OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

DOCUMENTS SUBMITTED IN SUPPORT

OP5 APPENDIX 4.16 – **DESIGN AND ACCESS STATEMENT**

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March 2022

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APPLICATION CONTENTS

Application Administration

OP1	**Covering Letter**
OP2	**Planning Fee**
OP3	**Outline Planning Application Form, including relevant certificates & CIL Form.**

Environmental Statement

OP4	**Non-technical Summary**
OP5	**Environmental Statement which assesses the impact of the proposed development on the following topics:**
Chapter 1Introduction	
Chapter 2	EIA Approach and Methodology
Chapter 3	Development and Consideration of Alternatives
Chapter 4	The Site and Proposed Development
Chapter 5	Agriculture and Soils
Chapter 6	Air Quality
Chapter 7	Ecology and Biodiversity
Chapter 8	Climate Change
Chapter 9	Cultural Heritage
Chapter 10	Geology, Hydrology and Land Quality
Chapter 11	Human Health
Chapter 12	Landscape and Visual Impact
Chapter 13	Noise and Vibration
Chapter 14	Socioeconomic effects and community
Chapter 15	Surface water resources and flood risk
Chapter 16	Transport
Chapter 17	Waste and resource management

Please refer to ES Contents page which provides a full list of ES Appendices

Documents submitted for approval

OP5 Appendix 4.1	Development Specification
OP5 Appendix 4.2	Site Boundary and Parameter Plans
OP5 Appendix 2.8	Alternative Parameter Plans (with permitted waste facility in situ)
OP5 Appendix 4.3	Strategic Design Principles

Documents submitted in support

OP5 Appendix 2.6	Commitments Register
OP5 Appendix 2.7	Infrastructure Assessment (regarding the permitted waste facility)
OP5 Appendix 4.4	Illustrative accommodation schedule
OP5 Appendix 4.5	Illustrative plans
OP5 Appendix 4.6	Indicative phasing plan
OP5 Appendix 4.8	Utilities Strategy
OP5 Appendix 4.9	Energy Strategy
OP5 Appendix 4.10	Community Development and Facilities Strategy
OP5 Appendix 4.11	Green Infrastructure Strategy
OP5 Appendix 4.12	Heritage Strategy
OP5 Appendix 4.13	Governance and Stewardship Strategy
OP5 Appendix 4.14	Housing Strategy (including affordable housing strategy)
OP5 Appendix 4.15	Overarching Delivery Management Strategy
▶ OP5 Appendix 4.16	Design and Access Statement
OP5 Appendix 9.25	Conservation Management Plan
OP5 Appendix 9.26	Schedule Monument Consent Decision
OP5 Appendix 11.1	Health Impact Assessment
OP5 Appendix 11.2	Retail Impact Assessment
OP5 Appendix 12.5	Kentish Vernacular Study and Colour Studies
OP5 Appendix 14.1	Economic Strategy
OP5 Appendix 15.1	Flood Risk Assessment and Surface Water Drainage Strategy
OP5 Appendix 15.2	Water Cycle Study
OP5 Appendix 16.4	Transport Assessment
OP5 Appendix 16.5	Transport Strategy
OP5 Appendix 16.6	Framework Travel Plan
OP5 Appendix 17.2	Minerals Assessment
OP5 Appendix 17.3	Outline site waste management plan

OP6	**Guide to the Planning Application**
OP7	**Spatial Vision**
OP8	**Planning and Delivery Statement**
OP9	**Sustainability Statement**
OP10	**Monitoring and Evaluation Framework document**
OP11	**Mobility Vision Report**
OP12	**User-centric travel document**
OP13	**Access and Movement Mode Share Targets**
OP14	**Cultural and Creative Strategy**
OP15	**Statement of Community Involvement**
OP16	**Supplemental Statement of Community Involvement**

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Otterpool Park
OP5 Appendix 4.16 Design & Access Statement

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APPLICATION CONTENTS

1. Introduction 2
1.1 The Otterpool Park spatial vision 2
1.2 The 3-tier application process 3
1.3 Purpose of the Design and Access Statement 3
1.4 Document structure 3
1.5 Outline description of Otterpool Park 3
1.6 Aims of the masterplan 3
1.7 Brief for the Garden Town 4

2. Context 6
2.1 Planning Context 6
2.2 Site Context 7
2.3 Creating a better place to live 14

3. Masterplan Concept & Development 18
3.1 Response to Context 18
3.2 Design Concept 19
3.3 A Landscape Led Design 19
3.4 Response to Consultation 21
3.5 Design Evolution 21
3.6 June 2017 - Initial Framework Masterplan Concept 23
3.7 May 2018 - Masterplan for Public Consultation 24
3.8 October 2018 - Framework Masterplan in Support of Outline Application 25
3.9 February 2019 - Outline Planning Application Submission 26
3.10 July 2020 27
3.11 Current Masterplan 28
3.12 Key Masterplan Principles 29

4. The Masterplan 34
4.1 Illustrative Masterplan 35
4.2 Green Infrastructure 36
4.3 Land Use 37
4.4 Town Centre and Castle Park 39
4.5 From Doorstep to Countryside 40
4.6 Promoting Biodiversity and Sustainable Water Management 40
4.7 Recreation and Culture 42
4.8 Heritage and Archaeology 43

5. Access & Movement 46
5.1 A Connected Place 46
5.2 Access and Movement 47
5.3 Pedestrian and Cyclist Movement 49

6. Urban Design & Layout 52
6.1 Response to Existing Context 52
6.2 Design Guidelines 52
6.3 Vernacular Principles 53

7. Phasing 57
7.1 Delivering Incremental Change 57

8. Appendices 60
8.1 Bibliography / List of references 60
8.2 Constraints Plans 61

1

Introduction

Image: Otterpool Park: Artists impression (Farrells)

1. Introduction

1.1 The Otterpool Park spatial vision

Otterpool Park is a very significant development for Folkestone and Hythe, essentially creating a 'second town' for the District, with it being second in scale between the main settlement of Folkestone and neighbouring Hythe. The vision is for a landscape led, high quality place of exemplary design and high sustainability standards.

In support of the outline planning application, a Spatial Vision Document has been produced to help provide an overview of the type of place Otterpool Park is envisaged to become.

The spatial vision aims to draw out and summarise the key characteristics of Otterpool Park Garden Town, from what is a large scale and complex aspiration and establish a general feel for what the town hopes to contribute to the community, the environment and the economy.

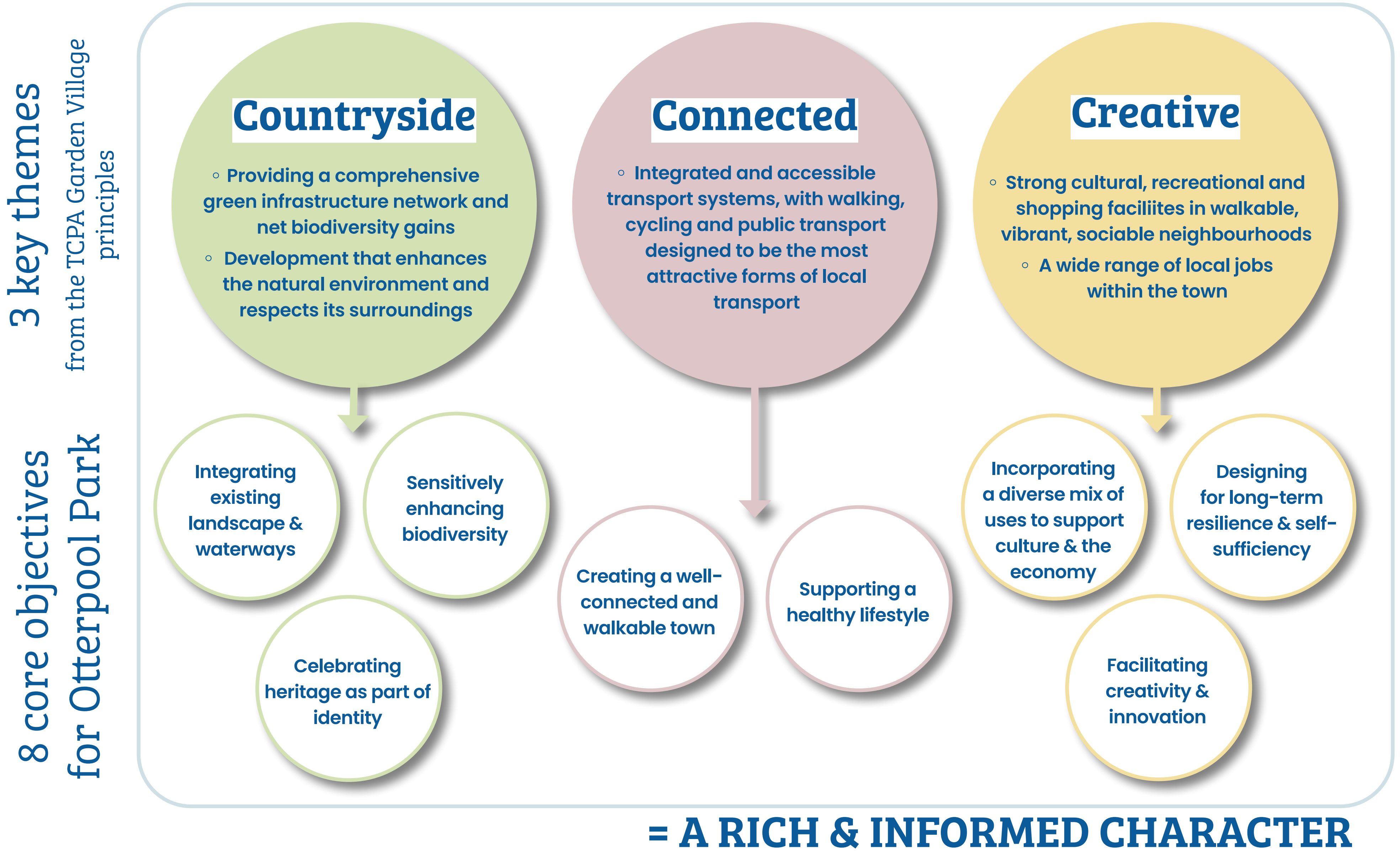
The vision demonstrates the principle objectives that will help deliver this. It also seeks to explain the key characteristics that make Otterpool Park a special place in which people can live and draw benefit from the natural surroundings.

There are three core principles reflecting context, existing and future uses;

Countryside: the site's landscape and landscape setting is the key inspiration for the layout and character of the Garden Town.

Connected: Creating a place that is linked to the wider area, and easy to move around and within, supporting healthy, active lifestyles, with access to all the facilities needed for the town to be self-sustaining.

Creative: Drawing on the vitality of the local area (and Folkestone in particular), Otterpool Park will provide homes and cultural facilities, supporting businesses and recreation. This is explored in detail in 3.31: A Cultural and Creative Strategy for Otterpool Park.


3 key themes
from the TCPA Garden Village principles
8 core objectives for Otterpool Park
Countryside
Connected
Creative

- 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 faciliites in walkable, vibrant, sociable neighbourhoods
- A wide range of local jobs within the town

Integrating existing landscape & waterways
Sensitively enhancing biodiversity
Celebrating heritage as part of identity
Creating a well-connected and walkable town
Supporting a healthy lifestyle
Incorporating a diverse mix of uses to support culture & the economy
Designing for long-term resilience & self-sufficiency
Facilitating creativity & innovation
= A RICH & INFORMED CHARACTER

Figure 1 - Spatial Vision Themes and Objectives

1.2 The 3-tier application process

Following close collaboration between the applicant team and the local planning authority, a three-tiered approach has been prepared for the Otterpool application process, as follows:

- **Tier 1**: the outline application material itself, setting high-level principles for the Garden Town as a whole;
- **Tier 2**: a suite of more detailed masterplans and Design Codes principally focussing on individual areas that provide the 'rules' for guiding the detailed design of individual phases of the development; and
- **Tier 3**: Reserved Matters applications for individual parcels, including detailed design of buildings, streets and spaces.

This Design and Access Statement is a **Tier 1** document, and should be read in conjunction with other application documentation, with particular reference to the Strategic Design Principles Document and the Spatial Vision Document.

1.3 Purpose of the Design and Access Statement

This Design and Access Statement (DAS) has been prepared on behalf of Otterpool Park LLP and is submitted to support the Outline Planning Application for 'Otterpool Park.'

This document seeks to explain what Otterpool Park is and describes:

- The background to the area and the application;
- The design evolution and considerations that have shaped the proposals;
- The concepts that underpin the masterplan and related parameter plans;
- The principles that should be read alongside the parameter plans; and the intentions captured by the application drawings ;
- Connections with other strategies and documents that form the outline planning application.

1.4 Document structure

The document has been structured as follows:

1. Introduction

- Incorporating the spatial vision and basic site descriptions

2. Context

- Policy and physical appraisal

3. Masterplan Concept and Development

- Incorporating design concept, site opportunities, consultation and design evolution of the key masterplan principles

4. The Masterplan

- The Illustrative Masterplan

5. Access and Movement

- Movement framework

6. Urban Design & Layout

- Illustrative material

7. Phasing

8. Appendices

1.5 Outline description of Otterpool Park

The outline planning application seeks planning permission for a residential led mixed use development, comprising up to 8,500 homes, a range of community uses including primary and secondary schools and health centres, retail, leisure and business and commercial uses, open space and public realm with supporting infrastructure.

The application site forms part of a wider Otterpool Framework Master plan Area (OFMA) which will ultimately support up to 10,000 homes and associated facilities.

The masterplan is focused upon the many opportunities offered by this special location, in close proximity to Folkestone, building upon imaginative employment spaces and flexible working opportunities.

Otterpool Park Garden Town will be a distinctive and self sustaining town for everyday and weekend living.

1.6 Aims of the masterplan

This landscape led masterplan aims to achieve the following:

- Addressing local housing need of all types, meeting district housing need and future demand for housing through a cohesive masterplan approach;
- Provide a range of schools, healthcare, community and sports facilities to meet as many of the needs of residents as possible and minimise external travel to and from the site;
- Provide local shopping and services and a range of business premises for start-ups and expanding offices and manufacturing, together with the infrastructure for home working;
- Meet the existing and future travel needs of Otterpool Park, balancing the creation of a great place to work and live with providing easy connections to and from neighbouring communities;
- Utilise the natural topography, landscape character and historic landscape features to retain local landscape distinctiveness, part of the existing rural landscape;
- Connect green infrastructure within the site to wider assets and reveal, enhance and integrate the existing watercourses and woodlands, with approximately 50% of the site allocated to multi-functional green infrastructure
- Explore and celebrate the rich culture of the site, preserving and highlighting its heritage assets.

The masterplan for Otterpool Garden Town is shaped by local needs, but is also capable of benefiting the whole region through a number of principles:

- Providing the types of homes to which the next generation will aspire;
- Providing "more and better jobs";
- Nurturing arts and culture and creative industries;
- Linking various Government initiatives and priorities, such as the Garden Communities initiative, to maximum effect.

1.7 Brief for the Garden Town

Otterpool Park offers the opportunity to plan strategically for the growing number of homes that the district needs, in the form of an attractive new Garden Town, supported by the employment and community facilities that will help make it a successful and sustainable place.

In March 2016 the Government announced an initiative to aid such settlements, through the Garden Communities programme, which planned to address the under-supply of new homes, while raising standards and enabling smaller builders to build again.

Otterpool Park provides the ideal location for such a new garden town:

- It is highly accessible, locally and nationally and supports access to Europe;
- The land is without serious development constraint;
- It is separate from existing settlements, yet functionally related to Folkestone and Hythe and so will support their economies and infrastructure too;
- The site is of a scale that it can build its own waste water treatment plant to overcome the problem of increased phosphate and nitrate levels in the River Stour;
- It is located exactly where many people in the area aspire to live, making high-quality facilities viable and with high rates of sale to meet local needs.

The new garden town is planned for its:

- Ability to change the way that people travel, toward walking, cycling and public transport;
- Good balance between housing, jobs and facilities;
- The early delivery of infrastructure and community facilities;
- Layout and design principles that are inspired by traditional Kent styles and a desire to reflect local beauty;
- Multiple delivery streams, expanding the range of builders and giving opportunity to new build techniques and responsive delivery to meet identified and future needs; and
- Variety of housing types, including significant levels of affordable housing of all types and for all consumer groups.

Otterpool Park has both the ability and desire to deliver a new settlement that could be as innovative and market leading in this century as Letchworth Garden City was in the last. The promoters are dedicated to long term investment to create long term value and as a result are uniquely placed and dedicated to manage the delivery process to maximise both quality and output.

River East Stour

2

Context

2. Context

2.1 Planning Context

This section of the Design and Access Statement provides a summary of the relevant strategic planning policy which sets the context within which the proposed development will be assessed.

The Planning Statement provides full details of the national and local planning policies relevant to each of the key considerations in the determination of the application. The Design and Access Statement should therefore be read alongside the Planning Statement and the currently adopted Development Plan, comprising the Adopted Core Strategy (2022) and the Places and Policies Local Plan (2020).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The current FHDC adopted development plan comprises its adopted Core Strategy Review 2022 and plans housing delivery to 2026. The NPPF (2021) encourages LPA's to have an up to date policy framework that allows up to fifteen years of land for housing to be identified (paragraph 67).

The Core Strategy Review process requires FHDC LPA to produce an evidence base to support its proposals. In 2017, FHDC LPA published a Strategic Housing Market Assessment (SHMA) and Growth Options Study to establish the scale of future housing need and how this need can be accommodated within the Folkestone & Hythe district up to 2037. FHDC LPA's evidence base documents have considered at a high level the constraints and opportunities for development at Otterpool Park and these are discussed in further detail below.

Policy SS6 of the Core Strategy Review has identified Otterpool Park as a suitable location for a new garden settlement and Policy CSD9 has identified land to the south of Sellindge for additional housing.

2.1.1. Otterpool Charter

As well as the above evidence base documents produced to support the Core Strategy Review, FHDC have also published a Charter for Otterpool Park that sets out FHDC's aspirations for the garden town. It expands on the principles set out in the Expression of Interest submitted to the Government in 2016 to provide more detailed guidance and advice on how the new settlement should be planned, built out and delivered so as to create the foundations for a truly sustainable new community. This has been taken into account in developing the proposals contained within this Design and Access Statement.

The new settlement should be planned, built out and delivered so as to create the foundations for a truly sustainable new community.

The Racecourse Lake

2.2 Site Context

2.2.1. Regional Context

The Otterpool Park Framework Master Plan Area (OFMA) represents approximately 765 hectares of land, located in the west of the Folkestone and Hythe District.

The towns of Folkestone and Hythe are located to the south east with Ashford to the north-west. The area is bounded by the M20 and Ashford-Folkestone railway line to the north, the A20/Stone Street and Sandling Park to the east, Harringe Lane to the west and Aldington Road to the south. Westenhanger station on the Ashford-Folkestone railway line is within the masterplan and a key opportunity for the location of the proposed Garden Town.

The Kent Downs Area of Outstanding Natural Beauty (AONB) bounds the area along its eastern and southern edges. It also lies approximately 1.25km to the north.

ITS UNDER **1 hour** TO **LONDON**

VIA ASHFORD INTERNATIONAL.

OR A **10 MINUTE** TRAIN JOURNEY TO

FOLKESTONE AND **150 MINUTES** TO **PARIS.**

Kent Downs

ITS ON THE DOORSTEP OF THE **KENT DOWNS**

AREA OF OUTSTANDING NATURAL BEAUTY

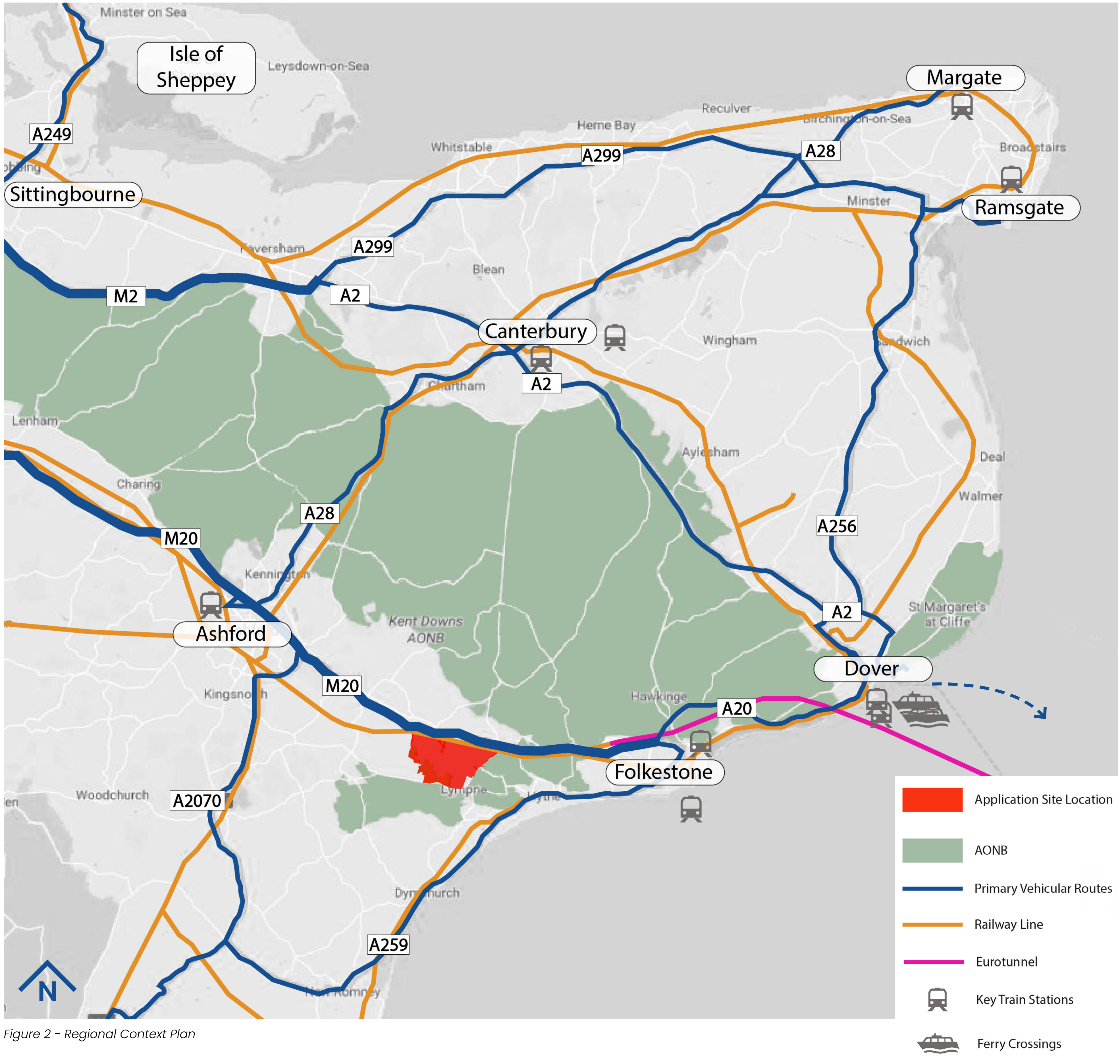

Minster on Sea
Isle of Sheppey
Leysdown-on-Sea
Margate
Reculver
Birchington-on-Sea
Herne Bay
Whitstable
Broadstairs
A249
A299
A28
Sittingbourne
Minster
Ramsgate
Faversham
A299
Blean
M2
A2
Canterbury
Wingham
Sandwich
Chartham
A2
Lenham
Aylesham
Deal
Charing
Walmer
A28
A256
M20
Kennington
Kent Downs AONB
A2
St Margaret's at Cliffe
Ashford
Dover
Kingsnorth
M20
Hawkinge
A20
Folkestone
Woodchurch
A2070
Lympne
Hythe
Dymchurch
A259
New Romney
N
Application Site Location
AONB
Primary Vehicular Routes
Railway Line
Eurotunnel
Key Train Stations
Ferry Crossings

Figure 2 - Regional Context Plan

2.2.2. Site Boundary and Surrounding Areas

The site for Otterpool Park sits amongst a number of existing communities and the intention is for the town to provide access to services and amenities, while recognising identity and integrity of these communities.

The site boundary contains many sites of historical interest, Westenhanger Castle being the most visible. Historically the landscape has been shaped by man, including deforestation for agricultural land and to create space for RAF airfields, during the second world war.

The nearby Westenhanger Station supports increased accessibility to more sustainable transport options, whilst the existing network of public footpaths increases accessibility.

The Kent Downs AONB wraps around the site with the largest area being to the northwest and despite the barrier created by the M20, is close enough to provide an opportunity for the community to access the wider countryside, further connecting people with nature.

...a concentration of amenities and housing as close as possible to the railway station to increase accessibility and encourage sustainable travel...

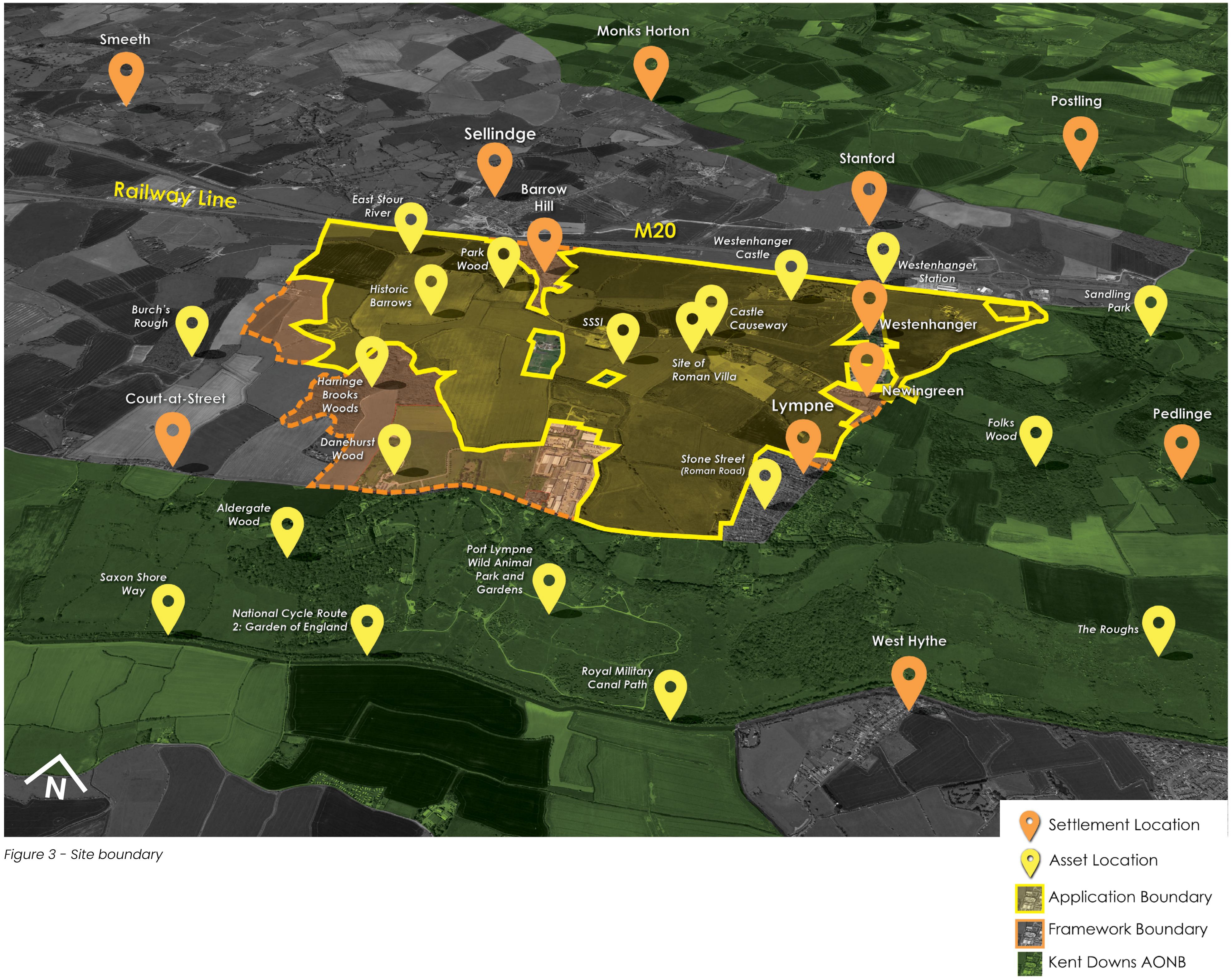

Smeeth
Monks Horton
Postling
Sellindge
Stanford
Railway Line
East Stour River
Barrow Hill
M20
Westenhanger Castle
Westenhanger Station
Sandling Park
Park Wood
Historic Barrows
Burch's Rough
SSSI
Castle Causeway
Westenhanger
Site of Roman Villa
Newingreen
Harringe Brooks Woods
Court-at-Street
Lympne
Folks Wood
Pedlinge
Danehurst Wood
Stone Street (Roman Road)
Aldergate Wood
Port Lympne Wild Animal Park and Gardens
Saxon Shore Way
National Cycle Route 2: Garden of England
West Hythe
The Roughs
Royal Military Canal Path
N
Settlement Location
Asset Location
Application Boundary
Framework Boundary
Kent Downs AONB

Figure 3 - Site boundary

2.2.3. Topography and significant views

Otterpool Park has been shaped by its underlying geography, geology and its nearby water courses. The geology of Kent is such that the geological formations lay in bands parallel and sloping down toward the River Thames across the depth of the county. Otterpool sits on a shallow slope between two ridges, the 'Aldington Ridge' of Greensand to the south and North Downs chalk ridge to the north, with the Vale of Holmesdale in between. The topography has a combination of the flatter land of the racecourse to the north and sloping land-form higher elevation to the south more visible from the AONB to the north.

The lower elevation flatter land to the north creates an opportunity for increased height and density at Otterpool Park with sloping land to the south having lower heights and more integrated landscape and fragmented edges. The views from AONB required consideration of buffers to protect from visual impacts of development.

