

# **Overview & Scrutiny Committee – 11<sup>th</sup> July, 2017**

## **Otterpool Park**

**Folkestone**

Hythe & Romney Marsh  
Shepway District Council



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# Landowner Progress since March 2017

- Preparing the Framework Masterplan
  - Working with partners Cozumel Estates Ltd.
  - Project Plan
  - Public Engagement
- and
- DTI
  - Development Finance and Land Acquisition

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# The Framework Masterplan

- Stage 1 Feasibility and Capacity Study reported to Cabinet in March 2017
- Framework masterplan to be submitted as part of CSLP evidence base
- Plan must be viable and deliverable
- Work underway on employment study and liaison with Network Rail

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# The Framework Masterplan

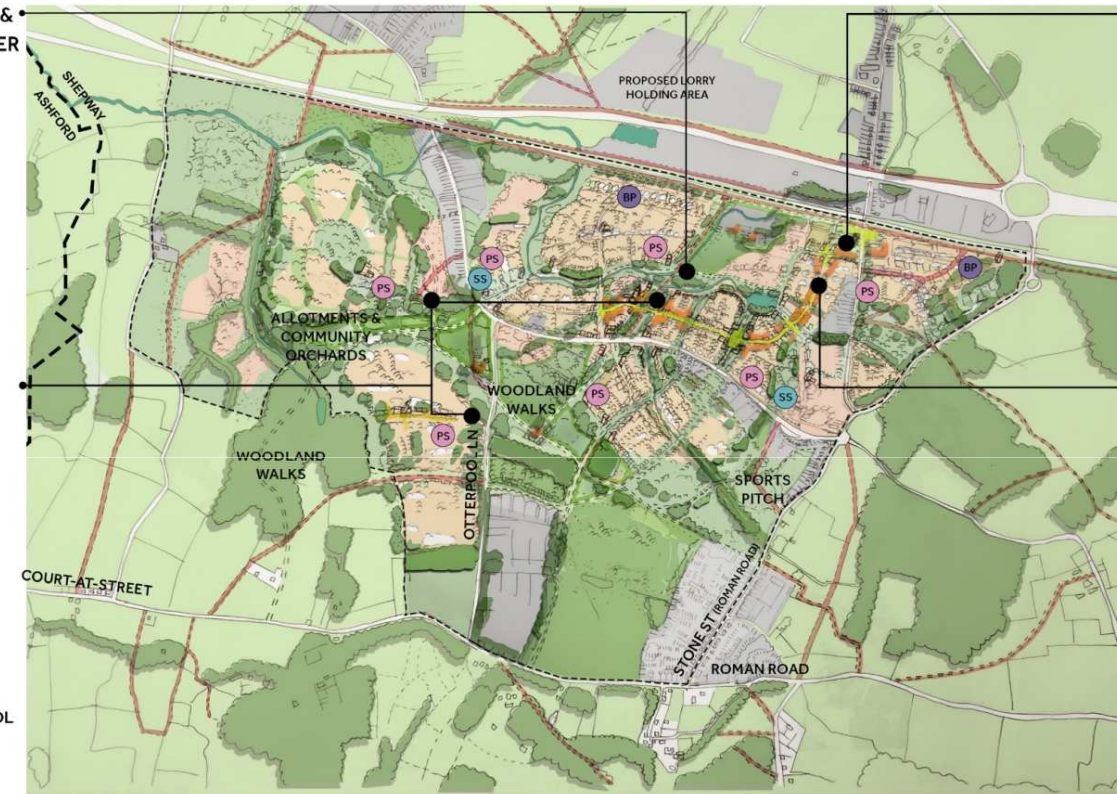
## GREEN CORRIDOR & CULTURAL QUARTER LINKING

- SECONDARY & PRIMARY SCHOOLS
- SPORTS & LEISURE
- SPORTS CLUB
- PLAY AREAS
- MULTI-FAITH CTR
- GALLERY
- HOUSING

## LOCAL CENTRES

- COMMUNITY HALL
- LOCAL SHOPS
- NURSERY
- PLAY
- JUNIOR SPORTS
- PRIMARY SCHOOL
- HOUSING

- SS SECONDARY SCHOOL
- PS PRIMARY SCHOOL
- BP BUSINESS PARK



## GATEWAY

- PUBLIC TRANSPORT INTERCHANGE
- RAIL STATION
- BUS STATION
- PARK + RIDE

- HOTEL
- BUSINESS
- CAFES
- HEALTH CENTRE
- HOUSING

## HIGH STREET

- LOCAL SHOPS
- RESTAURANT / CAFES
- COMMUNITY HALL
- DENTIST
- SMALL MEDIUM ENTERPRISE
- MARKET PLACE
- HOUSING

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# 2<sup>nd</sup> Collaboration Agreement and Development Agreement

