



OTTERPOOL PARK
COUNTRYSIDE • CONNECTED • CREATIVE

Welcome

Thank you for coming to our public exhibition about the next steps for Otterpool Park.

Otterpool Park is a new garden town that will deliver up to 8,500 high-quality homes alongside the supporting infrastructure to create a sustainable and successful new community.

In April 2023, a resolution to grant planning permission for Otterpool Park was secured from Folkestone & Hythe District Council's Planning & Licensing Committee.

Full planning approval has not yet been issued and, given more than three years has passed since that Committee resolution, Otterpool Park LLP, the master developer leading the project, is preparing to submit additional and updated information to the Local Planning Authority later this year.

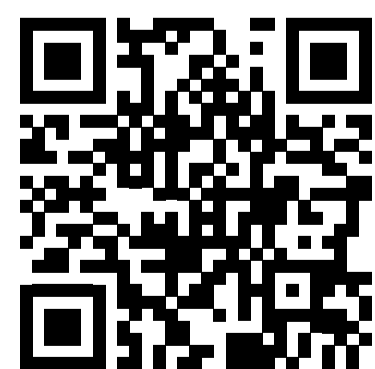
The information will reflect changes in policy, legislation and guidance that have progressed since 2023, as well as updated survey information.

The information will also reflect progress that has been made across key areas, helping to accelerate delivery of the garden town.

This will enable a planning approval to be issued and allow the project to move forward.

We are holding this event to share with the local community the details of the information that is to be submitted, and the next steps in the process.

Talk to our team to find out more.



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Vision

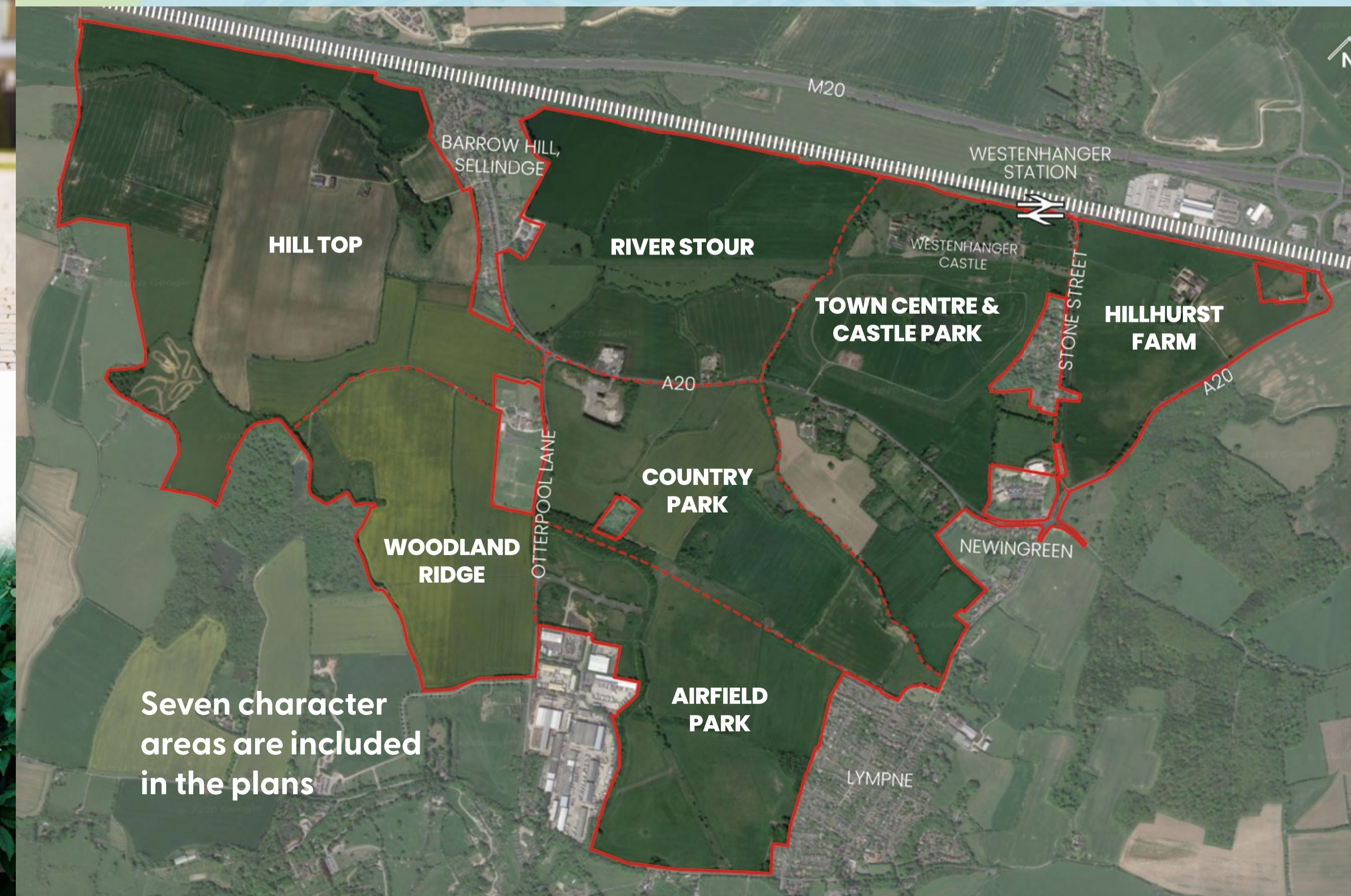
Otterpool Park is a new garden town that will deliver up to 8,500 high-quality homes alongside the supporting infrastructure to create a sustainable and successful new community.

Our vision is for a landscape-led, high-quality place of exemplary design and high sustainability standards.

