



OTTERPOOL PARK

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Application Guide – Update

Understanding the Otterpool Park planning application

A simple guide to Otterpool
Park: where the project is
today and what happens next

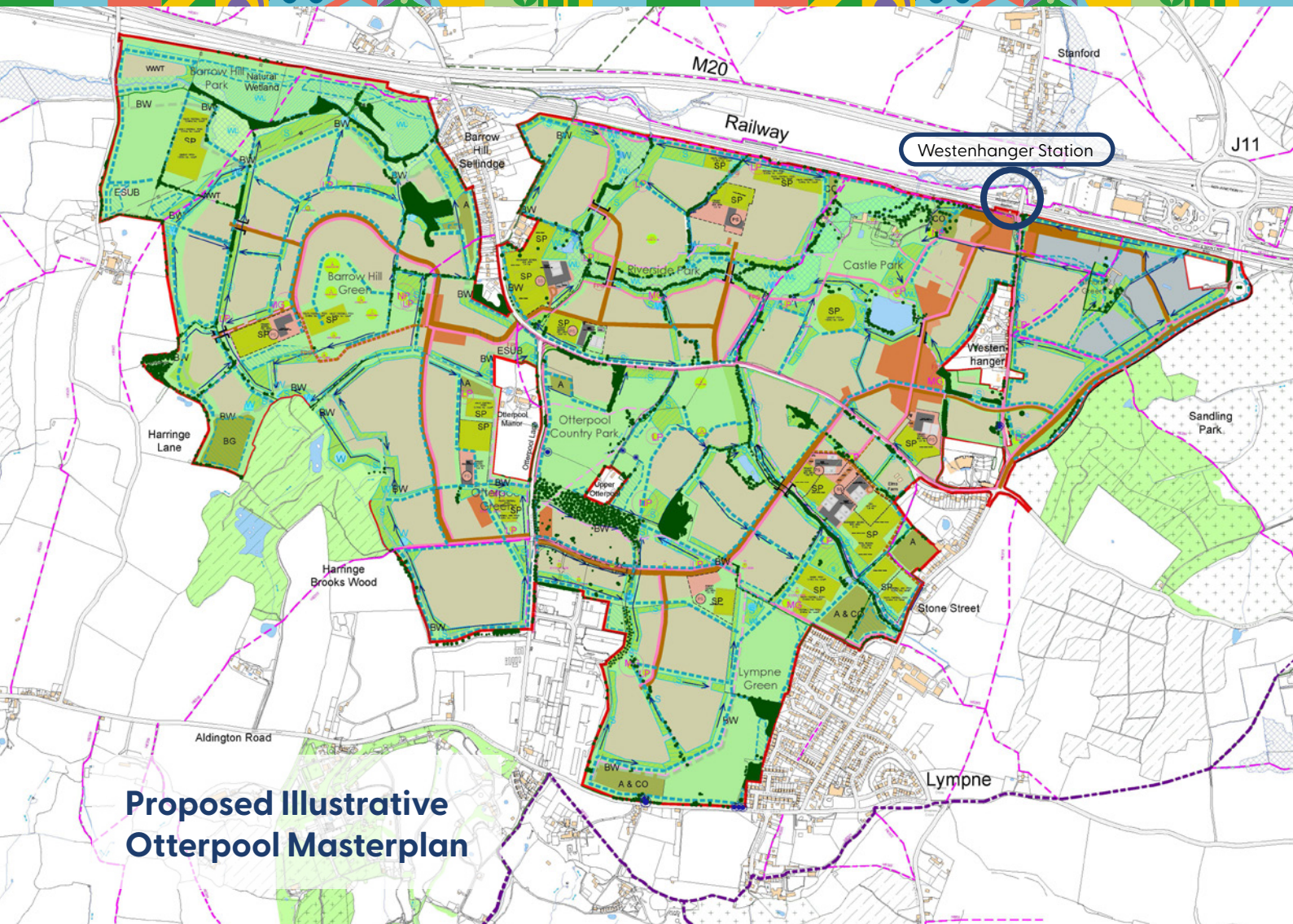


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www.otterpoolpark.org





An introduction to Otterpool Park

Otterpool Park is a new garden town planned for land around Westenhanger in the Folkestone & Hythe district. The vision is for a landscape-led garden town, combining high-quality homes with generous green spaces and the facilities and connections needed to create a new community.