The location of existing watercourses running north south joining the main River East Stour with a lake and flood plain running west east through the middle of the northern area provides an opportunity for the Otterpool Park masterplan to create significant water features in Otterpool Park town centre. Whilst the water corridors also need extensive areas of open space which could be used for amenity, the separation which could fragment the development and connectivity will need consideration. The water courses are also significant habitats and require consideration to protect the habitats and visual amenities from development.

① **View across the Vale of Holmesdale to the North Downs** View from Harringe Lane and public footpath HE325 across the Vale of Holmesdale to a broad expanse of the escarpment of the North Downs - from Brabourne Down to Summerhouse Hill.

② **View across agricultural land to the North Downs Escarpment** View from north end of Otterpool Lane and public footpath HE315 across open agricultural land to the North Downs escarpment - from Brabourne Down to Tolsford Hill.

③ **View to the North Downs Escarpment** View from Otterpool Lane and the entrance to the Port Lympne Animal Park to the escarpment of the North Downs - from Broad Down to Brabourne Down.

④ **View along the Historic Causeway to the North Downs Escarpment** View along the historic causeway of Westenhanger Castle from the A20, with the escarpment of the North Downs upon the horizon.

⑤ **Glimpsed views of the North Downs escarpment** View across the open space of the old Lympne Airfield, high upon the greensand ridge, with glimpses of the North Downs escarpment in the distance.

⑥ **Glimpsed distant views of the North Downs escarpment** View from public footpath HE313 across open farmland to Newingreen and the edge of Sandling Park, with glimpses of the North Downs escarpment in the distance.

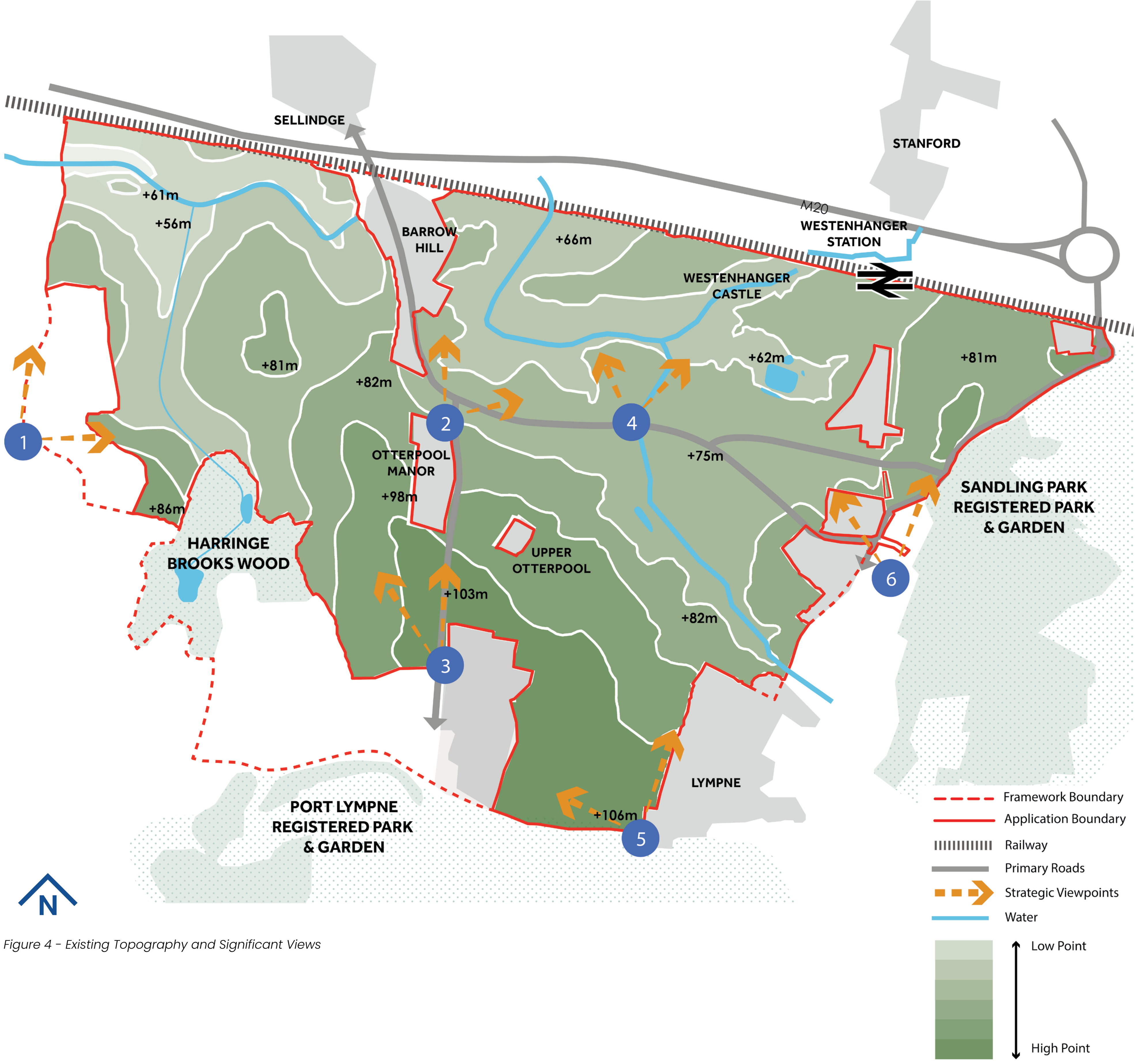

SELLINDGE
STANFORD
M20
WESTENHANGER
STATION
BARROW
HILL
+61m
+56m
+66m
WESTENHANGER
CASTLE
+81m
+82m
+62m
+81m
1
2
4
OTTERPOOL
MANOR
+98m
+75m
+86m
HARRINGE
BROOKS WOOD
UPPER
OTTERPOOL
SANDLING PARK
REGISTERED PARK
& GARDEN
6
+103m
+82m
3
LYMPNE
PORT LYMPNE
REGISTERED PARK
& GARDEN
+106m
5
N
Framework Boundary
Application Boundary
Railway
Primary Roads
Strategic Viewpoints
Water
Low Point
High Point

Figure 4 - Existing Topography and Significant Views

2.2.4. Existing Communities

Existing communities and businesses surround the site for Otterpool Park, however these communities are fairly rural and not all provide a full range of amenities for their residents.

The existing surrounding village communities would benefit from better connections to allow easier movement between them, promoting more active travel options such as walking and cycling as well as access to local centres and managed green open spaces.
They would also be able to access local shops, schools, healthcare and improved public transport links.

Each village has its own distinct character, but remains part of a whole local community, and the importance of maintaining this is a factor discussed at many of the public consultation events held throughout the masterplanning process.

...opportunities to provide communities with improved amenities, access to open space and a wider network of footpaths...

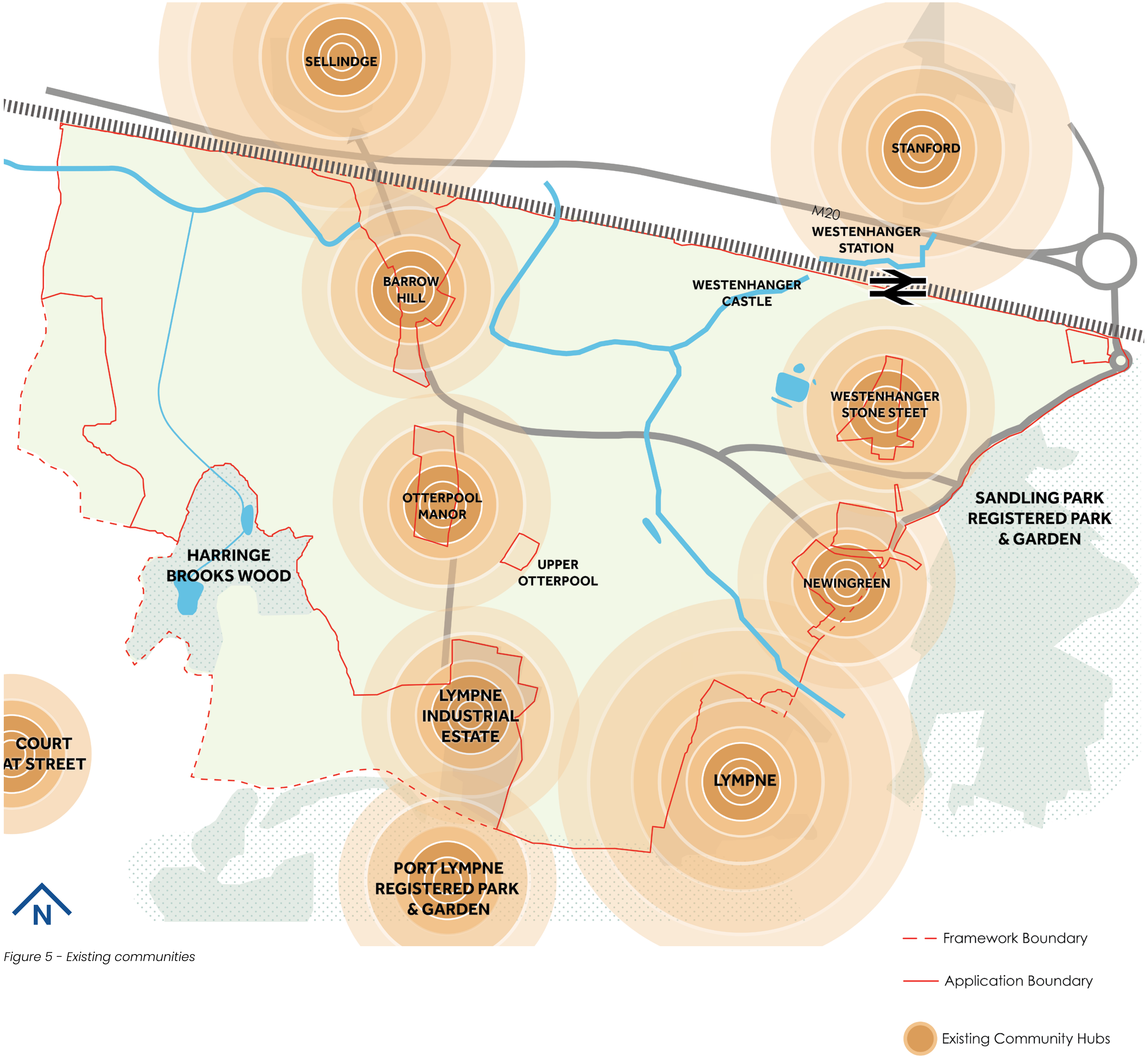

SELLINDGE
STANFORD
M20
WESTENHANGER STATION
WESTENHANGER CASTLE
BARROW HILL
WESTENHANGER STONE STEET
OTTERPOOL MANOR
UPPER OTTERPOOL
HARRINGE BROOKS WOOD
SANDLING PARK REGISTERED PARK & GARDEN
NEWINGREEN
LYMPNE INDUSTRIAL ESTATE
COURT AT STREET
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
N
Framework Boundary
Application Boundary
Existing Community Hubs

Figure 5 - Existing communities

2.2.5. Heritage

Otterpool Park has been shaped by its history, with a continuous human narrative over a considerable time.

Earliest archaeological discoveries evidence Prehistoric and Roman settlement, when the landscape would have been forested. Settlements historically follow the Roman routes of Aldington Ridge and Stone Street which link the area to the ports and other towns and defences.

Westenhanger castle and barns evidence a defensive site which became a manor home of significant status with an extensive parkland dictating the landscape of the surrounding area. Former features included a causewayed approach, deer park and Tudor gardens.

Other historical and archaeological features within Otterpool Park include prehistoric burial barrows, the recently-discovered Roman villa and 20th century military remains including Lympne Airfield.

Folkestone Racecourse and many of the historic buildings including Hillhurst Farm and Westenhanger Station helped further shaped the landscape making Otterpool a distinctive and historic place.

The Otterpool Park Heritage Strategy has been developed to ensure that the rich heritage of the Otterpool Park Site informs the placemaking design for the future of the new town, and to help ensure that the new settlement is a well-considered public place and vibrant local community by defining the benefits and values that the heritage at Otterpool can provide to the new garden town and to the wider district.

Refer to the Appendix section 8.2 Figure 61 for supporting Heritage constraints plan .

> **...the landscape would have been forested and settlements historically followed a pattern of routes moving across higher ground....**

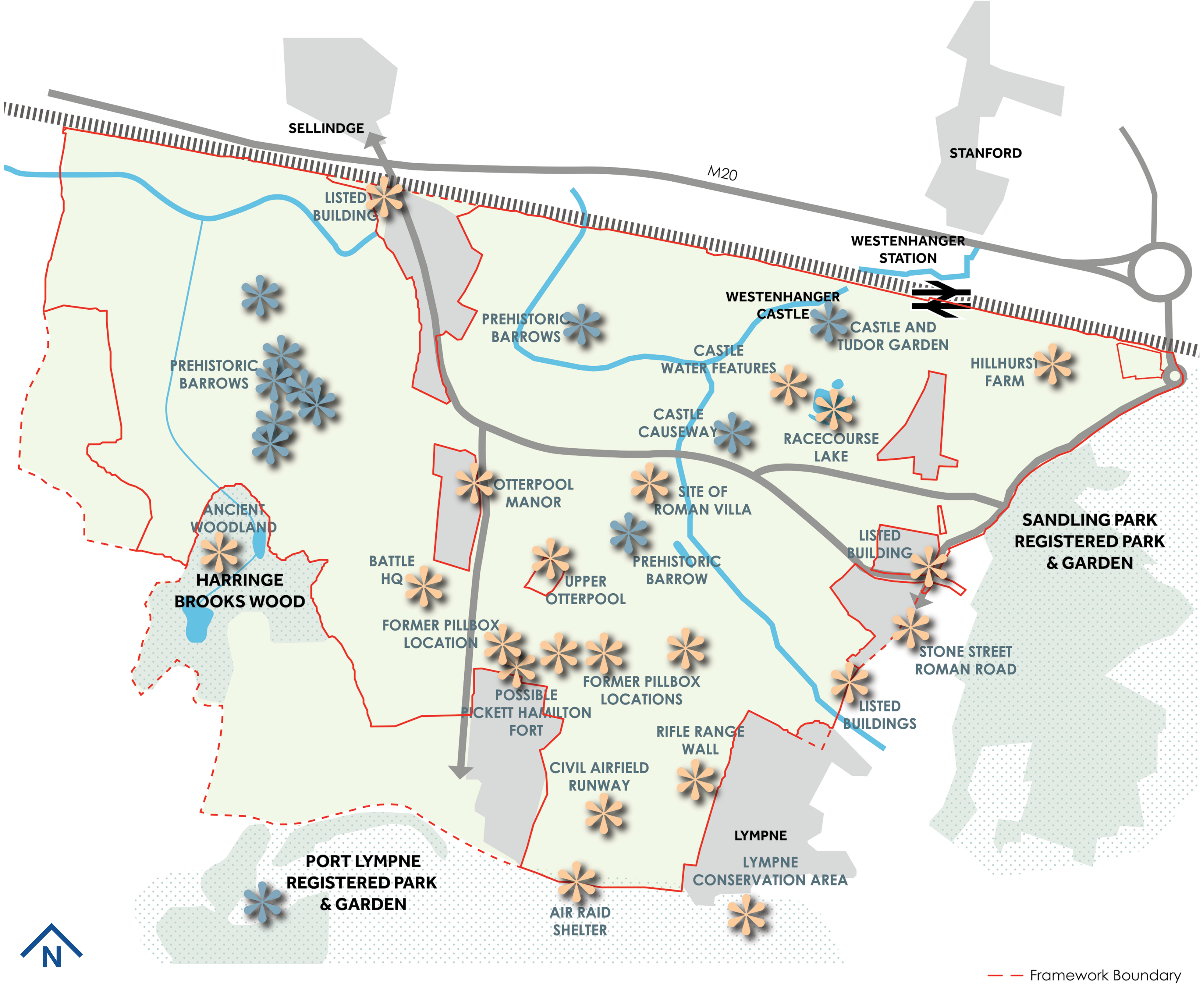

SELLINDGE
STANFORD
M20
LISTED BUILDING
WESTENHANGER STATION
WESTENHANGER CASTLE
CASTLE AND TUDOR GARDEN
PREHISTORIC BARROWS
PREHISTORIC BARROWS
CASTLE WATER FEATURES
HILLHURST FARM
CASTLE CAUSEWAY
RACECOURSE LAKE
OTTERPOOL MANOR
SITE OF ROMAN VILLA
ANCIENT WOODLAND
HARRINGE BROOKS WOOD
BATTLE HQ
UPPER OTTERPOOL
PREHISTORIC BARROW
LISTED BUILDING
SANDLING PARK REGISTERED PARK & GARDEN
FORMER PILLBOX LOCATION
FORMER PILLBOX LOCATIONS
POSSIBLE PICKETT HAMILTON FORT
STONE STREET ROMAN ROAD
LISTED BUILDINGS
RIFLE RANGE WALL
CIVIL AIRFIELD RUNWAY
LYMPNE
LYMPNE CONSERVATION AREA
PORT LYMPNE REGISTERED PARK & GARDEN
AIR RAID SHELTER
N
Framework Boundary
Application Boundary
Significant heritage feature
Other heritage feature

Figure 6 - Existing heritage assets

2.2.6. Ecology and GI

The Site comprises predominantly arable fields and grazed pasture supporting improved grassland.

Some areas of the site supported species poor semi-improved grassland, namely areas within the Folkestone racecourse site, within Lympne airfield and smaller areas around field margins and woodland edges.

Most of the field boundaries within the site are hedgerows. These vary, including defunct species poor hedgerows, intact hedgerows and species rich hedgerows with trees.

Ecological baseline surveys informed a review of existing ecological information relating to the Otterpool Park Study Area and an associated Zone of Influence was undertaken.

An extended Phase 1 habitat survey was carried out identifying any habitats likely to be of nature conservation value, and investigating the potential for protected or notable species of plants and/or animals.

The retention of habitats including hedgerows, the River Stour and tributaries, broad-leaved semi natural woodland, trees, grassland and ponds, design in their vicinity and the introduction of new and supporting habitat will ensure that the land continues to support many notable species.

The Green Infrastructure Strategy document seeks to plan a deliverable approach to retain and improve Green Infrastructure, considering this as a natural resource delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. It brings together different disciplines including landscape, ecology and heritage specialists as well as extensive consultation with stakeholder groups to understand the extent and nature of GI and ensuring GI is fully embedded into the design process.

Refer to the Appendix section 8.2 Figure 59 for supporting Green Infrastructure and ecology constraints plan and Figure 60 for supporting Existing hydrology constraints plan.

...protecting and enhancing the priority biodiversity areas to provide dark wildlife movement corridors and essential habitat areas balanced with easy access to green open space ....

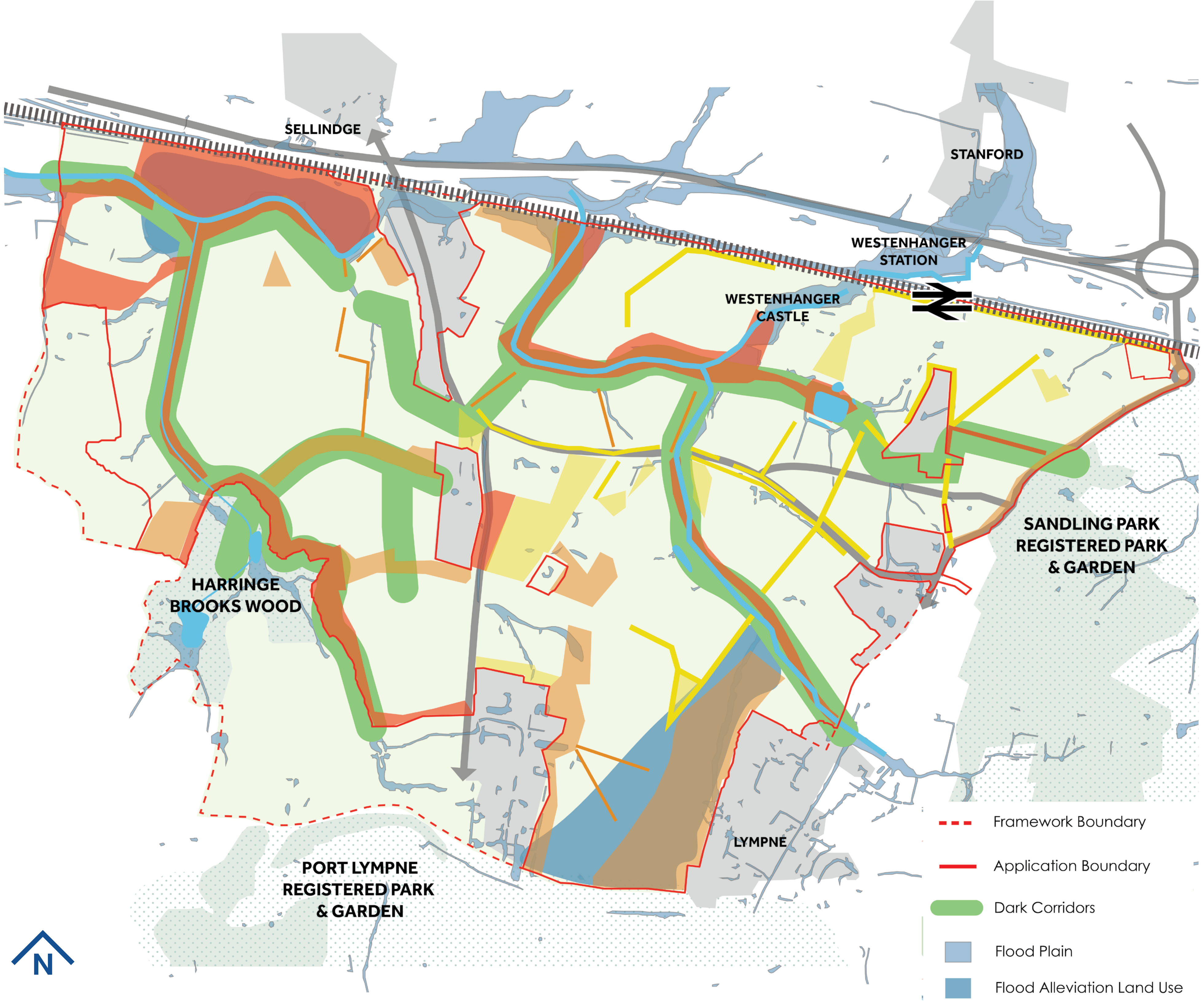

SELLINDGE
STANFORD
WESTENHANGER STATION
WESTENHANGER CASTLE
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
PORT LYMPNE REGISTERED PARK & GARDEN
LYMPNE
N
Framework Boundary
Application Boundary
Dark Corridors
Flood Plain
Flood Alleviation Land Use
Biodiversity Prority Areas:
Low
Medium
High

Figure 7 - Overview of integration of biodiversity within the masterplan

2.2.7. Access and Movement

The area around Otterpool Park is accessed via a primary road network, connected with the M20 by the A20, via the junction near Westenhanger station. The A20 continues East to West across the centre of the area, linking through Barrow Hill toward Sellindge to the North West.

A mainline railway station at Westenhanger gives access to the London - Folkestone line which links the areas with the capital and to the eurotunnel passenger terminal, providing onward travel into Europe.

The Transport Strategy has been introduced to provide more progressive mobility interventions for Otterpool Park. It aims to promote sustainable and active travel modes so the need for long distance travel and reliance on the private vehicle is reduced, in line with the Folkestone and Hythe District Council's aim to achieve the net-zero emissions target by 2030 and the Government's Ten Point Plan for a Green Industrial Revolution, of which Point Five is Green public transport, cycling and walking.

The future of travel and the movement of goods is changing. With the advances to technology, changes to the way we work and a shift in the way we access services and buy goods are influencing the way we travel. The Otterpool Park development will be able to influence and encourage site users to live and travel in a more sustainable way through the transport options and facilities provided. Additionally, the offer at the development will reduce the need to travel for certain purposes.

With a carefully planned network of public footpaths there is an opportunity for Otterpool Park to be a walkable neighbourhood town, providing visitors and residents alike with easy access to the wider countryside as well as the heritage, the river and the ecology of this unique site. Walkable neighbourhoods create the opportunity for achieving high levels of walking and cycling usage and for containing trips within the site.

...promote sustainable and active travel modes so the need for long distance travel and reliance on the private vehicle is reduced...

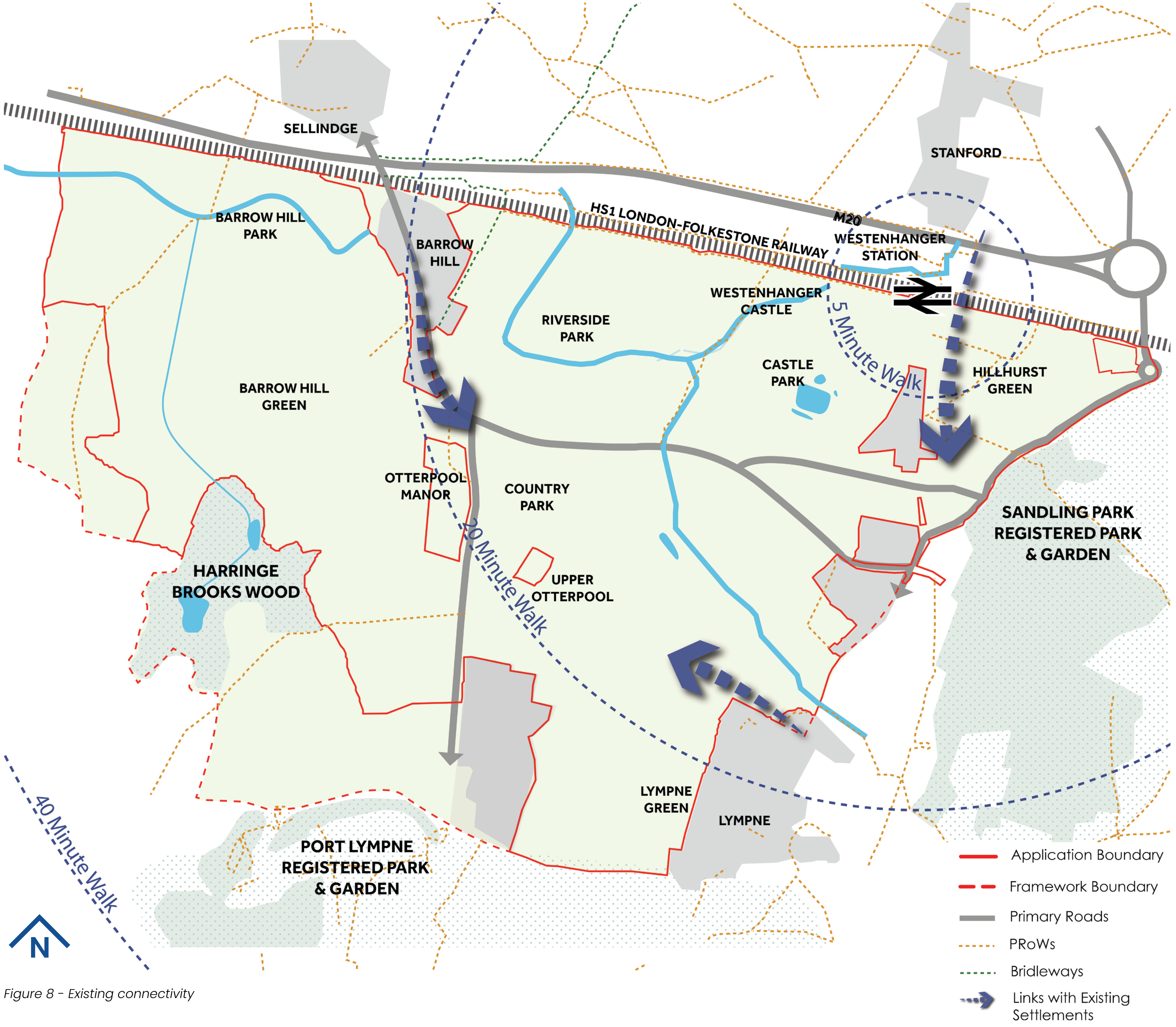

SELLINDGE
STANFORD
BARROW HILL PARK
BARROW HILL
HS1 LONDON-FOLKESTONE RAILWAY
M20
WESTENHANGER STATION
WESTENHANGER CASTLE
RIVERSIDE PARK
CASTLE PARK
5 Minute Walk
HILLHURST GREEN
BARROW HILL GREEN
OTTERPOOL MANOR
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
20 Minute Walk
UPPER OTTERPOOL
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
40 Minute Walk
N
Application Boundary
Framework Boundary
Primary Roads
PRoWs
Bridleways
Links with Existing Settlements

Figure 8 - Existing connectivity

2.3 Creating a better place to live

2.3.1. Opportunities

An exceptional location within the Garden of England and with the sea close by, Otterpool Park promises to be an appealing place for living and working in Kent, enjoying walks and cycling from your doorstep and being inspired by the heritage and natural beauty of the area. The opportunities available for making sure that this a distinctive place to live include:

- Taking a landscape-led approach the masterplan which utilises the green space network as a framework for housing, influencing its location and form and creates attractive views from the Kent Downs AONB;
- Connecting Otterpool Park to existing communities and the wider landscape through a network of existing and new open spaces by creating a green framework where new and existing residents can meet, relax, exercise and play and can access the surrounding countryside;
- Providing a range of characterful homes which deliver adaptable, balanced and diverse communities and which meet local housing requirements;
- Creating a town centre which is attractive and easily accessible for all and which provides a social and community hub;
- Creating a distinct place through celebrating the history of the landscape and the heritage assets of the place, including Westenhanger Castle, the site of a Roman Villa, barrows, and WWII remains as well as a SSSI;
- Connecting communities by opening up movement and access corridors and providing new infrastructure and facilities, such as schools, local centres and improved public transport links, that can be shared between the existing settlements and the new community at Otterpool Park;
- Maximising on the opportunity for creating a walkable community - a 'Ten Minute Town' - by promoting sustainable travel by ensuring that all homes have facilities within walking distance (particularly primary schools), and attractive walking and cycling routes to all key destinations to encourage people to be active rather than use a private car;
- Creating a place which is attractive to employers and will provide jobs local to where people live, reducing the need for having to travel or move outside the area for work;
- Helping the existing ecosystems to perform better and support the towns ability to be resilient to the future effects of climate change.