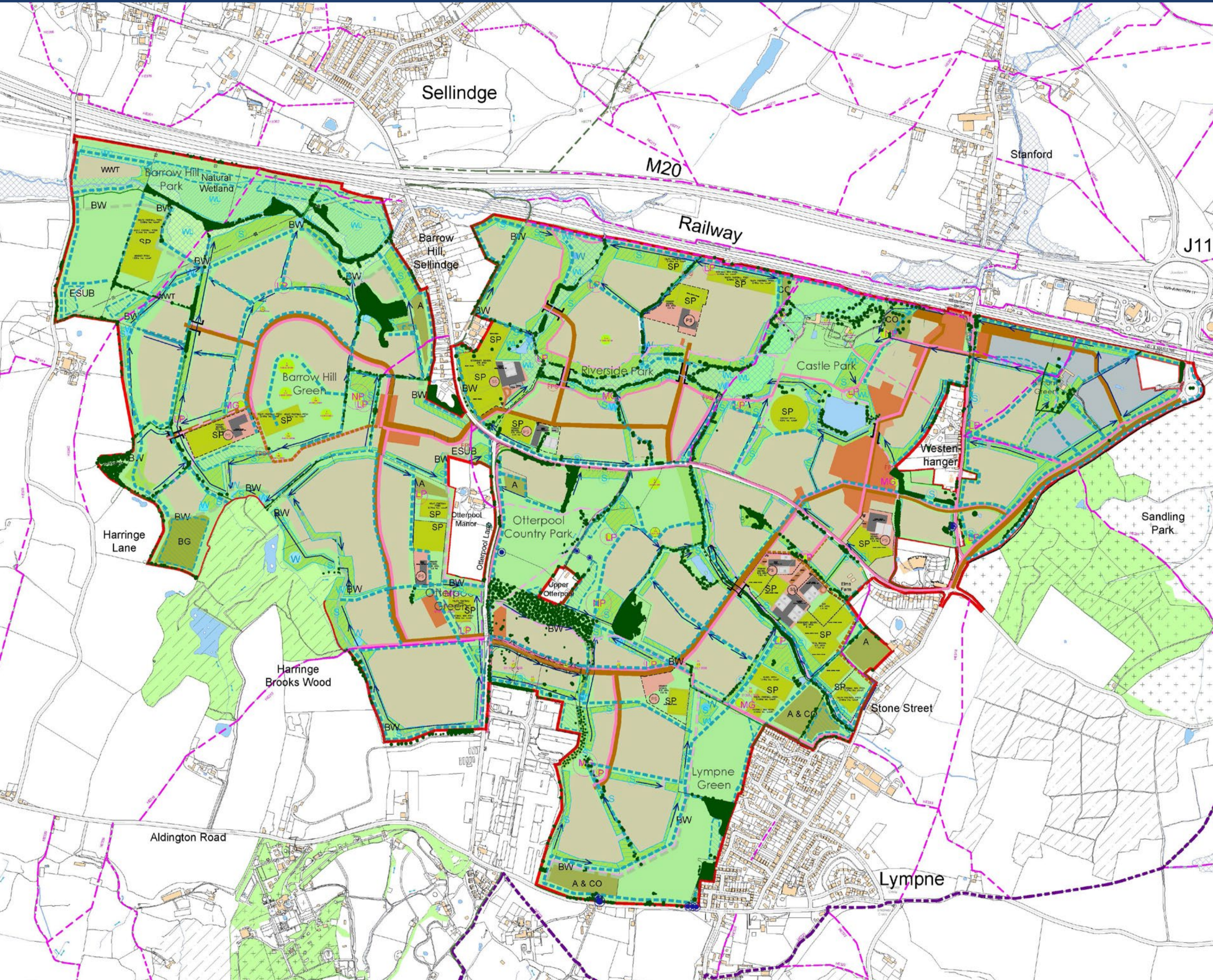
This vision for a future place is captured in the Charter for Otterpool Park. The updates to the planning application do not change this overall vision and Otterpool Park LLP remains committed to its delivery.



You can read more about our Vision and the Charter for Otterpool Park on our website or ask our team for more details.



Submitted Illustrative Masterplan



- | | | | |
|--|---|---|---|
| <p>Existing</p> <ul style="list-style-type: none"> Existing Communities & Buildings Existing Rivers, Streams and Ponds Existing Woods Existing Ancient Woodlands Existing Registered Parklands Existing Footpaths Existing Bridleway Existing Saxon Shore Way HV cables Existing Flood Zone 2 + 3 | <ul style="list-style-type: none"> Existing Scattered Trees Existing Hedgerows and Tree Groups Existing Trees with TPO <p>Proposed</p> <ul style="list-style-type: none"> Proposed Development Areas Proposed Green Infrastructure Proposed Primary Cyclepaths & Footpaths Proposed Primary Roads Proposed Bridge Crossing over Water Course Proposed Cyclepaths & Footpaths Proposed Bus and Emergency Routes | <ul style="list-style-type: none"> Proposed Bus and Emergency Routes & Proposed Cyclepath and footpath Proposed Bridleway Proposed Community Orchards Proposed Burial Ground area Proposed Allotments Proposed Sports Pitch areas Proposed Play areas Location of Heritage Feature Proposed areas of structure planting Proposed rows of structure planting Proposed Secondary School | <ul style="list-style-type: none"> Proposed Primary School Mixed use Local Centres Proposed Business development area Proposed Wetlands Proposed SUDS Water Management Proposed Conveyance Swales Proposed Foul Pump Station Proposed Water Feature Proposed Waste Water Treatment Infrastructure and Pipes Proposed Electricity Sub Station Application Red Line |
|--|---|---|---|

Up to 8,500 homes

A thriving new garden town

50% open space

Community spaces

Schools and other education opportunities

20% biodiversity gain

A sustainable transport system

Jobs and employment spaces

What's changing and what's not

Things have moved on since the council resolved to grant planning permission in 2023. Submitting this updated information aims to accelerate delivery of the first homes at Otterpool Park.

The updates include any changes in policy, legislation and guidance, as well as updated survey information.

What will the updates to the planning application do?

The updated application provides a strong yet adaptable structure to guide decisions as the project progresses. It will:

- **Reflect new policies and guidance** that have emerged since the last committee decision three years ago.
- **Update mitigation measures** so they match the latest surveys and evidence.
- **Increase flexibility** so the development can adapt where appropriate as it progresses.
- **Accelerate delivery of the first homes**, helping the project move from planning into delivery.



