



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

VISION



Welcome

Just over three years ago in 2016 the Government published a prospectus to local authorities asking them to express an interest in providing settlements within their administrative areas.

After carefully considering the potential of a garden settlement in the Folkestone & Hythe District to meet our housing need, we submitted an Expression of Interest to the Government in July of that year, proposing Otterpool Park as a new garden settlement. On 11 November 2016 the Ministry for Homes, Communities and Local Government announced its support for Otterpool Park and our journey to deliver on Ebenezer Howard's garden city movement became a reality.

During the past three years we have achieved a number of milestones; from the publication of our Charter to set out our aspirations for a garden community of the future, successful land assembly, the development of a masterplan and the submission of an outline planning application.

We have advanced the project to a stage where we have now established Otterpool Park LLP, who will take on the role of Master Developer and assume responsibility for the principle of development all the way through to implementation of a new community phased across a 30-year timeline.

We are in a unique position as sole landowners and custodians of Otterpool Park to curate the development at the highest level. We commit to delivering on our promises to our project partners, local people and new members of the Otterpool Park community as it grows over the next three decades.

This is a unique approach to delivering large-scale new homes development and communities and recognises a project of the size and ambition of Otterpool Park; at the heart of this approach is a team who can demonstrate experience of delivering at scale, quality and pace.

Otterpool Park is an exciting opportunity for us to deliver an exemplar garden town, bringing homes across a range of tenures, green spaces, leisure facilities, healthy economy, good quality of life, and major infrastructure improvements.

This document sets out the vision for our garden town, set against the principles for garden communities; it underpins the strong case we have developed for Otterpool Park and starts to lay out our objectives for the site. Stakeholders, businesses and residents have generously informed and influenced the project to date and it is greatly appreciated.

It is now the task of Otterpool Park LLP and its newly appointed board to deliver a once-in-a-generation opportunity to deliver the most exciting new community.

COUNCILLOR DAVID MONK
LEADER, FOLKESTONE & HYTHE
DISTRICT COUNCIL





OUR VISION

Countryside, connected, creative

The plans for Otterpool Park are being led and driven forward by Otterpool Park LLP, to deliver a next generation garden town that will support sustainable living and a healthy economy; provide the best quality of life for existing and future residents; and respond to local landscape and character.

Otterpool Park will offer the very best of a rural and urban lifestyle. Everything that's needed will be there – homes, workspaces, schools, shops, community facilities, spaces for leisure, arts and culture.

It is well positioned in the heart of the Kent countryside, just a few miles from the coastal towns of Folkestone and Hythe and offers excellent connectivity to London and Europe by road and rail.

Set around the historic Westenhanger Castle and park, Otterpool Park will be a special place respectful of its past and designed for its future.

It will be a healthy and aspirational place to live, work and visit, characterised by large amounts of green space and its strong culture and community.

Otterpool Park will be an attractive location for businesses to succeed and will make the most of its connections to the thriving creative and digital communities in nearby Folkestone.

Over the next 30 years, Otterpool Park will move the garden town concept into a new era, place-making a new community fit for today's lifestyles and relevant for generations to come.

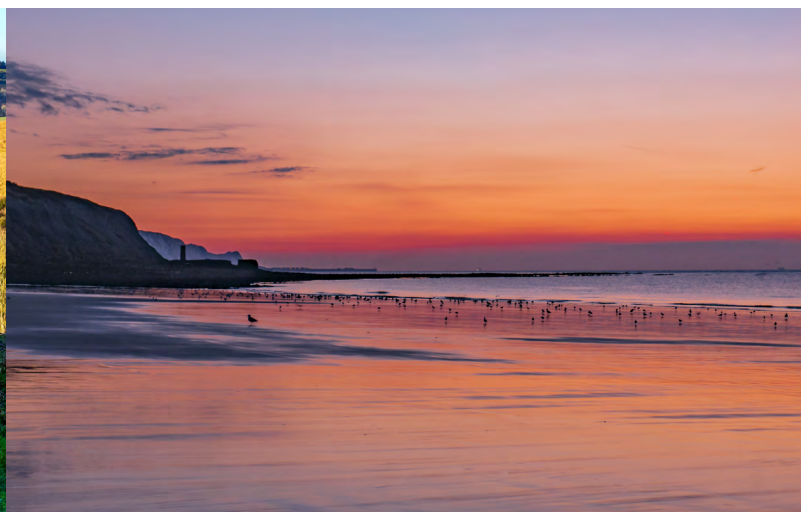
Countryside and coast

Living and working in Kent, the Garden of England, means enjoying the feeling of fresh air and green, open spaces.

The sea is just minutes away, so you can have the best of coast and country.

Walks and bike rides, nature trails and pond dipping.
Or just sitting watching the world go by.