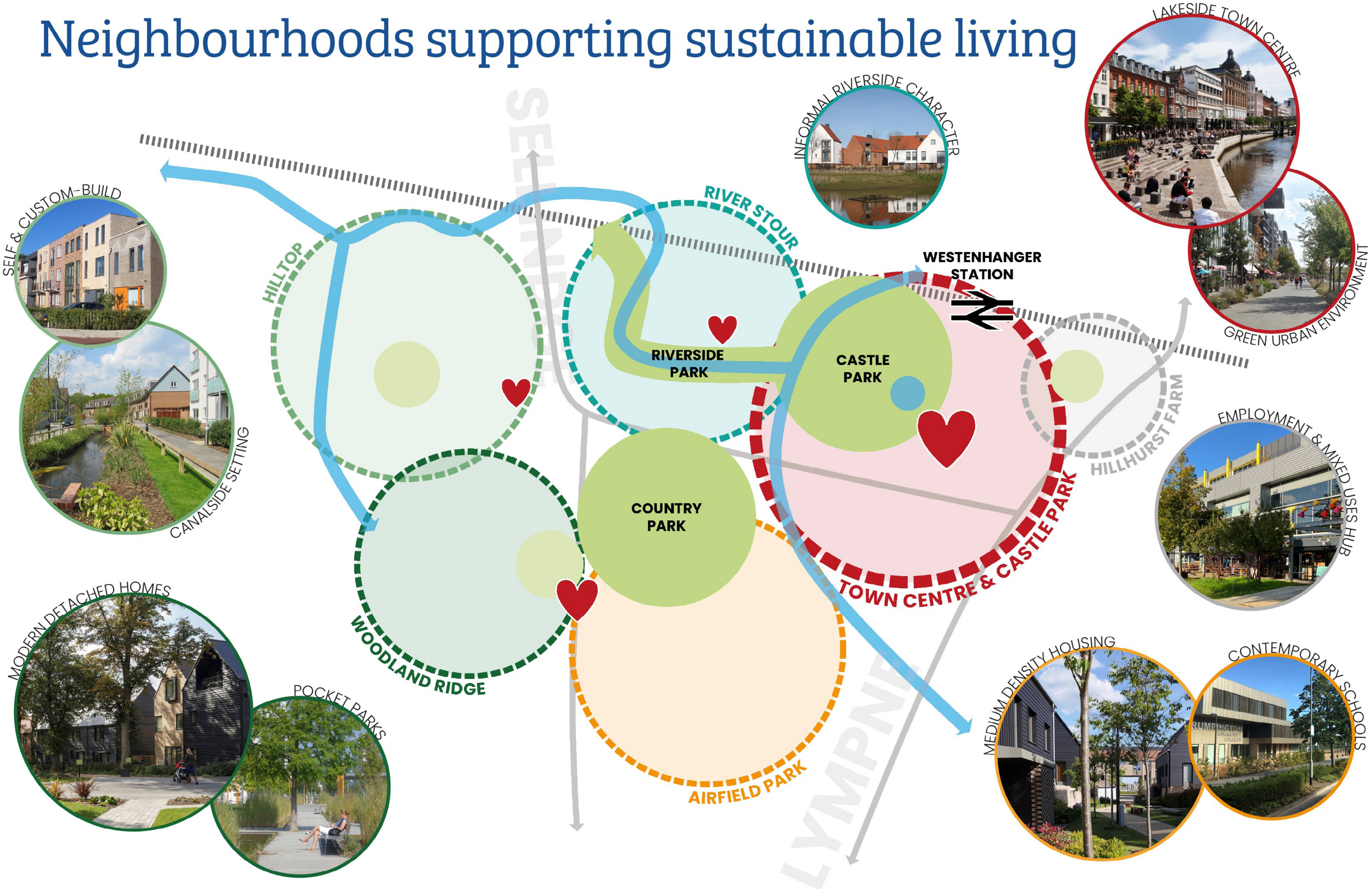

Neighbourhoods supporting sustainable living
LAKESIDE TOWN CENTRE
INFORMAL RIVERSIDE CHARACTER
SELF & CUSTOM-BUILD
SELLINDGE
HILLTOP
RIVER STOUR
WESTENHANGER STATION
RIVERSIDE PARK
CASTLE PARK
GREEN URBAN ENVIRONMENT
HILLHURST FARM
EMPLOYMENT & MIXED USES HUB
CANALSIDE SETTING
COUNTRY PARK
TOWN CENTRE & CASTLE PARK
MODERN DETACHED HOMES
WOODLAND RIDGE
POCKET PARKS
AIRFIELD PARK
LYMPNE
MEDIUM DENSITY HOUSING
CONTEMPORARY SCHOOLS

Figure 9 - Neighbourhoods supporting sustainable living (extract from Otterpool Park Spatial Vision)

2.3.2. Otterpool Park's Sustainable aspiration

Otterpool Park aspires to be a place in which people want to live, a place where the community can access nature and benefit from its resources, investing in its management and stewardship.

An opportunity exists for Otterpool Park to utilise its location, natural resources and walkability to become an exemplar of a sustainable community. In Sweden the town of Hammerby is well documented as a sustainable town that combines use of natural resource with multi modal transport and walkable neighbours.

The ambition for Otterpool Park masterplan is to provide a range of different housing types for people at every stage of life in a planned way, alongside employment opportunities that will allow people to live and work in the same place. The design would encourage active and social lifestyles and promote health and wellbeing through the promotion of sustainable transport modes.

It would deliver positive social outcomes for the future population of Otterpool Park. This would also be reflected in the public realm, promoting green infrastructure as active space, integrating water management, food production and enhanced habitats.

Otterpool Park should aspire to showcase what a sustainable future can look like by enabling people to live affordable, happy and healthy lives in high-quality homes with social infrastructure that use resources wisely and enhance their natural environment.

Renewable energy should be integrated in people's homes and businesses, aspiring to be a zero-carbon community with local residents and businesses benefiting from reduced energy consumption and help to reduce energy bills.

...provide a range of different housing types for people at every stage of life.

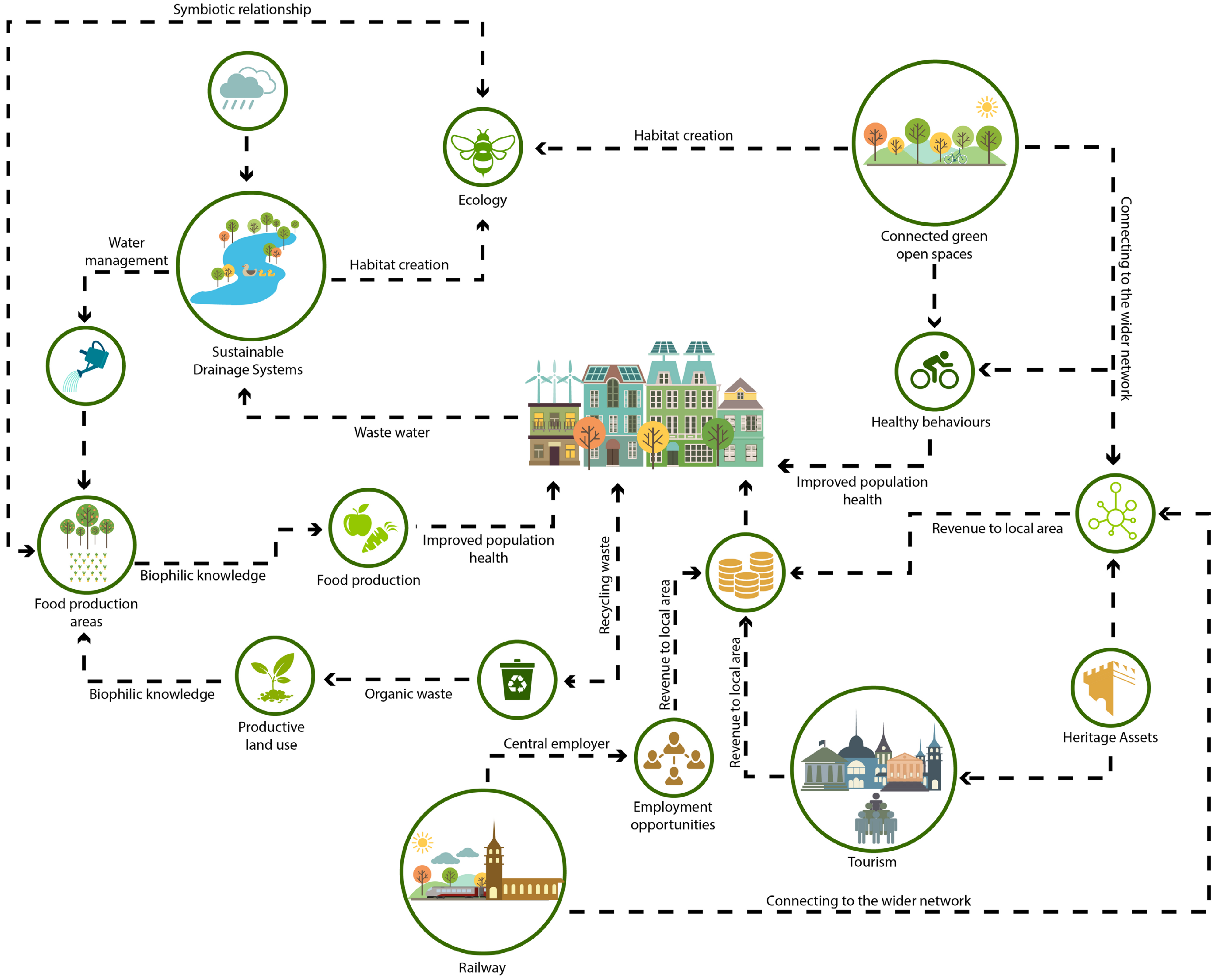

Symbiotic relationship
Ecology
Habitat creation
Connected green open spaces
Water management
Sustainable Drainage Systems
Habitat creation
Connecting to the wider network
Healthy behaviours
Waste water
Improved population health
Revenue to local area
Food production areas
Biophilic knowledge
Food production
Improved population health
Recycling waste
Revenue to local area
Revenue to local area
Heritage Assets
Biophilic knowledge
Productive land use
Organic waste
Central employer
Employment opportunities
Tourism
Connecting to the wider network
Railway

Figure 10 - Connected services diagram adapted from The Hammerby Model

2.3.3. Improving health and well being

The vision for Otterpool Park is creating a community infrastructure that will provide sustainable ways to live and work for people of every age - allowing for a wide range of activities bringing people together.

Otterpool Park sits near the home of a leading, world-recognised arts community. This local powerhouse of talent offers the opportunity for innovation and creativity to be reflected in streets, buildings and activities to create a forward-thinking Garden Town rooted in its place.

New health care facilities to be provided taking pressure off local hospitals, offering a range of clinical services from elderly and acute care to GPs and non-emergency care centres.

Through its location, accessibility to countryside and potential for walkability Otterpool Park has the potential to support an improved lifestyle for the communities who live there. The biggest singular opportunity for improvement to the communities health and well being exists through the potential to bring people closer to nature, provide homes that are integrated into that natural environment. The concept of Biophillic towns, or humans instinctive love of living things, explains how humans mental health and well being is benefited by contact with natural element, Otterpool Park already has this asset on its doorstep.

There is also evidence to suggest that humans draw more of this benefit from caring for land rather than just using it and Otterpool Park again has an opportunity to allocate shared space that community might use as productive spaces, allotments and orchards for example. The provision of these shared spaces stimulates social integration and provides mental health benefits from a space they care about rather than simply access.

The opportunities are there to improve not only the physical but also the mental heath and well being of its community, making Otterpool park a truly rounded healthy town.

... Our mental health and well being benefits from awareness of natural spaces that we can access, even if we don't actually access them ...

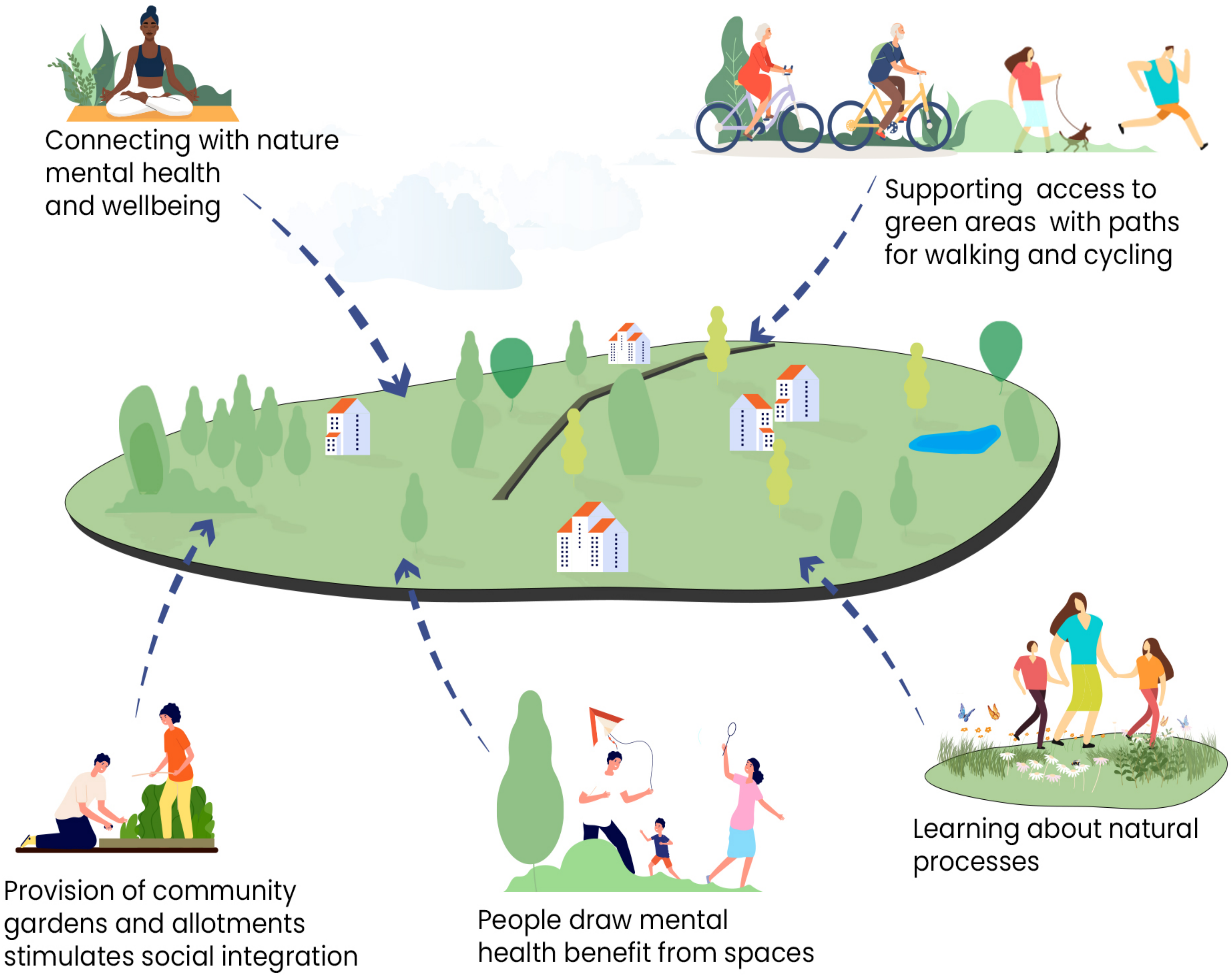
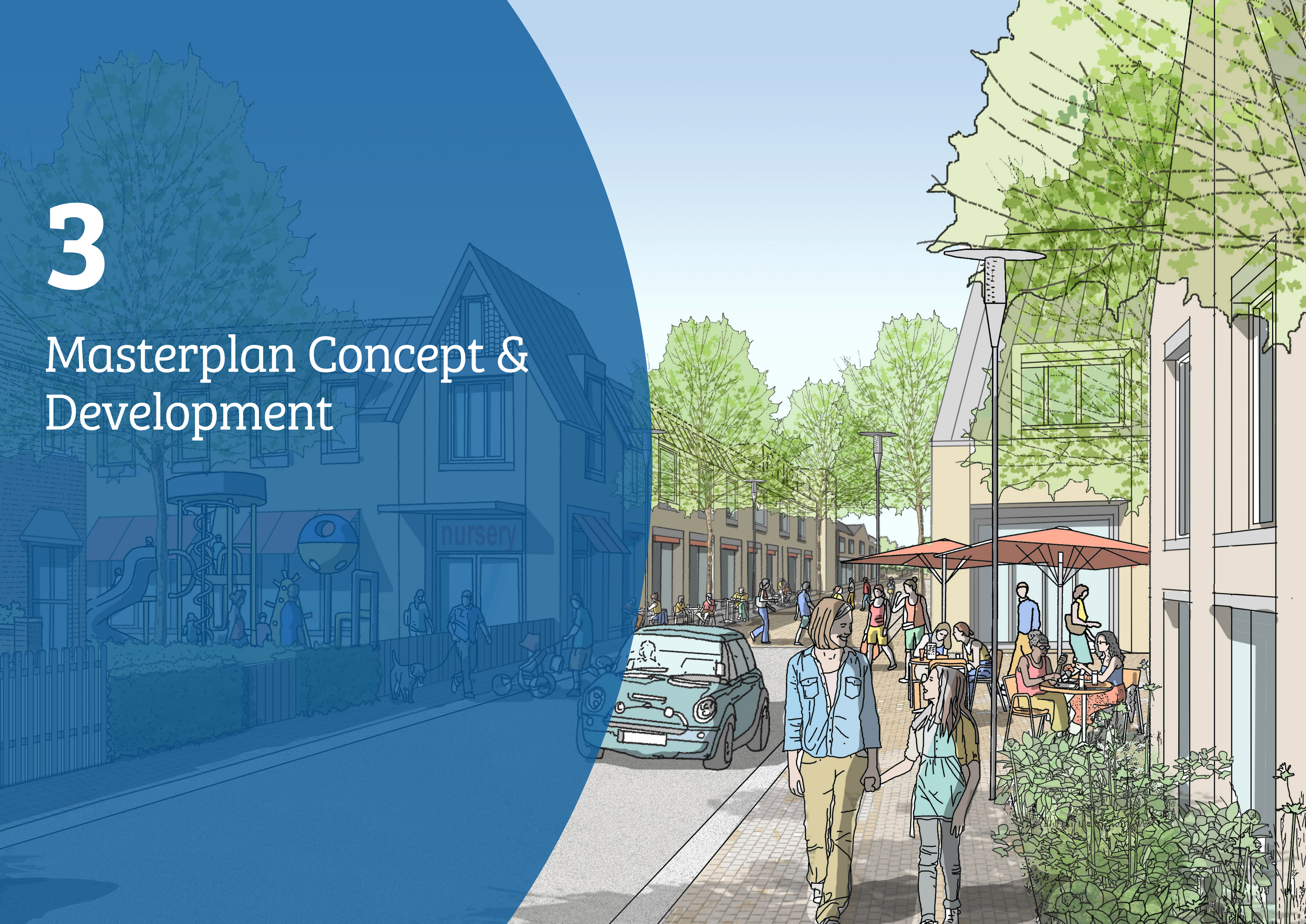

Connecting with nature mental health and wellbeing
Supporting access to green areas with paths for walking and cycling
Provision of community gardens and allotments stimulates social integration
People draw mental health benefit from spaces
Learning about natural processes

Figure 11 - Health and well-being diagram

3

Masterplan Concept & Development



3. Masterplan Concept & Development

This section describes the evolution of the proposed Otterpool Park Garden Town masterplan from the response to the site context, site opportunities, design concept, consultation and design evolution to the key masterplan principles.

3.1 Response to Context

The opportunities and the constraints of the location were initially identified as:

- An area lying between the prominent North Downs escarpment and the Old Saxon shore;
- A pronounced orientation– singularly sloping down to the north Vale of Holmesdale, and a land form which is occasionally cut by north west / south east orientated valleys;
- Subtle topography belying its importance, where predominantly open landscape is intersected by river valleys, could create a green space network that acts as a framework for housing, allowing the green space to influence its location and form. This supports the development of walkable neighbourhoods;
- A few dispersed woodland blocks- at Harringe Brooks and Sandling Park, but not the connected woodland character further west;
- Opportunity for advance planting can contribute to biodiversity net gains and productive land goals;
- Settlements, which surround old farmsteads, are linear, strung out along roads without a sense of focus;
- Otterpool Park can connect to surrounding villages and communities, bringing a range of uses closer to local people and provide spaces for new and existing residents to meet, relax and play;
- Improved connections and awareness of existing destinations and heritage assets within the site such as the barrows and Roman villa;
- Visible heritage, a strong historic time depth with large scale human intrusion (M20, high speed rail line, industrial park).

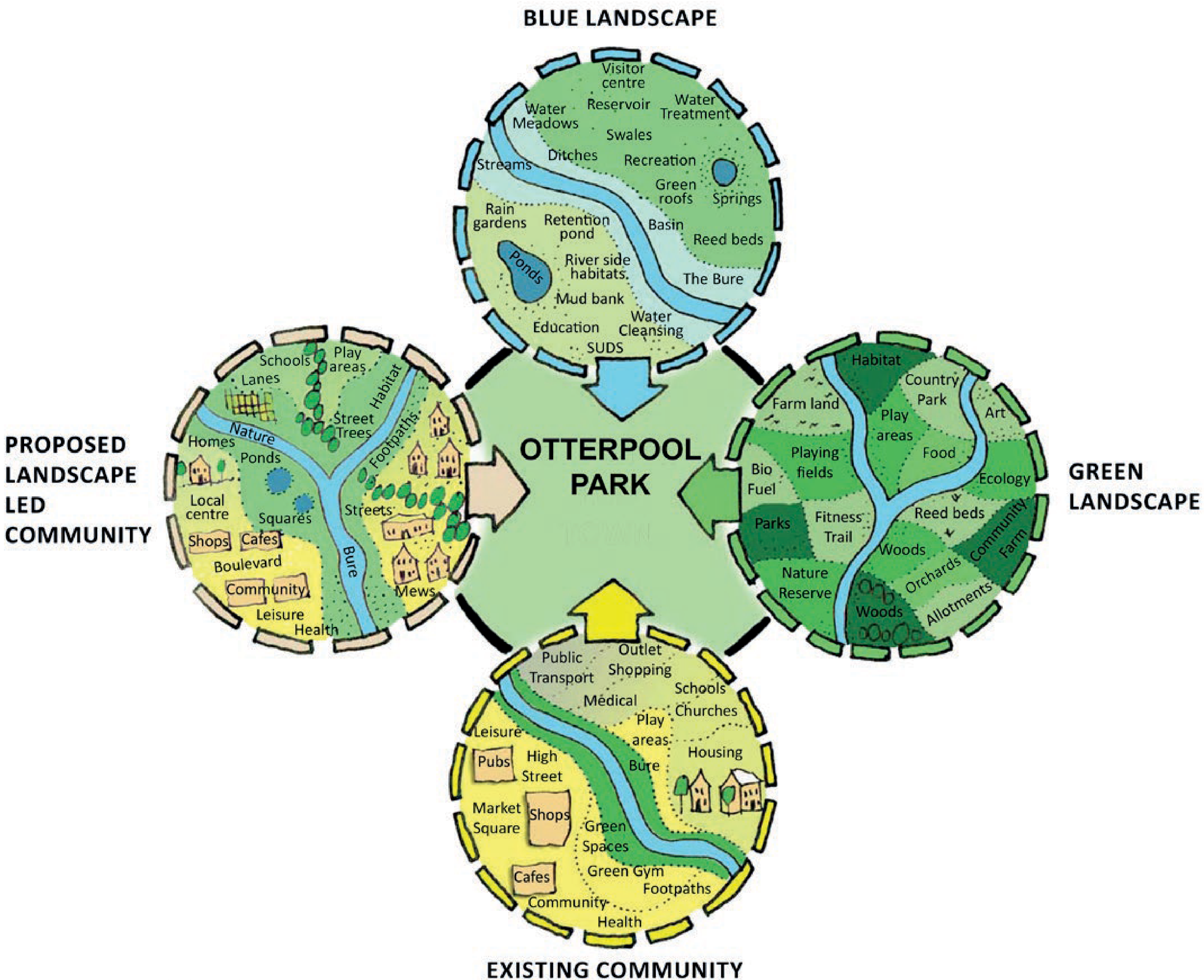

BLUE LANDSCAPE
Visitor centre
Water Meadows
Reservoir
Water Treatment
Swales
Streams
Ditches
Recreation
Green roofs
Springs
Rain gardens
Retention pond
Basin
Reed beds
Ponds
River side habitats
The Bure
Mud bank
Education
Water Cleansing
SUDS
PROPOSED LANDSCAPE LED COMMUNITY
Schools
Lanes
Play areas
Habitat
Street Trees
Nature
Homes
Ponds
Footpaths
Local centre
Squares
Streets
Shops
Cafes
Boulevard
Bure
Community
Mews
Leisure
Health
OTTERPOOL PARK
GREEN LANDSCAPE
Habitat
Country Park
Farm land
Play areas
Art
Food
Bio Fuel
Playing fields
Ecology
Parks
Fitness Trail
Reed beds
Community Farm
Woods
Orchards
Nature Reserve
Woods
Allotments
EXISTING COMMUNITY
Public Transport
Outlet Shopping
Schools
Medical
Churches
Play areas
Leisure
Pubs
High Street
Housing
Bure
Market Square
Shops
Green Spaces
Green Gym
Cafes
Footpaths
Community
Health

Figure 12 - Garden Town Principles diagram

3.2 Design Concept

The Otterpool Park masterplan is a landscape led development with a countryside feel, connected and creative, featuring three destination parks and six character areas, including the Town Centre. These create distinctive areas which respond to the landscape and provide new features to deliver character borne from its place. Ensuring these neighbourhoods are well connected by foot, cycle and sustainable transport has also been a key consideration in the masterplan design, particularly via green corridors, ensuring that the landscape is a constant part of living and experiencing Otterpool Park.

The Spatial Vision document for Otterpool Park contains a series of conceptual diagrams which illustrate the ambition for the new Garden Town at Otterpool Park.

3.3 A Landscape Led Design

From front gardens and street trees, through allotments and orchards to destination green spaces and green connections into the wider countryside, Green Infrastructure (GI) will help integrate the community into its natural setting, support connections with habitat and surrounding villages, benefiting health and well being.

At the heart of this landscape-led approach are three destination parks that each exemplify a different local landscape:

- **Castle Park** provides a formal setting for Westenhanger Castle, and incorporates water features - notably the former Racecourse Lake - to create a richly varied place easily accessible from the Town Centre;
- **The Country Park** incorporates areas of ecological importance, and is a key part of the green movement network for pedestrians and cyclists. Routes to all parts of the town pass through the Country Park;
- **Riverside Park** enhances and integrates the East Stour River into the town as a wetland corridor for SuDS, biodiversity and opportunities for play and recreation for residents.

These areas of open space, that are landmarks in their own right, are capable of accommodating larger scaled formal sports and 'neighbourhood-park level facilities' for those that live nearby, including leisure facilities, larger play facilities (NEAP, skate parks etc.) and the settlement's larger cultural events.

Countryside

- Providing a comprehensive green infrastructure network and net biodiversity gains
- Development that enhances the natural environment and respects its surroundings

Connected

- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport

Creative

- Strong cultural, recreational and shopping faciliites in walkable, vibrant, sociable neighbourhoods
- A wide range of local jobs within the town

Figure 13 - Countryside, Connected, Creative

A Landscape Led Masterplan Concept

Delivering 8,500 homes, new jobs and social infrastructure with green and blue landscape features integrated within the proposed masterplan.