There are no changes to:

- The site's red line boundary
- The description of the development
- The number of homes proposed or the key principles of the development
- The objectives of the Otterpool Park Charter
- The fundamentals of the Parameter Plans and Development Specification

Updates to the Development Specification & Strategic Design Principles

These documents guide how the whole development will come forward. They have been updated to:

- Simplify and streamline the text by removing duplication and making the information easier to follow.
- Reflect the tiered planning structure, which allows for further detail as the project evolves over time.
- Allow flexibility in the housing mix, recognising that needs will evolve over the lifetime of Otterpool Park.

- Show how the first homes at Otterpool Park will be delivered and how these homes fit into the wider masterplan.
- Update the approach now that the waste facility at Otterpool Quarry is operational, meaning only one set of parameter plans is needed.

We have also updated the Environmental Statement and Mitigation Matters so they match the updated documents, including the plans for the first homes. These updates also reflect any changes in the environment and in national policy, legislation and guidance.

Parameter Plans

The Parameter Plans are the high-level plans that set the key principles for how Otterpool Park can be developed. The three Parameter Plans are:

Open Space and Vegetation

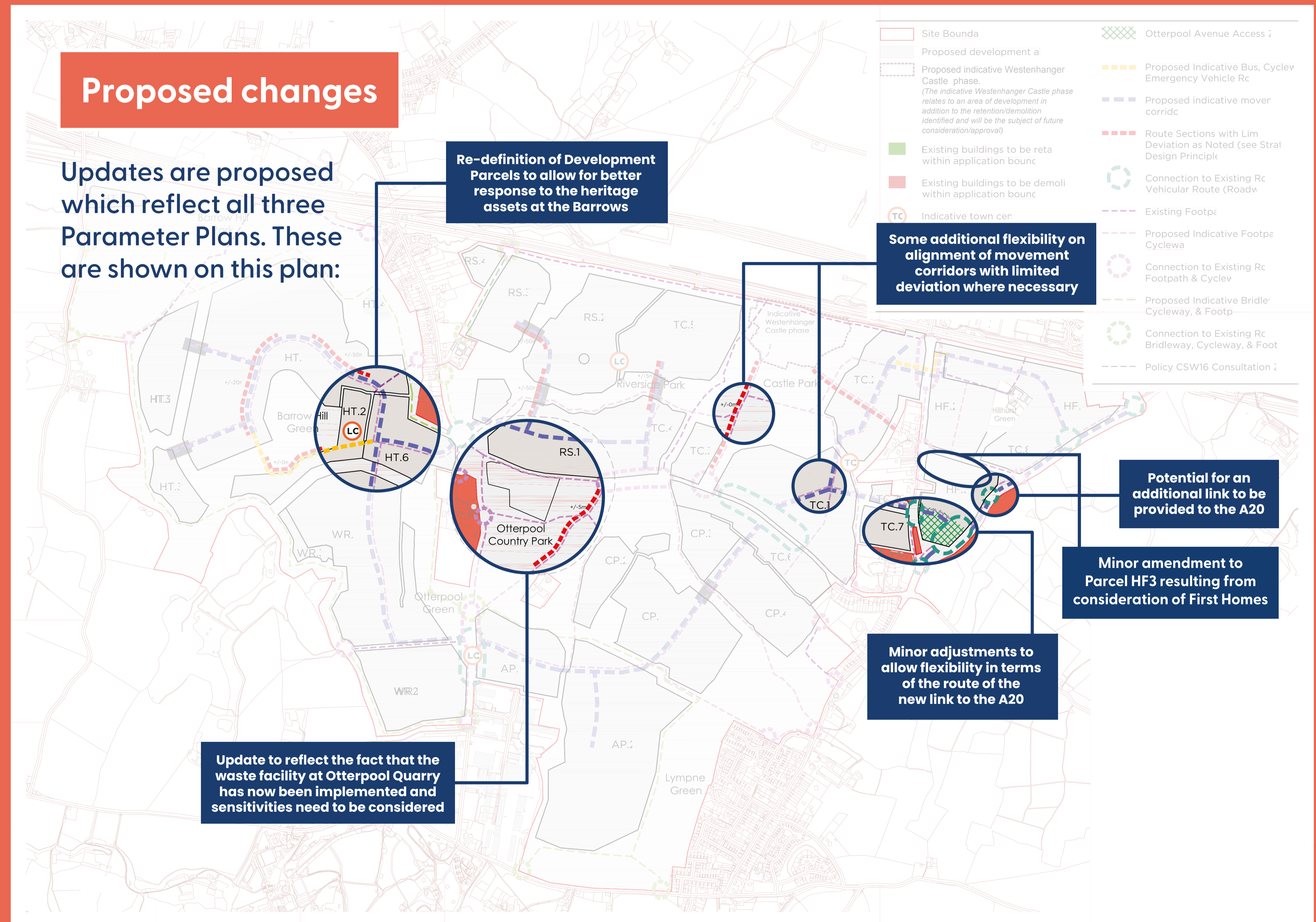
Setting out the new green spaces, planting, woodlands and trees.

Movement and Access

Identifying the new roads, footpaths, bridleways and cycleways.