Otterpool Park will offer an exceptional quality of life, whether you prefer action and adventure or quiet and contemplation.



Connected

Get to where you need to be from our strategic location, with plenty of options for how to get about.



54 minutes

FROM LONDON ST PANCRAS



35 minutes

FROM FRANCE BY EUROTUNNEL



LESS THAN

2 hours

FROM PARIS, BY EUROSTAR FROM ASHFORD



FLY FROM

London Ashford Airport,
Gatwick or Heathrow



FAST ACCESS TO

M20 and M2



Superfast broadband

MEANS WELL-CONNECTED HOMES,
WORKSPACES AND SCHOOLS



Creative soul

As part of a district that champions all things creative, Otterpool Park will be a whole new place inspired by the very best design and influenced by the culture and heritage of the area.

Everyone can find a home here, helping to form a new community with its own identity, values and traditions.





Garden communities explained

A garden city (or garden community) is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The garden city principles are an indivisible and interlocking framework for their delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

Visit tcpa.org.uk for more information on garden community principles.

The case for Otterpool Park

Otterpool Park is an opportunity to create an exciting new garden town which, over 30 years...

ADDRESSES THE AREA'S GROWING HOUSING DEMANDS

Creating a mixed, balanced and vibrant community with up to 10,000 homes for everyone – keyworkers, families, older people, vulnerable people. Presented in a variety of styles and sizes, every one of them a beautiful place to live.

USES ITS STRATEGIC CONNECTIVITY AND PROMOTES SUSTAINABLE TRANSPORT

Maximising existing connectivity by rail and road and proximity to Folkestone, London and Europe and developing sustainable transport strategies to promote healthy options for walking, cycling and public transport.

SUPPORTS THE ECONOMY BY PROVIDING JOB OPPORTUNITIES AND WORKSPACES

Delivering around 9,000 job opportunities and up to 127,244sqm of floorspace for businesses to locate, relocate or expand.

SUPPORTS THE CREATIVE AND DIGITAL INDUSTRIES

Expanding capacity for the large concentration of these industries in the local area, attracting and retaining businesses within the district while providing access to housing and social infrastructure.

PROVIDES EVERYTHING ITS COMMUNITY NEEDS AND IS SUSTAINABLE

Incorporating the infrastructure, education, medical, community and leisure facilities required for a sustainable and healthy new community.

IS EXEMPLARY IN EVERY RESPECT AND BECOMES A REFERENCE POINT FOR THE WAY NEW PLACES ARE DESIGNED

Accounting for today's lifestyles and flexible in its nature to adapt to future advancements and ways to live and work, incorporating the very best design, technology and innovation.



Placemaking for Otterpool Park

We envisage a place where a new community grows over several decades. It will be inspired by, integrate and bond with the natural landscape, character and heritage of this special place.

Otterpool Park will be distinctive in its own character, culture, diversity and traditions. That said, it will have strong associations with the countryside and communities around it, in particular aligning with the culture and creativity of nearby Folkestone.

The new garden town will be enriched with green spaces that create plentiful spaces to walk, play, explore and socialise.

Residents will be able to put down roots for themselves and their families in characterful, socialable and distinctive neighbourhoods. All facilities are within an easy distance, with plenty of ways to travel further afield.

There are lots of ways to work or run a business at Otterpool Park too, whether from a home office or studio, or in the workspaces available in the town centre.







LUKE QUILTER
CHAIRMAN OTTERPOOL PARK LLP

This vision is an important step on the journey of our newly formed board towards the delivery of Otterpool Park. Our objective for the coming year is to establish ourselves as a locally accountable organisation that will enable the delivery of the Garden Town and support residents, partners and stakeholders to create a 'Garden Community' in a district that is extraordinary.

It's already home to all types of people – from artists to musicians, innovators to educators, makers to entrepreneurs; they come together in Folkestone and Hythe to enjoy our countryside and miles of stunning coastline, a world-class cultural scene and fantastic connections to Europe and the rest of the UK.

Our aspiration to deliver 10,000 homes, around 9,000 jobs, across a 30-year period makes sense for a place that consistently attracts from London and the wider south east. When we see the profound effect that the Covid-19 pandemic has had on our day to day lives, the concept of a community that has over 50% green space, walkable neighbourhoods, leisure on the doorstep and the very best of modern health and education provision, the opportunity becomes all the more relevant – right now.

Over the coming months, as we move towards presenting Otterpool at planning committee, we look forward to building delivery relationships to enable on the ground regeneration with a wide range of partners and stakeholders, in both the public and private sectors. We want to work with forward thinking house builders, developers and investors to build a new community; to bring together all this district has to offer and communicate it far and wide.

Our focus is centred on enabling a people-led Garden Town that not only turbo charges our local economy but delivers a remarkable community for the next generation.

A place that is a beautiful, countryside, Kentish town, close to the sea.





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