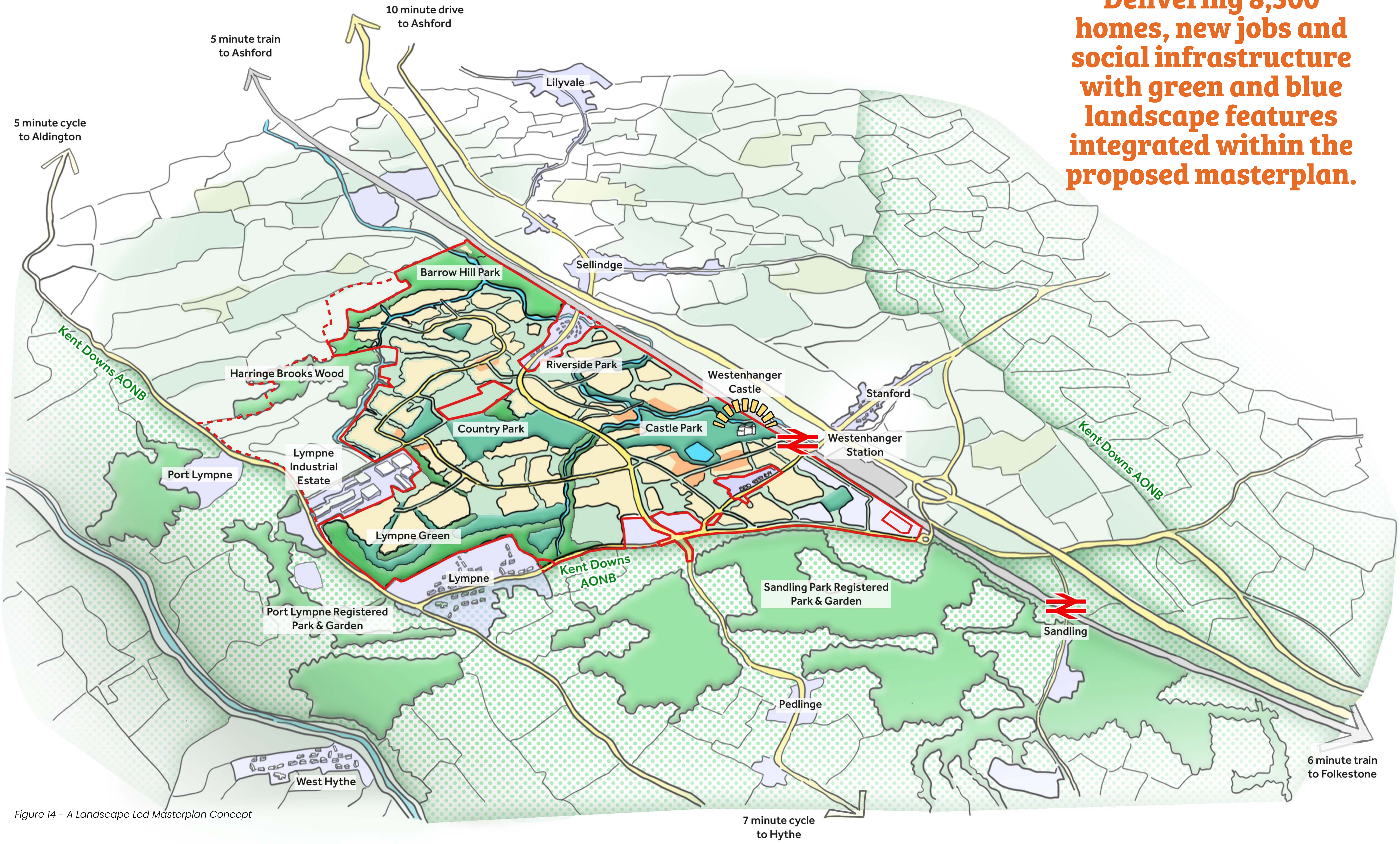

5 minute cycle
to Aldington
5 minute train
to Ashford
10 minute drive
to Ashford
Lilyvale
Sellindge
Barrow Hill Park
Harringe Brooks Wood
Riverside Park
Westenhanger
Castle
Stanford
Westenhanger
Station
Kent Downs AONB
Country Park
Castle Park
Port Lympne
Lympne
Industrial
Estate
Lympne Green
Lympne
Kent Downs
AONB
Kent Downs AONB
Sandling Park Registered
Park & Garden
Port Lympne Registered
Park & Garden
Sandling
Pedlinge
West Hythe
7 minute cycle
to Hythe
6 minute train
to Folkestone

Figure 14 - A Landscape Led Masterplan Concept

Figure 15 - Series of consultation events and site visits held throughout the development of the masterplan

3.4 Response to Consultation

Community and stakeholder engagement has been paramount in the evolution of the design. This section considers the activities to date to engage local stakeholders in the process. As part of the first Outline submission, there have been three community engagement sessions: in December 2016, June 2017 and June 2018, which took place in venues local to the master plan area. Engagement was managed by Kevin Murray Associates, attended by the design team and the detailed reports are available to view on the Otterpool Park website.

Since the submission of the Outline Planning Application, in February 2019, the team has been working on a revised masterplan and continuing to consult key stakeholders on the proposals.

In addition, The Applicant undertook two consultation events and targeted stakeholder meetings in Spring 2021, testing the Outline Planning Application through the emerging Phase 1 masterplan.

A summary of the key points which influenced the masterplan evolution are summarised in the diagram overleaf and further described in the following pages of this report. For further details please refer to supporting documents:

- Statement of Community Involvement (SCI), document reference 3.33; and
- Supplemental Statement of Community Involvement (SSCI), document reference 3.34.

Included with the application pack, providing a full overview on the community consultation and engagement process.

Community and stakeholder engagement has been paramount in the evolution of the design.

3.5 Design Evolution

Initial concepts presented for consultations during 2017 balanced the opportunities and constraints of development with a landscape led masterplan approach which featured, green spaces flowing through the heart of the development to include river corridors, open space setting for the heritage assets, corridors for habitats and buffers to the existing communities.

The **three community engagement** events and multiple discussions with **Historic England, Environment Agency, Natural England, North Downs AONB team, Kent County Council, Local Planning Authority and Place Panel Review** and key stakeholders, between 2016 -2021, have been instrumental in shaping the masterplan and the indicative spatial layout evolved to provide:

- Further integrating the settlement with a network and hierarchy linking the town centre and Westenhanger Station with cycle and bus routes to residential areas and local centres north and south of the A20;
- A clearer high-quality route network for pedestrians and cyclists to key destinations of high street, station, schools and recreation spaces;
- Enhancing Green Infrastructure influencing the distinct character of local centres to differentiate housing neighbourhoods and assist legibility and footfall;
- Changes to Westenhanger Castle landscape open space surrounding the castle including enlarging the open space to enhance the setting and vistas to the scheduled ancient monument and listed building;
- Landscape layout and edge of development refined in response to Historic England comments for the Castle Park and appropriate context and views to and from Westenhanger Castle;
- Integration of development and landscape corridors with key retained features to create a landscape with water and woodland at the heart, which links to surrounding landscapes;
- Water strategy developed to include provision for on-site waste water treatment facility with SuDS integrated in landscape and route network to make water a key integrated feature of the layout;
- Sites for up to two secondary and seven primary schools provided, coordinated with sports fields at walkable distances, contributing to the social infrastructure and health;
- Adaptation of the town centre uses and location, moving away from the high street concept.

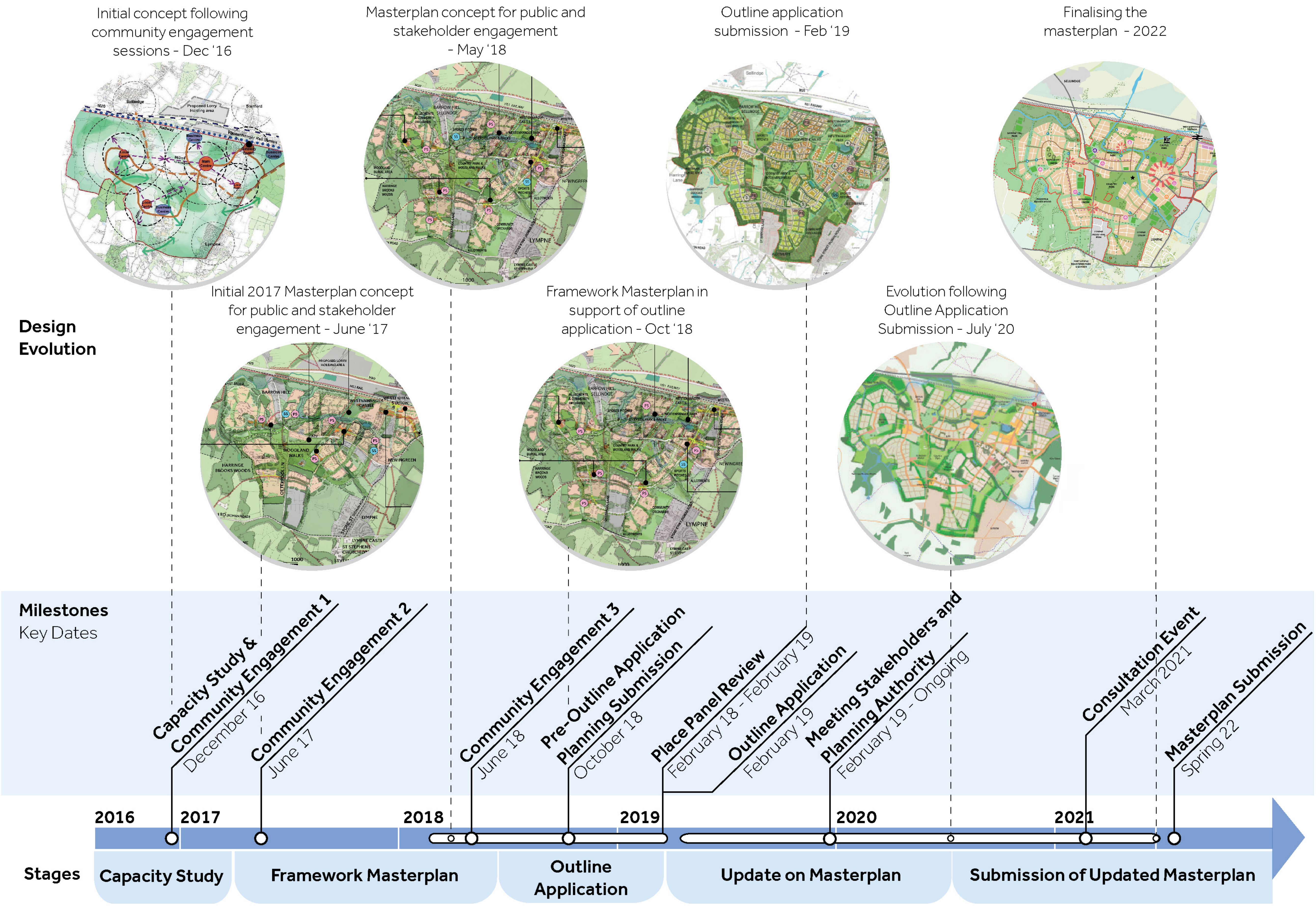

Initial concept following community engagement sessions - Dec '16
Masterplan concept for public and stakeholder engagement - May '18
Outline application submission - Feb '19
Finalising the masterplan - 2022
Initial 2017 Masterplan concept for public and stakeholder engagement - June '17
Framework Masterplan in support of outline application - Oct '18
Evolution following Outline Application Submission - July '20
Design Evolution
Milestones
Key Dates
Capacity Study & Community Engagement 1
December 16
Community Engagement 2
June 17
Community Engagement 3
June 18
Pre-Outline Application Planning Submission
October 18
Place Panel Review
February 18 - February 19
Outline Application
February 19
Meeting Stakeholders and Planning Authority
February 19 - Ongoing
Consultation Event
March 2021
Masterplan Submission
Spring 22
2016
2017
2018
2019
2020
2021
Stages
Capacity Study
Framework Masterplan
Outline Application
Update on Masterplan
Submission of Updated Masterplan

Figure 16 - Masterplan Design Evolution

3.6 June 2017 - Initial Framework Masterplan Concept

Following community engagement events, the masterplan evolved from initial concept to integrated development with links to the existing communities and responding to the heritage setting of **Westenhanger Castle and the Roman Villa.** After discussions with **Historic England**, the historic causeway which linked the castle to the A20 was to be kept open across the landscape. Several options were developed to accommodate both the vehicular connections and town centre street pattern to make room for an **open landscape corridor.**

A further influence on the masterplan was the emerging concept for a **primary movement corridor diverting the A20 west** to east across the north of Newingreen to alleviate issues of traffic flows at Newingreen. A route for a new distributor route was found and designed to mitigate the issues and improve flow of vehicles towards junction 11 of the M20.

Further consultation with **local residents** established the need for open space to surround the adjacent homes in Barrow Hill Sellindge, Westenhanger and Lympne which were incorporated in the masterplan.

Key Features:

- **10,000 homes, 40% green infrastructure;**
- **Town centre** extended across south of Castle Park with high street near station;
- **New west/east street for connectivity** across town centre towards station and M20;
- Undeveloped retained farmland to south east adjacent Lympne;
- **Five** primary schools, **three local centres;**
- **Two** secondary schools anchoring the west/east connectivity.

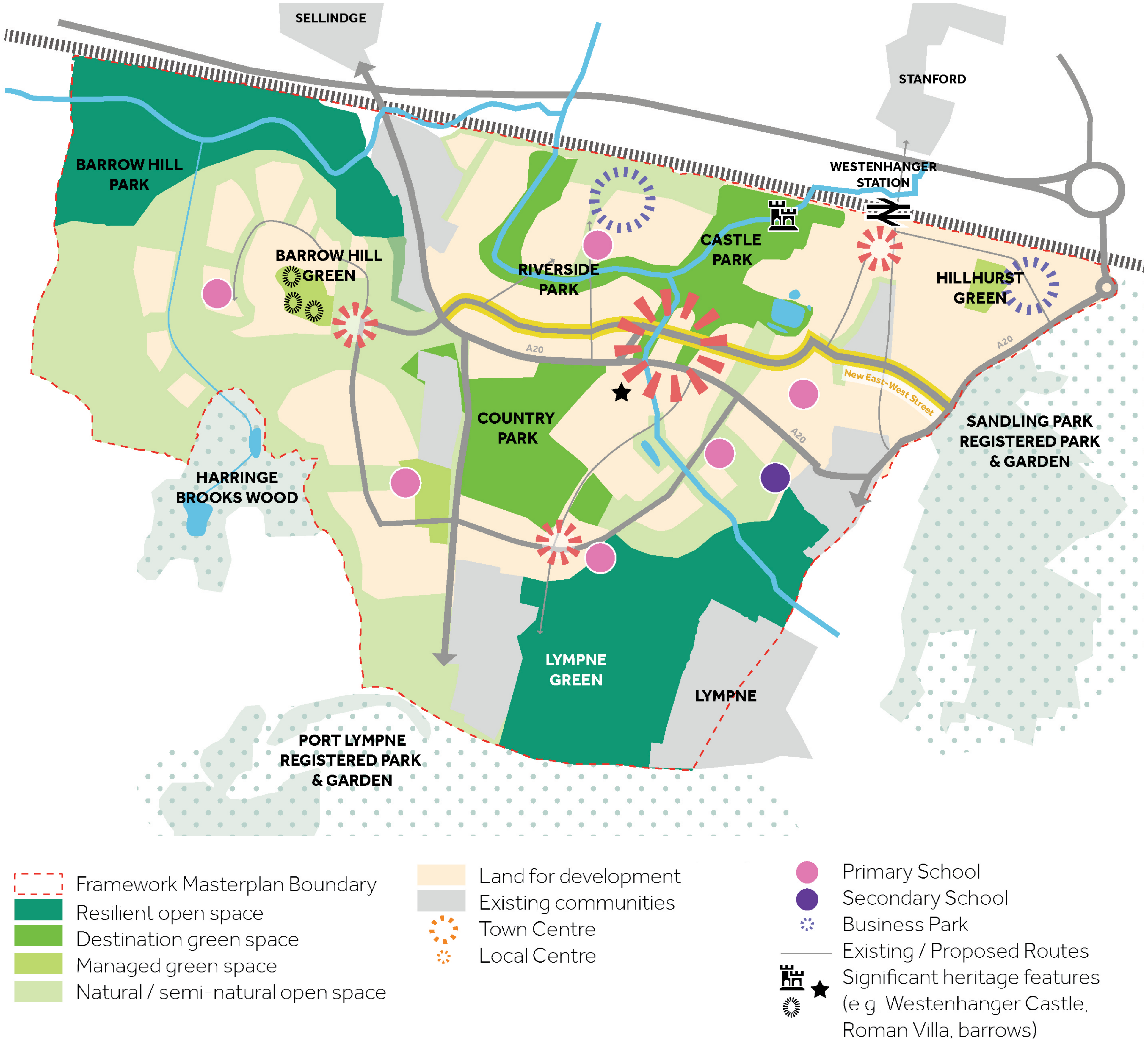

SELLINDGE
STANFORD
BARROW HILL PARK
WESTENHANGER STATION
CASTLE PARK
RIVERSIDE PARK
BARROW HILL GREEN
HILLHURST GREEN
A20
A20
A20
New East-West Street
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Framework Masterplan Boundary
Resilient open space
Destination green space
Managed green space
Natural / semi-natural open space
Land for development
Existing communities
Town Centre
Local Centre
Primary School
Secondary School
Business Park
Existing / Proposed Routes
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 17 - Initial Framework Masterplan Concept

3.7 May 2018 - Masterplan for Public Consultation

In the Framework Masterplan of May 2018 the initial concepts were adapted with **enlarged open spaces,** increased **open space** surrounding existing settlements, added **west east distributor** route at Newingreen, revised **north south orientation of the town centre and street pattern.** All the above were included in the framework masterplan exhibited in public consultation in May 2018.

Key Features:

- **10,000 homes** for the overall framework masterplan, **50% green infrastructure;**
- New **north south routes and A20** provide connectivity to **town centre** and station, and **avoids crossing of castle causeway;**
- **Town centre** located south of the Westenhanger Castle;
- **West east** route connectivity to south and existing A20;
- Causeway open space setting of **Westenhanger Castle & Roman Villa;**
- Extended green space provision to the east of the Westenhanger Castle;
- **Six** primary schools, **five** local centres;
- **Two** secondary schools;
- Development **extended to south and west** with landscaped open space to existing settlements.

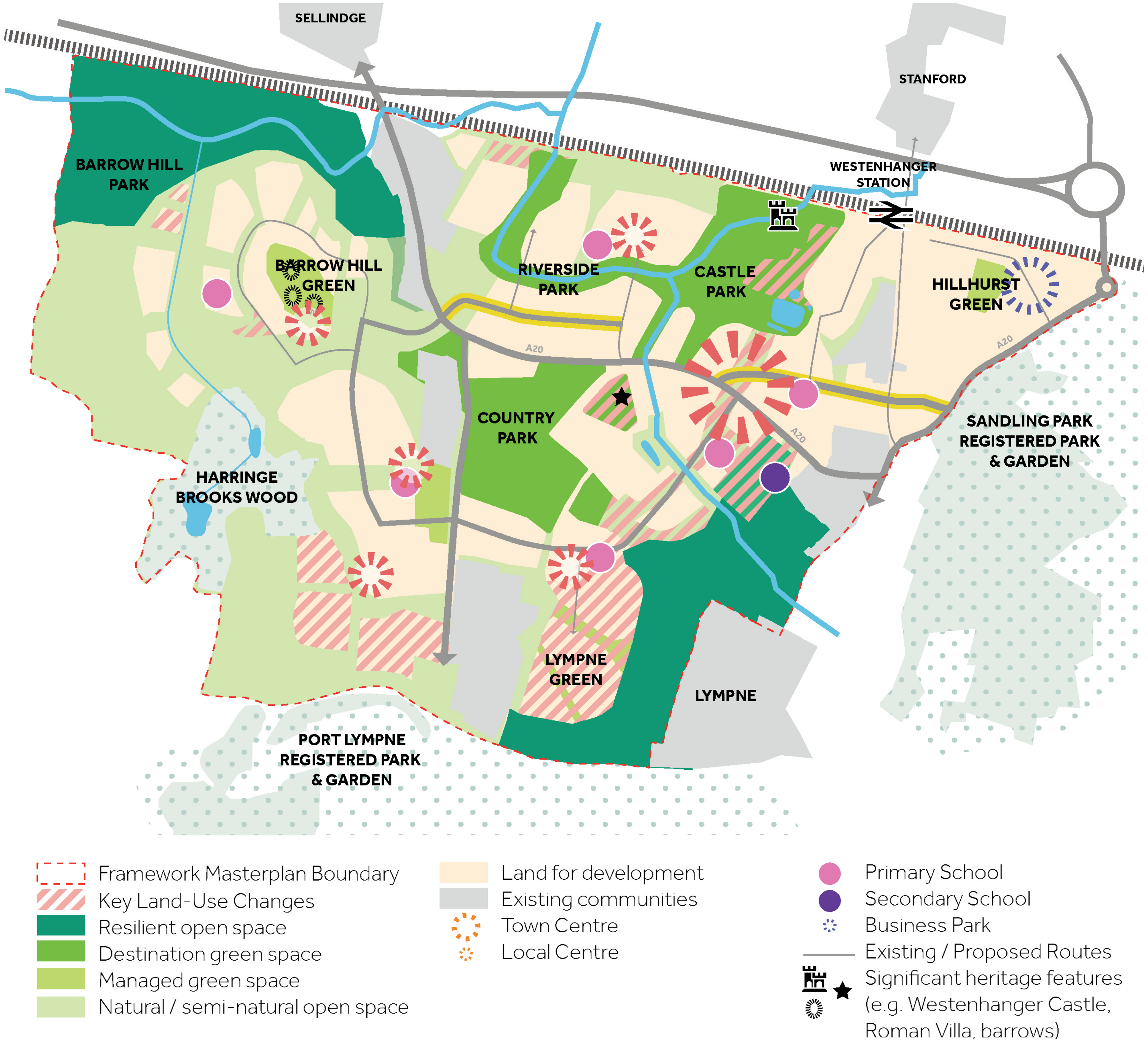

SELLINDGE
STANFORD
WESTENHANGER STATION
BARROW HILL PARK
BARROW HILL GREEN
RIVERSIDE PARK
CASTLE PARK
HILLHURST GREEN
A20
COUNTRY PARK
A20
A20
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Framework Masterplan Boundary
Key Land-Use Changes
Resilient open space
Destination green space
Managed green space
Natural / semi-natural open space
Land for development
Existing communities
Town Centre
Local Centre
Primary School
Secondary School
Business Park
Existing / Proposed Routes
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 18 - Masterplan for Public Consultation

3.8 October 2018 - Framework Masterplan in Support of Outline Application

The Framework Masterplan was amended in October 2018, from two secondary schools to one larger site for a single secondary school.

Key Features:

- **10,000 homes, 50% green infrastructure;**
- **Town centre quarters** concept replaces the high street, now located south of lake at junction with north south west east road;
- **One** secondary school;
- **Six** primary schools with a **local centre** at each location;
- Addition of the **strategic cycle route;**
- Development to south east buffered with **retained farmland.**

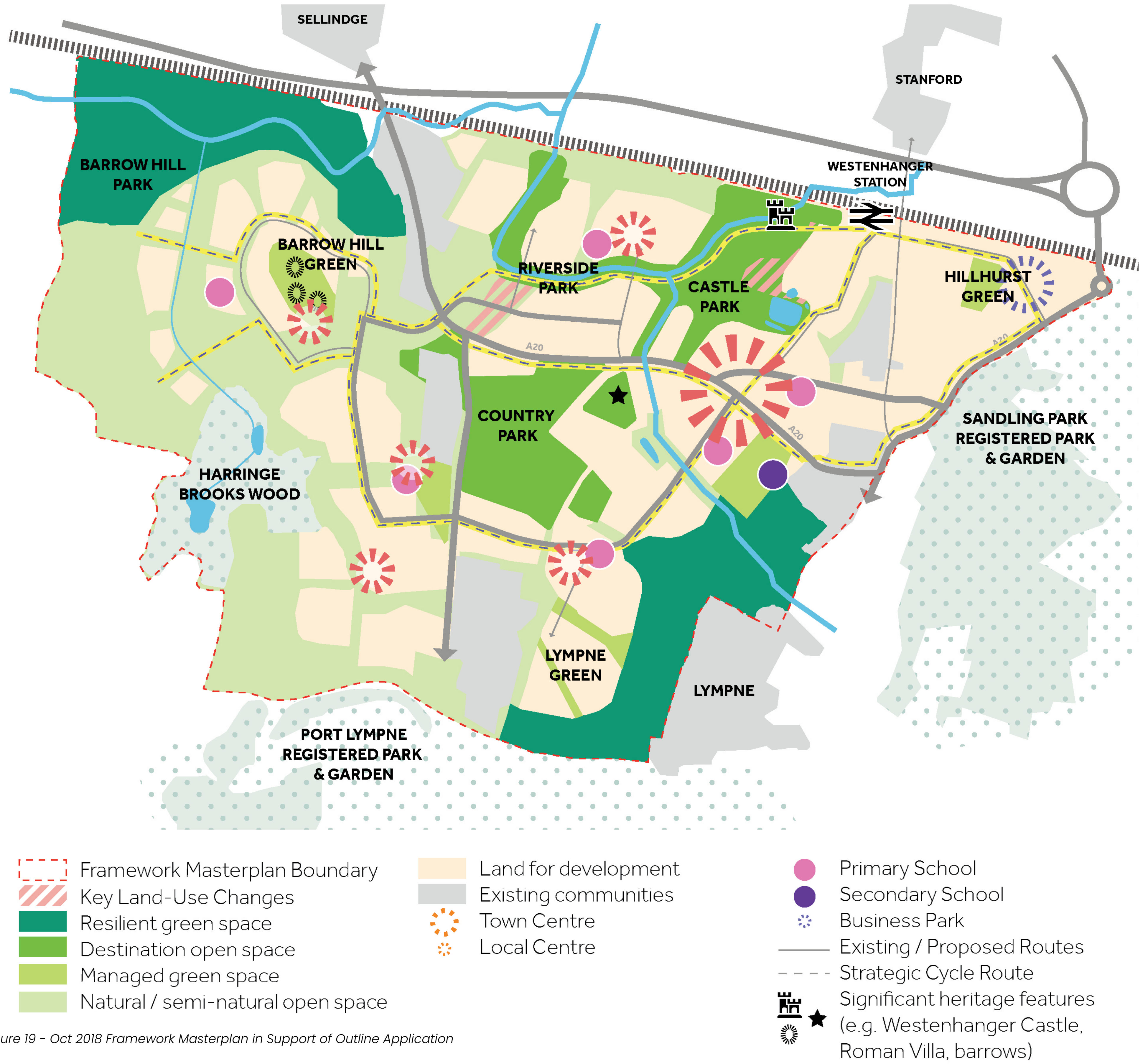

SELLINDGE
STANFORD
BARROW HILL PARK
WESTENHANGER STATION
BARROW HILL GREEN
RIVERSIDE PARK
CASTLE PARK
HILLHURST GREEN
A20
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Framework Masterplan Boundary
Key Land-Use Changes
Resilient green space
Destination open space
Managed green space
Natural / semi-natural open space
Land for development
Existing communities
Town Centre
Local Centre
Primary School
Secondary School
Business Park
Existing / Proposed Routes
Strategic Cycle Route
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 19 - Oct 2018 Framework Masterplan in Support of Outline Application

3.9 February 2019 - Outline Planning Application Submission

The outline application for **8,500 homes** is the first phase of the Framework Masterplan 2018 and included **at least 50% of green infrastructure** within the application area.

Key Features:

- Framework masterplan (dashed red boundary) still delivers 10,000 homes;
- Outline application (continuous red boundary) for **8,500 homes, 50% green infrastructure;**
- **Five** primary schools, **five** local centres;
- **One** secondary school.

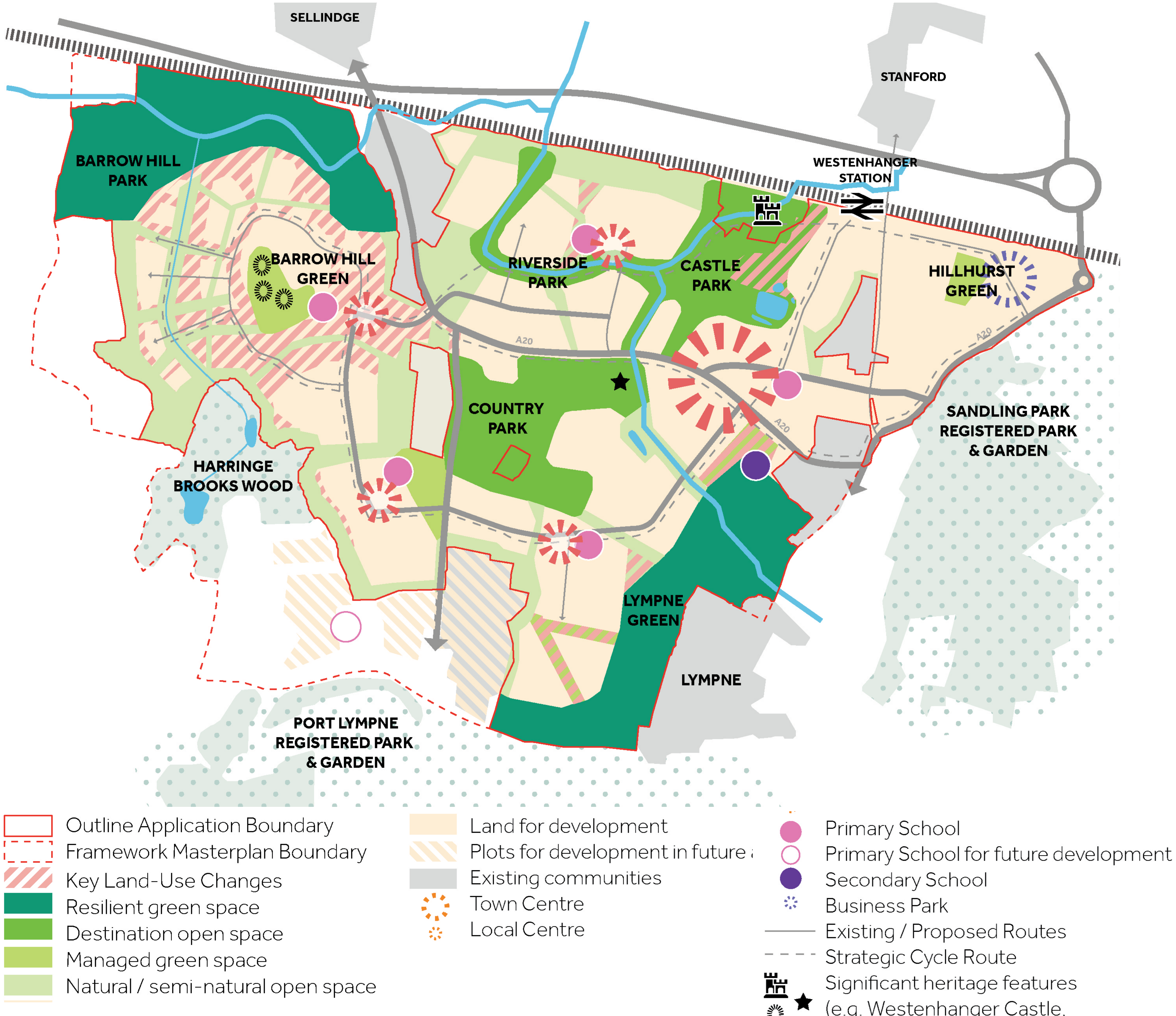

SELLINDGE
STANFORD
WESTENHANGER STATION
BARROW HILL PARK
BARROW HILL GREEN
RIVERSIDE PARK
CASTLE PARK
HILLHURST GREEN
COUNTRY PARK
A20
HARRINGE BROOKS WOOD
SANDLING PARK REGISTERED PARK & GARDEN
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Outline Application Boundary
Framework Masterplan Boundary
Key Land-Use Changes
Resilient green space
Destination open space
Managed green space
Natural / semi-natural open space
Land for development
Plots for development in future
Existing communities
Town Centre
Local Centre
Primary School
Primary School for future development
Secondary School
Business Park
Existing / Proposed Routes
Strategic Cycle Route
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 20 - Feb 2019 Framework Masterplan in support of Outline Planning Application Submission

3.10 July 2020

Following the Outline Application Submission, a few adjustments were made to the masterplan. The main changes will create a **clearer framework of mixed use spaces** with a more legible **hierarchy of centres, streets and open spaces, and better integration of Westenhanger Castle.**

The main areas of proposed changes are as follows:

- Clarifying the town centre as the main area of mixed use around the lake. The north south link across the A20 and the town centre street pattern will prioritise cycle links to the town centre, railway station and secondary school. The street layout provides a framework for pocket parks and paths linking to the schools;
- Reducing the number to two local centres by combining the south and west areas. These centres focus around two significant open spaces that link to the country park and Westenhanger Castle park to create a complete green spine. This will bring together heritage assets and create a distinct character for the masterplan vision;
- Barrow Hill Green realigned to retain the scheduled group of barrows;
- The number of secondary schools will be reverting back to two;
- The triangle area of land east of Stone Street is replanned: retaining the Hillhurst farm buildings as a focal point within a triangular central green space which leaves regular shapes for development around the perimeter, also in response to feedback to mitigate sensitive views from the AONB.