Up to
8,500 homes



Garden Town
vision



Otterpool Park
Charter



Overall
masterplan



Commitment to
high-quality design



Green spaces
and parks



Schools and
community facilities



Walking, cycling
and sustainable
transport connections



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Where are we now?

In April 2023, Folkestone & Hythe District Council resolved to grant outline planning permission for Otterpool Park.

Before that permission can be formally issued, some of the supporting planning information has been updated. This is because planning policy, legislation, environmental guidance and technical evidence have continued to evolve.

The Site Boundary and Overall Vision for Otterpool Park remain the same.

What's being updated now?

The updates are focused on the supporting information, making sure the planning application reflects the current position. This includes the latest:

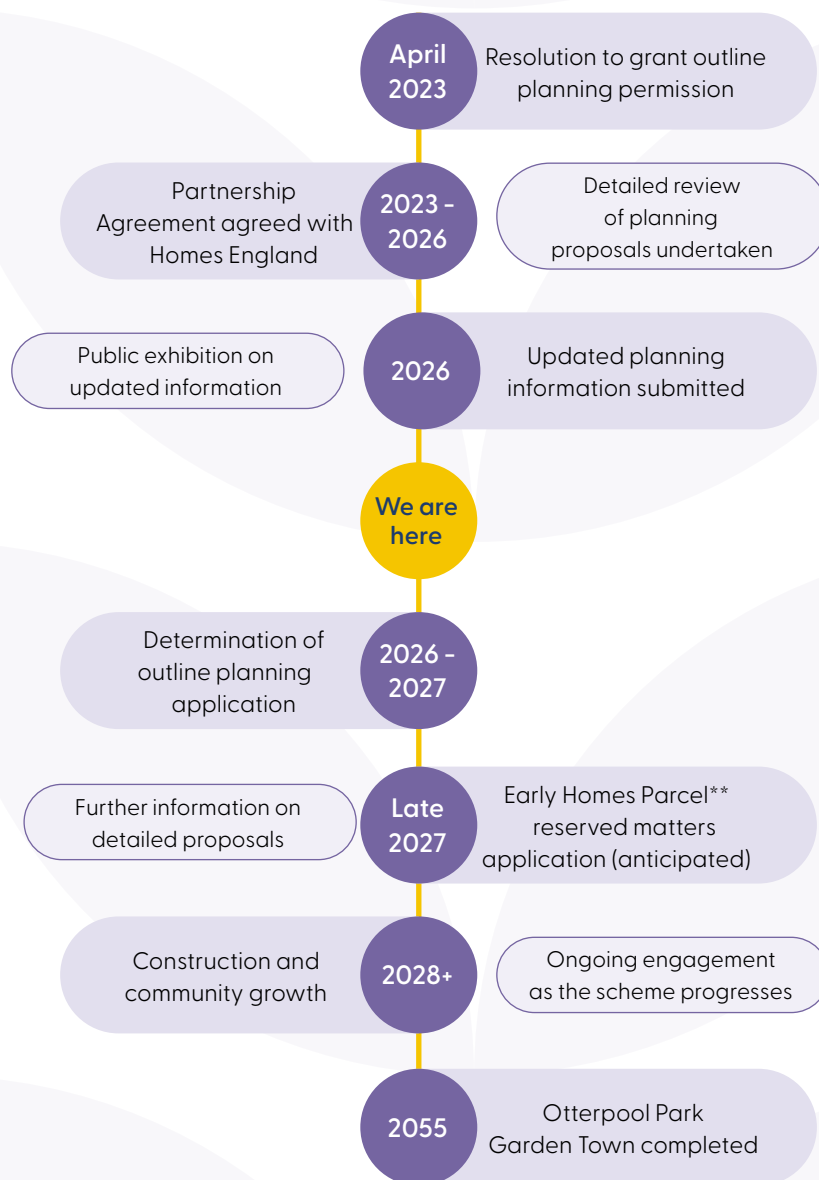
- Planning policies and legislation
- Environmental surveys
- Technical evidence
- Supporting planning documents

Updating this information will allow the project to move forward towards delivery.