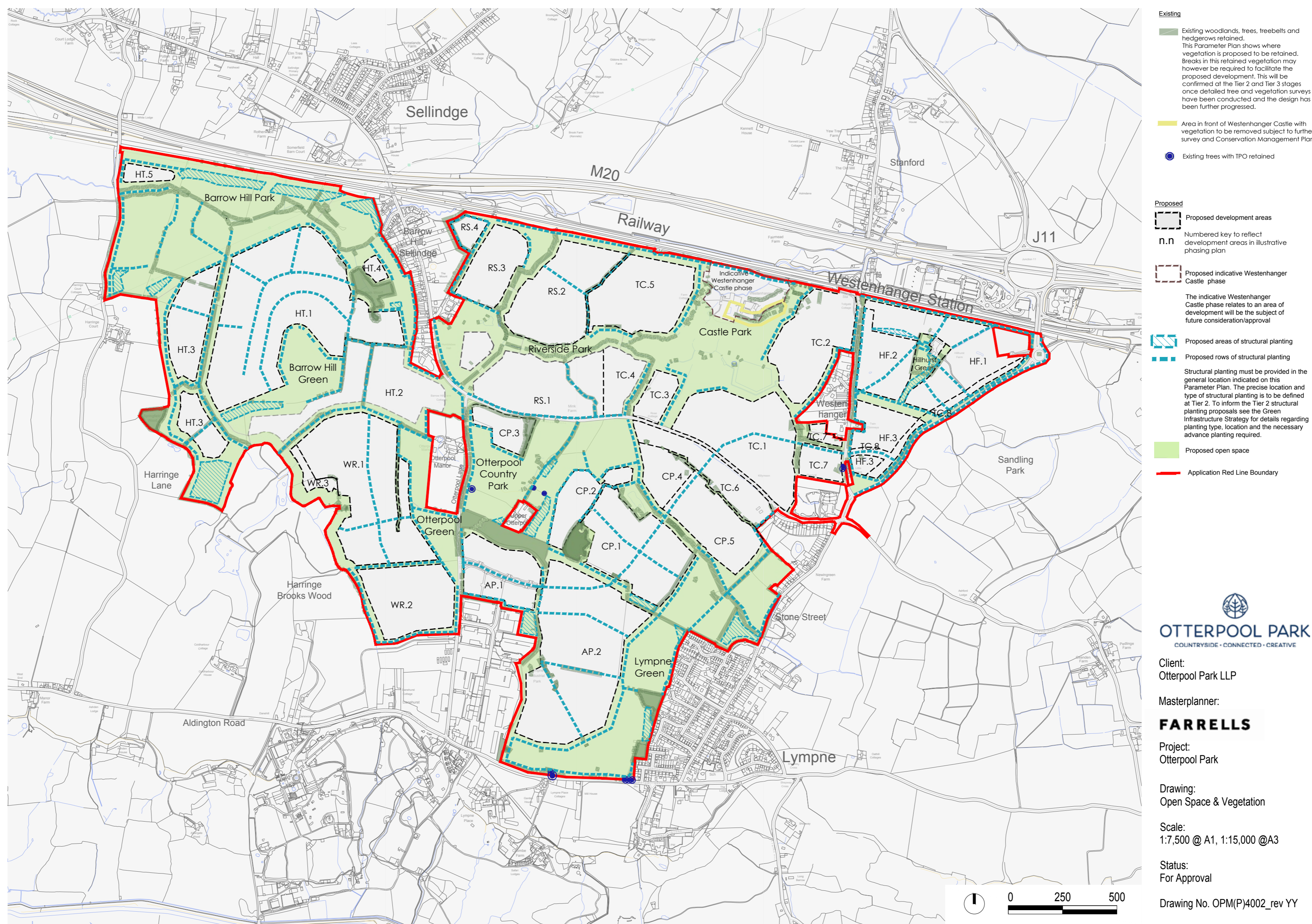
Building Heights

Setting the scale of new buildings within the identified development areas.



Open Space and Vegetation

Original



Existing

- Existing woodlands, trees, treebelts and hedgerows retained. This Parameter Plan shows where vegetation is proposed to be retained. Breaks in this retained vegetation may however be required to facilitate the proposed development. This will be confirmed at the Tier 2 and Tier 3 stages once detailed tree and vegetation surveys have been conducted and the design has been further progressed.
- Area in front of Westernhanger Castle with vegetation to be removed subject to further survey and Conservation Management Plan
- Existing trees with TPO retained

Proposed

- Proposed development areas
- Numbered key to reflect development areas in illustrative phasing plan
- Proposed indicative Westernhanger Castle phase
- The indicative Westernhanger Castle phase relates to an area of development which will be the subject of future consideration/approval
- Proposed areas of structural planting
- Proposed rows of structural planting
- Structural planting must be provided in the general location indicated on this Parameter Plan. The precise location and type of structural planting is to be defined at Tier 2. To inform the Tier 2 structural planting proposals see the Green Infrastructure Strategy for details regarding planting type, location and the necessary advance planting required.
- Proposed open space
- Application Red Line Boundary

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Client:
Otterpool Park LLP

Masterplanner:
FARRELLS

Project:
Otterpool Park

Drawing:
Open Space & Vegetation

Scale:
1:7,500 @ A1, 1:15,000 @ A3

Status:
For Approval

Drawing No. OPM(P)4002_rev_YY

Updated



Existing

- Existing woodlands, trees, treebelts and hedgerows proposed for retention. This Parameter Plan shows where vegetation is proposed to be retained. Breaks in this retained vegetation may however be required to facilitate the proposed development. This will be confirmed at the Tier 2 and Tier 3 stages once detailed tree and vegetation surveys have been conducted and the design has been further progressed.
- Area in front of Westernhanger Castle with vegetation to be removed subject to further survey and Conservation Management Plan
- Existing Trees with TPO retained
- Existing Green Space

Proposed

- Proposed Development Areas
- Numbered key to reflect development areas in illustrative masterplan
- Indicative Westernhanger Castle phase
- The indicative Westernhanger Castle phase relates to an area of development which will be the subject of future consideration/approval
- Indicative area of structural planting
- Indicative row of structural planting
- The precise location and type of structural planting is to be defined at Tier 2
- Indicative Proposed Open Space
- Otterpool Avenue Access Zone
- Application Red Line Boundary
- Policy CSW16 Consultation Zone

Rev	Description	Date
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Client:
Otterpool Park

