-  Community hall
-  Pub
-  Sellindge Sports and Social club
-  Post Office



4. The Masterplan & Design Code

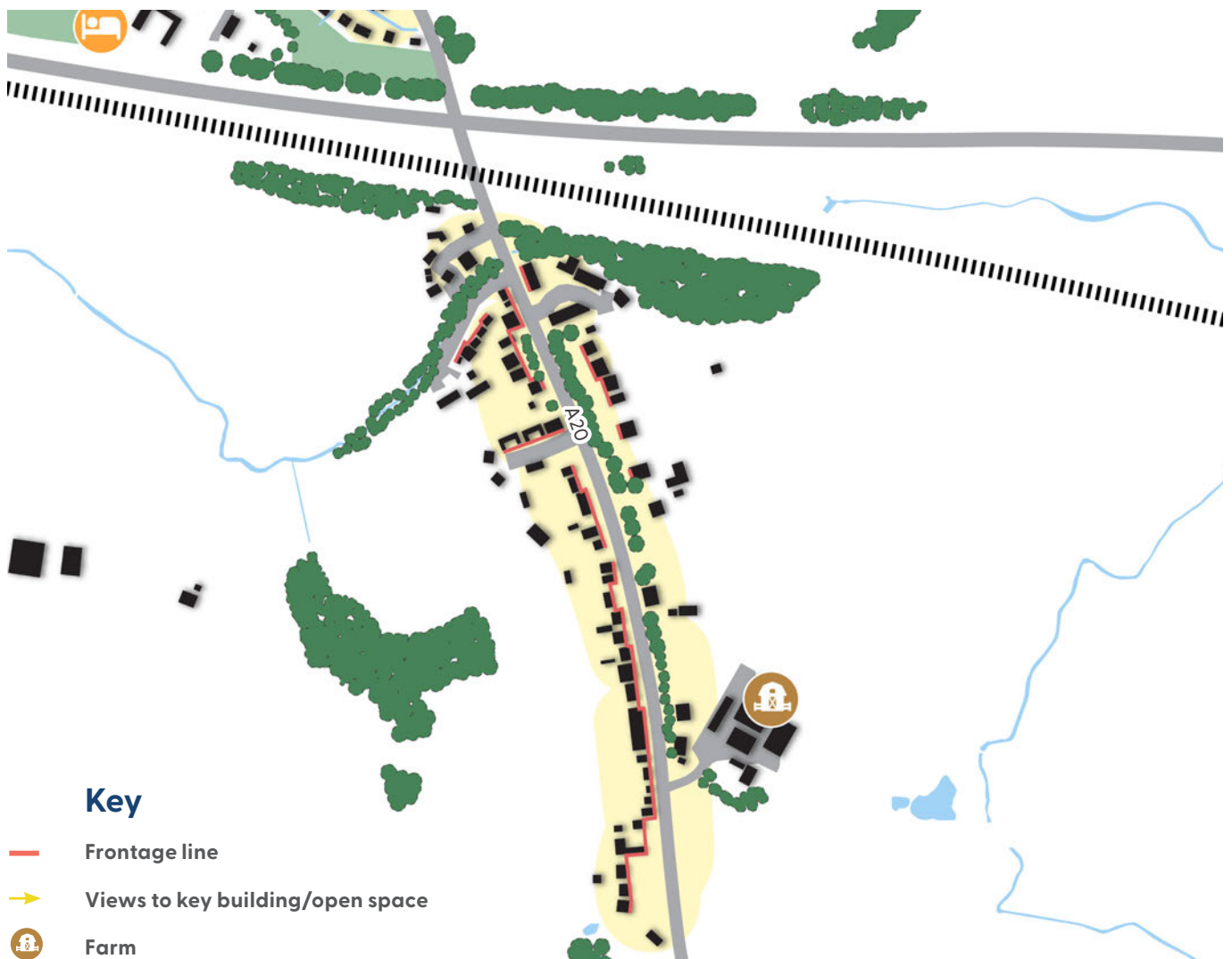
4.1 Kentish Vernacular Study

Barrow Hill, Sellindge

Design Feature	Character Area Approach
Density	Circa. 10- 30 dph
Height	Typically 1-2.5 storeys.
Uses	Predominantly residential.
Urban Grain	<p>Linear settlement pattern with development expanding along the main road.</p> <p>Building arrangements are informally set out along the main road with staggered frontages and varying setbacks.</p> <p>Houses are typically backing onto the wider agricultural countryside.</p> <p>Some barn-style garages and houses around loose courtyards</p>
Building Typologies	Mix of terraces, semi-detached and detached dwellings.
Building Setback	Setbacks vary but typically consist of deep front gardens/forecourts/driveways of 5m+ although some sections along exhibit narrower setbacks of circa 2-3m.
Roof form	Predominantly hipped, and half-hipped although gabled fronted and eaves fronted are also common.
Parking	Typically to the front via on plot forecourts/driveways.
Materials	Red/brown/cream/pink-red patterned brickwork, dark brown clay roofs and hung tiles, dark brown slate, white render and pebble dash are common. Ragstone is also seen, mostly in garden walls.
Boundary treatments	Varying boundary treatments are apparent, reflecting the incremental growth of the development. No prevailing boundary treatments ranging from planted front gardens, to dwarf stone/brick walls with hedge.

* Photos as seen in the Kentish Vernacular Study





4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

Stanford











Design Feature	Character Area Approach
Density	Circa < 10dph
Height	1 - 2.5 storey.
Uses	Residential, limited mixed-use.
Urban Grain	<p>Village pattern is predominantly linear with development expanding along Stone Street. Most houses address and front onto Stone Street, backing onto the agricultural countryside.</p> <p>Staggered building arrangements, close to the East Stour River, become introverted towards the street and their courtyards open towards the river, providing direct views to the river and woodland.</p> <p>There is a variety of industrial and rural farmhouse clusters surrounded by farmland.</p> <p>The settlement has a strong rural characteristic with tight street enclosure created by tall landscaped front boundary treatments and no footpaths.</p> <p>Part of the village is designated as a Special Landscape Area.</p>
Building Typologies	Semi-detached, detached, farmhouses.
Building Setback	Mixture of deep and narrow setbacks.
Roof form	Predominantly hipped, and half-hipped although gabled-fronted and eaves-fronted are also seen. Some houses exhibit cat-slide roofs.
Parking	Typically to the front via on plot forecourts/driveways.
Materials	Red/brown patterned brickwork, painted brickwork, dark brown clay roofs and hung tiles, white and black timber weatherboarding, white render/pebble dash are common. Ragstone is also seen, mostly in garden walls.
Boundary treatments	Picket fences, hedges and planted fronted gardens are commonly seen. Dwarf brick/stone walls with planted fronted gardens are also common.

* Photos as seen in the Kentish Vernacular Study





Key

-  Listed buildings
-  Frontage line
-  Views to key building/
open space
-  Special Landscape
Area
-  Retirement Home
-  Pub
-  Farm
-  All Saints Church
-  Employment
-  Accommodation



4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

Westenhanger

Design Feature	Character Area Approach
Density	Circa < 10dph
Height	1-2 Storey
Uses	Residential
Urban Grain	<p>Village pattern is predominantly linear with a linear group of houses relating directly to the Roman road.</p> <p>Development only occurs on one side of the road with views to the rural context.</p> <p>The development forms a staggered arrangement fronting onto a mature and dense hedgerow/tree belt.</p> <p>The street is narrow and rural in character with enclosure created by a mixture of tighter setbacks and tall landscaped boundaries.</p>
Building Typologies	Predominantly detached.
Building Setback	Many buildings along Stone Street abut directly onto the pavement or have narrow setbacks.
Roof form	Predominantly hipped, and half-hipped with chimney stacks. In few cases, roofs are gabled-fronted and eaves-fronted.
Parking	Typically to the front on-plot or on-street
Materials	<p>Red/brown patterned brickwork, painted bricks, dark brown clay roofs and hung tiles, ragstone, timber weatherboarding are common.</p> <p>Westenhanger station building is of different shades of brickwork with red brick chimney stacks.</p>
Boundary treatments	Picket fences, hedges and planted fronted gardens are commonly seen.

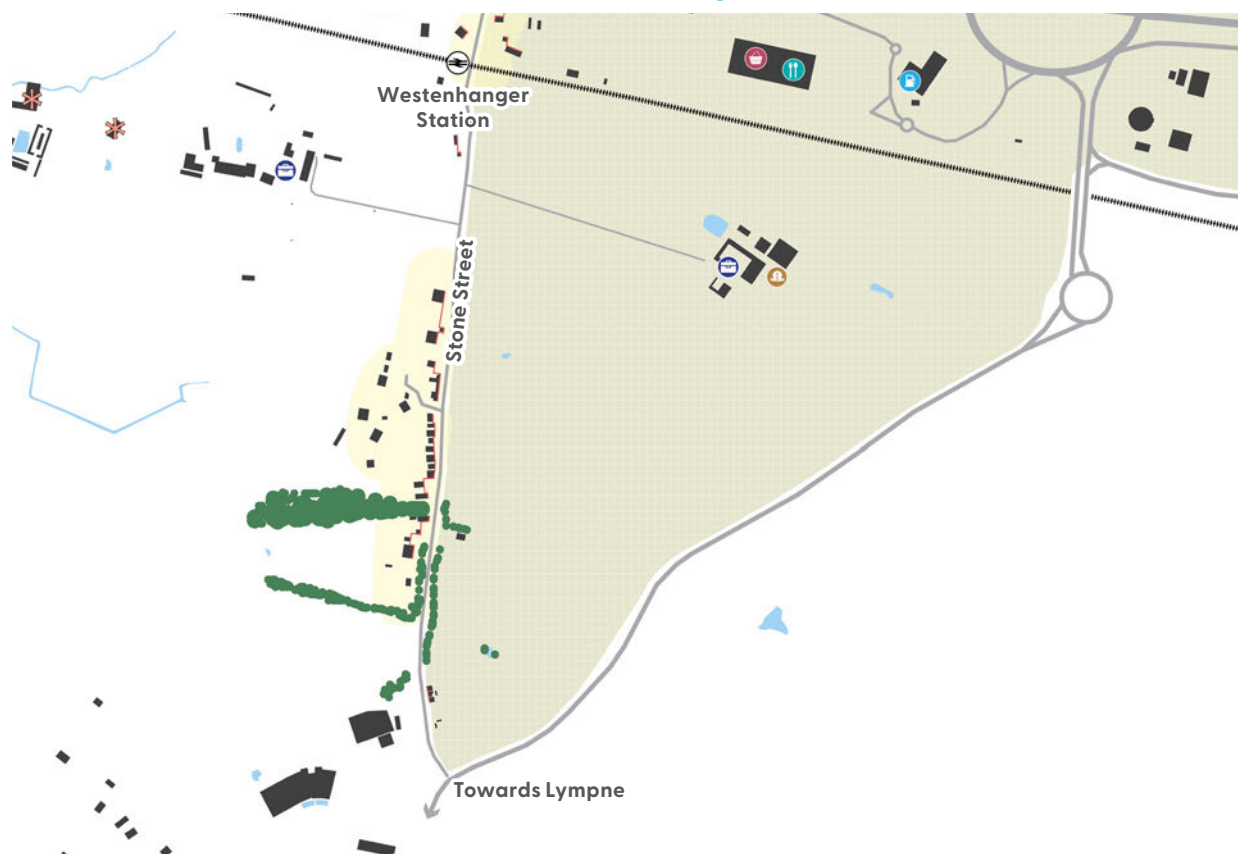
* Photos as seen in the Kentish Vernacular Study





Key

- Frontage line
- ➔ Views to key building/open space
- Special Landscape Area
- Employment
- Services
- Retail
- Restaurant



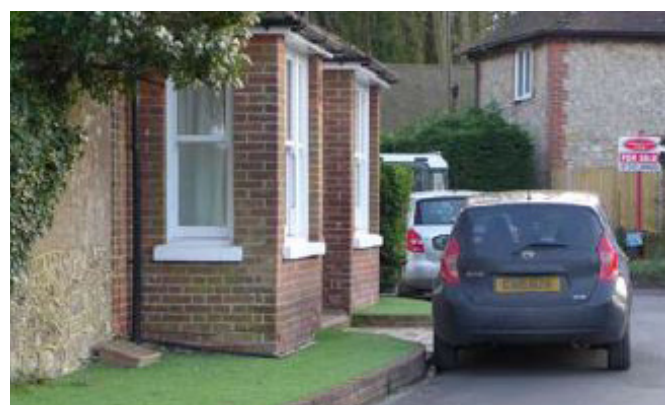
4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

Lympne








Design Feature	Character Area Approach
Density	Circa. 20dph
Height	Predominantly 1 and 2 storeys
Uses	Predominantly residential, limited mix-use
Urban Grain	<p>The settlement has largely grown and expanded around the two main roads that converge in this area, Aldington Road and Stone Street.</p> <p>Development can be categorised as informal with a staggered arrangement of detached and semi-detached typologies addressing the street. However, the street network varies in formality becoming more gridded within inner residential streets and are more organic where it addresses the woodlands. In general, the urban form seems to be inward facing, nestling within woodlands and hedgerows and backing onto the wider countryside.</p> <p>Much of the post-war housing development seen in the area form long enclosed cul-de-sacs with limited permeability between tertiary streets. Local topography forms an important characteristic with many houses along Stone Street requiring a planted embankment or slope to lead to the dwelling.</p>
Building Typologies	Predominantly detached and semi-detached. Limited terraces.
Building Setback	Deep and generous setbacks are common circa 5-10m, with some houses going even further beyond with a 10m+ setback.
Roof form	Diverse roof forms are apparent with no prevailing typology. Eaves facing, gable fronted, gable and valley, hipped and half-hipped roofs are all commonly seen.
Parking	Typically to the front via on plot forecourts/driveways.
Materials	Orange-red patterned brick are most common although some light buff/cream brick is seen. Red/brown clay roof and hung tiles, white timber boarding and white render/pebble dash is also common as a secondary accent. Ragstone is seen around the historic core.
Boundary treatments	Front planted gardens and hedges are common along with dwarf brick/stone walls with hedge.