**Indicative programme based on current project information. Future dates remain subject to planning approvals and the delivery programme.*

*** Early Homes Parcel: The first area of housing planned to come forward at Otterpool Park. Detailed proposals for its design and layout will be submitted through a future reserved matters application.*

Key planning milestones and community engagement*



Understanding the planning documents

The updated planning information includes a range of documents covering different aspects of Otterpool Park. You do not need to read them all to understand what is being proposed.

Where should I start?

The Planning and Delivery Statement is a good place to start. It provides an overview of the updated submission and directs you to the supporting documents if you would like more detail on a particular topic.

Key planning documents

Three documents are particularly important in setting the framework for how Otterpool Park can develop:

- **Development Specification**
Sets out what is proposed and the framework within which the development can come forward.
- **Strategic Design Principles**
Sets out the design approach that will guide future detailed proposals.
- **Parameter Plans**
Show the broad parameters for the development, including where different uses can come forward.

Supporting information

A wider set of supporting documents provides the evidence behind the application, covering topics such as transport, environment, landscape, drainage, sustainability and infrastructure.

This also includes information on the Early Homes Parcel, which explains how the first area of housing is expected to come forward.

The Planning and Delivery Statement will help you find the relevant information if there is a particular topic you would like to explore in more detail.



Where can I view the planning documents?

All documents submitted as part of the Otterpool Park planning application are available to view on the [Folkestone & Hythe District Council planning portal](#).



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How will planning move forwards?

Planning permission for a development the size of Otterpool Park happens in stages.

Outline planning permission establishes the overall principles for the development, including where development can take place, the amount of development and the key design principles.

It does not approve the detailed design of every home, road, park or community building. These details will come forward later through separate planning applications for individual neighbourhoods.

Why is flexibility important?

Otterpool Park will be built over many years. During that time, housing needs, technology and environmental standards are likely to change.

Outline planning allows future neighbourhoods to respond to those changes, while remaining true to the agreed vision for Otterpool Park.

The process for each phase:

Phase planning
and surveying



Community and
stakeholder
engagement



Refine plans
based on
feedback



Submission
of detailed
proposals

How the garden town will grow

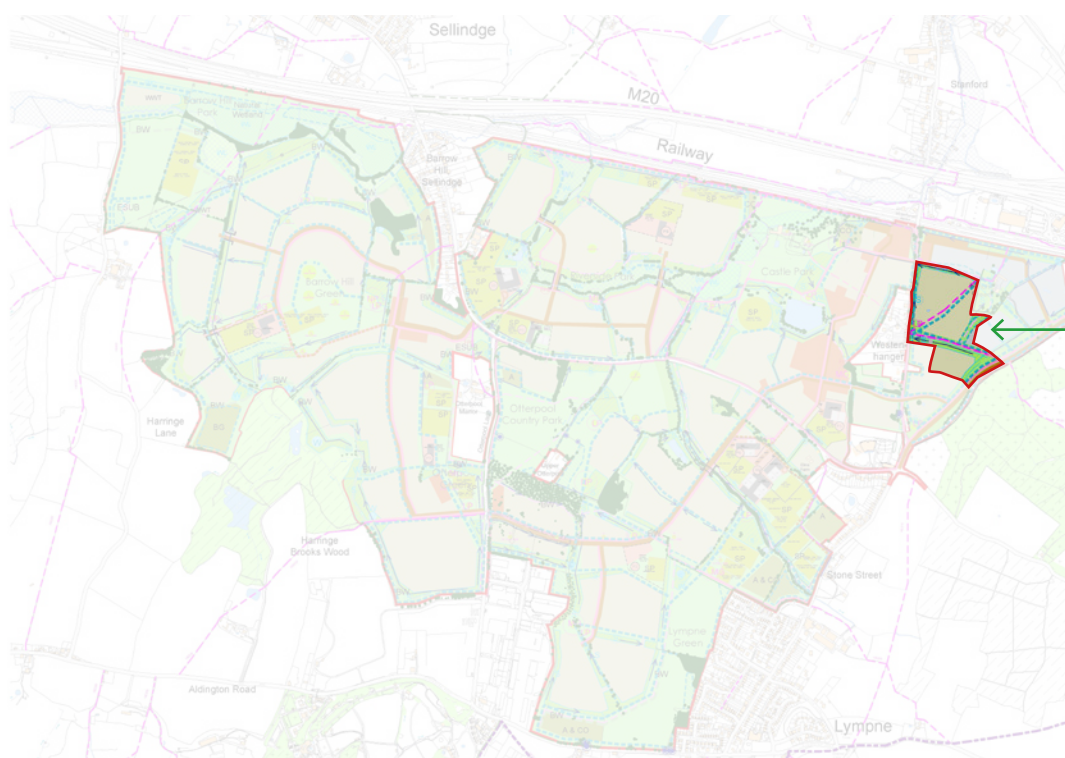
A carefully planned approach to growth

Otterpool Park will be created as a series of connected neighbourhoods, each with its own character while contributing to the wider vision for the garden town.