Open Space & Vegetation

Scale: A3: 1:12,500 Drawn: CE Designed: --- Approved: WR

0m 140m

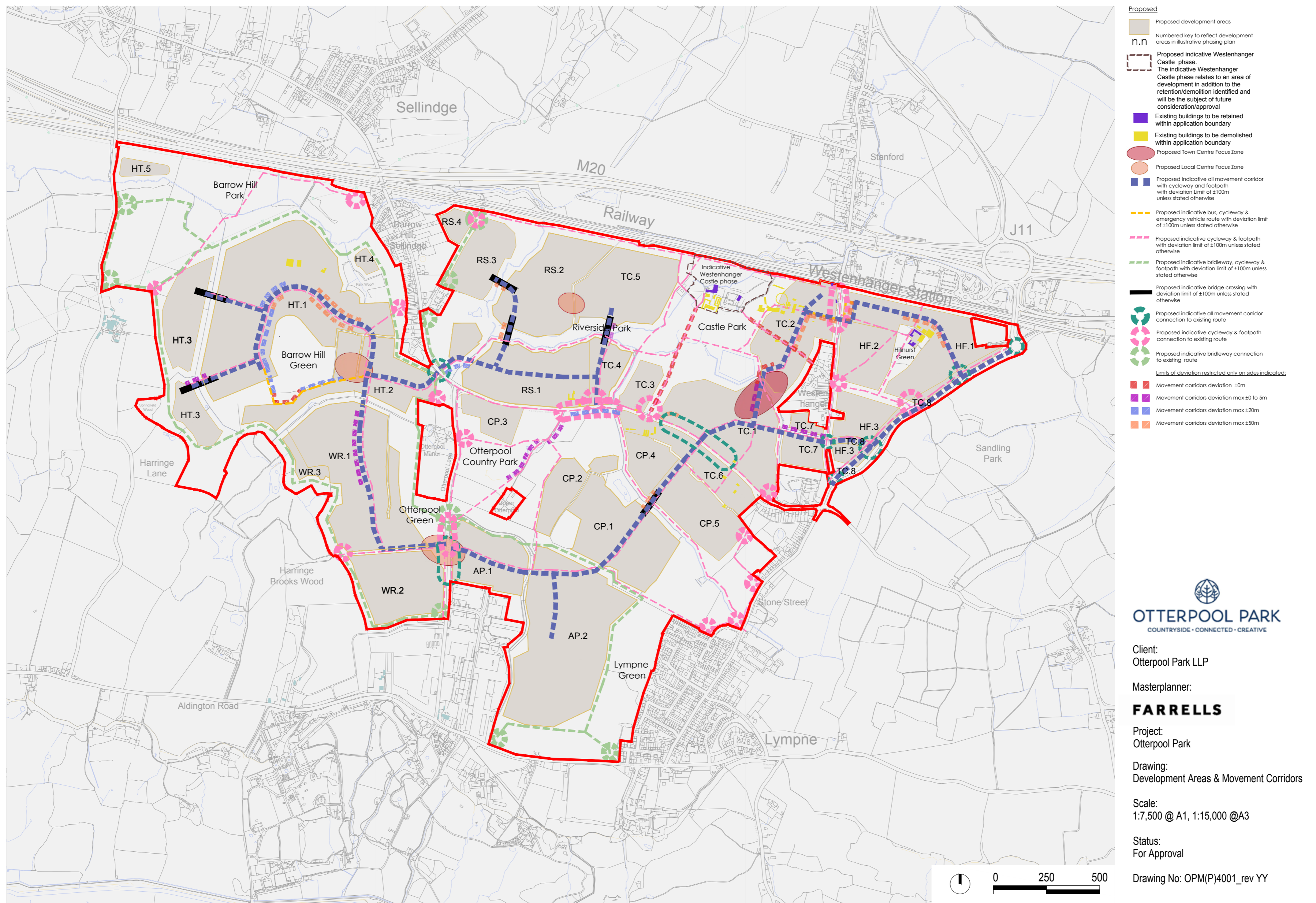
Drawing Number: **OTT001-006** Revision: **G** Date: **16.04.26**

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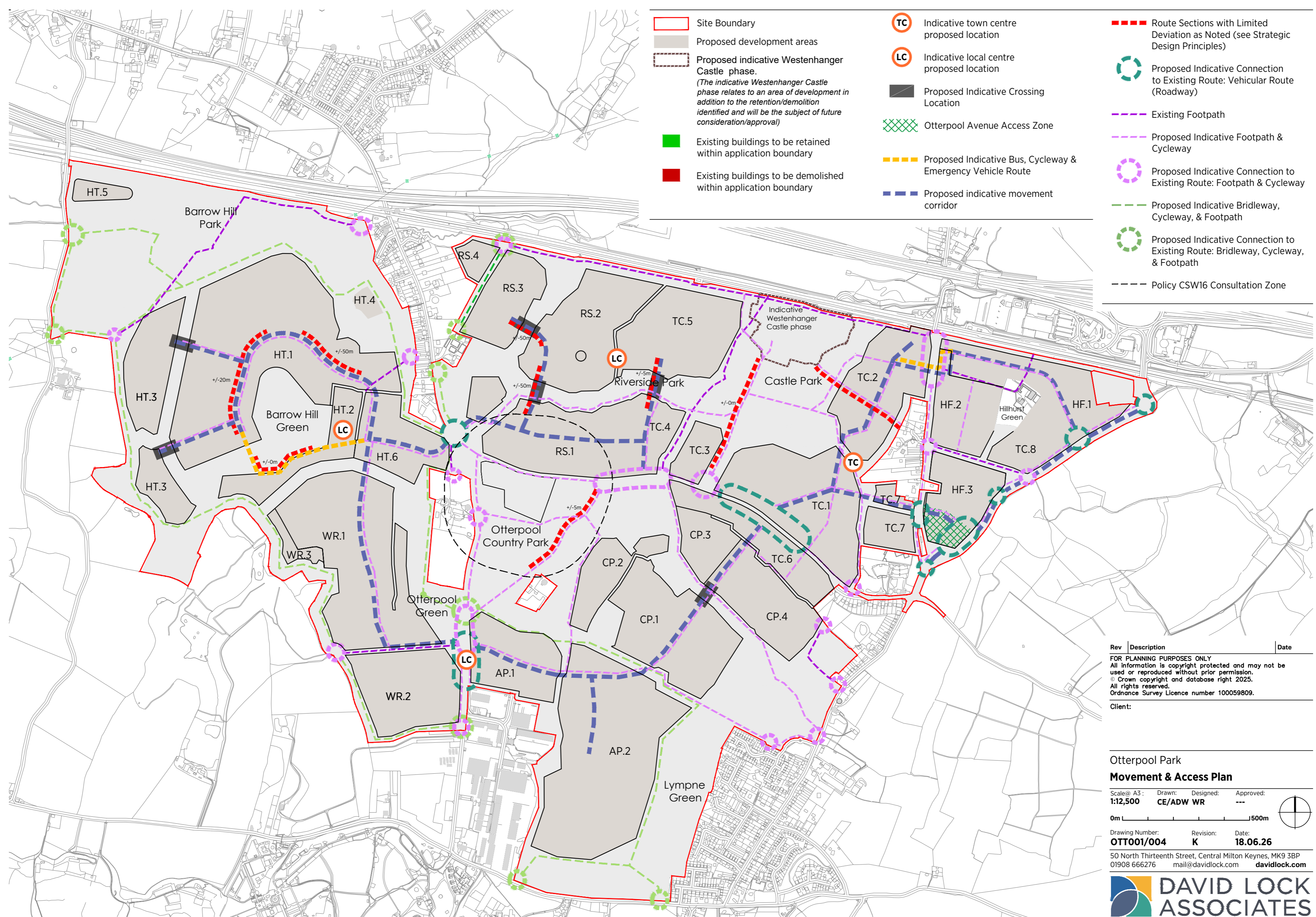
Movement and Access