* Photos as seen in the Kentish Vernacular Study





Key

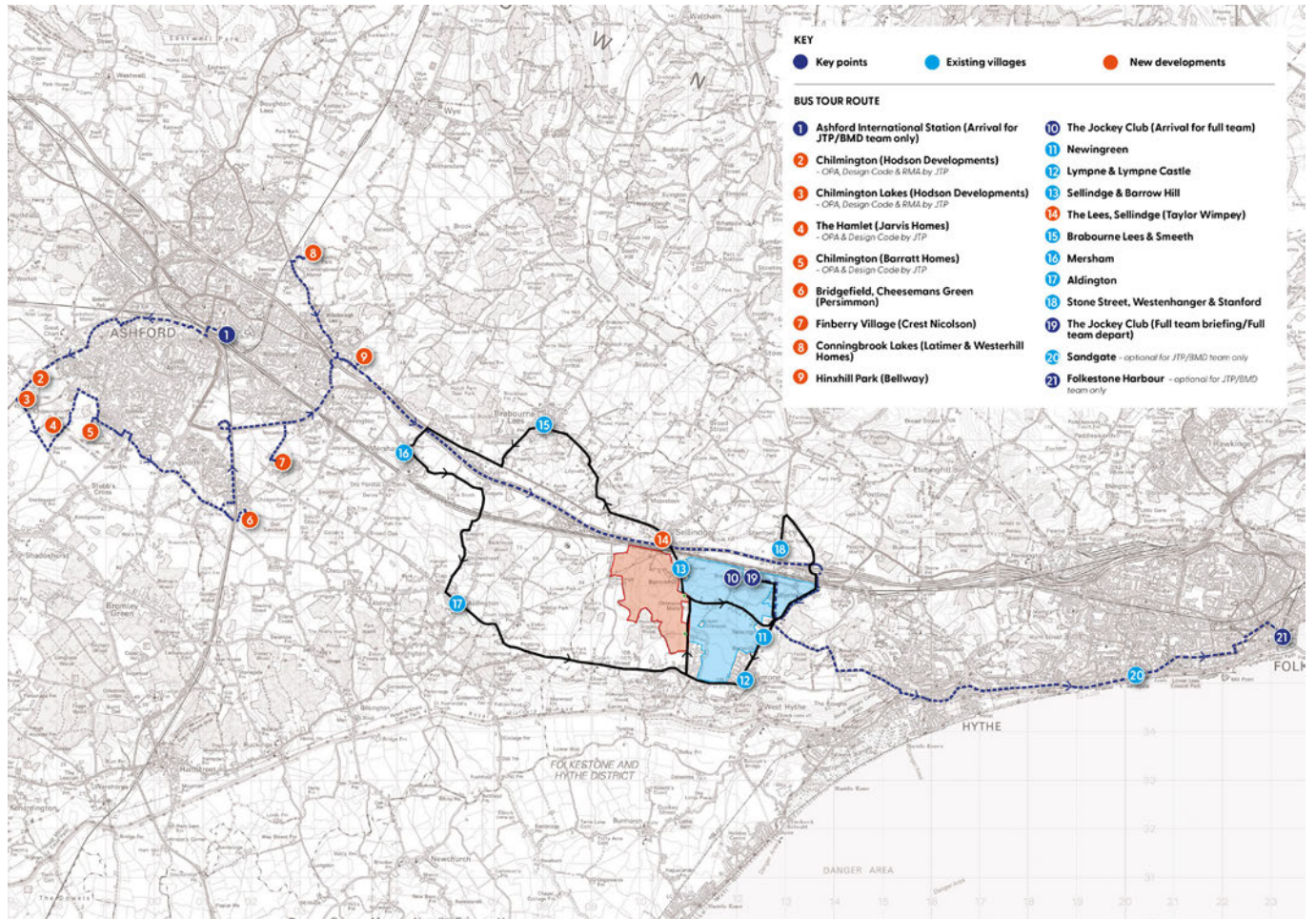
- Frontage line
- Views to key building/open space
- Saxon Way
-  Listed buildings
-  Local convenience store
-  Primary school
-  Park
-  Farm
-  Community hall
-  Lympne Karate Club



4. The Masterplan & Design Code

4.1 Kentish Vernacular Study

Learning From Recent Developments



The design of the building frontage reinforces a strong connection between the homes and the surrounding landscape.



Chilmington Lakes, Ashford

High-quality verges with low-level planting



Chilmington Lakes, Ashford

4. The Masterplan & Design Code

4.1 Kentish Vernacular Study



Chilmington Lakes, Ashford



Chilmington, Ashford



Chilmington, Ashford



The Hamlet, Chilmington Green, Ashford

4. The Masterplan & Design Code

4.1 Kentish Vernacular Study



The Hamlet, Chilmington Green, Ashford



Bridgefield, Cheesemans Green, Ashford



Bridgefield, Cheesemans Green, Ashford



The Hamlet, Chilmington Green, Ashford

4. The Masterplan & Design Code

4.1 Kentish Vernacular Study



Bridgefield, Cheesemans Green, Ashford

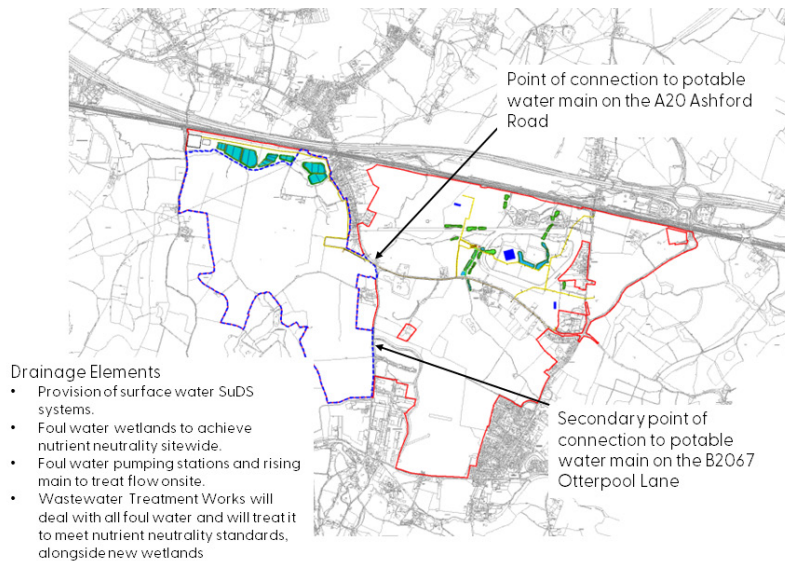


Bridgefield, Cheesemans Green, Ashford

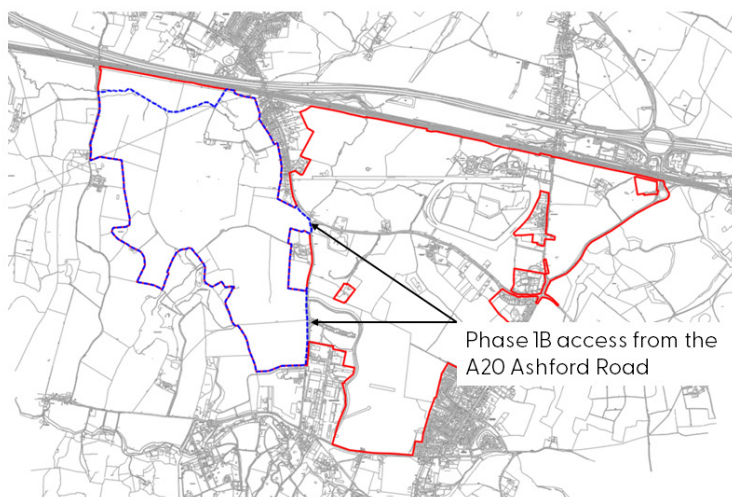
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4.2 Technical - Wider Infrastructure