The first neighbourhood, Hillhurst Farm, will lay the foundations for the new community. Alongside the first homes, it will provide the streets and green spaces needed to support residents from the outset and establish the character of Otterpool Park.

Each neighbourhood will have its own detailed planning application, allowing proposals to be carefully developed before construction begins. As future neighbourhoods come forward, local people will continue to have opportunities to view the proposals and share their feedback.

This phased approach allows the garden town to respond to changing needs over time while remaining true to the agreed vision for Otterpool Park.



First neighbourhood - Hillhurst Farm

- Close to Westenhanger Station
- Includes the Early Homes Parcel (EHP), the first area of housing planned to come forward at Otterpool Park
- New homes alongside supporting infrastructure
- First detailed planning application

Future neighbourhoods

These neighbourhoods will come forward over time through their own detailed planning applications

Up to 8,500 homes

A thriving new garden town

Schools and other education opportunities

20% biodiversity gain

50% open space

Community spaces

A sustainable transport system

Jobs and employment spaces

FAQs

What happens next?

The updated information has now been submitted. We will keep the community updated as the project progresses. More detailed plans for the first 300 homes, including materials, landscaping and the design of homes, are expected to be submitted in late 2027.

Where will I be able to view the planning application? Can I have my say?

The updated information has now been submitted and will be published under the same application reference. The public will have the opportunity to view the proposals and submit comments before the Council makes its decision.

What type of homes will they be?

Otterpool Park will include a range of homes of different sizes and types to meet different needs and create a diverse community. Around 22% are expected to be affordable homes, in line with the outline masterplan.

The Early Homes Parcel will reflect this approach.

The updated submission sets out the design principles for these first homes, with more detailed proposals, including materials, landscaping and home design, expected through a separate Reserved Matters Application in late 2027. There will be further opportunities for the public to view and comment.

Will there be improvements at Westenhanger station?

Yes. The plans include improvements to make it easier and safer to access Westenhanger station while supporting existing rail services.

What are you doing about water supply?

There is enough existing water capacity for around 1,500 homes. Otterpool Park LLP is working with Affinity Water to upgrade Paddlesworth Reservoir and provide a new water supply for the wider development.

How will you manage drainage in the area?

A drainage strategy for the whole development has been prepared and submitted as part of the outline planning application. This sets out how drainage, rainwater and flood risk will be managed across Otterpool Park and will be refined as detailed plans are developed for each phase.

Southern Water has confirmed there is sufficient drainage capacity for the Early Homes Parcel, and further drainage and flood studies have been carried out to ensure the wider development meets Environment Agency requirements.

How will you manage the impact of additional traffic on local roads?

The wider plans aim to reduce reliance on cars by providing walking, cycling and public transport connections, with Westenhanger Station forming an important part of the transport network.

However, Otterpool Park will increase traffic on the local road network as the development comes forward. Traffic surveys carried out in 2025 are being used to update modelling of 26 key road and motorway junctions in and around Otterpool Park, helping to identify where improvements and other measures will be needed.

Otterpool Park LLP is working with Kent County Council and National Highways to understand and manage the impact of the development on the local road network.

How can I view and comment on the information being submitted as part of the planning application?

The documents submitted as part of the planning application can be viewed on the Folkestone & Hythe District Council planning portal. The portal also provides details of how to submit comments on the application and the relevant consultation deadlines.

<https://folkestonehythedc.my.site.com/PR3/s/planning-application/a1n2o000002zlwAAE/y190257fh>

Find more frequently asked questions on the Otterpool Park website:

www.otterpoolpark.org/updates/faqs/



Find out more

For more information about Otterpool Park or the planning update:



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- Visit www.otterpoolpark.org
- Contact the project team
- Scan the QR code or [click here](#) to view the planning documents online

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