- **Second Collaboration Agreement** greater detail on the principles set out in the first agreement. This will cover the period up to grant of planning permission and selection of development partner(s).
- **Full development agreement** be entered into with future partner(s) by end of 2019. This will include detailed documents and strategies including a business plan. The scope of this agreement will be brought back to Cabinet in autumn 2019.
- **The current agreement** will be extended to a longstop date of 31 March 2018.

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# Project Programme

- submitting a framework masterplan to the LPA in September 2017;
- submitting a planning application in March/April 2018 that includes a full masterplan;
- achieving resolution to grant planning permission by end of 2018 subject to S106 and adoption of the CSLP;
- providing evidence to support the allocation of Otterpool Park in the CSLP review; and
- starting on site in 2020

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# Public Engagement

## Early Learning

- Workshops worked well
- Within the public drop-in events theatre style presentations worked less well, although discussions with individuals and smaller groups has been more useful
- The demographic at the events has not been representative of the community as a whole with the majority of attendees being over 50. There has been a real lack of attendance by younger people and as the project is being delivered over at least a 30 year timescale this is obviously problematic.
- Need for clarity on Council roles

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# Public Engagement

## Early Learning

Key points raised included;

- the ability to supply sufficient water
- the impact of traffic on existing highway infrastructure
- impact on health and education provision
- support for affordable housing in a range of forms
- support for local housing
- support for need to provide employment land for jobs

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# Department of International Trade and MIPIM

- In its corporate role the Council has been liaising with Department for International Trade (DIT)  
DIT can help to promote major infrastructure and development projects to an international audience where they are looking for investment or development partners
- MIPIM - Attendance at MIPIM in 2018, working with Locate in Kent to promote Otterpool Park to its best advantage.

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# Next Steps

- Finalisation of the framework masterplan, drawing on the inputs from Montagu Evans, the views of members and feedback from the engagement events.
- Preparation of a report on the June engagement events.
- Signing options agreements with landowners.
- Working with Cozumel on the Second Collaboration Agreement.
- Corporate Liaising with DCLG and the HCA over its potential role in providing advice and support to Otterpool Park.
- A further report to Cabinet in September 2017 will provide an update on the masterplan work and land acquisition, and seek decisions on:
  - The content of the second collaboration agreement, and
  - Principles of the approach to long term stewardship.

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# Recommendations

1. To receive and note report
2. That Cabinet approves the following principles for the development of the Otterpool Park Framework Masterplan to provide a basis for a submission to the Local Planning Authority to support the Core Strategy Local Plan Review and also a basis for preparing an outline planning application:
  - a) The indicative layout set out in the spatial plan (Appendix A) showing broad location for development, strategic landscaping, housing, and employment and community facilities, subject to responding to comments from the recent community engagement events.
  - b) A review of the total number of homes in line with feedback from public events and viability advice.

The Otterpool Park Framework Masterplan will then be refined for final agreement by a future Cabinet meeting.

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# Recommendations

- 3. That Cabinet authorises the Head of Strategic Development Projects, in consultation with the Leader of Council, to enter into a second collaboration agreement with Cozumel Estates.**
- 4. To approve ongoing liaison with DIT over Otterpool Park as a pilot in the promotion of garden towns to international investors, and delegate authority to the Corporate Director Strategic Development to make a submission of further information to DIT, upon consultation with the Leader.**
- 5. To endorse SDC's attendance at MIPIM Cannes in 2018 and for officers to work on the detail with Locate in Kent and potentially also with DIT on this event.**
- 6. To note the budget requirement for land acquisition and the need to build in the sums set out in paragraph 1.2 and 1.3 of the confidential annexe into the capital programme £75k for 17/18; £600k for 18/19 and £3m for 19/20 to fund the costs of taking the land options.**

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