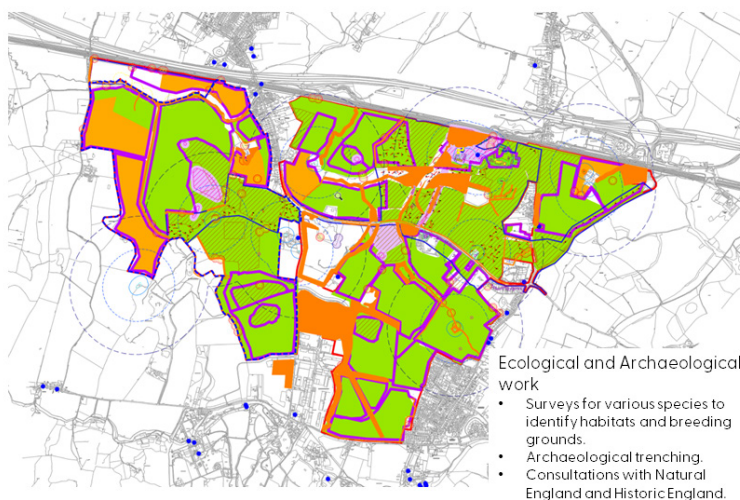
Water



Access



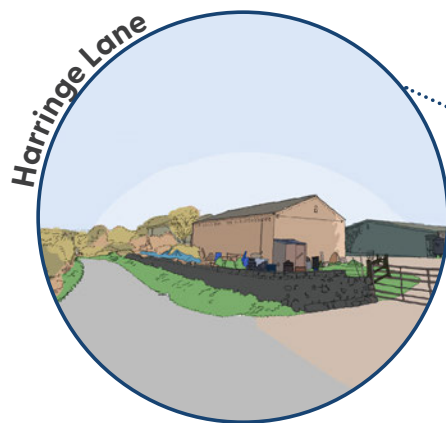
Ecology & Archeology



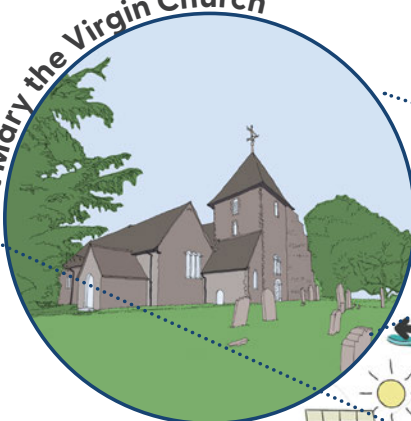
4. The Masterplan & Design Code

4.3 The Site

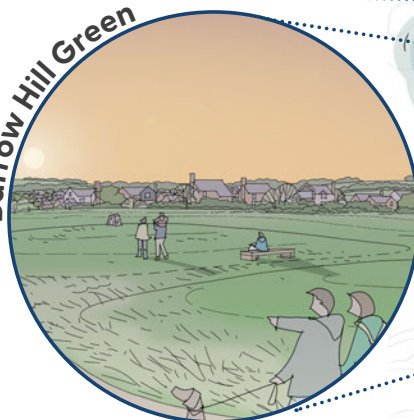
Local Key Features



St Mary the Virgin Church



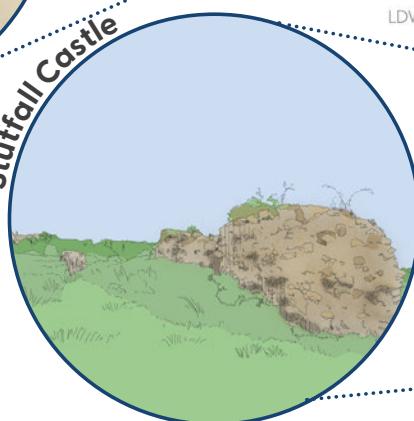
Barrow Hill Green



Otterpool Manor House



Stutfall Castle



Solar Farm



Mist Settling in Valleys

Burch's Rough

Harringe Court Airstrip

Spring

Rabbit Wood

Harringe Bridge

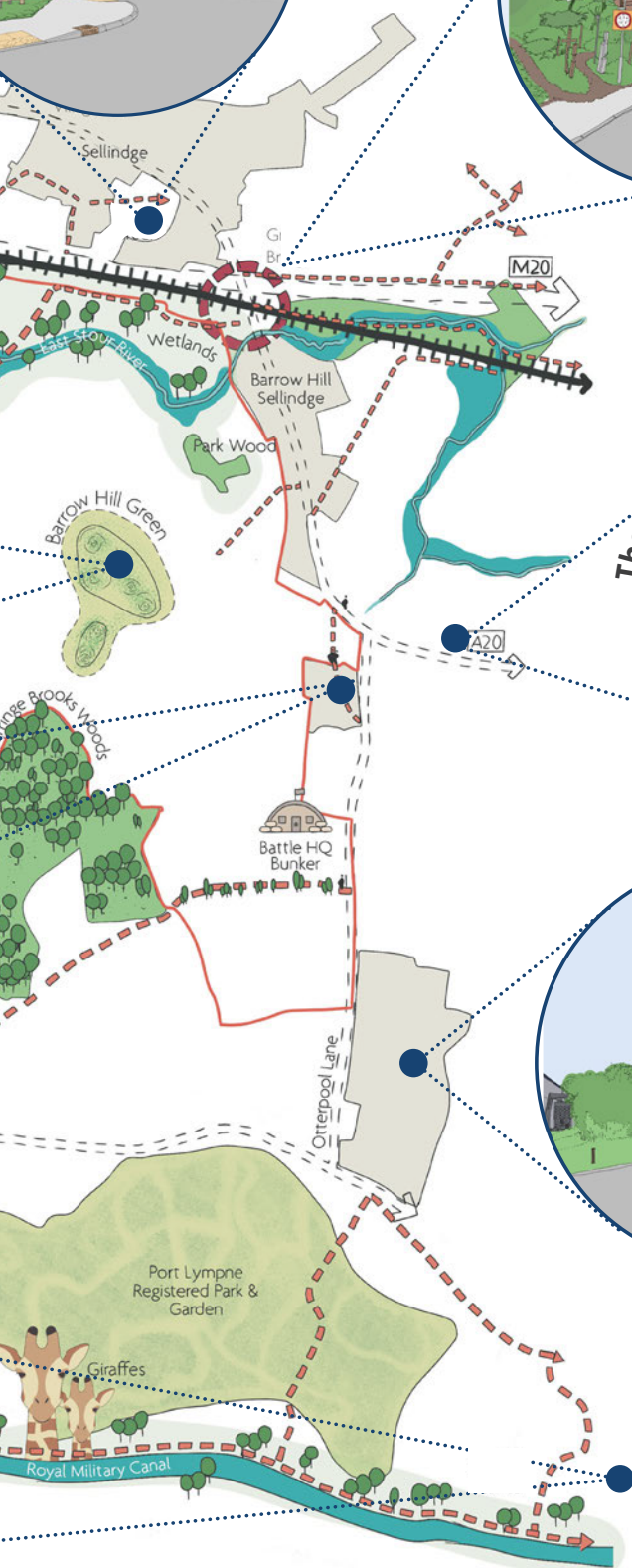
Saxon Shore Way
LDWA

Upper Park Farm

Aldington Road

Harringe Lane

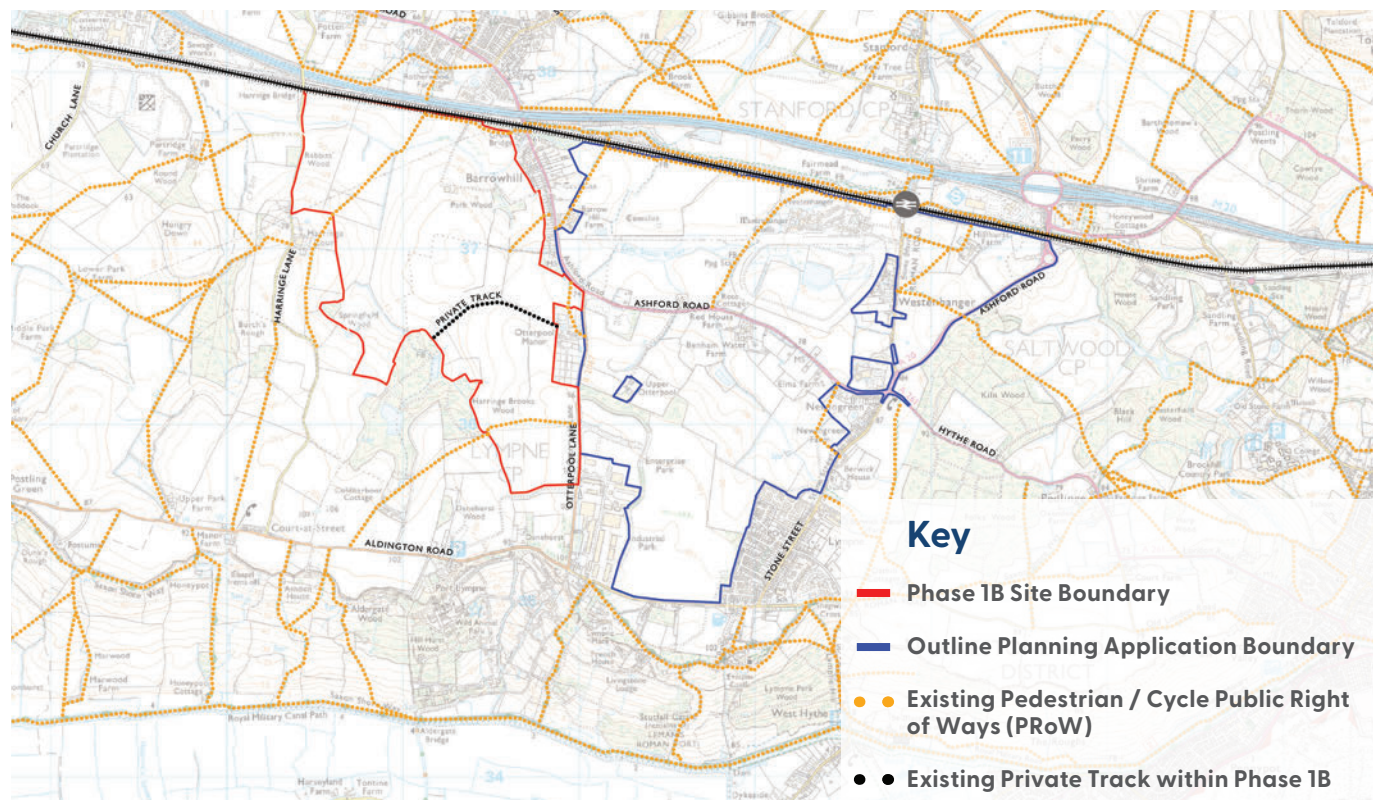
Sellindge Lane



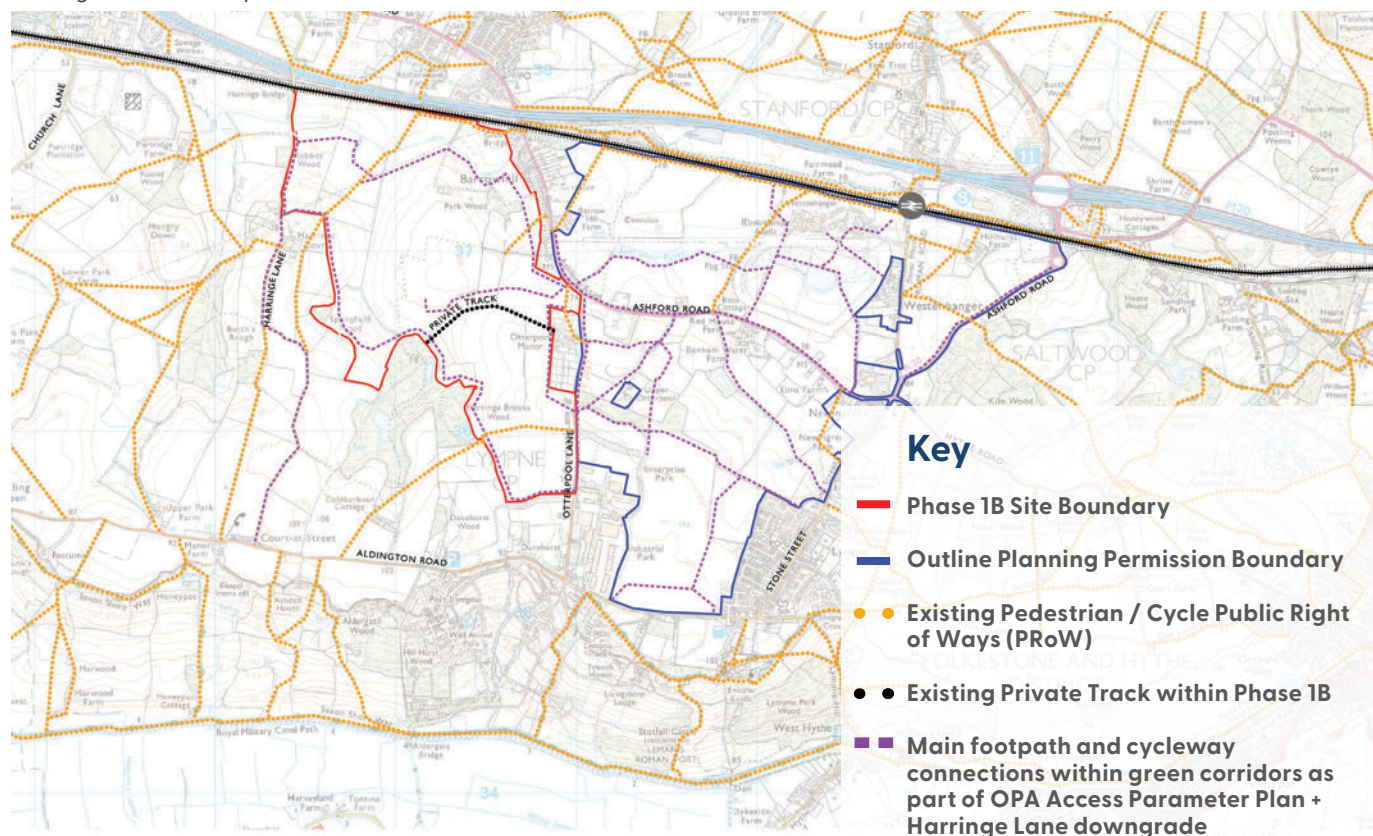
4. The Masterplan & Design Code

4.3 The Site

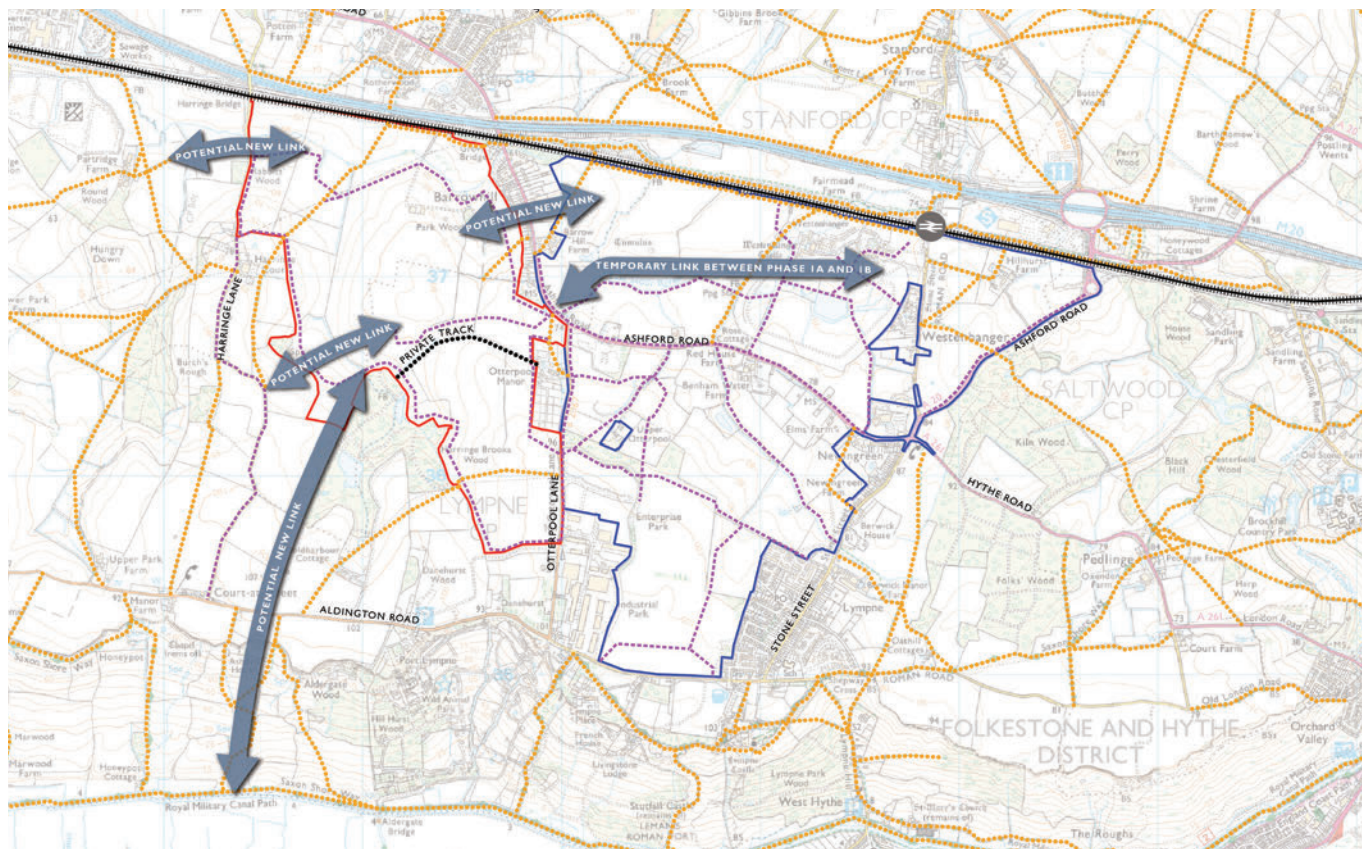
Wider Connections



Existing Pedestrian & Cycle PROWs



New Pedestrian & Cycle Connections as part of OPA



Potential New Pedestrian and Cycle Links for Phase 1B

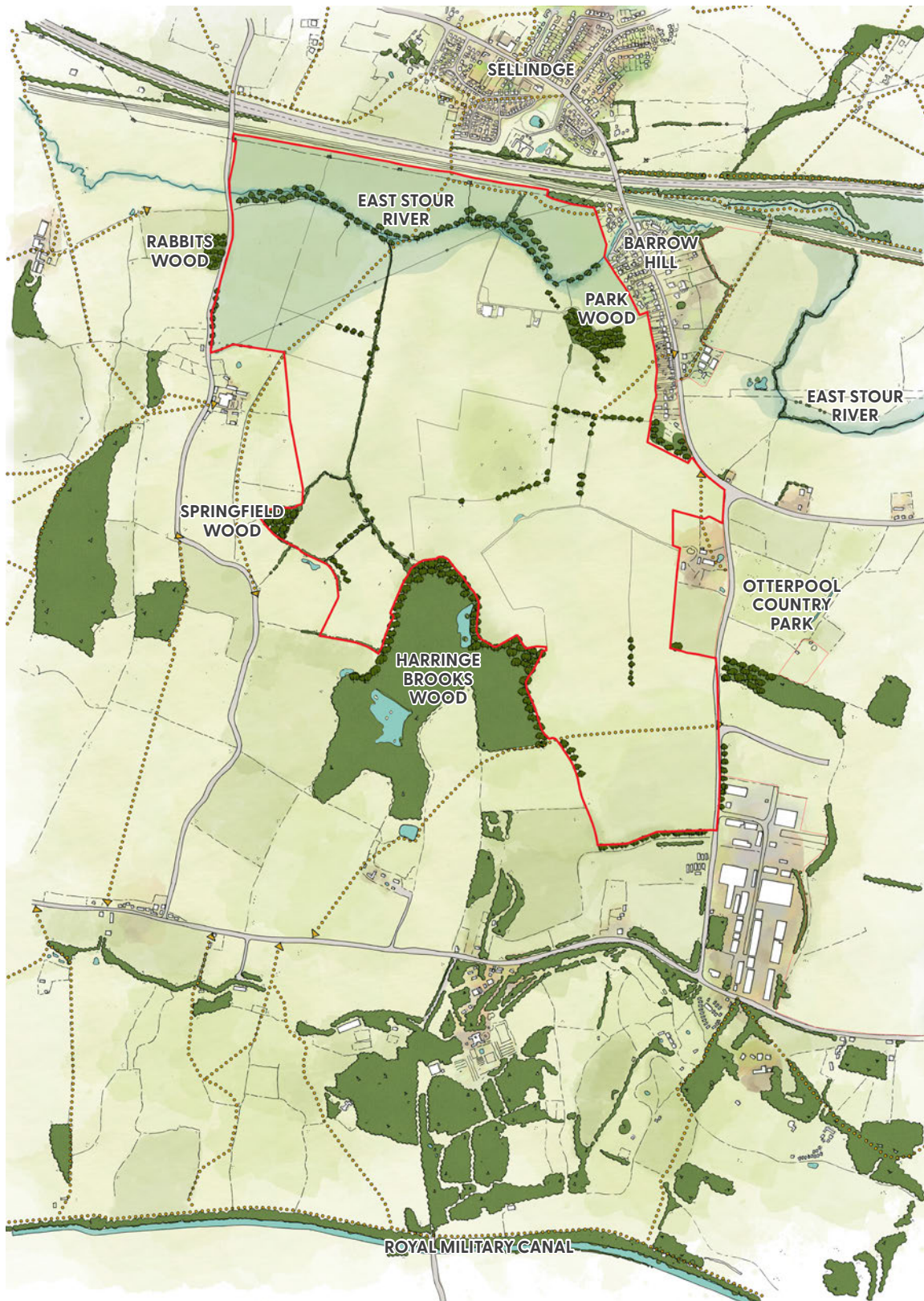
Key

- Phase 1B Site Boundary
- Outline Planning Permission Boundary
- Existing Pedestrian / Cycle Public Right of Ways (PRoW)
- Existing Private Track within Phase 1B
- Main footpath and cycleway connections within green corridors as part of OPA Access Parameter Plan + Harringe Lane downgrade
- ↔ Potential new links