Key Features:

- Framework masterplan (dashed red boundary) still delivers 10,000 homes;
- Outline application (continuous red boundary) for **8,500 homes, 50% green infrastructure;**
- The main changes will create a clearer framework of **mixed use space with a more legible hierarchy of centres, streets and open spaces;**
- Integration of **Westenhanger Castle;**
- **One town centre** and **two local centres;**
- Up to **7 primary and 2 secondary schools.**

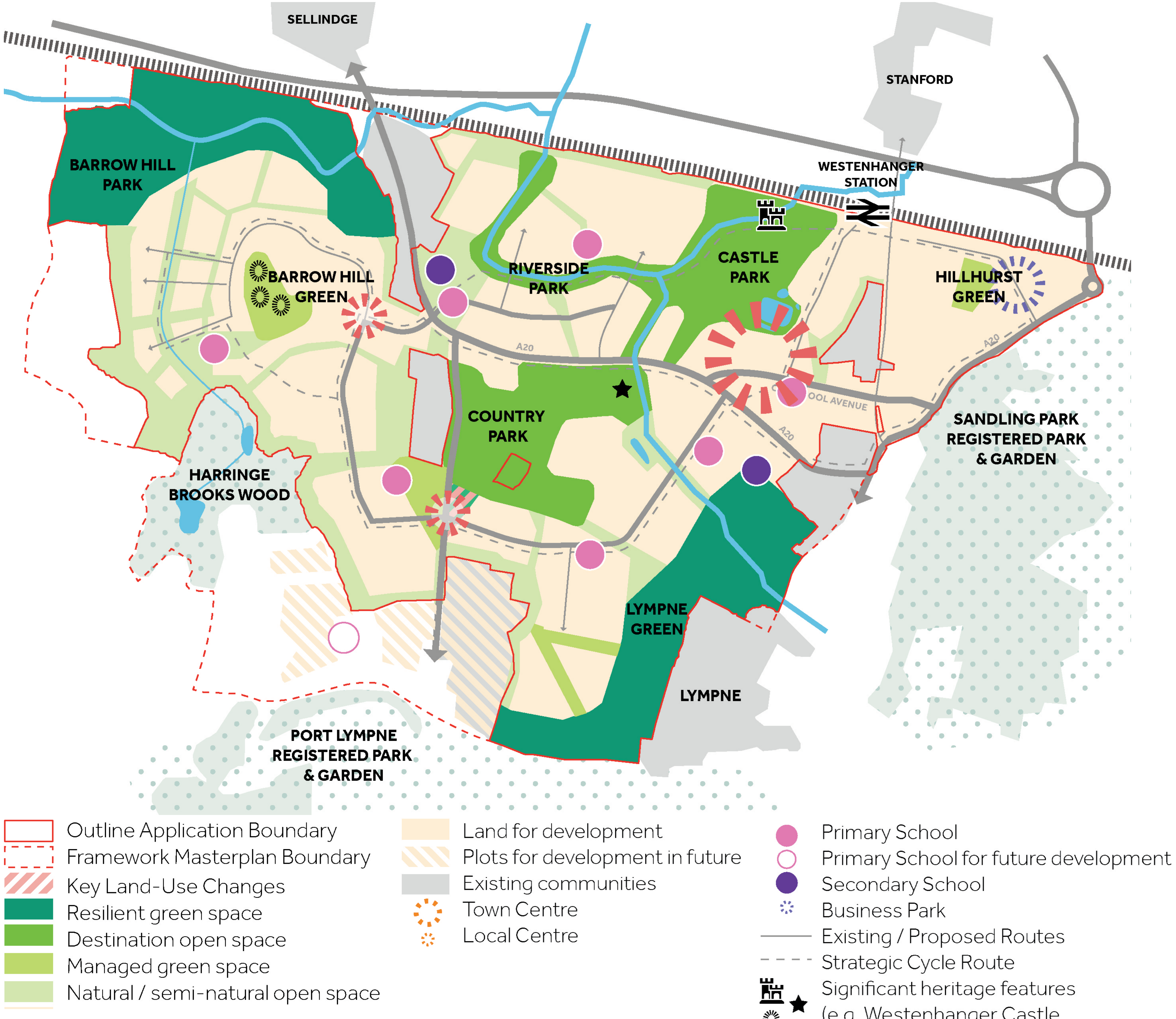

SELLINDGE
STANFORD
WESTENHANGER STATION
BARROW HILL PARK
BARROW HILL GREEN
RIVERSIDE PARK
CASTLE PARK
HILLHURST GREEN
A20
A20
A20
OOL AVENUE
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Outline Application Boundary
Framework Masterplan Boundary
Key Land-Use Changes
Resilient green space
Destination open space
Managed green space
Natural / semi-natural open space
Land for development
Plots for development in future
Existing communities
Town Centre
Local Centre
Primary School
Primary School for future development
Secondary School
Business Park
Existing / Proposed Routes
Strategic Cycle Route
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 21 - Framework Masterplan July 2020 -Illustrative Masterplan

3.11 Current Masterplan

Since the Outline Application Submission, additional consultation events and stakeholder meetings were held in Spring 2021. The masterplan has since been updated to reflect feedback from these engagements, as detailed in the supporting SSCI. These encompass:

- Additional detailing of early stages of development and the town centre, testing and adjusting key design principles for the masterplan;
- Progressing the concept design for Westenhanger Castle Park, enhancing points of arrival and linkages to the wider area, and ensuring all key facilities have been accounted for across the landscape;
- Updates to the Red Line Boundaries around Barrow Hill Park, Newingreen junction and Barrow Hill Farm;
- Relocated WWT north of river stour in NW corner;

Key Features:

- Framework masterplan (dashed red boundary) still delivers 10,000 homes;
- Outline application (continuous red boundary) for **8,500 homes, 50% green infrastructure;**
- Integration of **Westenhanger Castle;**
- **One town centre** and **three local centres;**
- Up to 7 primary schools, 1 secondary with a potential site for a 2nd secondary school.

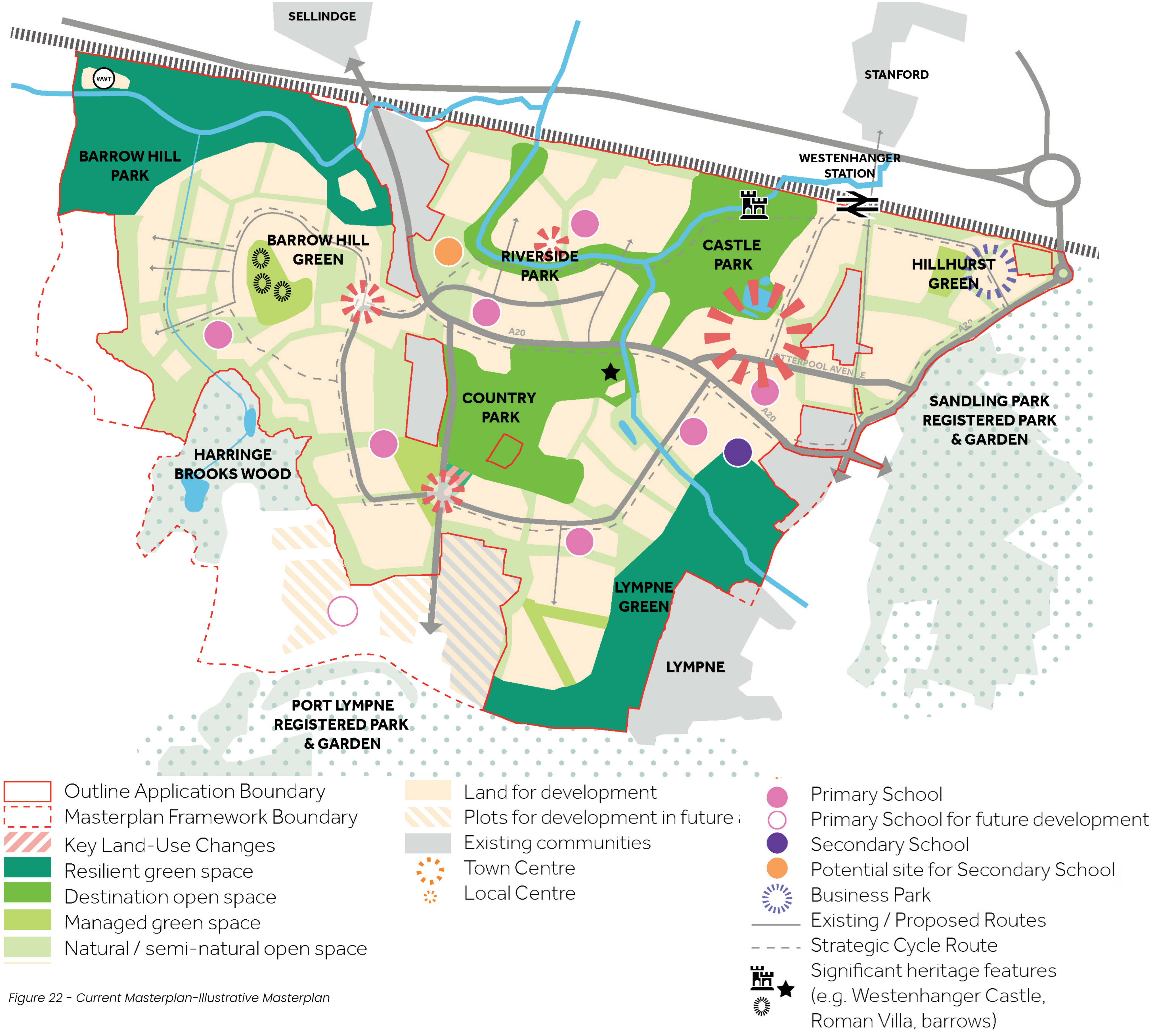

SELLINDGE
STANFORD
WWT
BARROW HILL PARK
BARROW HILL GREEN
RIVERSIDE PARK
CASTLE PARK
WESTENHANGER STATION
HILLHURST GREEN
A20
OTTERPOOL AVENUE
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Outline Application Boundary
Masterplan Framework Boundary
Key Land-Use Changes
Resilient green space
Destination open space
Managed green space
Natural / semi-natural open space
Land for development
Plots for development in future
Existing communities
Town Centre
Local Centre
Primary School
Primary School for future development
Secondary School
Potential site for Secondary School
Business Park
Existing / Proposed Routes
Strategic Cycle Route
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 22 - Current Masterplan-Illustrative Masterplan

3.12 Key Masterplan Principles

During the evolution of the masterplan a number of spatial design principles have been identified, underpinning the masterplan narrative. These spatial principles are used to explain the design, shape and physical form of the place, based on a thorough understanding of the context, the vision and unique qualities in the place to be created.

Each spatial design principle and accompanying diagrams inform and shape the unique design and physical form of the place. Otterpool Park will:

- Create a distinctive and self-sustaining town for everyday and all-weekend living;
- Deliver a series of new places, adding to the quality of the countryside with new landscape, development and communities;
- Facilitate high-quality homes that all can enjoy for generations to come - from starter homes, to family homes of all sizes, bungalows, self-build, homes for young and old people with extra-care provision, together with all the facilities needed to create and sustain a vibrant community life;
- Create a variety of places: parks, village greens, green loops. New housing will be grouped around landscapes enhanced with green open spaces and new local urban streets and squares. New parks will be created adding to the existing green space connected with a network of green lanes;
- New habitats will also be created, for example in water management measures such as rain gardens, swales and attenuation ponds, increasing biodiversity, encouraging and strengthening species;
- Integrate these spaces by creating walkable neighbourhoods, each centre being distinct and identifiable, each enhancing the existing assets and future potential of its location, each interwoven with green infrastructure connectivity;
- Provide local centres and distinctive neighbourhoods in their own right, supporting local residents in their daily needs and providing new jobs. Facilities will include new schools, community centres, nurseries, a health centre, a town square, sports pitches, and more;
- Design with sustainability and longevity at its core. Homes and workspaces will integrate flexibility and promote sustainable living practices, whilst streets and open spaces will be designed for climate resilience.

Connecting with Wider and Surrounding Landscape Settings

Linking proposed development with surrounding open spaces to create a green network that enhances existing infrastructure.

The scheme utilises the existing topography to help integrate Otterpool Park into its surroundings, create links with the AONB, improve awareness and orientation with a palette of native species and a focus on views and setting.

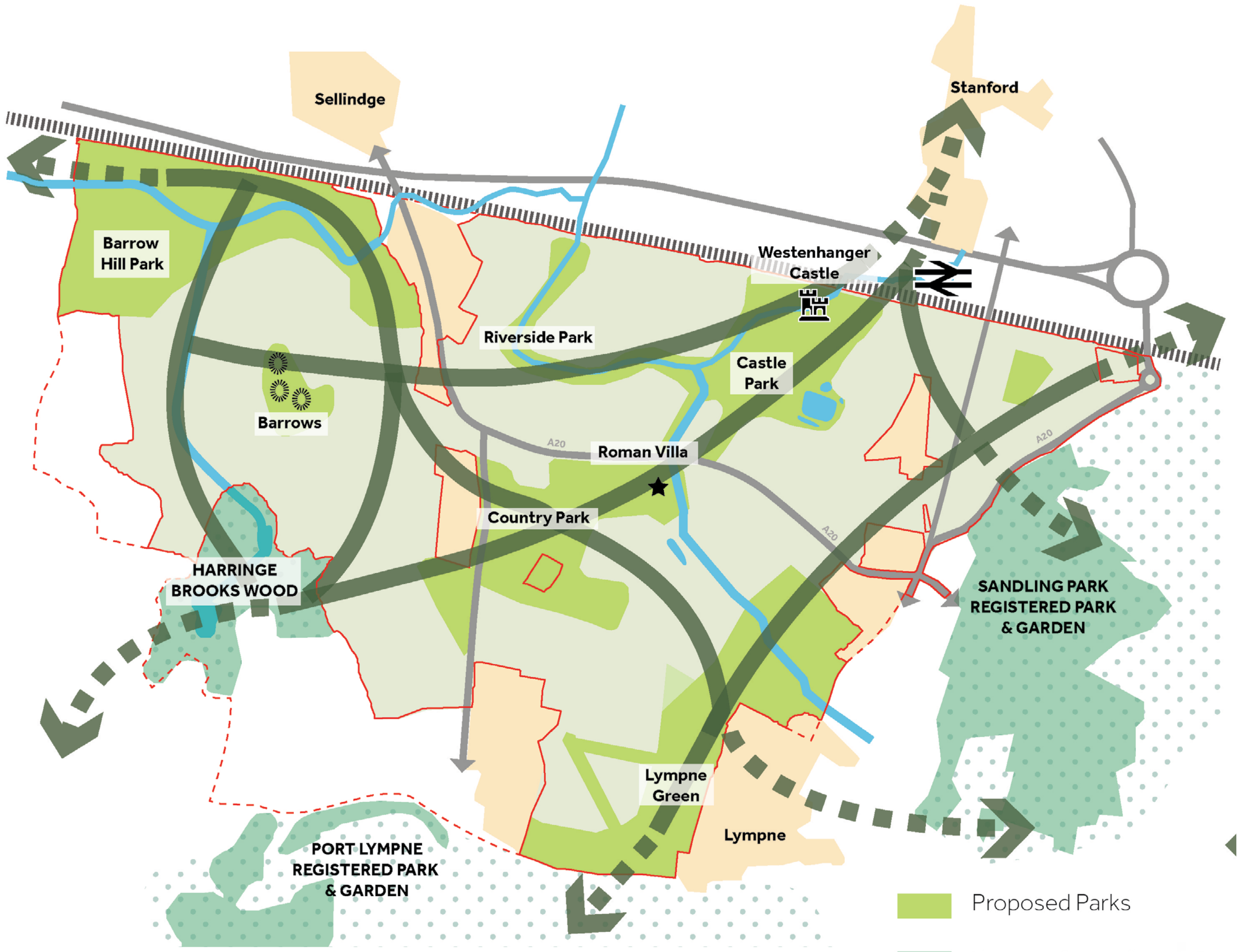

Sellindge
Stanford
Barrow Hill Park
Westenhanger Castle
Riverside Park
Castle Park
Barrows
Roman Villa
A20
Country Park
HARRINGE BROOKS WOOD
SANDLING PARK REGISTERED PARK & GARDEN
Lympne Green
Lympne
PORT LYMPNE REGISTERED PARK & GARDEN
🟩 Proposed Parks
🟩 Existing Green Spaces
AONB
🟧 Existing settlements
Green Connections
★ Significant heritage featur (e.g. Westenhanger Castle Roman Villa, barrows)

Figure 23 - Connecting with wider and surrounding landscape settings

A Network of Destination Green Spaces

Creating a range of destination spaces which will be of sufficient size and strength of character to bond with the surroundings, and help to shape the built form and the places where people will live.

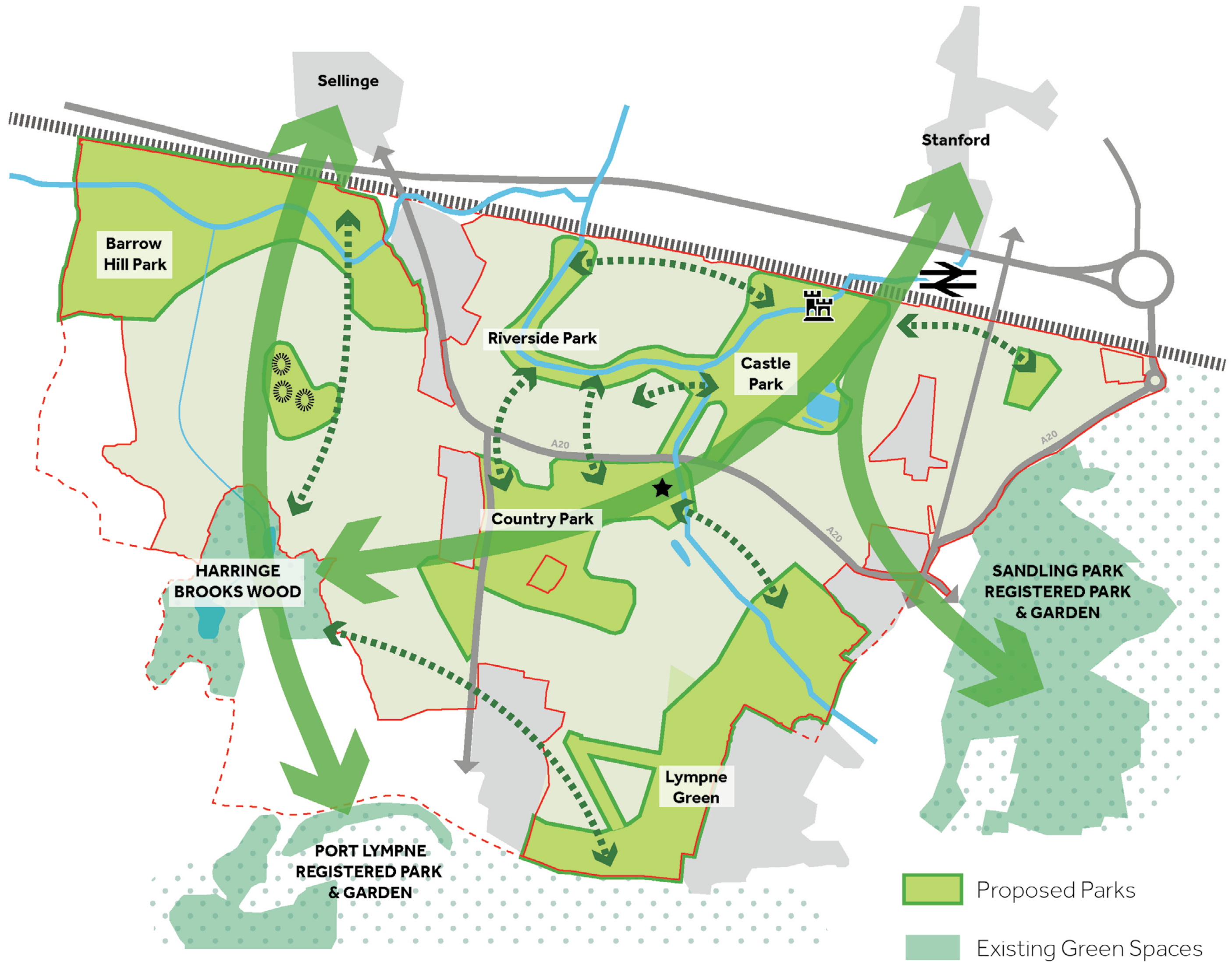

Sellinge
Stanford
Barrow Hill Park
Riverside Park
Castle Park
A20
Country Park
HARRINGE BROOKS WOOD
SANDLING PARK REGISTERED PARK & GARDEN
Lympne Green
PORT LYMPNE REGISTERED PARK & GARDEN
🟩 Proposed Parks
🟩 Existing Green Spaces
AONB
Wider Green Connection
Desire Lines
★ Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 24 - A Network of Destination Green Spaces

A Connected Town - by Walking and Cycling

Connect new homes with existing villages and communities, supporting walking and cycling as real alternatives to motorised transport.

The scheme emphasises destination points as part of a Green Infrastructure way-finding approach, increasing awareness of routes and public rights of way.

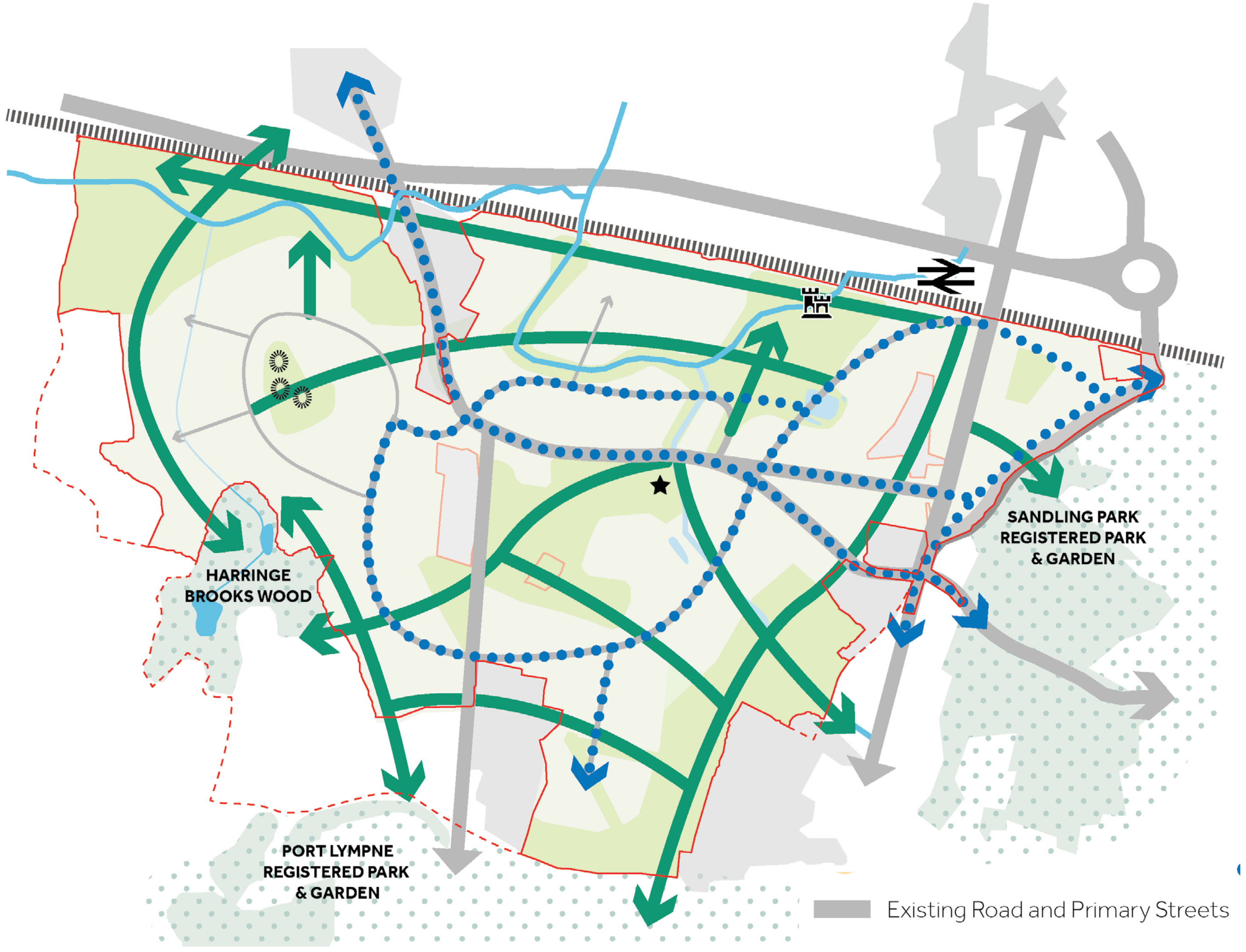

SANDLING PARK
REGISTERED PARK
& GARDEN
HARRINGE
BROOKS WOOD
PORT LYMPNE
REGISTERED PARK
& GARDEN
Existing Road and Primary Streets
Secondary Street
Proposed Cycleway
Proposed Pedestrian Routes
Significant heritage features
(e.g. Westenhanger Castle,
Roman Villa, barrows)

Figure 25 - A Connected Town

Every Home Within 10 minute Walk of a Local Centre

Provide a mix of new homes, employment, community and leisure facilities, all integrated through a network of cycle paths linking neighbourhoods to public transport, green spaces and its surroundings.

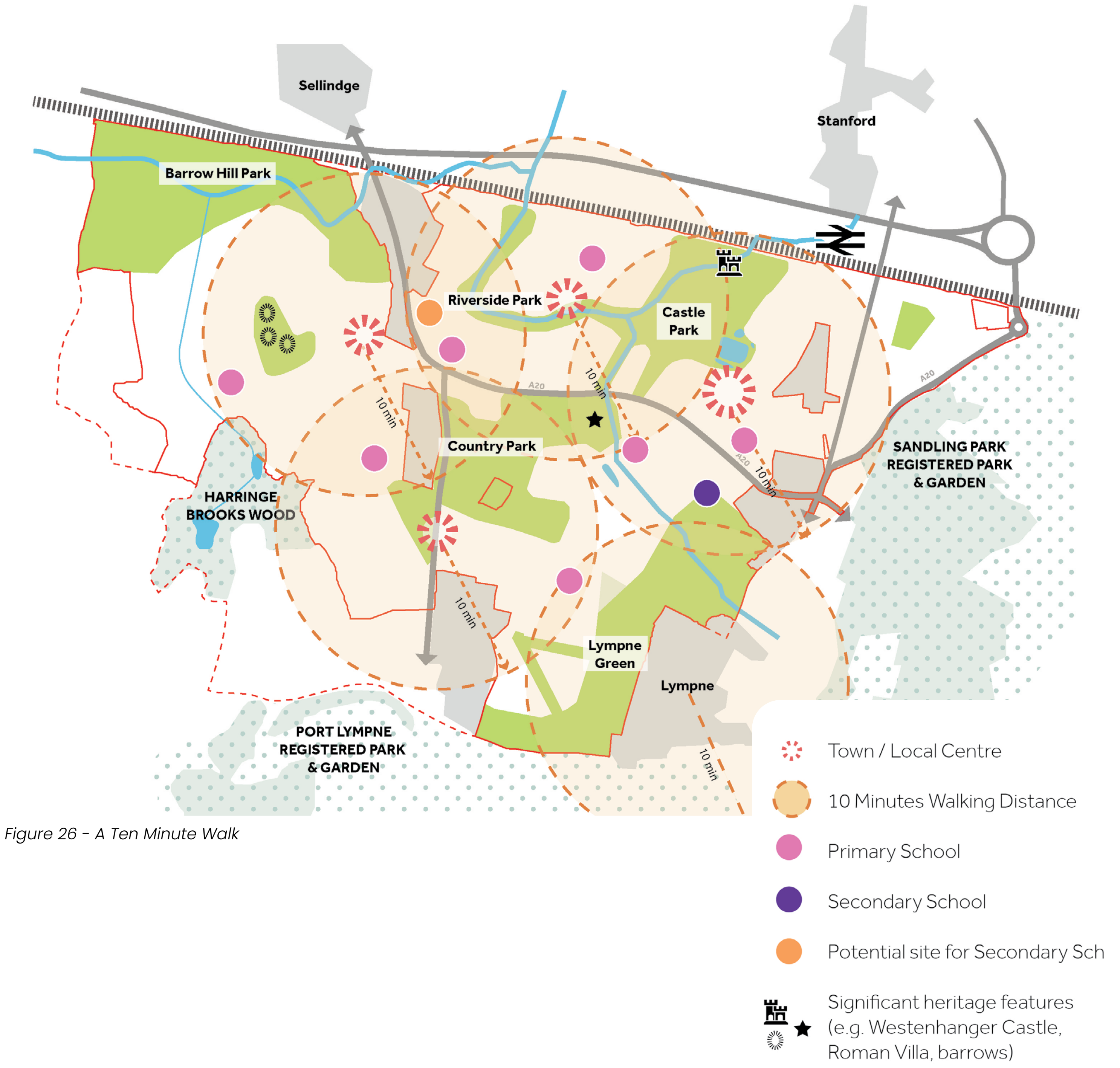

Sellindge
Stanford
Barrow Hill Park
Riverside Park
Castle
Park
Country Park
10 min
10 min
10 min
10 min
10 min
A20
A20
A20
SANDLING PARK
REGISTERED PARK
& GARDEN
HARRINGE
BROOKS WOOD
Lympne
Green
Lympne
PORT LYMPNE
REGISTERED PARK
& GARDEN
Town / Local Centre
10 Minutes Walking Distance
Primary School
Secondary School
Potential site for Secondary Sch
Significant heritage features
(e.g. Westenhanger Castle,
Roman Villa, barrows)

Figure 26 - A Ten Minute Walk

A Distinctive Character in a Heritage Rich Context

Creating areas which are complementary to existing character, relating to and taking influence from the existing landscape characters and retained natural features, ameliorating existing areas of visual detraction.