Original



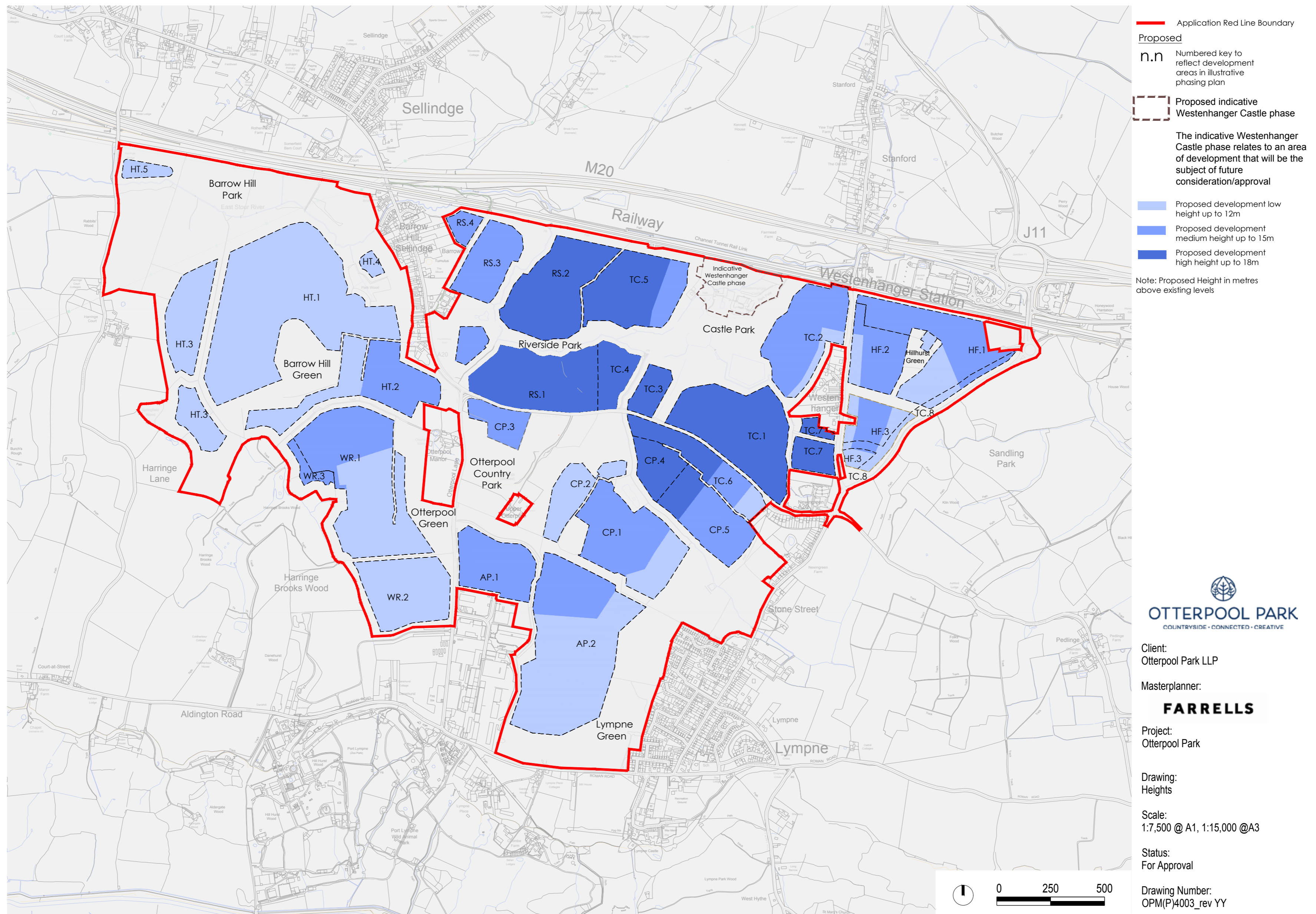
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Updated