4. The Masterplan & Design Code

4.4 Masterplan Build Up

1. Existing Context



2. Green: Primary Corridors



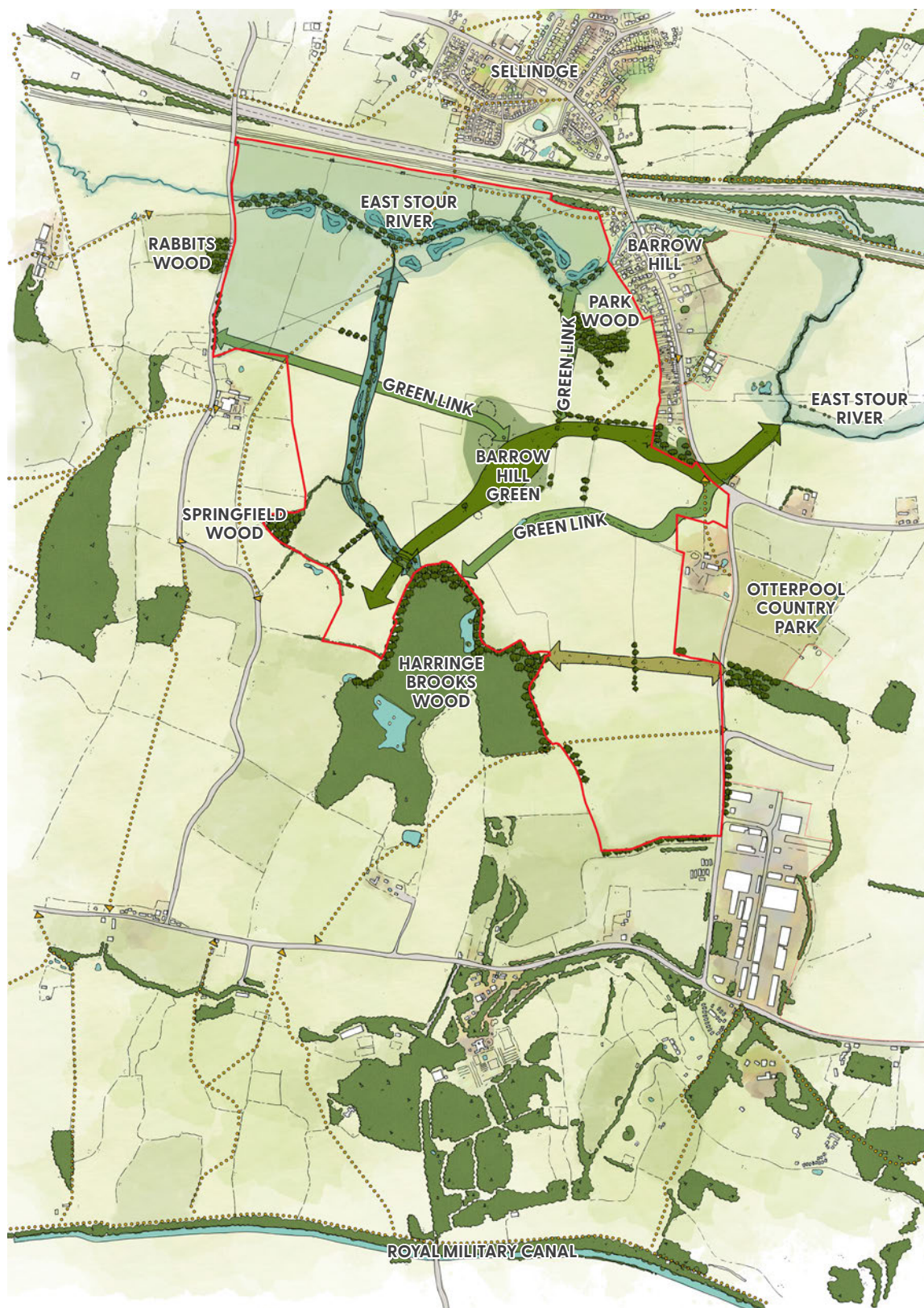
4. The Masterplan & Design Code

4.4 Masterplan Build Up

3. Barrow Hill



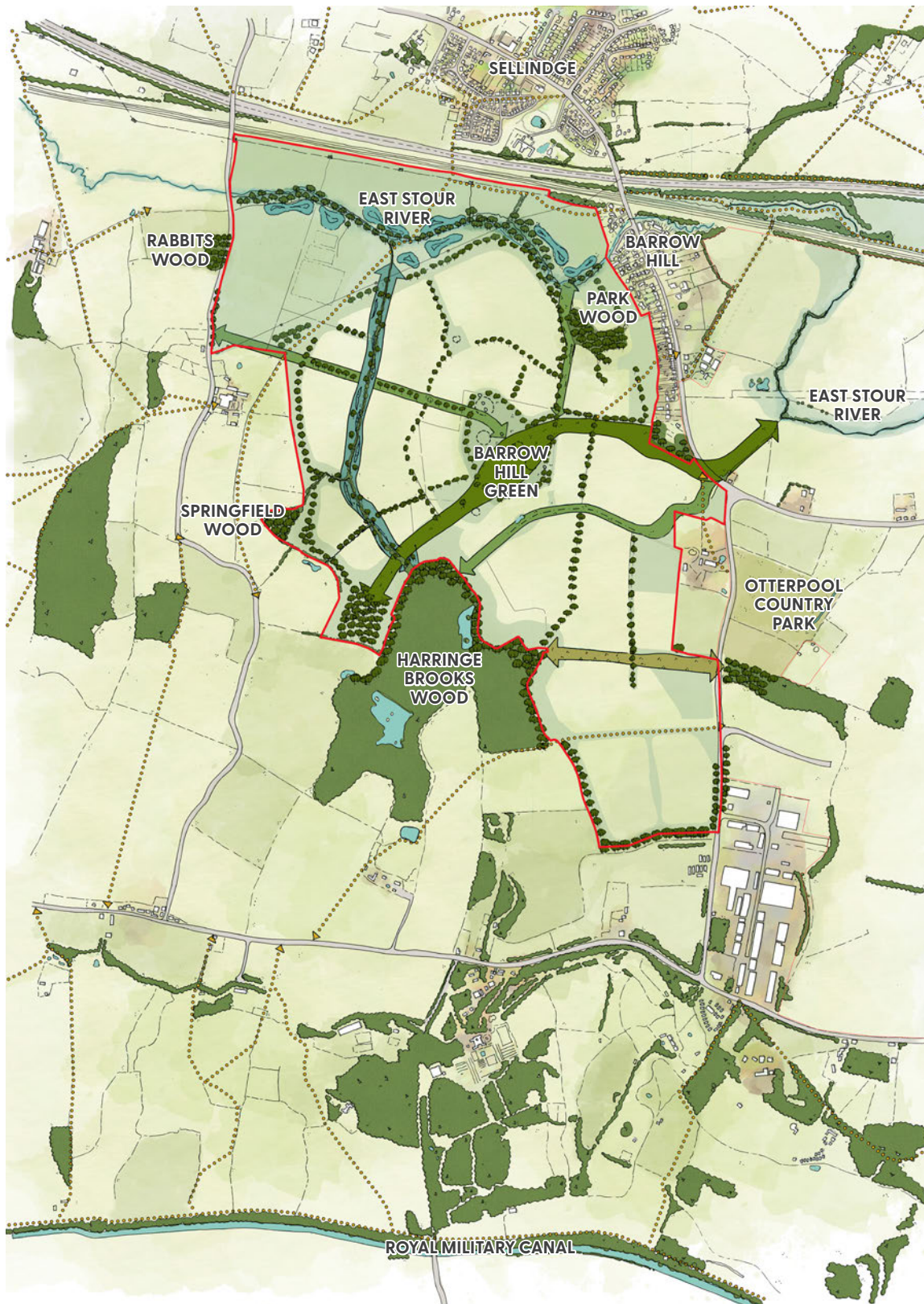
4. Green: Secondary Corridors



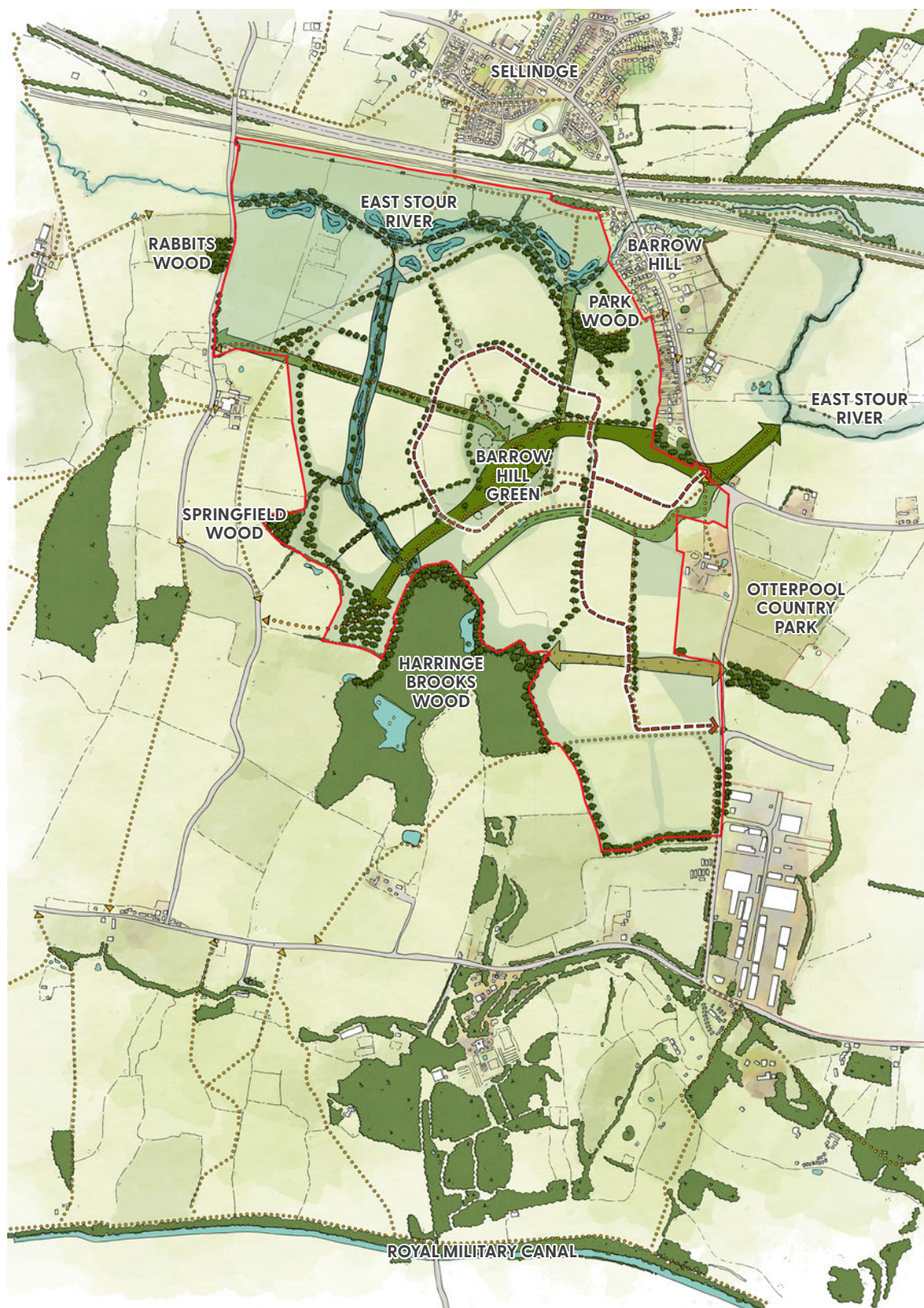
4. The Masterplan & Design Code

4.4 Masterplan Build Up

5. Strategic Planting



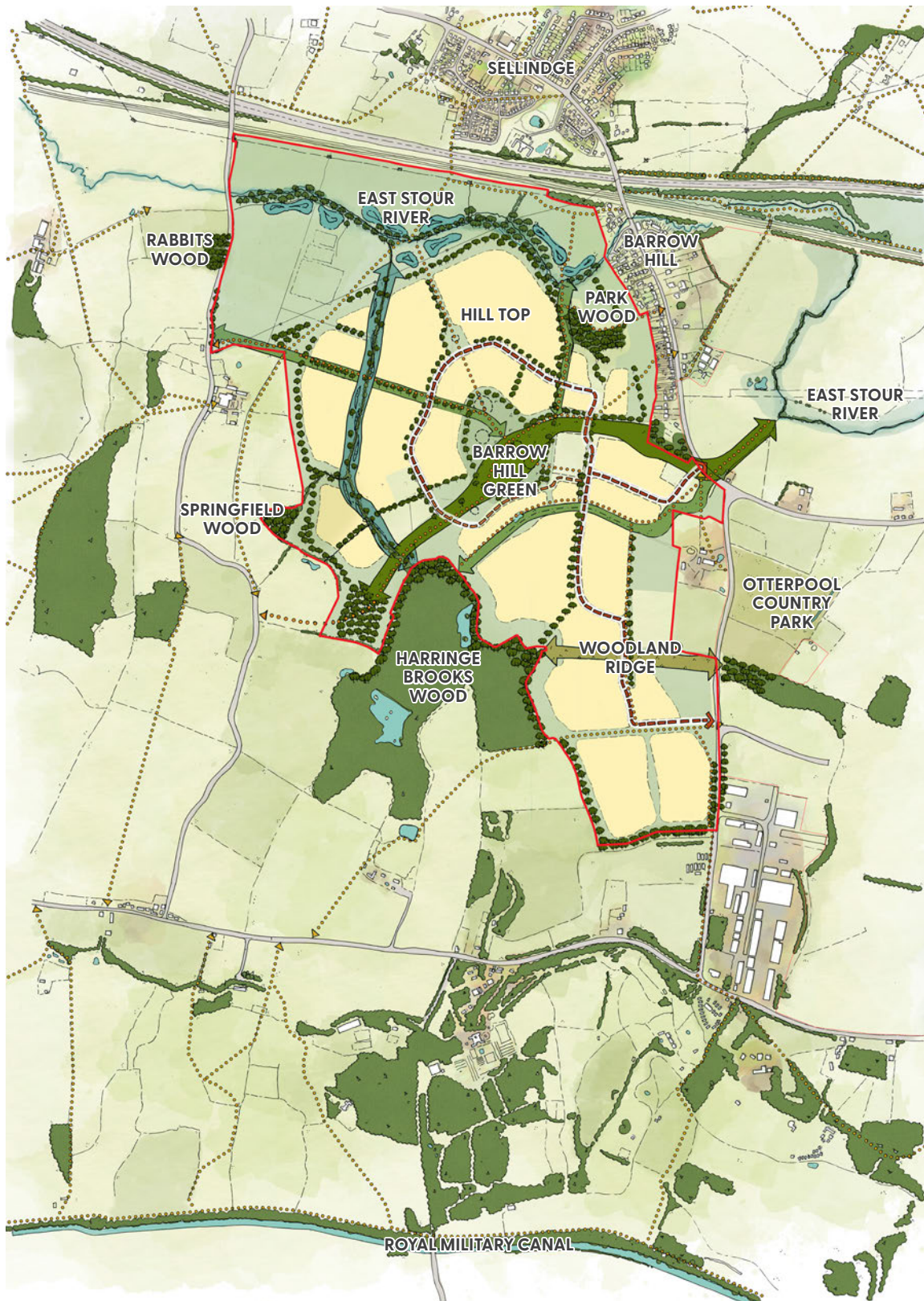
6. Hierarchy of New Routes



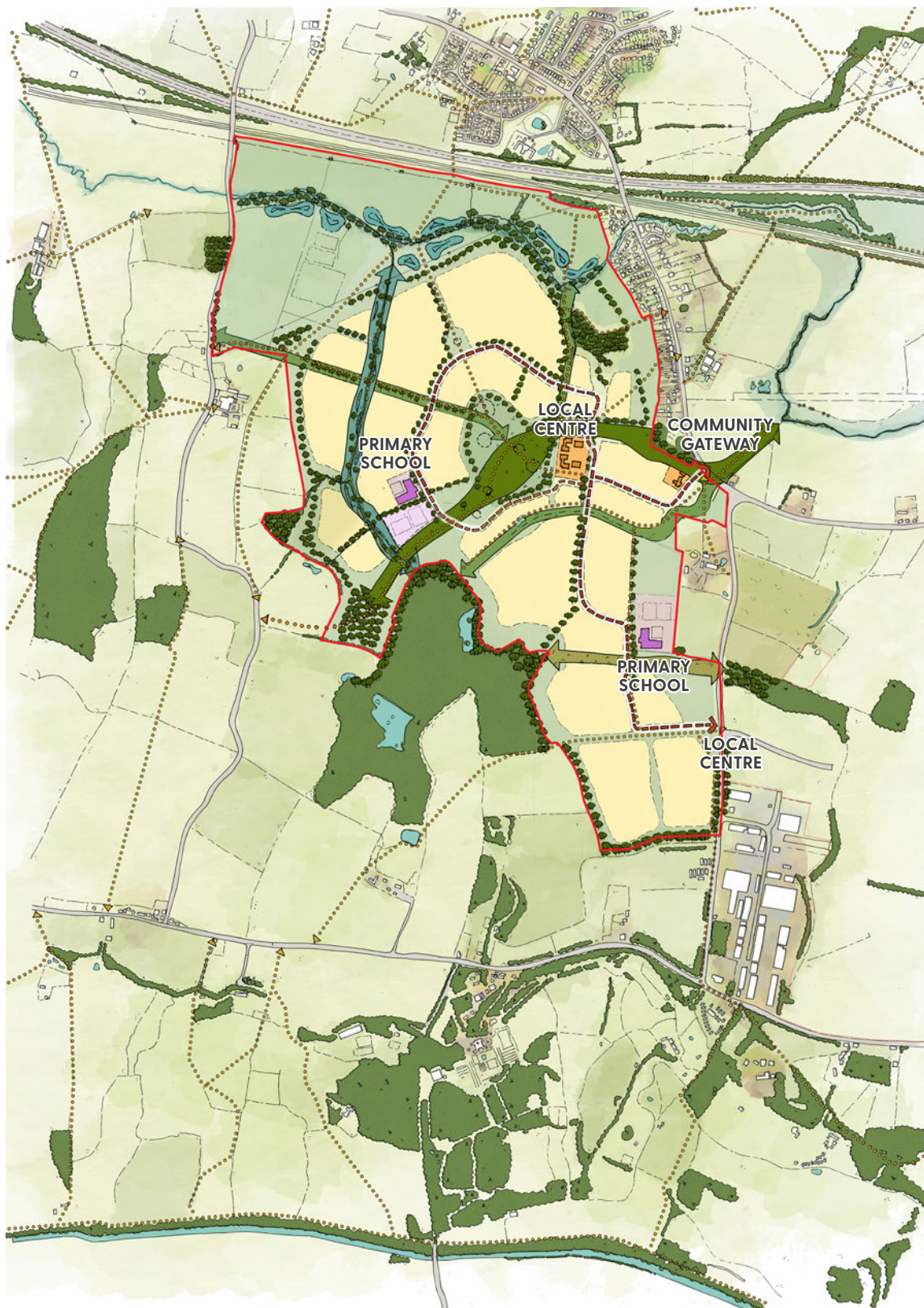
4. The Masterplan & Design Code

4.4 Masterplan Build Up

7. New Homes



8. Mixed Use Neighbourhood



4. The Masterplan & Design Code

4.5 Illustrative Masterplan





Gateway



Local Centre

4. The Masterplan & Design Code

4.5 Illustrative Masterplan



Sunset on Barrow Hill Green



View from Barrow Hill Green to the Local Centre