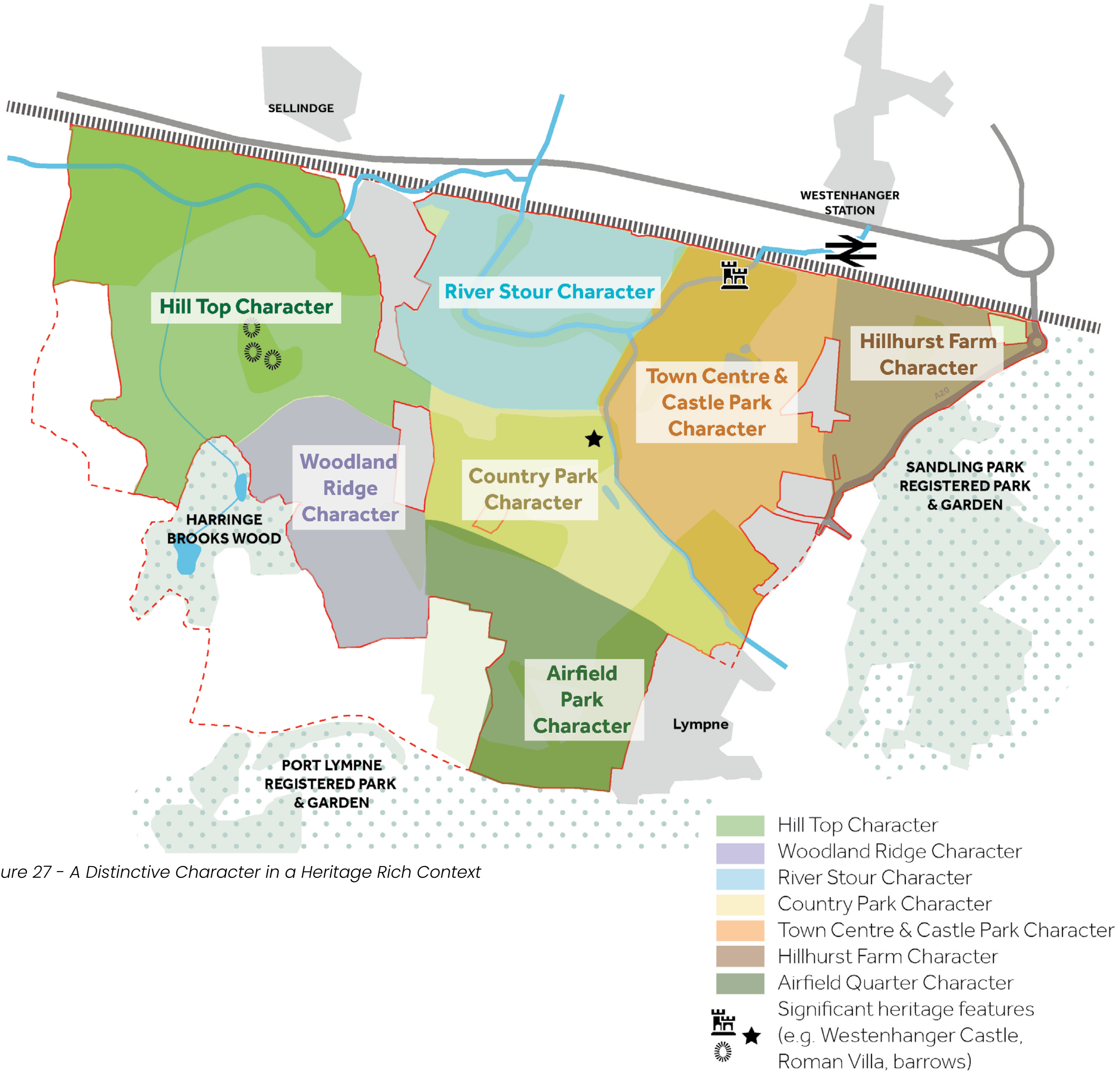

SELLINDGE
WESTENHANGER STATION
Hill Top Character
River Stour Character
Hillhurst Farm Character
Town Centre & Castle Park Character
Woodland Ridge Character
Country Park Character
HARRINGE BROOKS WOOD
SANDLING PARK REGISTERED PARK & GARDEN
Airfield Park Character
Lympne
PORT LYMPNE REGISTERED PARK & GARDEN
Hill Top Character
Woodland Ridge Character
River Stour Character
Country Park Character
Town Centre & Castle Park Character
Hillhurst Farm Character
Airfield Quarter Character
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 27 - A Distinctive Character in a Heritage Rich Context

4

The Masterplan

4. The Masterplan

A place for everyone with a wide range of home types, tenures, activities and landscapes.

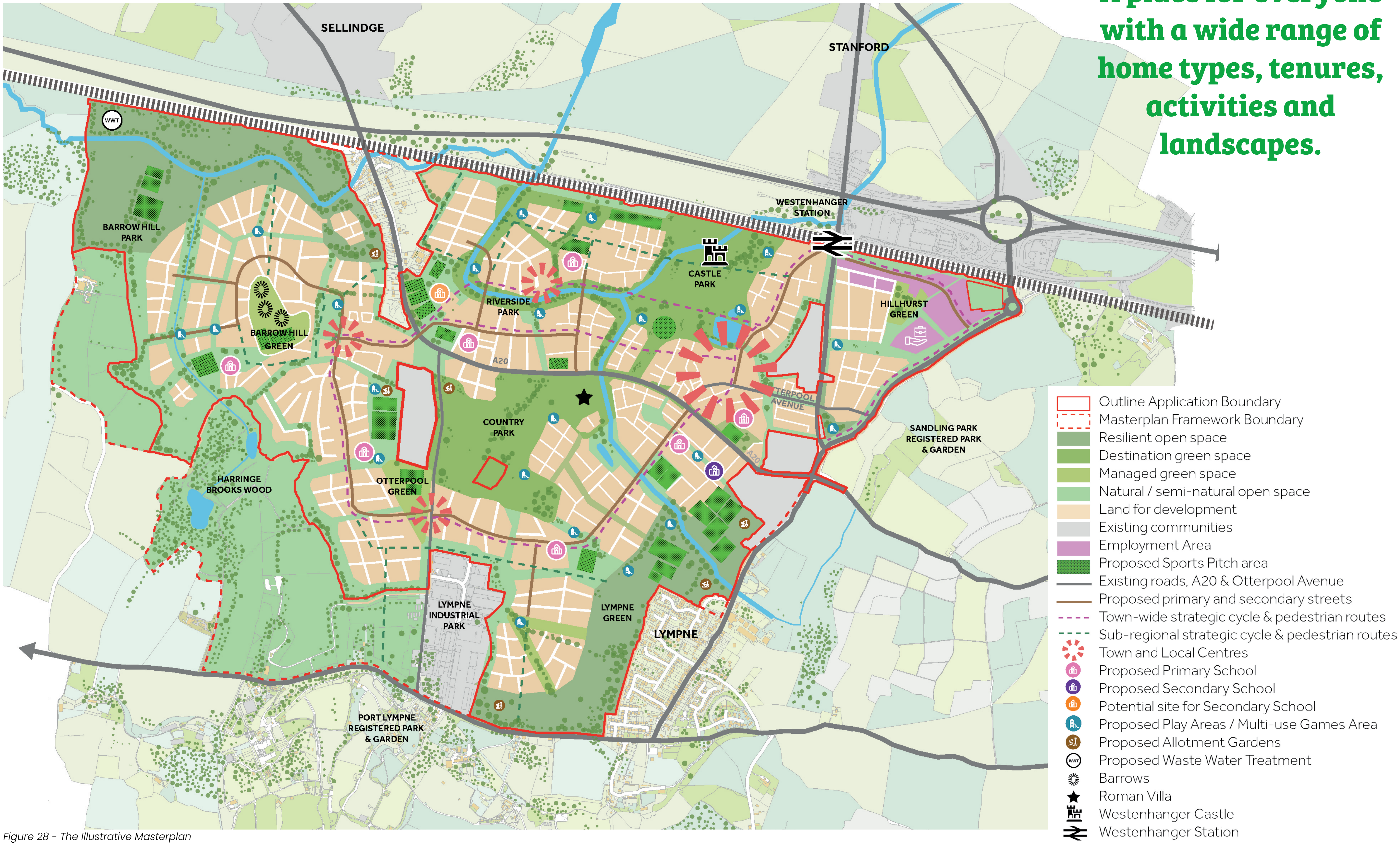
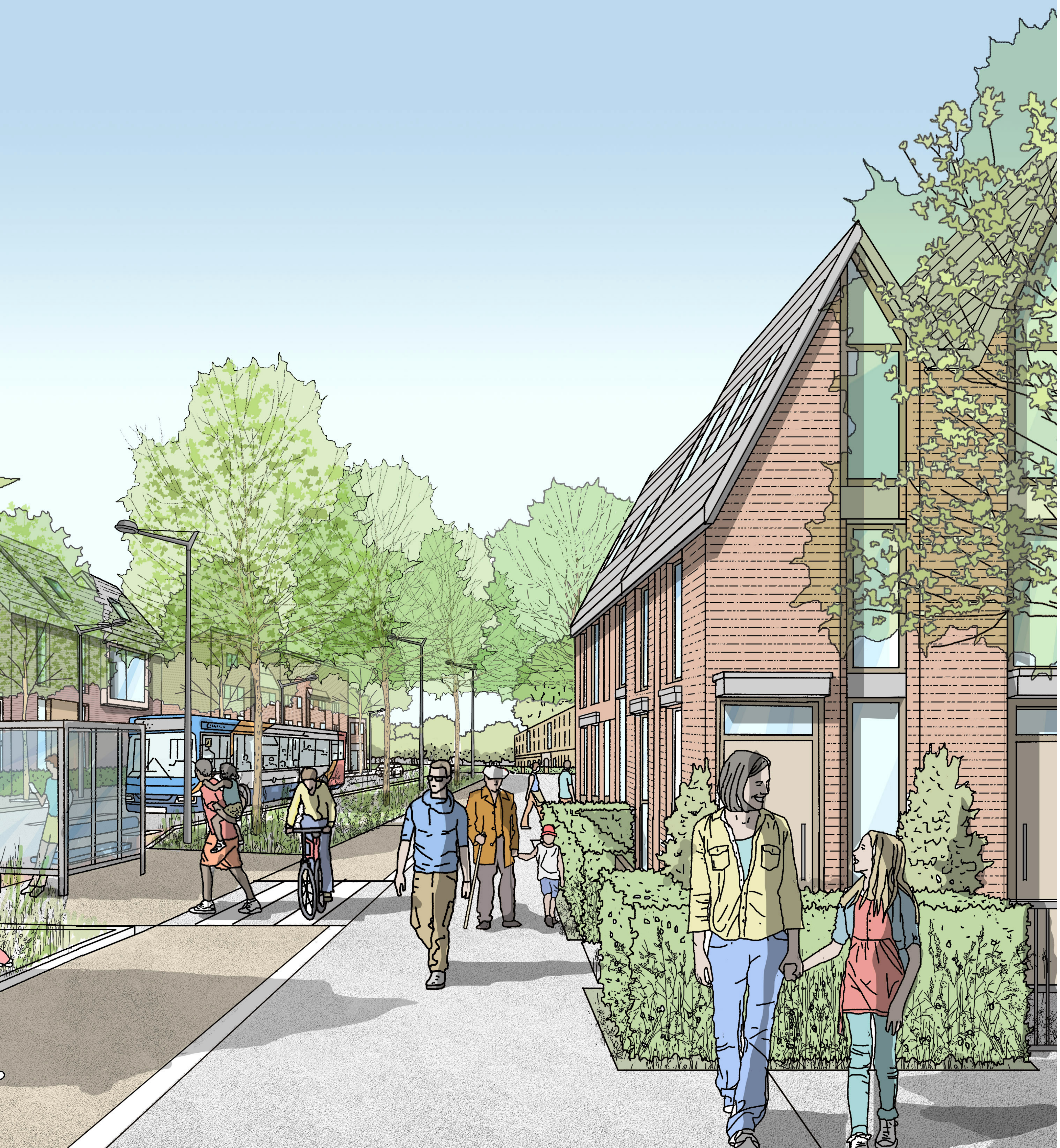

SELLINDGE
STANFORD
WWT
WESTENHANGER STATION
BARROW HILL PARK
BARROW HILL GREEN
RIVERSIDE PARK
CASTLE PARK
HILLHURST GREEN
A20
OTTERPOOL AVENUE
A20
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
OTTERPOOL GREEN
LYMPNE INDUSTRIAL PARK
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Outline Application Boundary
Masterplan Framework Boundary
Resilient open space
Destination green space
Managed green space
Natural / semi-natural open space
Land for development
Existing communities
Employment Area
Proposed Sports Pitch area
Existing roads, A20 & Otterpool Avenue
Proposed primary and secondary streets
Town-wide strategic cycle & pedestrian routes
Sub-regional strategic cycle & pedestrian routes
Town and Local Centres
Proposed Primary School
Proposed Secondary School
Potential site for Secondary School
Proposed Play Areas / Multi-use Games Area
Proposed Allotment Gardens
Proposed Waste Water Treatment
Barrows
Roman Villa
Westenhanger Castle
Westenhanger Station

Figure 28 - The Illustrative Masterplan



4.1 Illustrative Masterplan

The design is landscape-led and integrates with the existing communities as well as the rural surroundings, to provide new homes, employment, community and leisure facilities. It strives to achieve high levels of sustainability, in a manner that integrates and benefits the wider district.

The Illustrative Masterplan presents one way in which the development at Otterpool Park could come forward, and should be read in line with the Parameter Plans, Development Specification, Strategic Design Principles, Green Infrastructure Strategy and Heritage Strategy.

Otterpool Park Garden Town will be a distinctive and self-sustaining town for everyday living.

The outline planning application includes:

- Up to 8,500 new homes, comprising a mix of different dwelling types and tenures;
- A mixed-use Town Centre incorporating community facilities, shops, business space and cultural venues;
- Local Centres providing shops and community facilities;
- Primary and secondary schools; and
- Extensive areas of open space, comprising around half of the application area.

The masterplan is focused upon the many opportunities offered by this unique location, a short distance from Folkestone, Kent, with imaginative employment spaces and flexible working opportunities.

The application is in outline, and sets the key principles of the development. Detailed design of buildings, streets and spaces will follow on at Tier 2 and Reserved Matters stage once outline planning consent has been granted.

4.2 Green Infrastructure

The principal goal of any Garden Town development, including Otterpool Park, is to provide a significant green space offering where the wider landscape is brought right up to the doorstep of the local community.

> **Otterpool Park will reflect its heritage, landscape and topography, tying it strongly to its history and place within Kent.**

The existing landscape features of Otterpool Park form the base layer of Green Infrastructure. Woodland, hedgerows delineating agricultural fields, the river corridor, tributaries, riparian vegetation and field ponds all form part of the existing mosaic of landscape typologies and biodiversity habitats. The masterplan sets out the development of the Green Infrastructure Strategy for Otterpool Park, and thereby how Otterpool's landscape will remain at the core of its communities for future generations. Its landscape will be its legacy.

Very early in the process, predicted landscape, ecology and hydrology constraints and opportunities were used to structure the master plan.

The Otterpool Park masterplan will provide in excess of 50% Green Infrastructure within the application boundary (excluding private gardens). This will comprise a mix of public open spaces and semi-natural habitat areas and will create an outstanding, nature rich living environment.

The vision is to emphasise local distinctiveness, celebrate biodiversity, facilitate healthy lifestyles and create enjoyable living environments for the existing and future residents of Otterpool Park.

The masterplan aims to achieve the following criteria:

- Protect, conserve and enhance existing habitats, with potential 20% biodiversity net gain;
- Demonstrate that approximately 50% of the site allocated to green infrastructure will provide generous multifunctional landscape assets;
- Create a healthy place, consider the proximity of green infrastructure elements to residential areas and allow spaces for people to meet, exercise and play;
- Connect the scheme's green infrastructure with the wider Green Infrastructure network, beyond the site;
- Improve connections and awareness of existing destinations and heritage assets;
- Utilise the natural topography, landscape character and existing and historic landscape features to retain local landscape distinctiveness.

View of the former racecourse lake, integrated into proposed Castle Park

View of the local landscape, overlooking the former racecourse track

4.3 Land Use

Set within the unique landscape of Otterpool Park will be high quality homes that all can enjoy for generations to come - from starter homes, to family homes of all sizes, bungalows, self-build, homes for young and old people with extra-care provision, together with all the facilities needed to create and sustain a vibrant community life.

The masterplan showcases what a sustainable future can look like by enabling people to live affordable, happy and healthy lives. Facilities will include new schools, community centres, nurseries, a health centre, a town square, sports pitches, a country park and a nature reserve. The masterplan will also create a place with social interconnectivity and walkable neighbourhoods to provide employment land distributed across the development and create a mix of uses.

Key aspects of the land use plan include:

- Up to 8,500 residential homes including market and affordable homes;
- Diverse mix to include residential accommodation for older people such as age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages;
- A Town Centre, located to take advantage of the railway station, Westenhanger Castle and racecourse lake;
- 3 local centres, up to 7 primary, 1 secondary school and a potential site for a 2nd secondary school, positioned in key locations to provide focuses for neighbourhoods, ensuring residents are within walking distance, or a short cycle, of the facilities they need daily;
- Up to 29,000 sqm floor space of adequate mixed retail and related uses, essential to maintaining the vitality and meeting the needs of residents' quality of life;
- A dedicated employment area with easy access to road and rail to the east of the town;
- New employment opportunities, with up to 87,500 sqm floorspace to complement the needs of the market and long-term aspirations of Otterpool Park.

Local centres will provide distinctive neighbourhoods, supporting local residents in their daily needs.

Figure 29 - Historic and landscape setting determining character of the place

Figure 30 - A mix of typologies providing an array of tenures and high quality homes

Figure 31 - Convenience shops supporting daily needs of local residents

Figure 32 - Provision of play and recreation areas

Figure 33 - Vast amount of green open space provision promoting sustainable and healthy communities

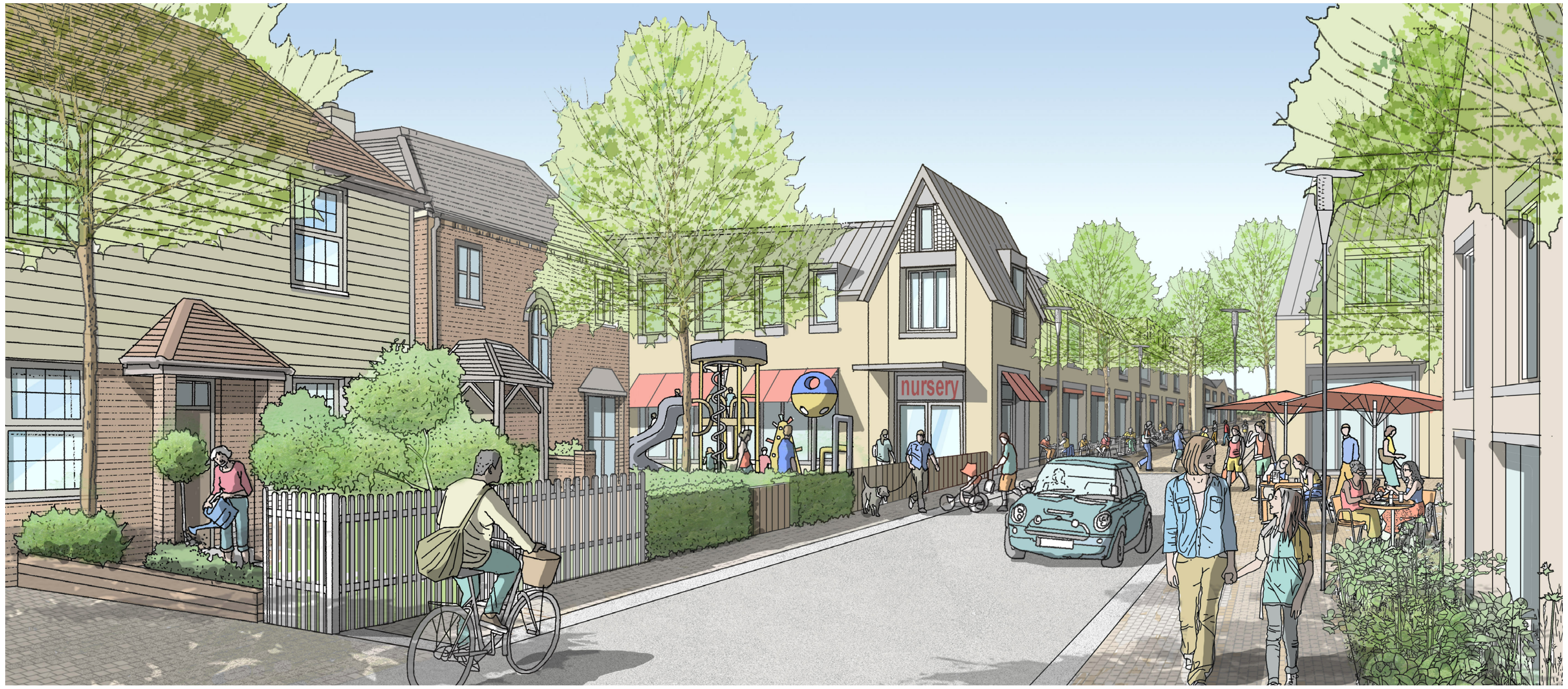


Figure 34 - Artists Impression of Otterpool Park Local Centre

Land Use Framework

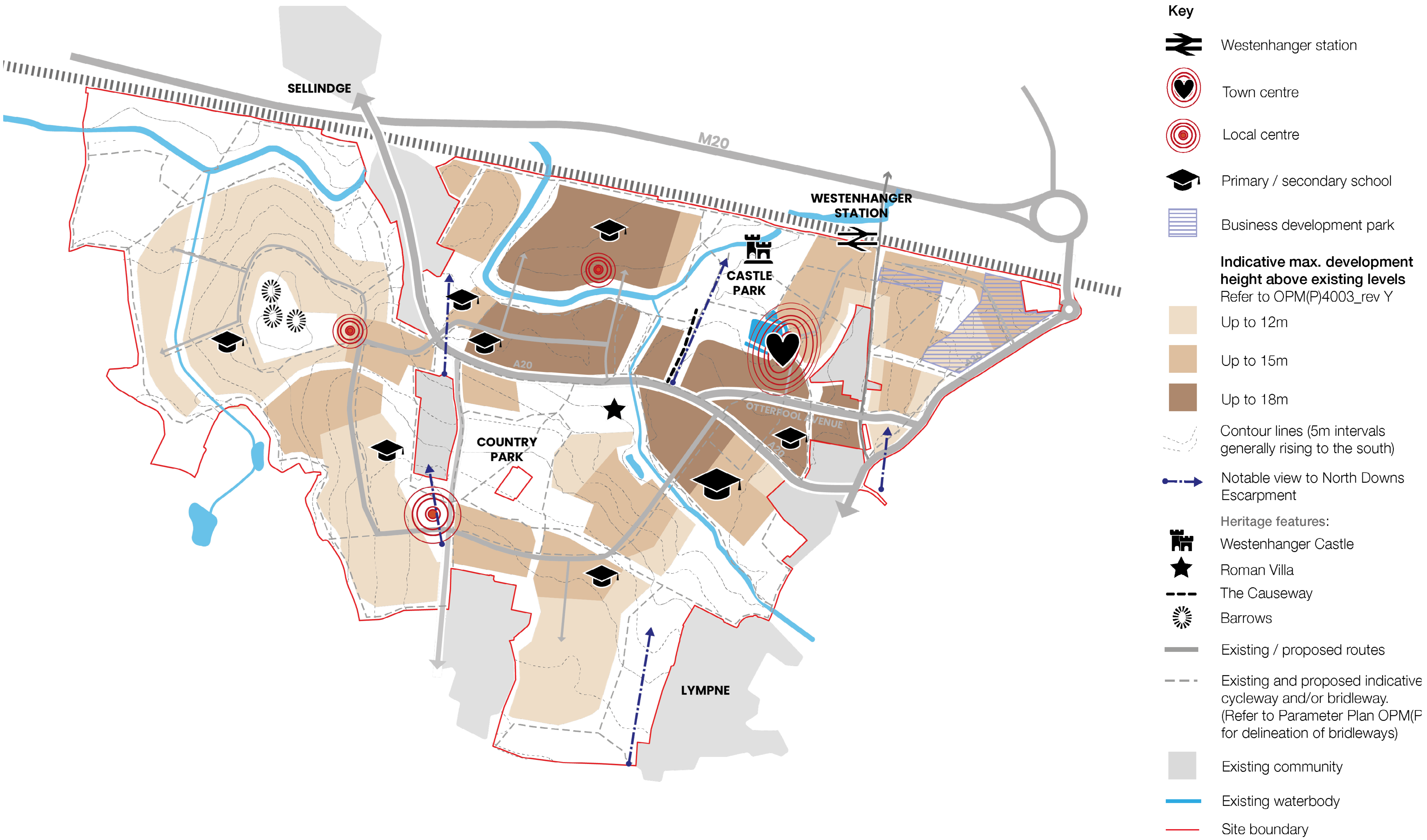

SELLINDGE
M20
WESTENHANGER STATION
CASTLE PARK
A20
COUNTRY PARK
OTTERPOOL AVENUE
A20
A20
LYMPNE
Key
Westenhanger station
Town centre
Local centre
Primary / secondary school
Business development park
Indicative max. development height above existing levels
Refer to OPM(P)4003_rev Y
Up to 12m
Up to 15m
Up to 18m
Contour lines (5m intervals generally rising to the south)
Notable view to North Downs Escarpment
Heritage features:
Westenhanger Castle
Roman Villa
The Causeway
Barrows
Existing / proposed routes
Existing and proposed indicative cycleway and/or bridleway. (Refer to Parameter Plan OPM(P for delineation of bridleways)
Existing community
Existing waterbody
Site boundary

Figure 35 - Indicative maximum development height

4.4 Town Centre and Castle Park

The town centre will be vibrant and bustling with a wide range of uses and cultural activity to attract a mix of people to live, work and visit.

The town centre, in a key location close to Westenhanger Castle and the railway station will have mixed community and commercial uses located on street frontages, with a mix of flats and town houses. The town centre will create a defined heart that is within easy walking distance and with good public transport connectivity to most homes.

Key design principles include:

- 1 - Retain open setting of Westenhanger Castle and enhance heritage through reinforcing elements such as the Causeway;
- 2 - Create a memorable town square with views of both Westenhanger Castle and Racecourse Lake;
- 3 - Create a welcoming station square as a key mobility hub and gateway experience to Otterpool Park;
- 4 - Locate opportunities for people to gather with a series of spaces throughout the town centre including a key food and drink provision on the eastern edge of Racecourse Lake as a distinctive town destination, and in front of schools;
- 5 - Create Castle Park with a formal character and a series of activity spaces including castle gardens, play areas and potentially a cricket pitch, considering its relationship with the reinstated Causeway;
- 6 - Celebrate the Causeway heritage feature as the southern entrance to Castle Park with views of Westenhanger Castle, barns, and the wider landscape in formal planting and building line to create a strong sense of arrival;
- 7 - Create visual, perceptive and meaningful connections between A20, primary streets, open spaces and assets including the Causeway, Roman Villa and Country Park;
- 8 - Integrate direct and convenient cycle and pedestrian routes with filtered permeability to connect with the wider Otterpool Park.