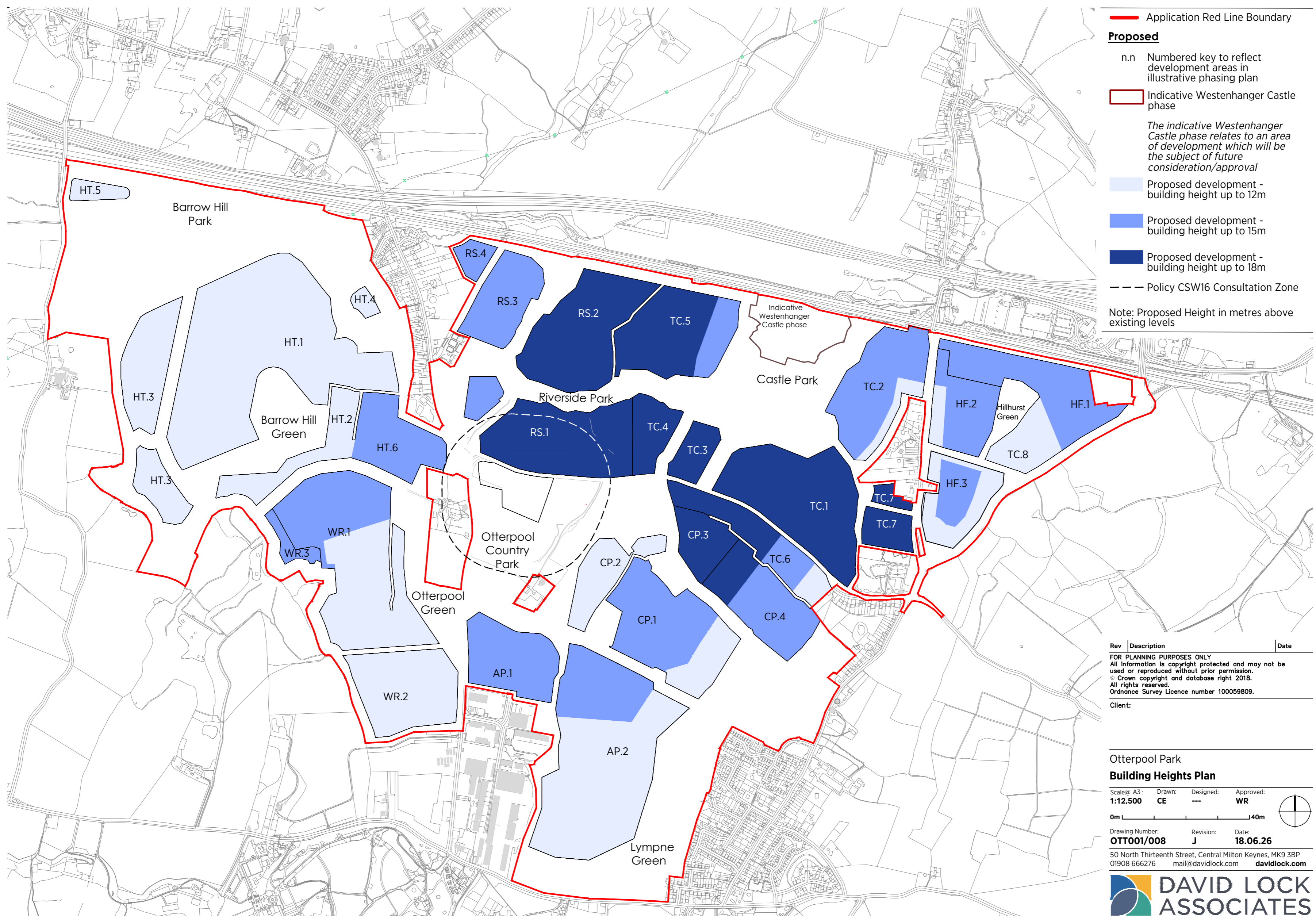
Building Heights

Original



ALL DIMENSIONS, LEVELS, COORDINATES, SETTING OUT, TO BE CHECKED ON SITE AND ANY DISCREPANCY REPORTED IMMEDIATELY TO THE ARCHITECT AND PROJECT MANAGER.

Updated



First homes at Hillhurst Green

Otterpool Park has been planned to help meet both local housing needs and the wider national demand for new homes. Bringing forward the first homes will contribute to the Folkestone and Hythe District's immediate and long term housing requirements.