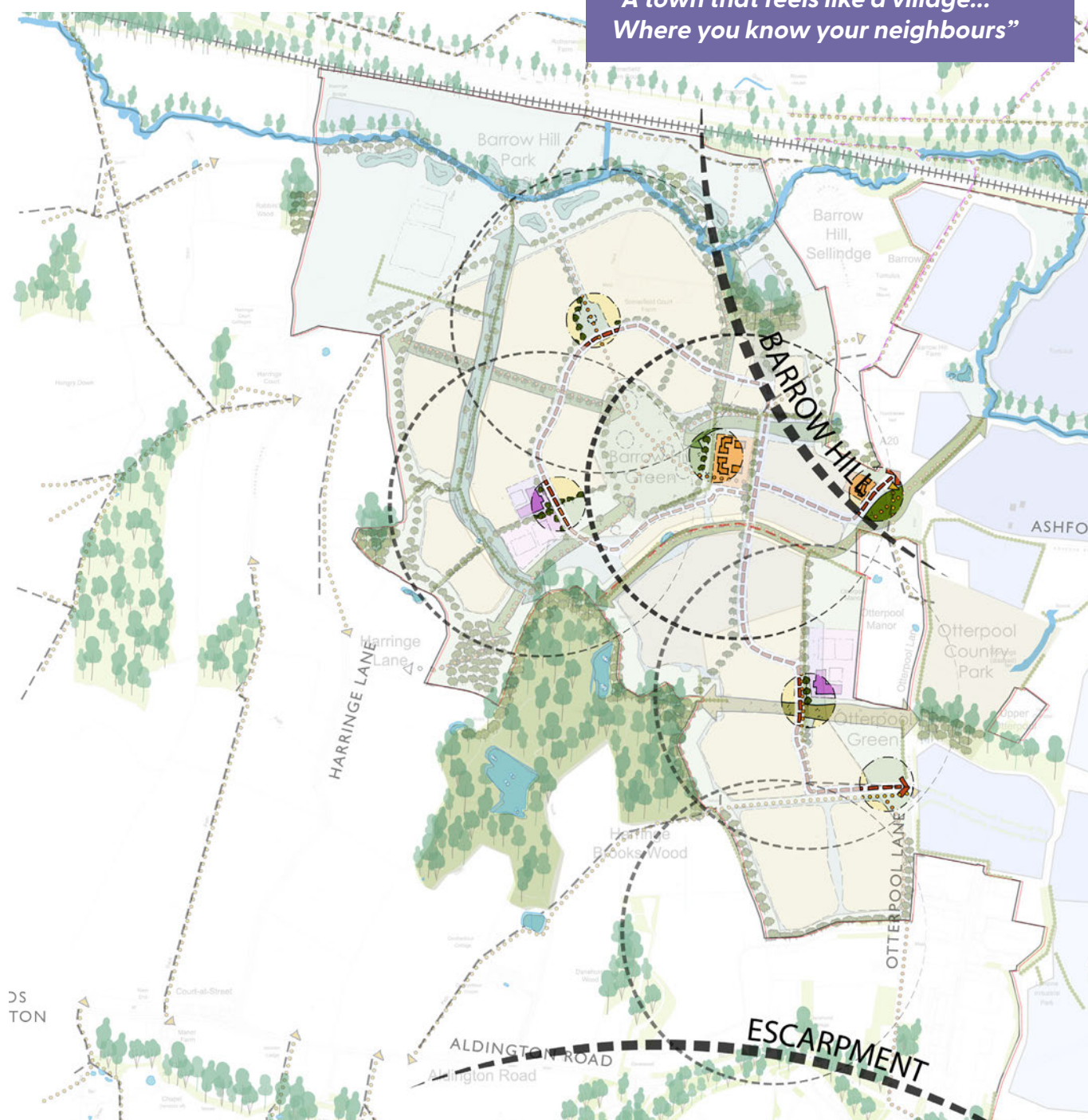
4. The Masterplan & Design Code

4.6 Walkable Neighbourhoods

Gathering Spaces & Focal Points within the villages can help:

- Knits our new neighbourhoods into existing neighbourhoods
- Foster a sense of community and belonging
- Help you get to know your neighbours
- Give neighbourhoods a character & identity
- Linked to the wider area by arts & creativity

*"A town that feels like a village...
Where you know your neighbours"*



4.6 Walkable Neighbourhoods

Sequence of Meeting Places








4. The Masterplan & Design Code

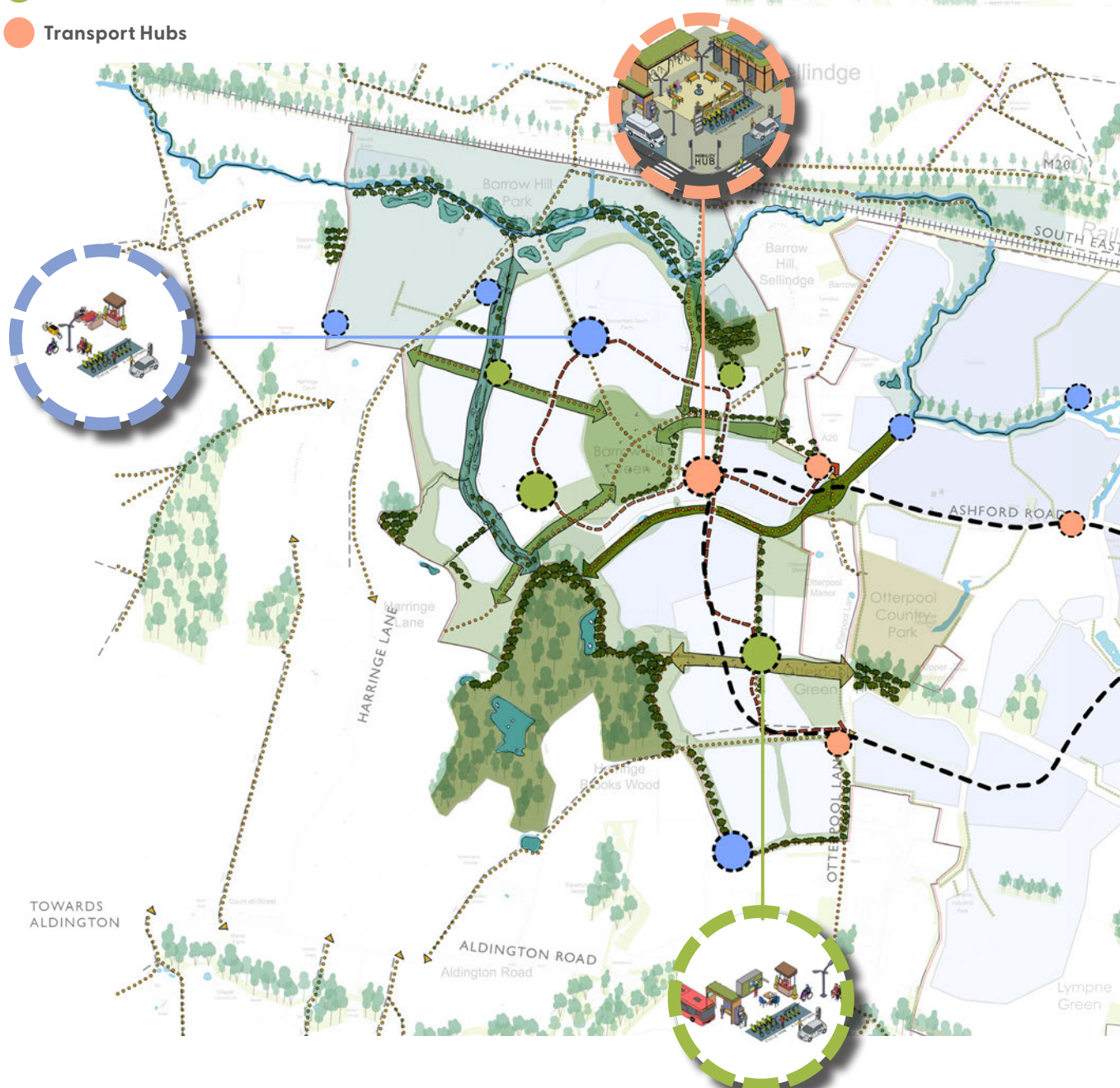
4.6 Walkable Neighbourhoods

Mobility Hubs

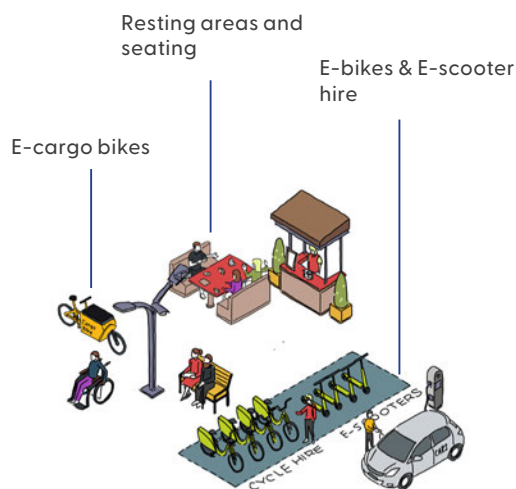
- Larger hubs on primary movement connections and major open spaces
- Smaller hubs in strategic locations

Key

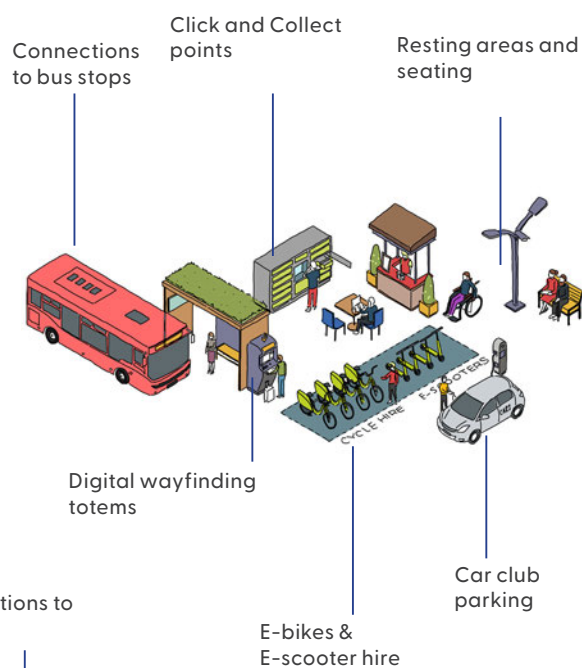
-  Recreation Hubs
-  Community Hubs
-  Transport Hubs