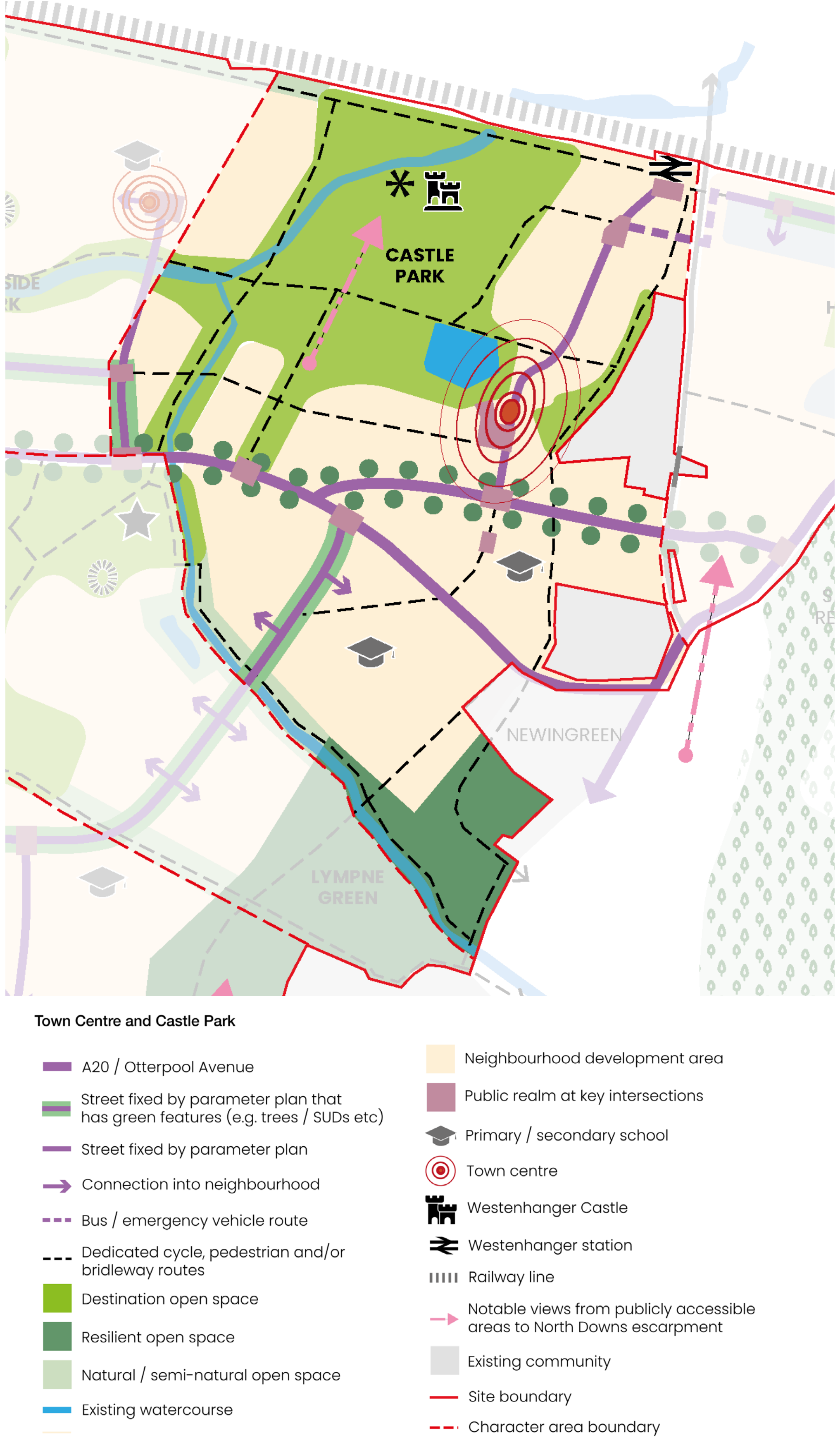

CASTLE PARK
NEWINGREEN
LYMPNE GREEN
Town Centre and Castle Park
A20 / Otterpool Avenue
Street fixed by parameter plan that has green features (e.g. trees / SUDs etc)
Street fixed by parameter plan
Connection into neighbourhood
Bus / emergency vehicle route
Dedicated cycle, pedestrian and/or bridleway routes
Destination open space
Resilient open space
Natural / semi-natural open space
Existing watercourse
Neighbourhood development area
Public realm at key intersections
Primary / secondary school
Town centre
Westenhanger Castle
Westenhanger station
Railway line
Notable views from publicly accessible areas to North Downs escarpment
Existing community
Site boundary
Character area boundary

Figure 36 - Town Centre and Castle Park

Figure 37 - Landscape design highlighting key heritage assets

Figure 38 - Illustrative visualisation of Castle Park proposals

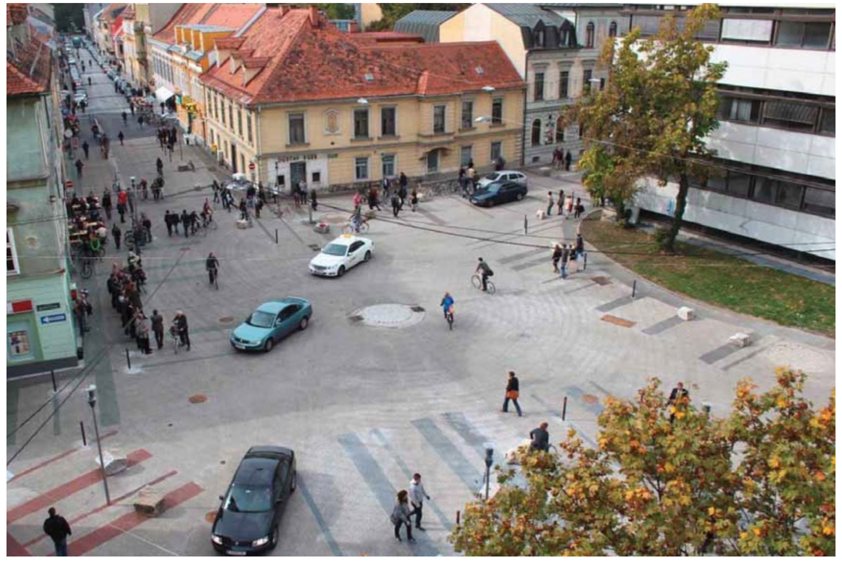


Figure 39 - High-quality public realm with shared surface allowing for multiple mobility patterns

4.5 From Doorstep to Countryside

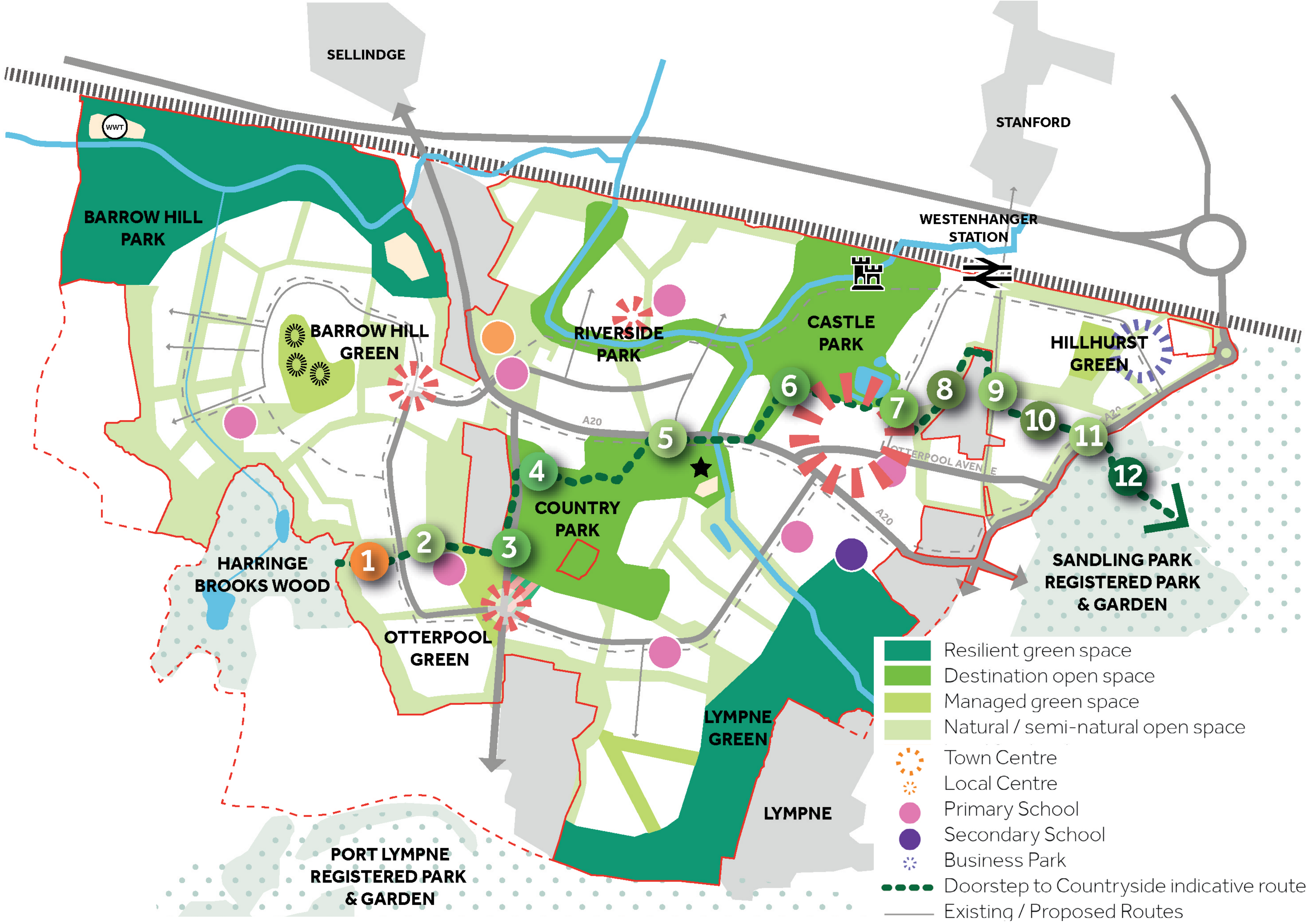
The Otterpool Park proposals create a new community, focused around three destination park spaces that shape the residential areas, helping integrate the community with the existing surroundings. The transect diagram (bottom) illustrates the 'doorstep to countryside' concept and the experience across Otterpool Park. The transect charts how Green Infrastructure elements would add value to a variety of spaces; from the front door of people's homes, through walkable streets and footways linked to a network of parks and open spaces, connecting the people of Otterpool Park with the surrounding countryside.

The diagram overleaf shows the existing landscape features on and in close proximity to the application site as well as showing the location of the various proposed landscape features.

Underpinning development in the application there will be approximately 321 hectares of green infrastructure (GI) creating a healthy, biodiverse and attractive landscape for both living and working.

This will include:

- Natural areas hedgerows, woodlands of approximately 160 hectares;
- Sports pitches including primary and secondary school pitches of approximately 30 hectares;
- General amenity, parks and gardens of approximately 60 hectares;
- Equipped play areas;
- Allotments and community orchards;
- Woodland burial ground;
- Sustainable drainage and wetlands.


SELLINDGE
STANFORD
WESTENHANGER STATION
WWT
BARROW HILL PARK
BARROW HILL GREEN
RIVERSIDE PARK
CASTLE PARK
HILLHURST GREEN
A20
OTTERPOOL AVENUE
COUNTRY PARK
HARRINGE BROOKS WOOD
OTTERPOOL GREEN
SANDLING PARK REGISTERED PARK & GARDEN
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
1
2
3
4
5
6
7
8
9
10
11
12
Resilient green space
Destination open space
Managed green space
Natural / semi-natural open space
Town Centre
Local Centre
Primary School
Secondary School
Business Park
Doorstep to Countryside indicative route
Existing / Proposed Routes

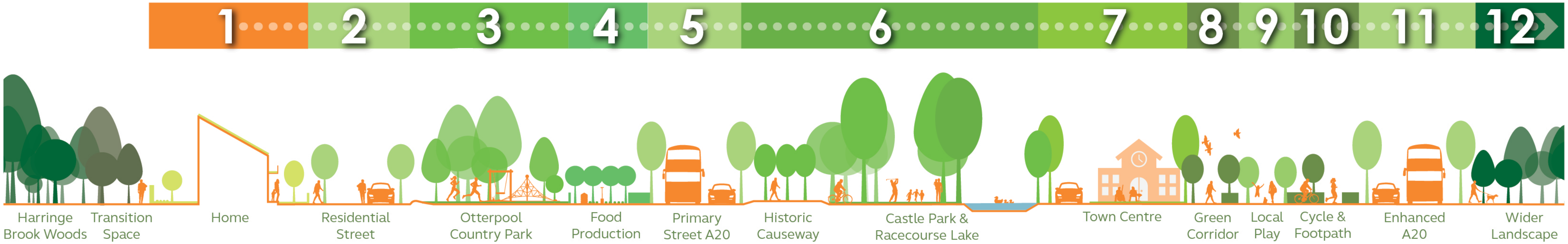

1
2
3
4
5
6
7
8
9
10
11
12
Harringe Brook Woods
Transition Space
Home
Residential Street
Otterpool Country Park
Food Production
Primary Street A20
Historic Causeway
Castle Park & Racecourse Lake
Town Centre
Green Corridor
Local Play
Cycle & Footpath
Enhanced A20
Wider Landscape

Figure 40 - From Doorstep to Countryside - plan and transect

Water Management

Biodiversity net gain

The Green Infrastructure Strategy aims to support the increase in biodiversity thorough the setting of principles, such as the use of native and pollinating species, promoting adaptive and the avoidance of introducing invasive planting. In addition, the strategy brings forward an advance planting intervention that aims to introduce additional green elements, contribute to biodiversity, tying into the natural surroundings.

> **...support the increase in biodiversity through the use of native and pollinating species..**

Resilience and Water management

Otterpool Park's Green Infrastructure assets contributes to the water management and flood risk strategy by allocation of water retention and flood alleviation areas, that are otherwise used as green open spaces. By building in this level of flexibility, these spaces can adapt to changes in the environment.

By allocating more than half the area of Otterpool Park as Green Infrastructure, the masterplan is driving arrangements than can help naturally manage storm water percolation and run off, supporting the overall objective for no increased water discharge into the East Stour, and therefore the site drainage strategy ensures the town manages its own drainage.

For more details on the water management and sustainable drainage approach please refer to the Green Infrastructure Strategy, Water Cycle Study and the Drainage Strategy.

Figure 41 - Planting of native wild species

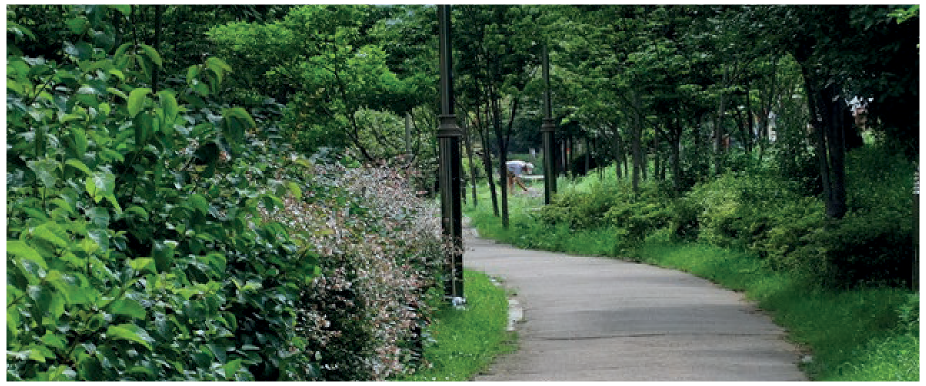


Figure 42 - A green network for pedestrians and cyclists, separate from traffic

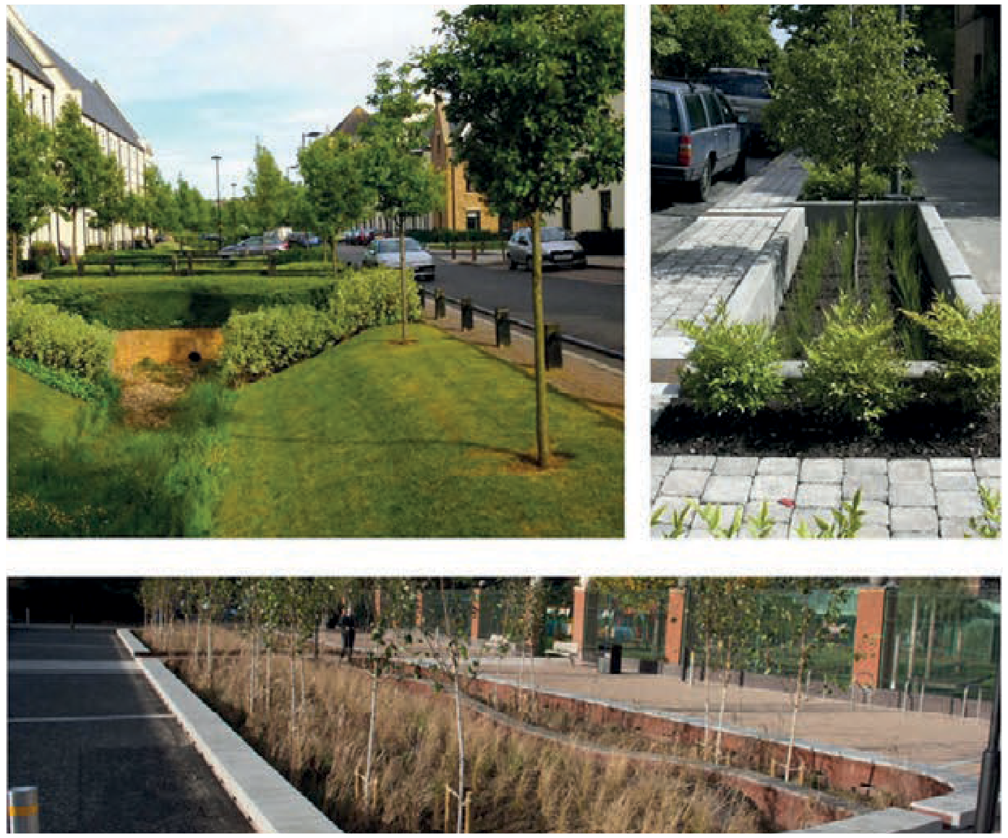


Figure 43 - Examples of bioswales (vegetated channels) as sustainable flood mitigation measures

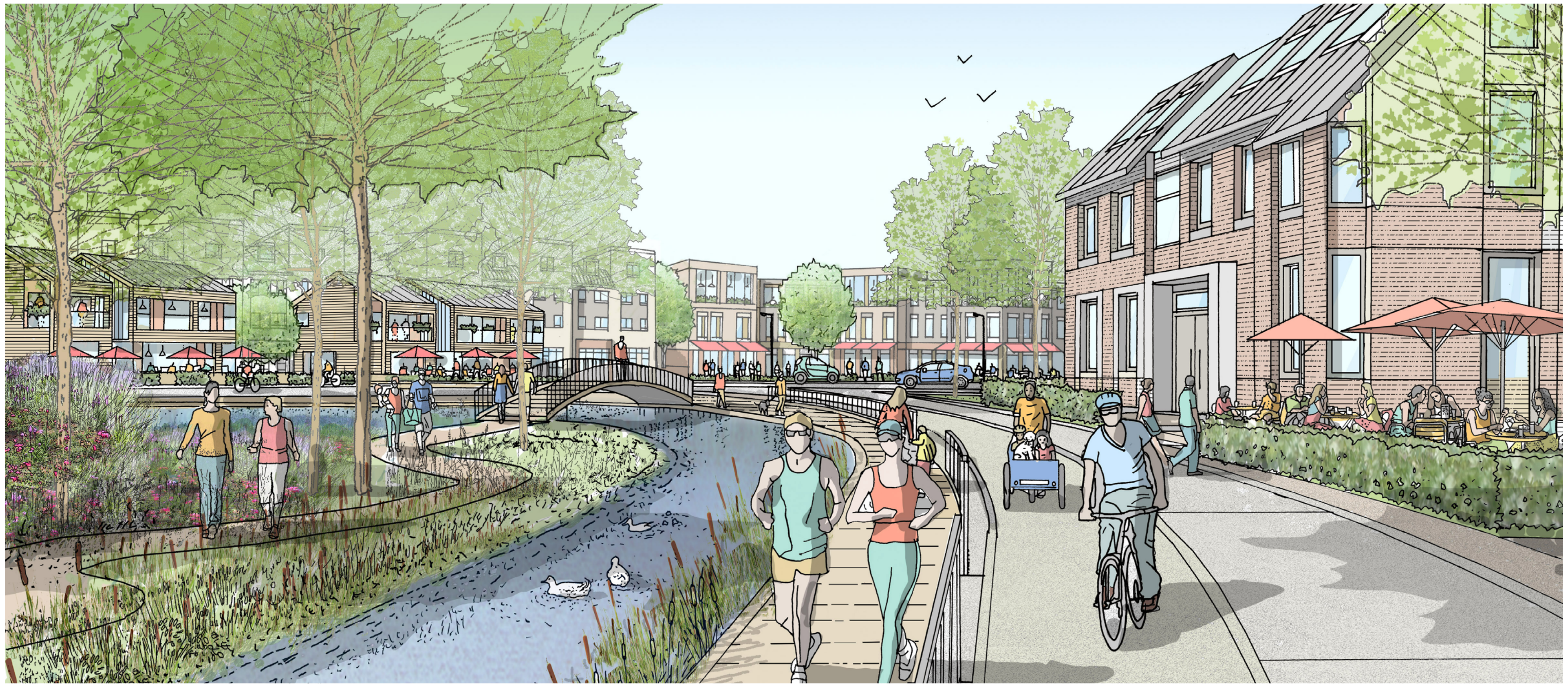


Figure 44 - Artists impression of Otterpool Park

4.7 Recreation and Culture

Play Space provision

Providing opportunity for play supports the local communities needs and can offer opportunities for social interaction, connecting residents from the surrounding neighbourhoods and villages.

Play provision is intended to go beyond the offer of designated play spaces to include playful landscapes and routes for people of all ages and abilities as well as a leisure centre, football and cricket pitches, skateboard park, child play space and swimming facilities. The principle aim is to provide a combination of neighbourhood areas for play within a walkable distance of local centres, reflecting the overall aspiration for Otterpool Park as a walkable neighbourhood.

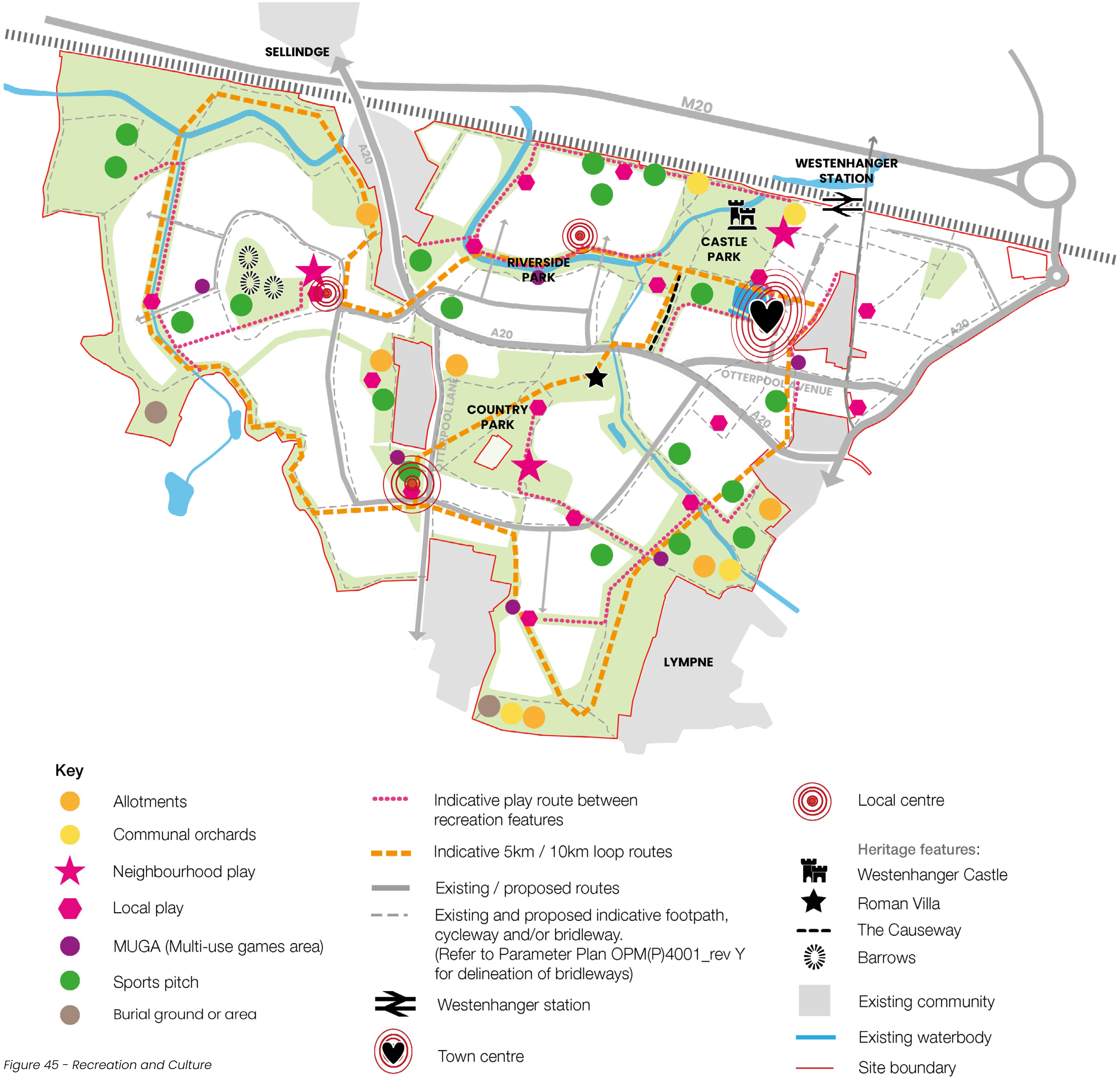
Areas of natural open space also have a contribution to make to play opportunity form a broader perspective, and the Green Infrastructure strategy considers the contribution that elements of green infrastructure can make to creating a diverse play offer, providing opportunities beyond physical recreation toward social exercise, education about nature as well as supporting interesting places in which to walk.

Creativity and Culture

Otterpool Park sits near the home of a leading, world-recognised arts community. Otterpool Park LLP will continue to work with Creative Folkestone to ensure innovation and creativity is reflected in streets, buildings and activities to create a forward-thinking Garden Town rooted in its place.

By celebrating characteristics that are specific to Otterpool, the civic realm can accommodate the mildly eccentric and the quirky, helping increase awareness and improve visibility of Otterpool as an individual place, strengthening its sense of identity.

Different types of play areas including local neighbourhood and MUGA, are distributed throughout the development to ensure close proximity for all residents.


SELLINDGE
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WESTENHANGER STATION
A20
CASTLE PARK
RIVERSIDE PARK
A20
COUNTRY PARK
OTTERPOOL LANE
OTTERPOOL AVENUE
A20
A20
LYMPNE
Key
Allotments
Communal orchards
Neighbourhood play
Local play
MUGA (Multi-use games area)
Sports pitch
Burial ground or area
Indicative play route between recreation features
Indicative 5km / 10km loop routes
Existing / proposed routes
Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Parameter Plan OPM(P)4001_rev Y for delineation of bridleways)
Westenhanger station
Town centre
Local centre
Heritage features:
Westenhanger Castle
Roman Villa
The Causeway
Barrows
Existing community
Existing waterbody
Site boundary

Figure 45 - Recreation and Culture

4.8 Heritage and Archaeology

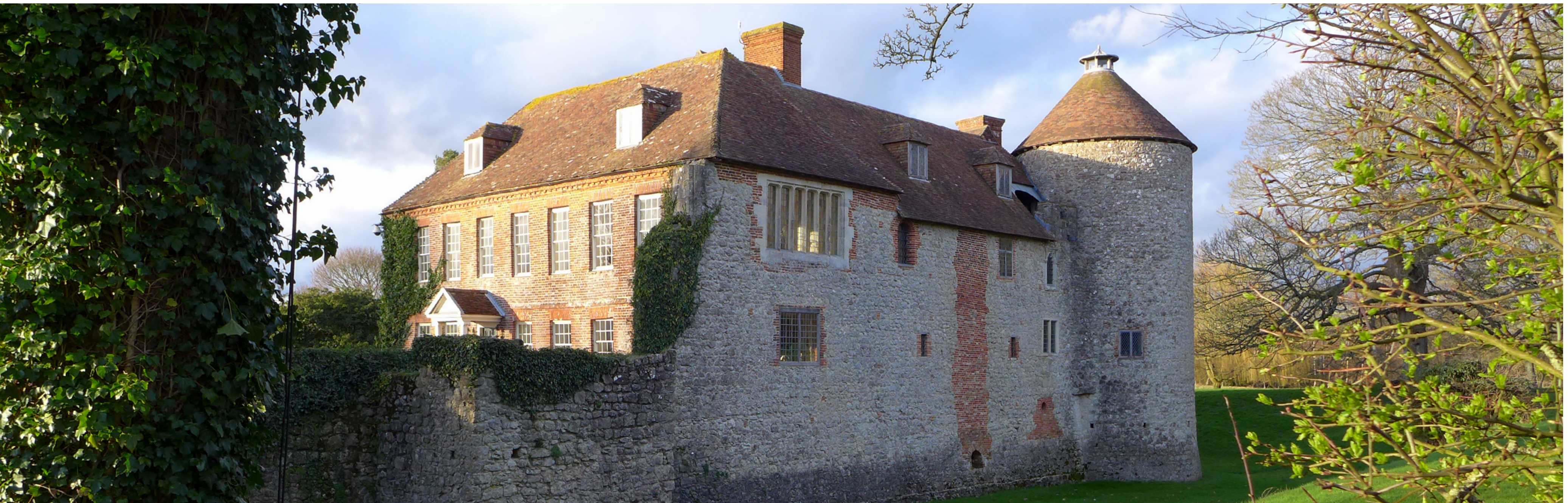
Heritage and Cultural Opportunities

Historic buildings, and the constraints and opportunities they present, have been key considerations in shaping the masterplan. Westenhanger Castle, its causeway and the prehistoric barrows are all Scheduled Monuments. The Castle, also a Grade I listed building, occupies a significant location with the opportunity to contribute distinctive identity for the key open space of the garden settlement. Otterpool Manor and Upper Otterpool, both Grade II listed buildings, are in the central area of the Site and provide identity to the central open space. Westenhanger Castle and its landscape features are a key element of the Otterpool Park masterplan and have been the inspiration for the design for the public park to the south of it that will enhance its setting and improve public appreciation of it.