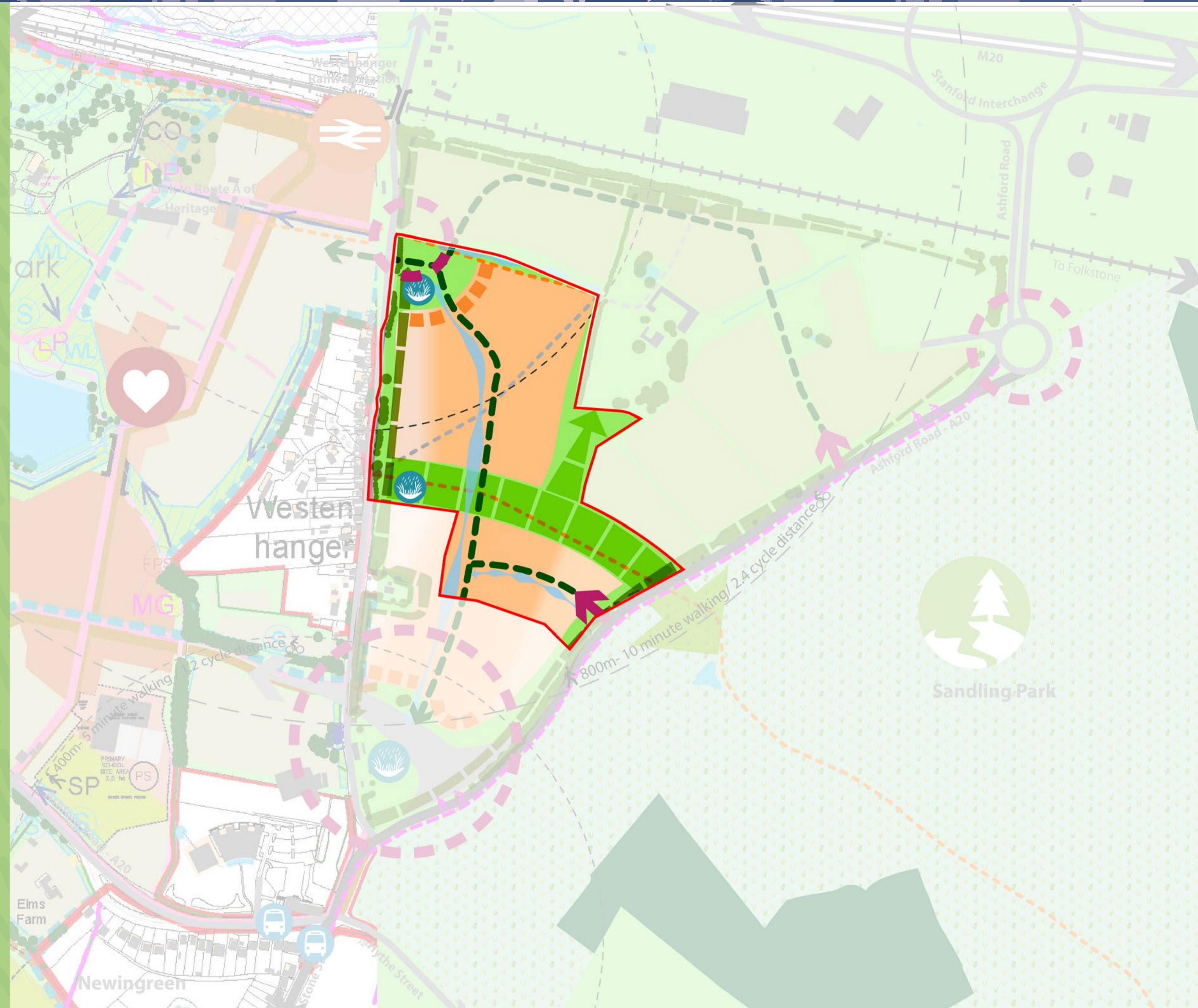


THE FIRST 300 HOMES

will be a mix of housing types and will be located in the Hillhurst Green character area to the north-east of the Otterpool Park site.

Proposals for the first homes will be subject to public consultation before a reserved matters application that will set out the detail of the first homes is submitted to the Local Planning Authority.

The updated submission information will include documents setting out the principles for the area of first homes at Otterpool Park.



- | | | | |
|------------------------------|----------------------------|--|-----------------------|
| Indicative EHP Site Boundary | Swales | Gateway | Otterpool Avenue |
| Development Area | Green Corridor/ Links | Public Right of Way | Bridge over railway |
| Employment / Mixed use | Landscape Buffer | Potential Public Right of Way to be re | 400m Walking Distance |
| Gateway Frontage | Motorway | Railway | 800m Walking Distance |
| Open Space | A20 | Railway Station | |
| Existing Trees and Hedgerows | Main Roads | Community Heart | |
| Ancient Woodland | Proposed Infrastructure | Existing Bus Stops | |
| Sanding Park | Potential Vehicular Access | Ped/Cycle Route | |
| Attenuation Basins | | | |

First homes at Hillhurst Green

Why are the first homes located here?

The first homes are positioned close to Westenhanger Station and have direct access to the A20. This helps future residents travel easily while reducing traffic impacts on existing communities.

What else will be delivered with the first homes?

There will be key infrastructure including new roads and footpaths, landscaping and water-management features, new habitats, open space and tree planting. Improved access is also planned for the rail station.

Will there be a school?

The estimated number of pupils generated by occupants of the first homes will not trigger the need for a new school. Instead, contributions to existing schools will be made, along with investment in public transport to help children travel safely to and from school.



Will there be any shops?

There are no permanent shops planned within the first homes area, as it sits outside the designated local and town centres for Otterpool Park. However, temporary community shops are being explored to support both new and existing residents.

How will you make sure the design of the first homes area is high quality?

All first homes must meet the design aspirations set out in the Otterpool Park Vision, Charter and Design Principles. A Design Brief is also being prepared and will be submitted as part of the Outline Planning Application update for consultation.

What technical work is being carried out on this area to assess its suitability for new housing?

Survey work on drainage, power, ecology and highways impact is already well underway to ensure that this area of the site can come forward with minimal disruption to the community.

When will the first homes be ready?

This depends on the planning process, but Otterpool Park LLP aims to begin delivering the first homes by 2028/29.

Early infrastructure

Essential early infrastructure, including a wastewater treatment works, associated wetlands and a primary substation will support the community's needs, ensure sustainable water management and safeguard environmental standards.

This will be located in the north-west corner of the Otterpool Park site.

Public consultation activity was undertaken before the submission of the planning application, and the plans were approved by Kent County Council in April 2026. This marked a major milestone towards delivery.



WASTEWATER TREATMENT WORKS

Treating foul water from the Otterpool Park development.



WETLANDS

Creating a publicly accessible landscaped area with footpaths, boardwalks and wildlife.



PRIMARY SUBSTATION

Providing electricity to the Otterpool Park development.



Legend

Proposed Planning Application Boundary	Wetland reed beds	View arrows	Proposed footpath connections to wider future development
Existing vegetation retained	Access road	Public Right of Way (existing)	Vehicular access
New planting	Boardwalks	Public Right of Way (diverted)	Overhead power cables

Landscape Elements

- Phase 1 wetlands (Ponds 1-3)
- Phase 2 wetlands (Ponds 4-7)
- Phase 3 wetlands (Ponds 8-10)
- Structural planting plots

Thank you for coming

We hope you have found the information presented today to be helpful and that it has provided you with a good understanding of the next steps for Otterpool Park.

The updated information will be submitted later this year, and we will keep you informed as this progresses.

The Local Planning Authority will be seeking feedback from the local community following the submission of the finalised information. That feedback will be taken into account as part of their review and decision making process.

Further details for the first 300 homes - including elements such as materials, street lighting, planting and other design elements - will be considered through a Reserved Matters Application, expected in late 2027.

You can continue to keep up-to-date by finding out latest news on the Otterpool Park website.

Our team are happy to answer any further queries.



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Next steps



Late 2026: updated information submitted to Local Planning Authority



Public and consultees to be invited to comment on information by Local Planning Authority



Decision on application from Local Planning Authority



Consultation on first homes



Late 2027: Reserved Matters / detailed designs submitted for the first homes



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