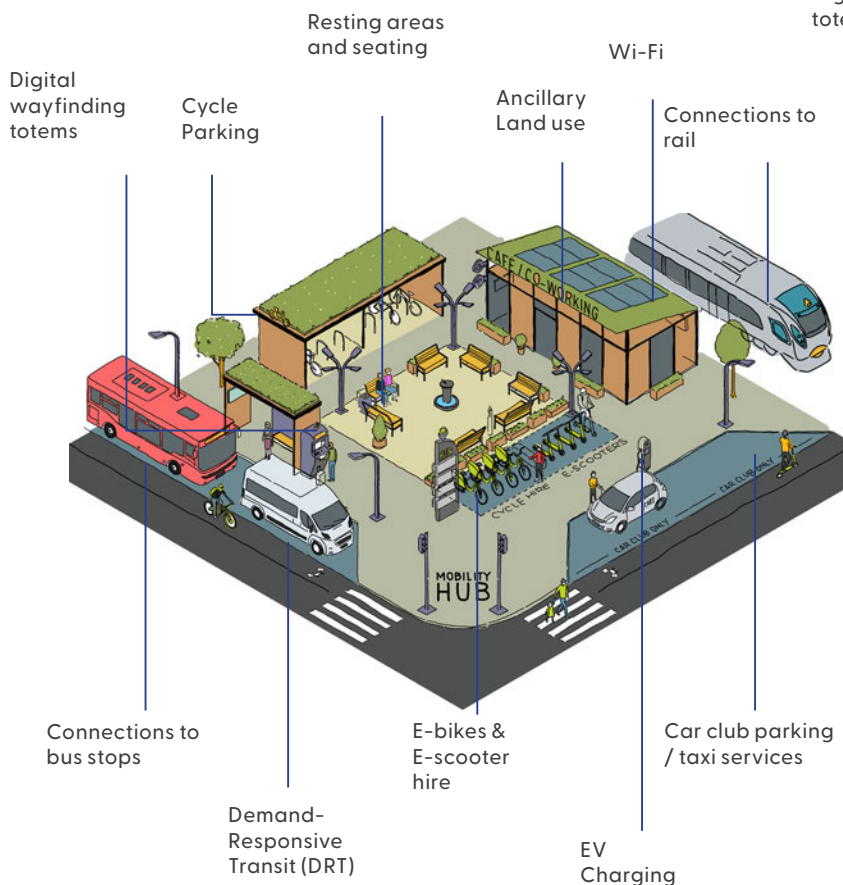
Recreation Hubs



Community Hubs



Transport Hubs

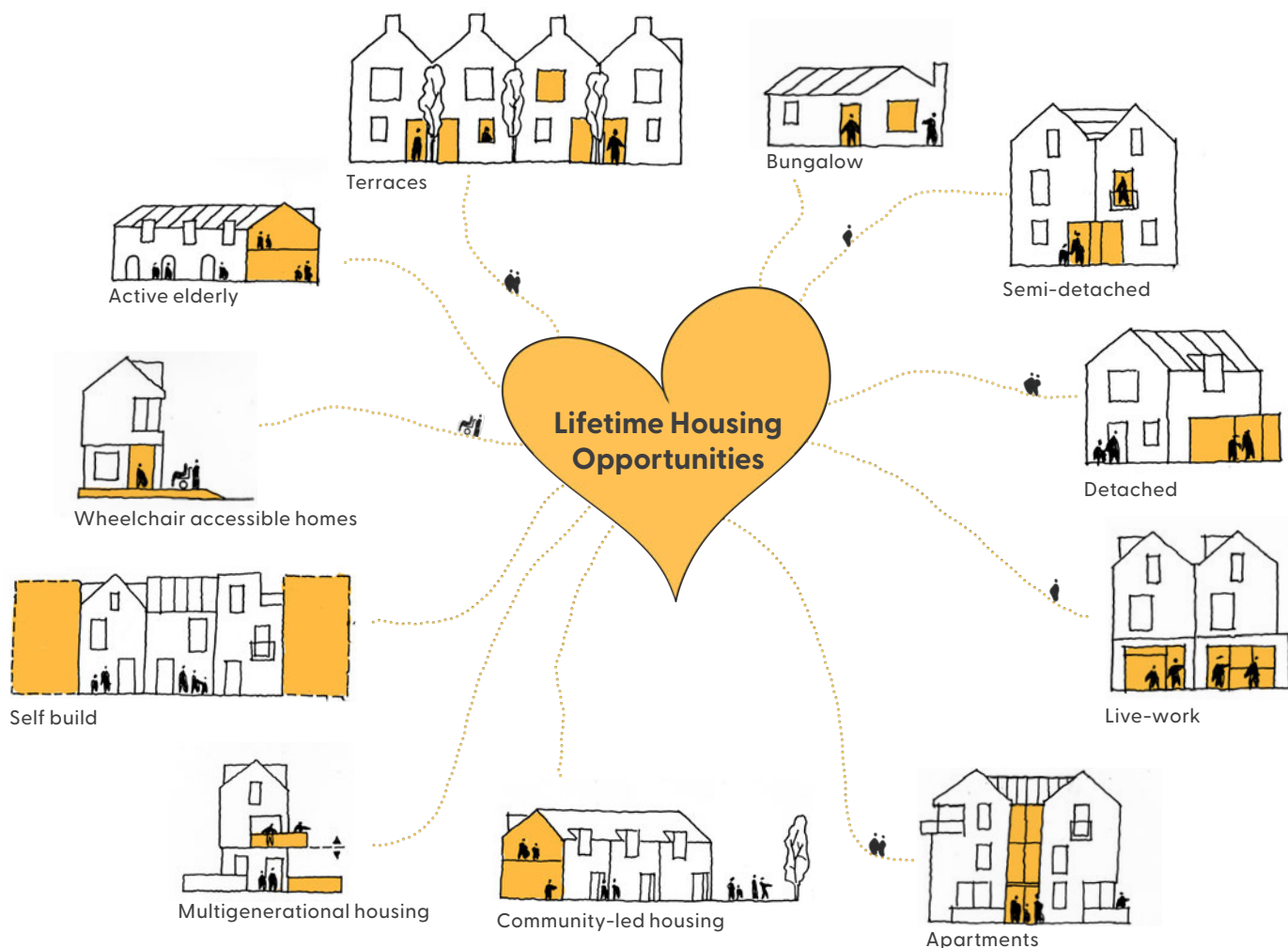


Refer to CoMoUK Mobility Hub Guidance

4. The Masterplan & Design Code

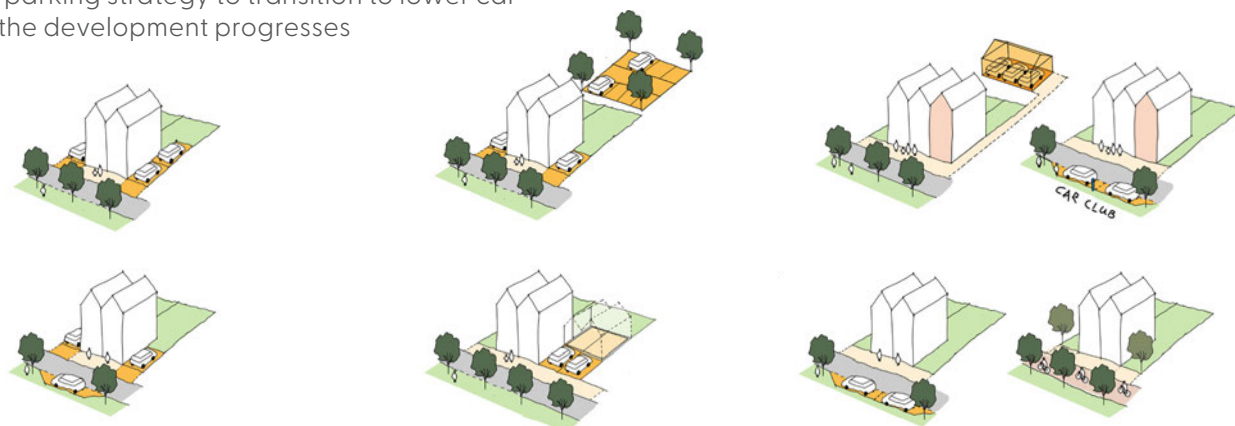
4.6 Walkable Neighbourhoods

Diverse Housing Opportunities



Parking Strategy

A phased parking strategy to transition to lower car usage as the development progresses



Early Phase

- Baseline
- Parking on-plot and off-plot

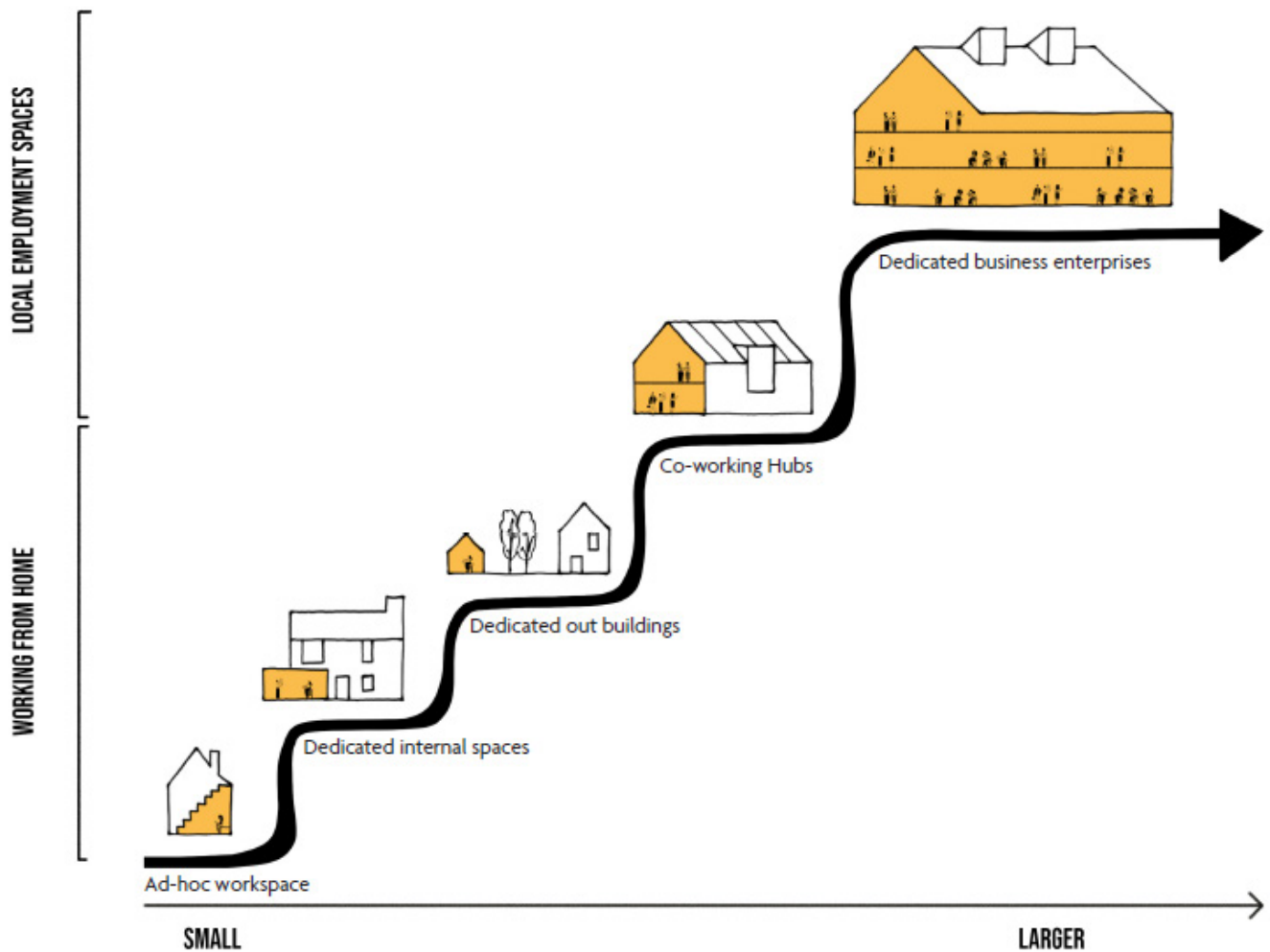
Middle Phase

- Reduced Parking
- 1 space on-plot and off-plot

Later Phase

- Potential Car-free Opportunities
- Parking off-plot
- All Mobility hubs live

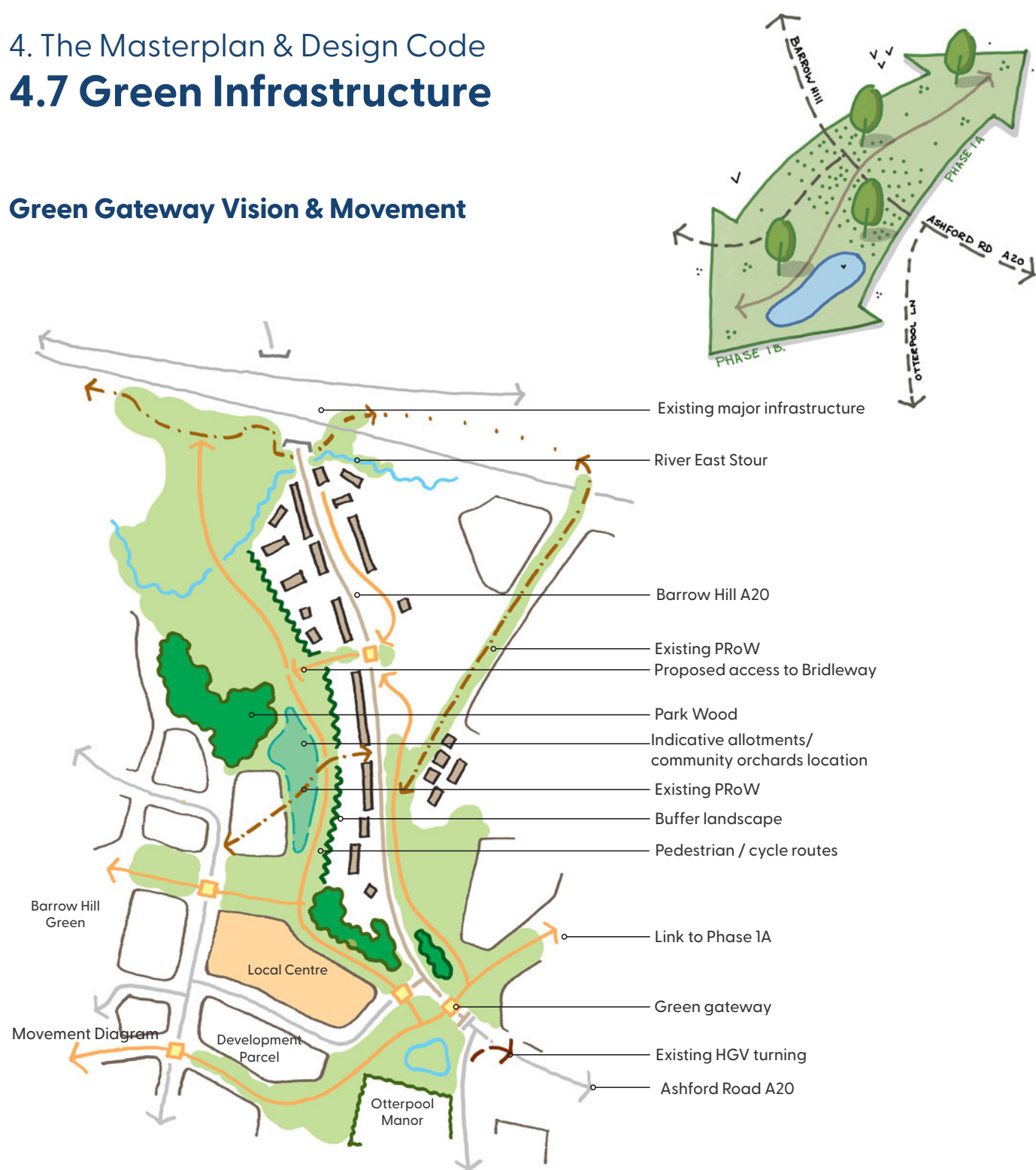
Workspace Opportunities



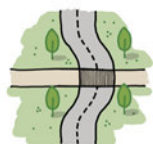
4. The Masterplan & Design Code

4.7 Green Infrastructure

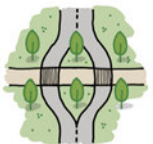
Green Gateway Vision & Movement



Indicative Traffic Calming Measures



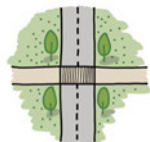
Option 1: Horizontal Road Deflection



Option 2: Split Road Landscape Island



Option 3: Narrowed Highway

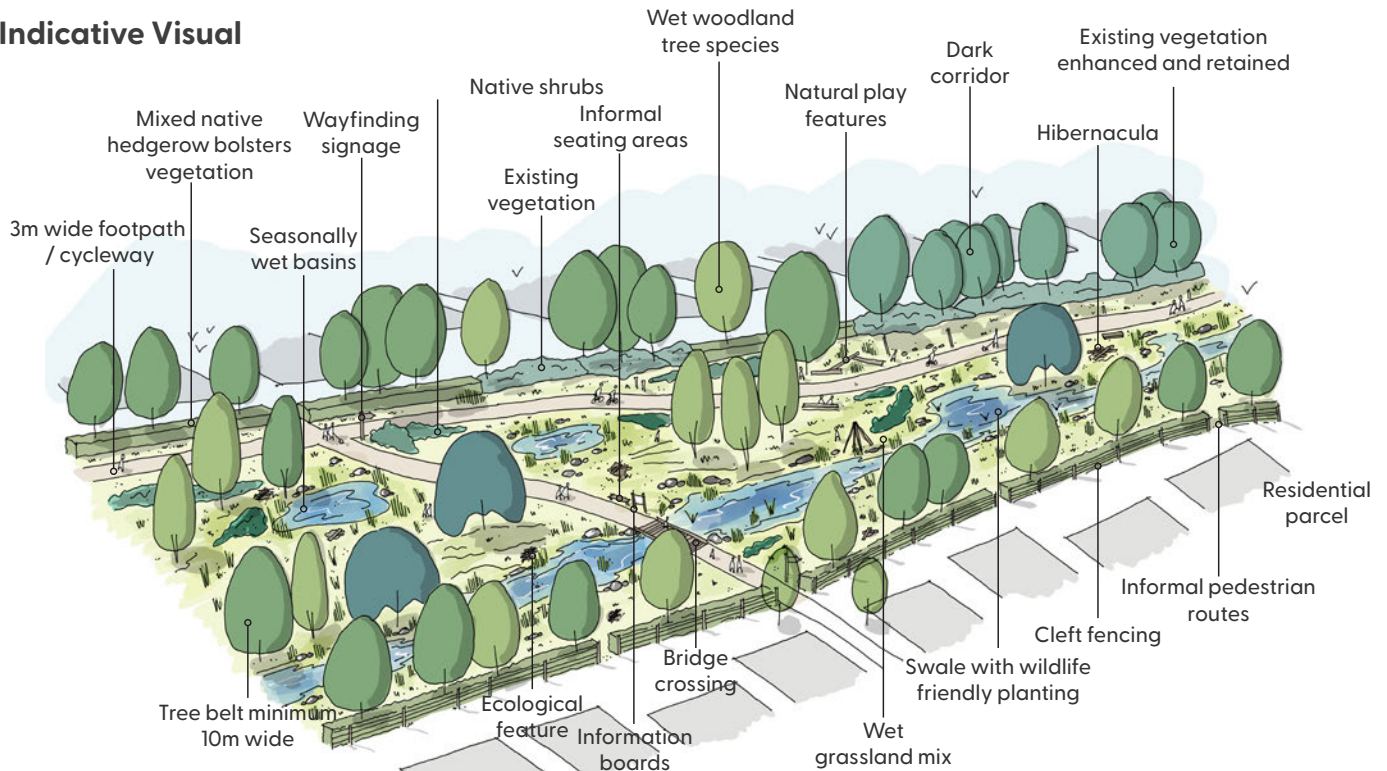


Option 4: Linear Landscape Crossing

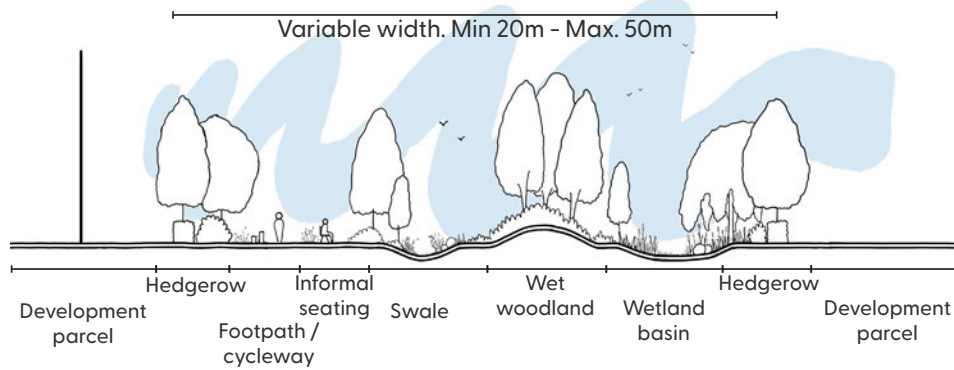


Primary Corridor - Resilient Wetlands

Indicative Visual



Indicative Section



Swale Bridge Crossing



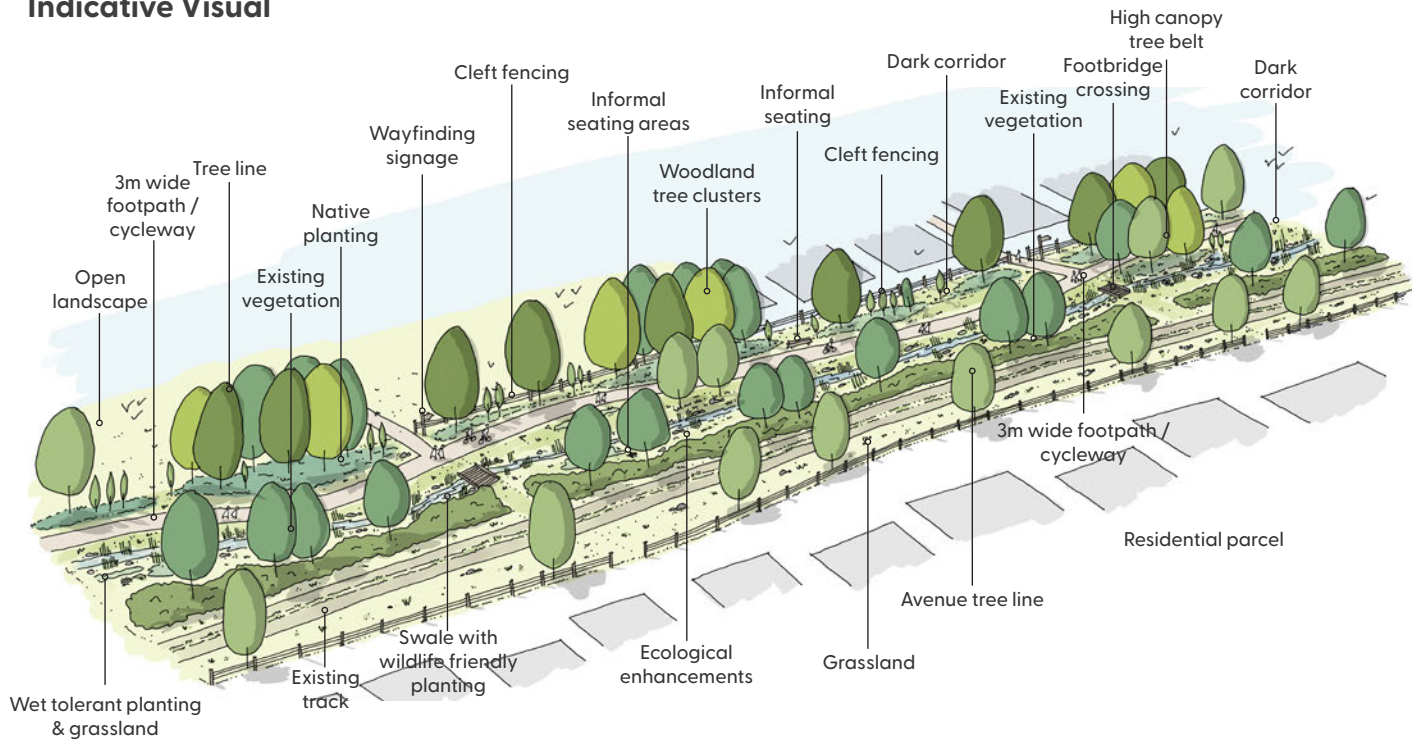
Attenuation Basin

4. The Masterplan & Design Code

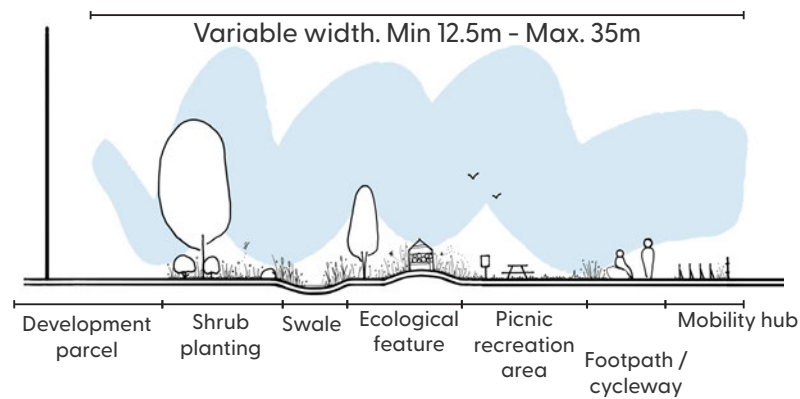
4.7 Green Infrastructure

Reconnecting Woodlands

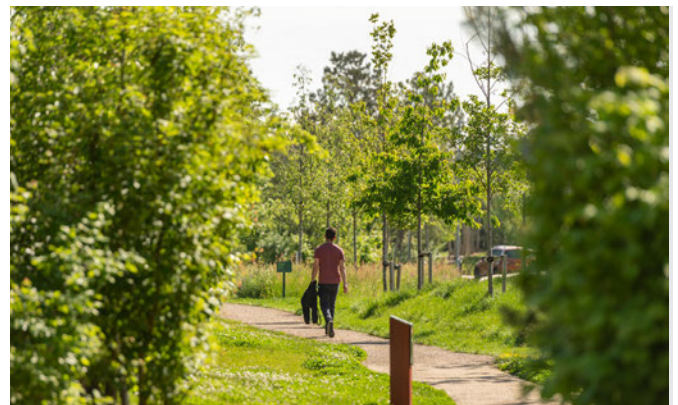
Indicative Visual



Indicative Section



Informal Footpath

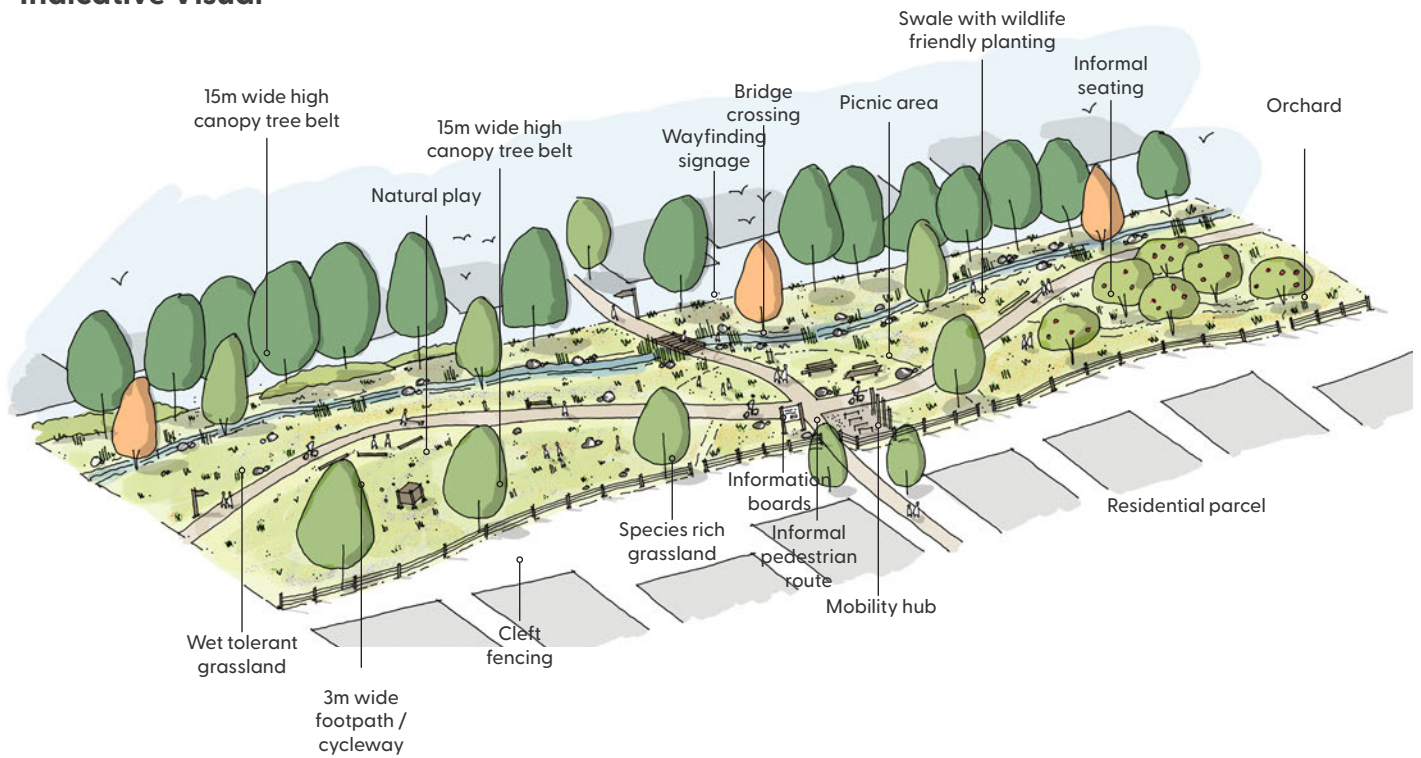


Green Corridor

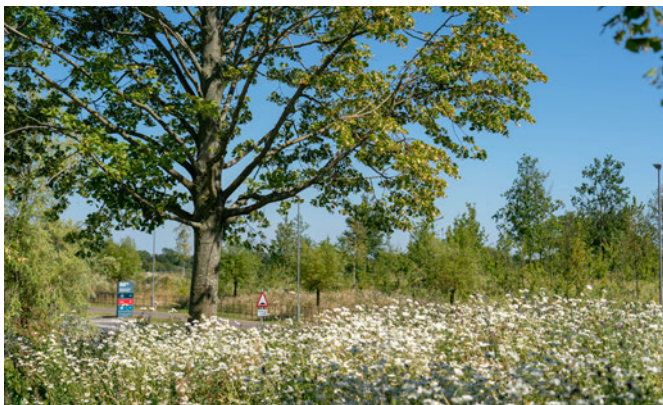
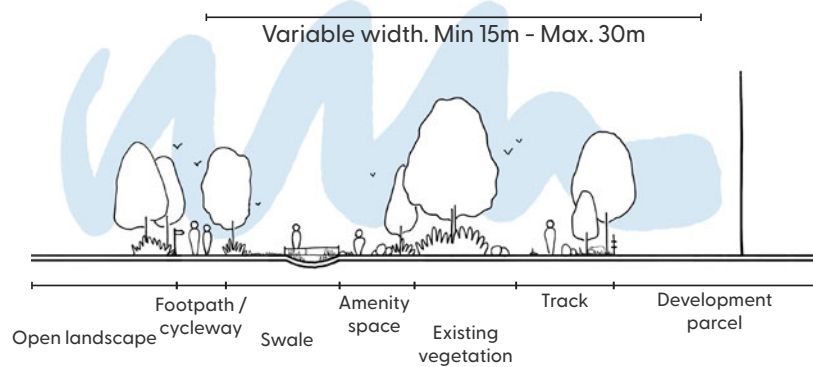


Rich Meadows

Indicative Visual



Indicative Section



Meadow Grassland



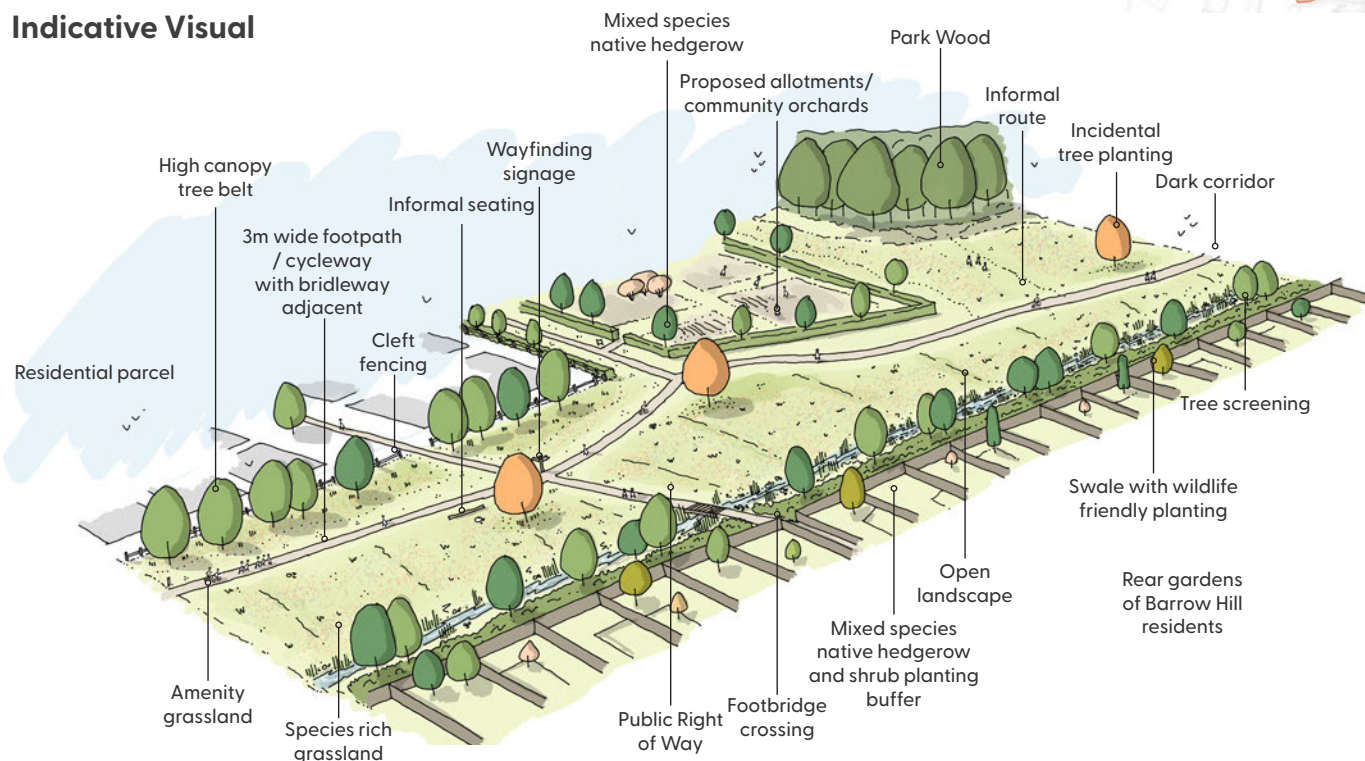
Mobility Hub

4. The Masterplan & Design Code

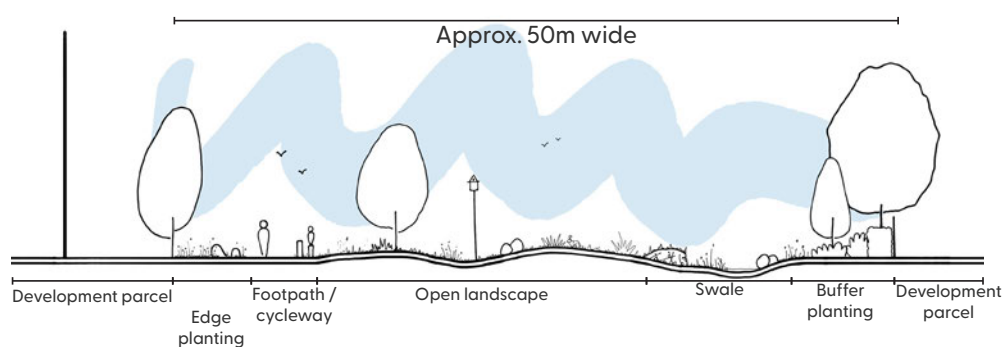
4.7 Green Infrastructure

Barrow Hill

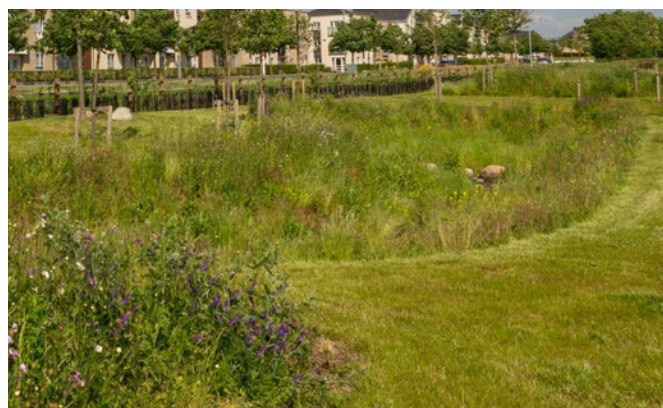
Indicative Visual



Indicative Section



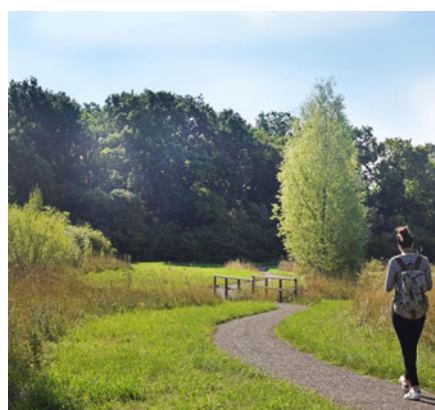
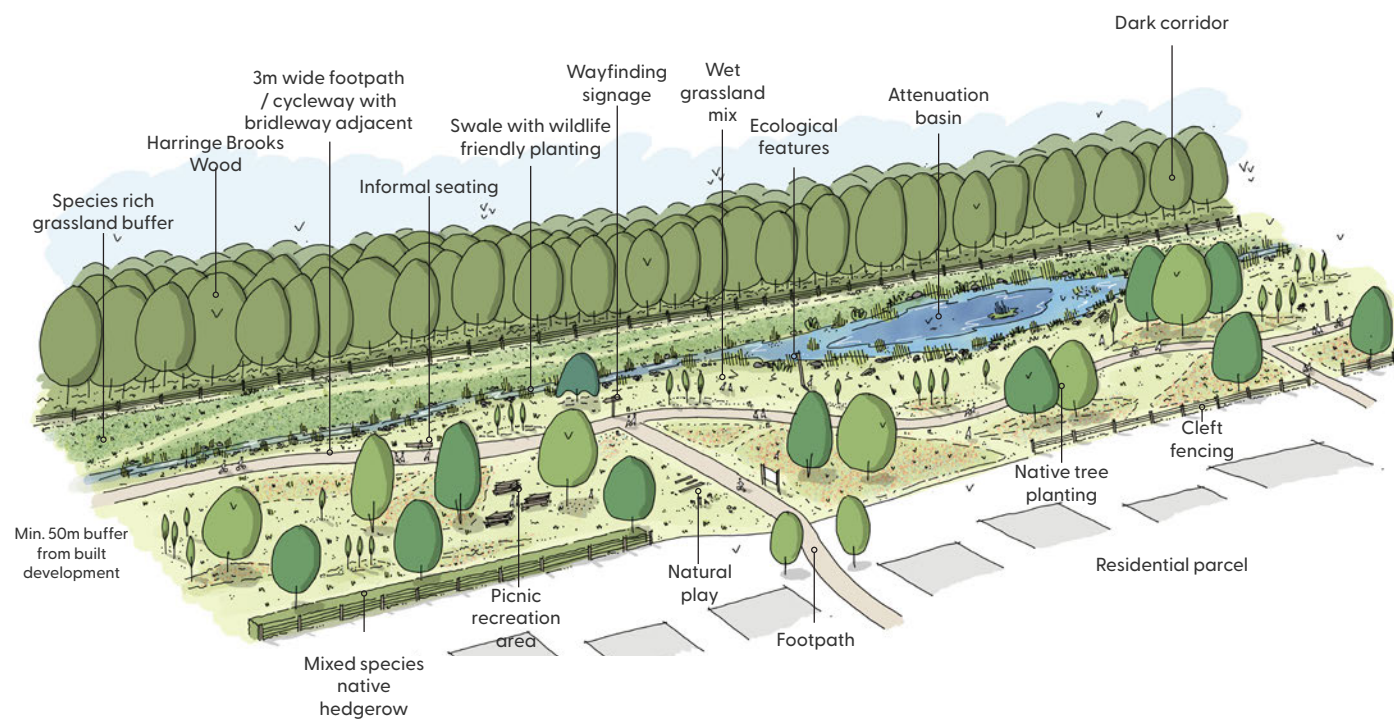
Allotment



Attenuation Basin

Harringe Brooks Wood

Indicative Visual



Pedestrian Route



Attenuation Basin



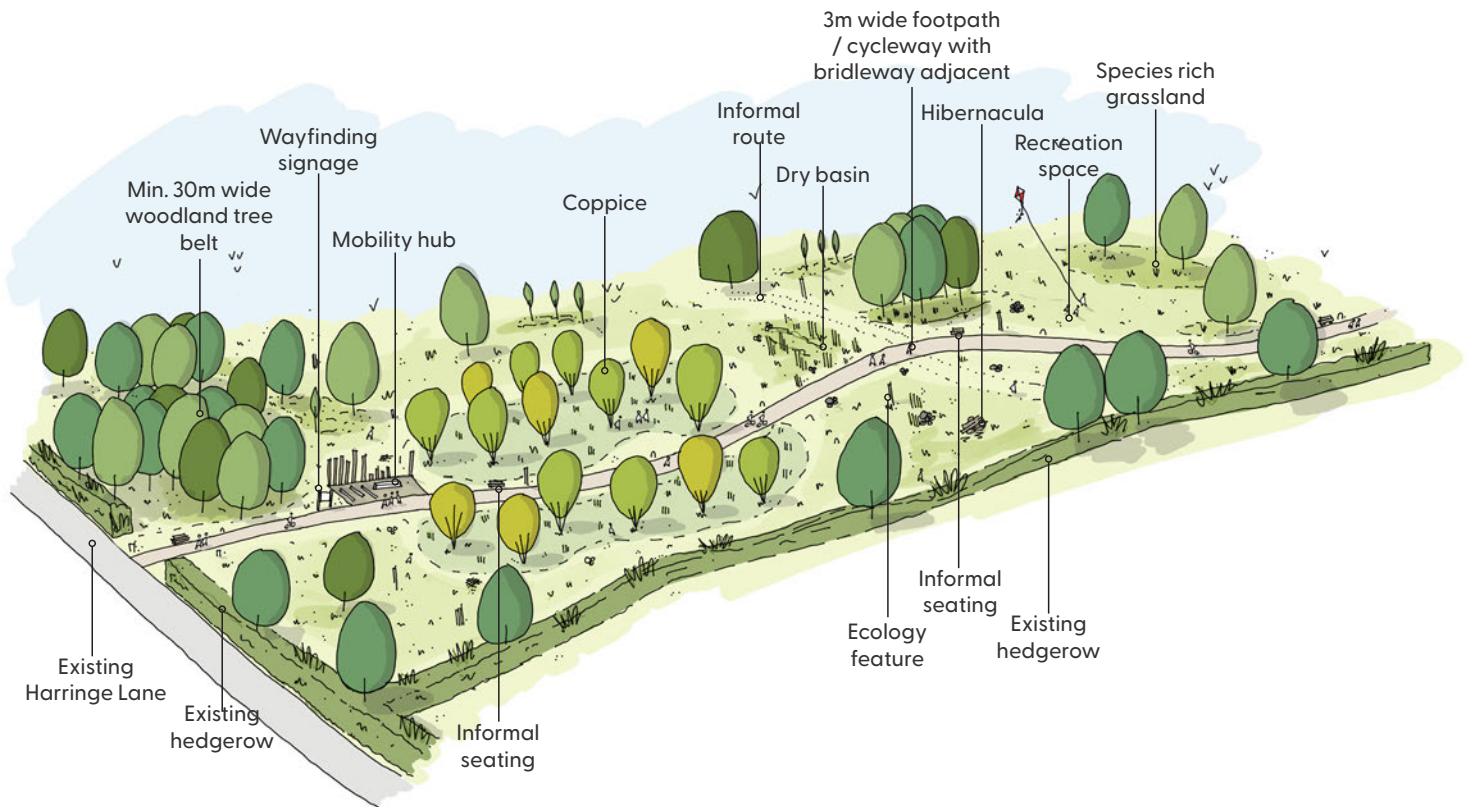
Hibernacula

4. The Masterplan & Design Code

4.7 Green Infrastructure

Harringe Lane

Indicative Visual



Wildlife Friendly Planting



Wayfinding Signage



Mobility Hub

Addressing Slopes



Wet and wild response to the valleys creating organic edges

Encourage biodiverse wildlife corridors

Maximise the potential of a sloping site while being considerate of neighbouring views

Dwellings aligned along the contours

Tree planting to soften long views and create a layered landscape

Varied roofscape to blend into skyline and create distinctive silhouette

Protect the high points leaving landscape to dominate

Opportunity to develop distinctive character inspired by existing heritage and landscape features whilst framing long range views



Barrow Hill

Work with local residents to look at detailed design of green buffer and edge treatment