The vision for Otterpool Park is focused on a set of key values: connectivity, creativity and the use and enjoyment of the countryside. Through realisation of these values in the design of all parts of this new town, will offer the best of a rural and urban lifestyle to become an area which will improve the health and wellbeing of the communities who live in, work at, and visit Otterpool Park. It will be place in which cultural activity to flourish, and a new settlement that can be a catalyst for the economic and social development of the area through the celebration of its heritage and landscape context. The Otterpool Park proposals will create a new landscape-led community that integrates green and blue infrastructure with the existing historic features and communities.

To summarise, some of the main commitments include:

- The new park designed around Westenhanger Castle will enhance its setting bringing a new relevance to the Castle and barns as valued amenity space at the heart of the local community;
- The Castle and barns will be renovated to improve their setting and to provide space for business and leisure activities;
- New development will identify ways to enhance, reveal and add value to archaeological assets and will make the evidence resulting from any investigations publicly accessible;
- The settings of Listed Buildings will be preserved and enhanced through design where possible, for example Upper Otterpool and Otterpool Manor;
- Strategic proposals have been developed for the other key heritage features below, all of which will be either preserved under open space or evoked somehow within the masterplan in order to act as focal points;
    - The Prehistoric barrows
    - The Roman villa
    - Lympne Airfield and associated military remains
    - Folkestone Racecourse and associated buildings
    - Hillhurst Farm
- Features of historic interest in and around the new garden town will be used to inspire, develop and deliver the cultural programme for the community;
- At least one Heritage Trail (see overleaf) will be designed into the masterplan which will connect key historic sites, reinforcing links aiding in their interpretation; and
- Links to heritage sites outside Otterpool Park, e.g. Lympne Castle, will also be created, encouraging access beyond the bounds of the new town.



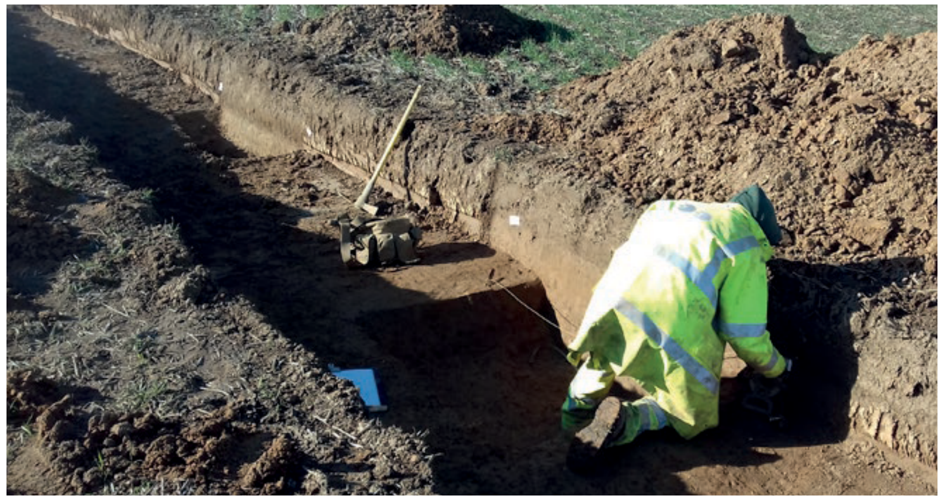


Figure 46 - Trial trenching west of Barrow Hill

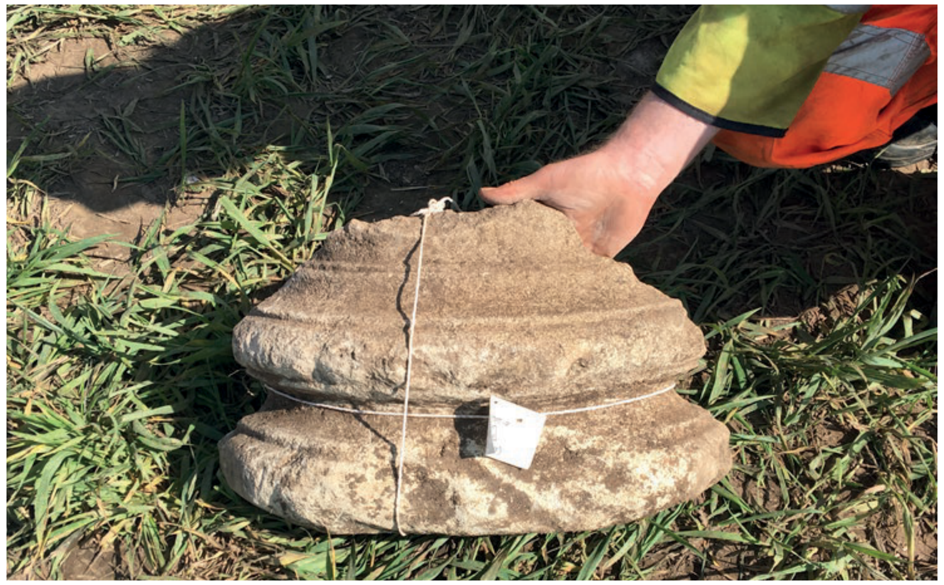


Figure 47 - Finds from trial trenching of the Roman Villa at Otterpool

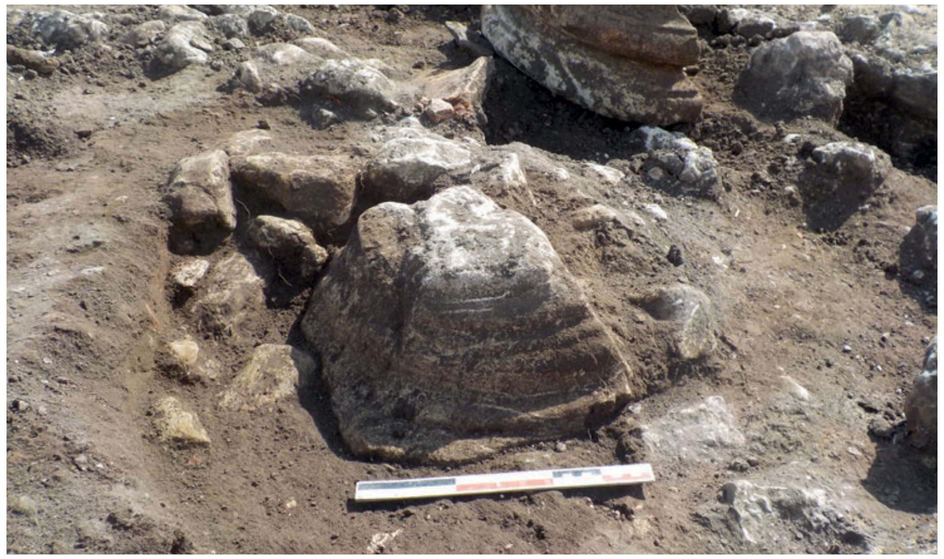
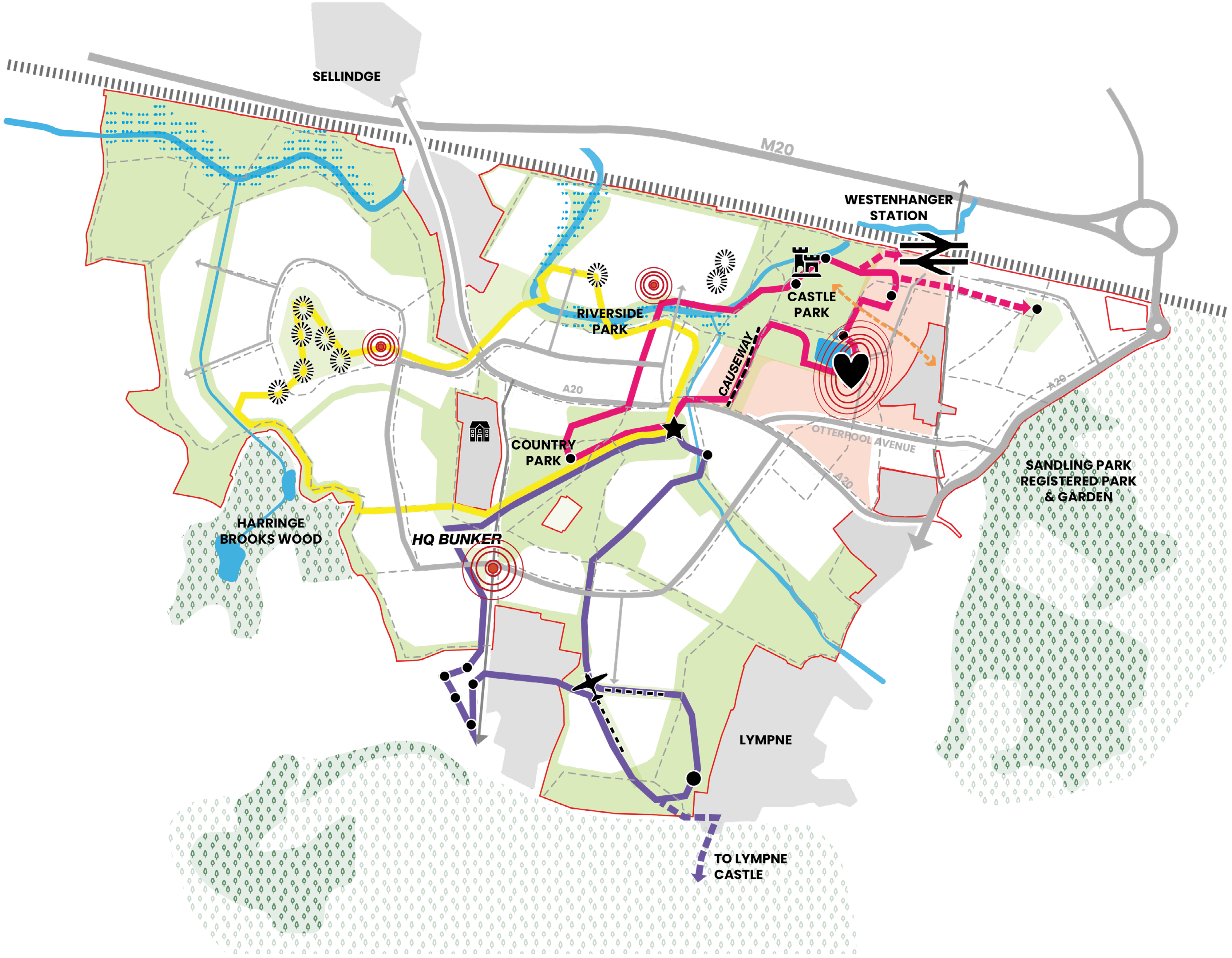


Figure 48 - Finds from trial trenching of the Roma Villa at Otterpool

Heritage Framework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CASTLE PARK
RIVERSIDE PARK
A20
CAUSEWAY
A20
COUNTRY PARK
OTTERPOOL AVENUE
A20
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
HQ BUNKER
LYMPNE
TO LYMPNE CASTLE

Key

- ★ Starting point for all heritage trails (Roman Villa site)
- ━ **Route A** (approx 2.4km) including: Causeway; racecourse lake; Folkestone racecourse & buildings; Hillhurst Farm; former deer park; Westenhanger Castle; Tudor Garden; Otterpool Quarry SSI
- ━ **Route B** (approx 3.4km) including: munitions stones; remains of over blister hanger and trackway; remains of ammunition store; remains of machine gun testing range; WWII runway; gas decontamination building; bulk fuel installation; air raid shelters; former barrack huts; Pickett Hamilton fort; Battle Headquarters
- ━ **Route C** (approx 3.4km) including: barrows

Heritage features:

- 🏰 Westenhanger Castle
- ★ Roman Villa
- - - - The Causeway
- ✺ Barrows
- - - - Pound Track
- ✈---- WWII runway
- ● Other heritage feature (part of trail)
- 🏠 Otterpool Manor
- 🟩 Green open space
- ▨ Existing woodland & registered parks
- - - - Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Parameter Plan OPM(P)4001_rev Y for delineation of bridleways)
- ━ Existing / proposed routes
- ⇄ Westenhanger station
- ♥ Town centre
- ◎ Local centre
- ⬜ Existing community
- ━ Existing waterbody
- ─ Site boundary

Figure 49 - Heritage Framework

5

Access & Movement

5. Access & Movement

The masterplan aims to deliver a place that is well connected to the wider area, and easy to move within, supporting the lifestyle we want to create: healthy, active and with straightforward access to all the facilities needed for the town to be self-sustaining.

> It will be easy and accessible to get around locally whether travelling by foot, cycle or sustainable transport.

5.1 A Connected Place

The future of travel and the movement of goods is changing. With the advances in technology, changes to the way we work and a shift in the way we access services and buy goods are influencing the way we travel. The vision is to promote sustainable and active travel modes through the offer at Otterpool Park such that the need for long distance travel and reliance on the private vehicle is reduced. This is consistent with the Folkestone and Hythe District Council's aim to achieve the net-zero emissions target by 2030 and the Government's Ten Point Plan for a Green Industrial Revolution, of which Point Five is Green public transport, cycling and walking.

The overall design is built upon a set of clear transport strategy principles, encompassing future user requirements whilst meeting local and national guidelines creating an exceptional transport network of routes, infrastructure and green spaces, which include both direct and leisure routes, accessible to all from home to work, and play.

Please refer to the Transport Strategy, introduced to provide more progressive mobility interventions for Otterpool Park, for further details on the Access and Movement proposals.

All mobility interventions must be guided by **net zero carbon** considerations

Smart infrastructure designed to ensure a **dynamic, inclusive** and **efficient function**

Data from new mobility services must be **shared** where appropriate to **improve choice** and the **operation of the transport system.**

New mobility services must be **safe, sustainable, convenient** and **widely accessible** to all, in support of **low private car ownership**

Street design that recognises the **activities** occurring at each location

Walking, cycling and **active travel** must remain the best options for **short urban journeys**.

Mobility that functions for **all Otterpool Park users** and accommodates **their needs**

Mobility hubs will be developed as a way of improving **access to key services** and underpinned **sustainable freight movements**

There must be **tailored provision of mobility modes** to support the street function

Figure 50 - 9 principles of Otterpool Park's Mobility Vision

5.2 Access and Movement

There will be a high proportion of local trips made within Otterpool Park as the development incorporates a range of schools, healthcare, community and sports facilities to meet as many of the needs of residents as possible and will minimise the need to travel to other locations. There will also be local shopping and services and on-site employment locations together with the infrastructure for home working.

A user-centric approach has been adopted as part of the Future Mobility plan for the development. The principles of this approach are to put the mobility needs of the users first, through undertaking an online survey of respondents who meet the demographic characteristics of future residents of Otterpool Park to understand their travel behaviour and requirements, and to design and develop the infrastructure to meet these needs. A monitor and manage framework will allow for the iterative refinement of these solutions.

The Transport Strategy is founded on the following principles:

- Create walkable neighbourhoods and a high street highly accessible by walking and cycling;
- Provide strong walking, cycling and bus connections to rail station, employment, high street, local centres and schools from residential areas;
- Provide wider connectivity by walking, cycling and bridleways into surrounding countryside and existing communities;
- Ensure a high level of connectivity to and from Otterpool Park within the sub-region by frequent high-quality public transport;
- Minimise and manage the impacts of traffic on existing road network particularly through existing communities and other sensitive areas;
- Provide appropriate levels of parking for cars and bicycles;
- Implement a range of sustainable travel behavioural measures to encourage use of sustainable modes;
- Provide for future needs for electric vehicles and flexibility to adapt to innovative future mobility solutions;
- Reduce the need to travel by providing relevant on-site facilities.

A comprehensive range of measures are proposed for the development to promote sustainable travel and vehicle choices, in addition to the provision of infrastructure in the form of walking and cycling routes and bus services and cycle storage:

- Walking and Cycling Strategy – This will provide a highly connective and permeable network of routes both within the development and also to link to the wider area of existing footpaths and bridleways;
- Bus Service Enhancements – Provide high-quality bus infrastructure that will make this travel mode an attractive option for short and longer journeys;
- Rail Enhancements – Improvements to the Westenhanger Rail Station and proposals of future High Speed services at the Station as outlined in Kent's Rail Strategy 2021;
- Shared Mobility Schemes – Provision of bike and scooter share schemes, including electric options. Car club provision will offer development users who do not require a car on a regular basis the option to drive without the high cost and long-term maintenance associated with the private car;
- Mobility Hubs – this piece of infrastructure integrates shared, active and public transport modes in one location as well as bringing opportunity to improve the public realm;
- MaaS (Mobility as a Service) - a single digital application to enable users to plan, book and pay for multiple types of mobility, with a single payment channel instead of multiple ticketing and payment operations;
- Healthy Streets Approach – promoting healthy lifestyle through active travel, sustainable choices, safety and connectivity;
- Parking Strategy – achieving an appropriate balance of parking for overall requirements of the development;
- EV Strategy - a bespoke EV charging point strategy for each phase of the development to be developed to support electric charging network and emerging technology;
- Delivery and Servicing Strategy - consider how to utilise emerging technologies and deliver a sustainable and efficient freight system that is fit for the future.

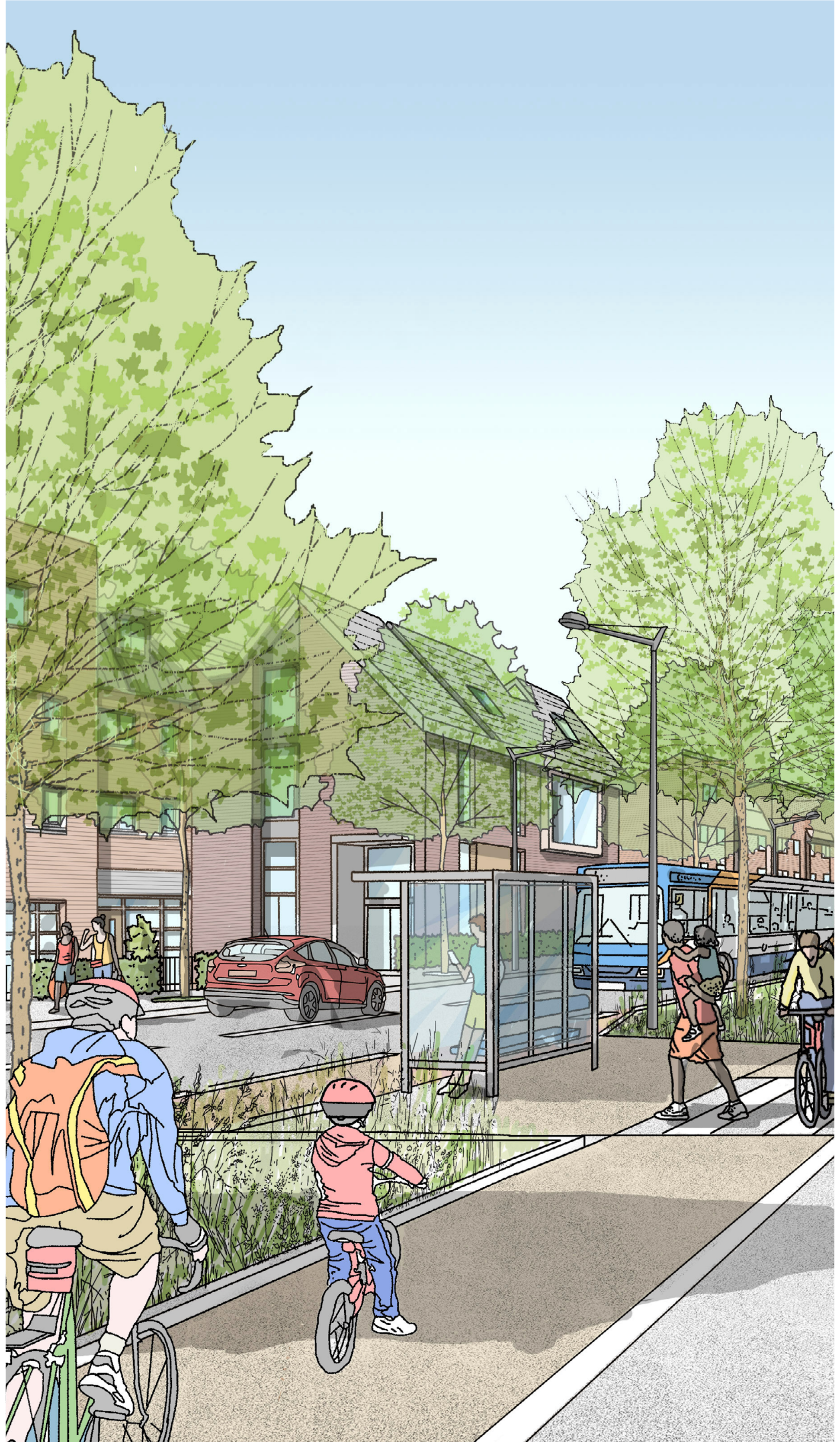


Figure 51 - Artists impression Otterpool Park

Movement and Access Framework

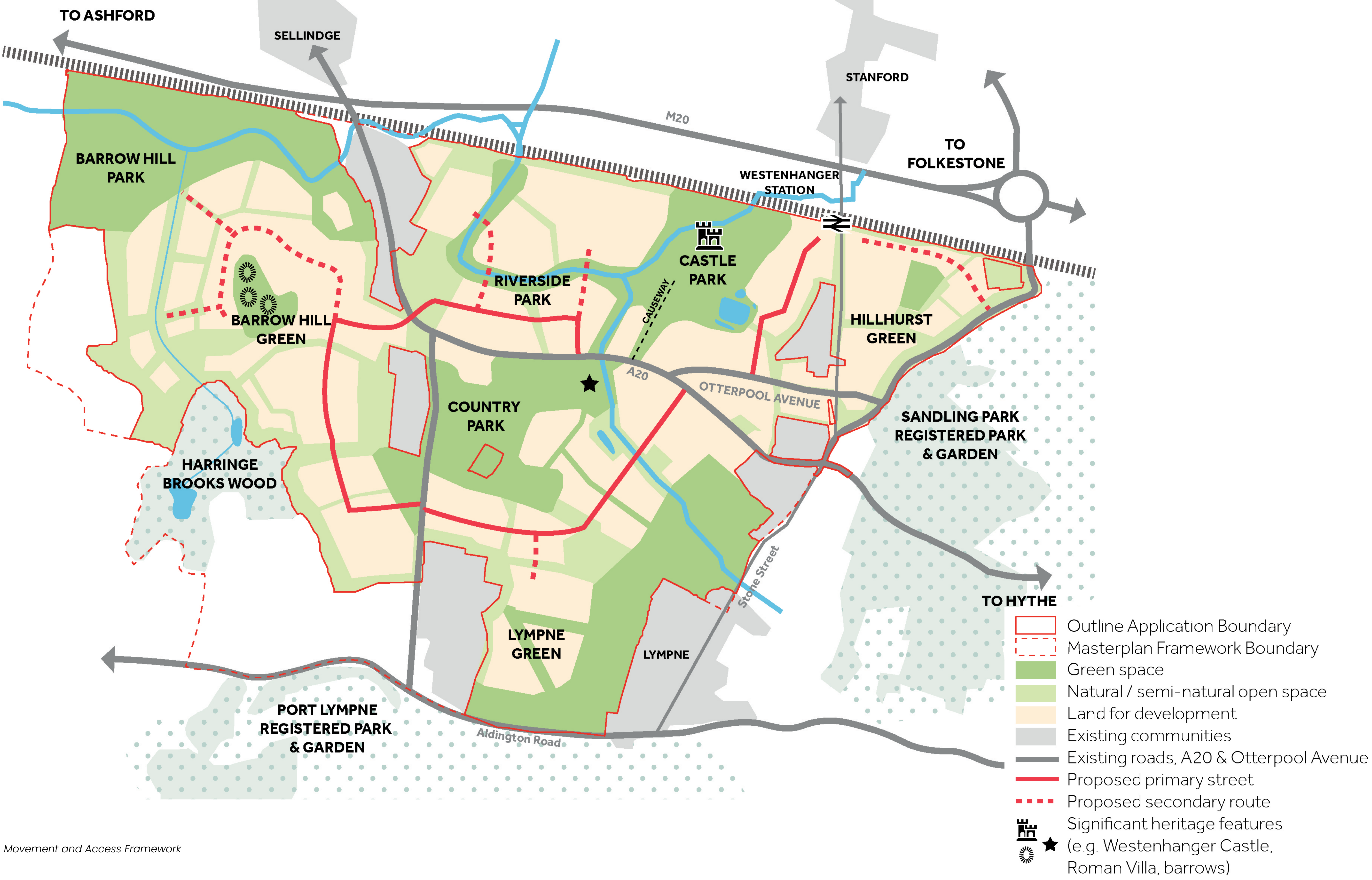

TO ASHFORD
SELLINDGE
STANFORD
M20
TO FOLKESTONE
WESTENHANGER STATION
BARROW HILL PARK
CASTLE PARK
RIVERSIDE PARK
BARROW HILL GREEN
CAUSEWAY
HILLHURST GREEN
A20
OTTERPOOL AVENUE
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
Stone Street
TO HYTHE
LYMPNE GREEN
LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Aldington Road
Outline Application Boundary
Masterplan Framework Boundary
Green space
Natural / semi-natural open space
Land for development
Existing communities
Existing roads, A20 & Otterpool Avenue
Proposed primary street
Proposed secondary route
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 52 - Movement and Access Framework

5.3 Pedestrian and Cyclist Movement

To ensure cycle and walking routes are well used and fit for purpose, there are 'direct routes' that act as commuting routes to allow direct and fast access between residential areas and the station, town centre, key local employment areas, local centres and schools.

These will be a mix of routes that are adjacent to the road network and off-road connections where they are more direct. There will also be a network of 'leisure routes' introduced, consisting of longer, meandering paths which will connect the green spaces and Otterpool Park to the wider countryside.

Where walking and cycling routes share the highway corridor, the following provision will be made:

- The strategic street will have express segregated cycleway on one side and shared path on the other;
- Primary streets will have express segregated cycleway on one side and footpath on the other;
- Secondary streets will have shared path on one side and footway on the other;
- In tertiary and other streets, these will be quiet streets and cyclists will share the roadway with vehicles;
- Where walking and cycling routes intersect with vehicular traffic routes, junctions will be designed to afford priority to non-motorised users;
- A series of walking and cycling routes away from vehicular traffic will also be created, establishing a safe network linking the town and local centres to and through the residential areas;
- There will be a number of locations where key walking and cycling links will connect across the A20 between the northern and southern parts of the development. A good design of these crossing will be essential to creating a connected and safe neighbourhoods;
- All walking and cycling routes will be of a high-quality with all-weather surfacing, well-lit and easily maintained;
- Routes will be through green spaces, along the river corridor, or on well-designed streets to make them a more attractive option and more direct than using the car. The layout of homes and routes will ensure natural surveillance to increase user safety.

Walkable Neighbourhoods

Walkable neighbourhoods create the opportunity for containing trips within the site and for achieving high levels of walking and cycling usage.

Based on the average walking speed, a 10-minute walk is approximately 1 kilometre. The design of the Otterpool Park development is based on the 10-minute town concept, where residents can live locally, with most of all homes within easy walking or cycling distances of facilities and services.

The design of the development provides for all homes to be:

- within a 10 minute walking distance of a LEAP;
- within a 20 minute walking distance of a MUGA;
- within a 10 minute walking distance of a primary school and local centre;
- within a 20 minute walking distance of allotments and community orchards, sport pitches and a NEAP.

A town-wide strategic cycle route is separated from traffic to provide safe and direct access to / from the town centre and station.

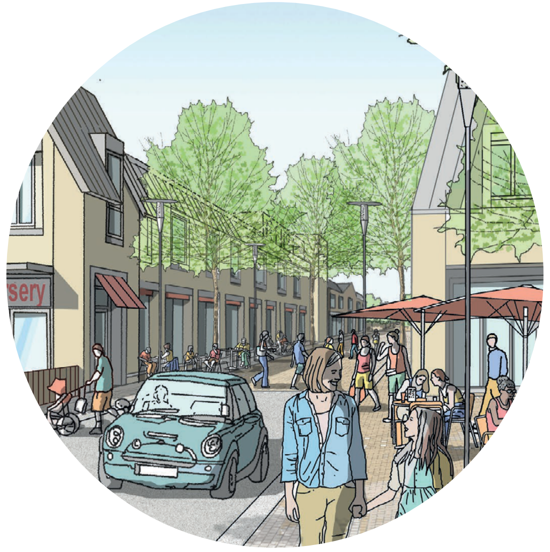


Figure 53 - Network of pedestrian routes along rich landscape setting

Figure 54 - Well organised walking and cycling corridors help promote recreation and well-being

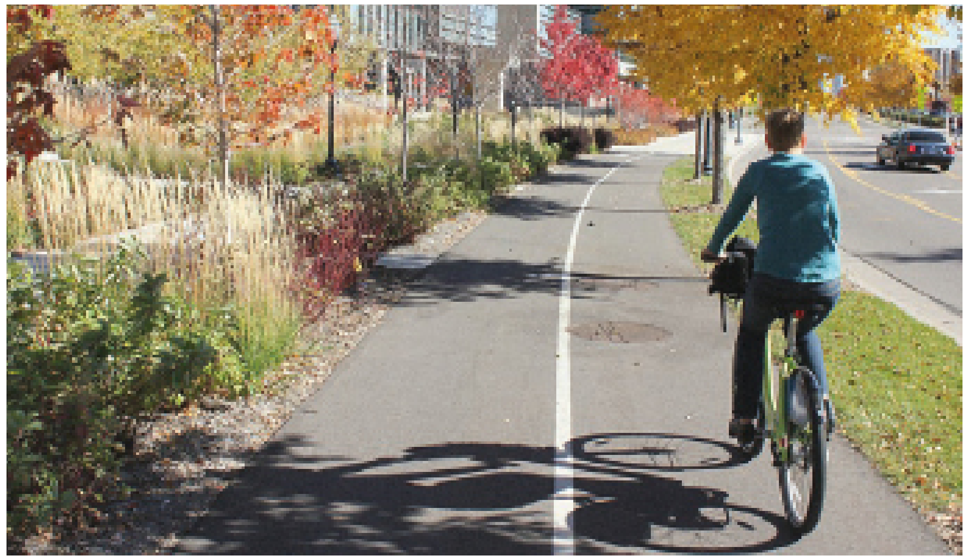
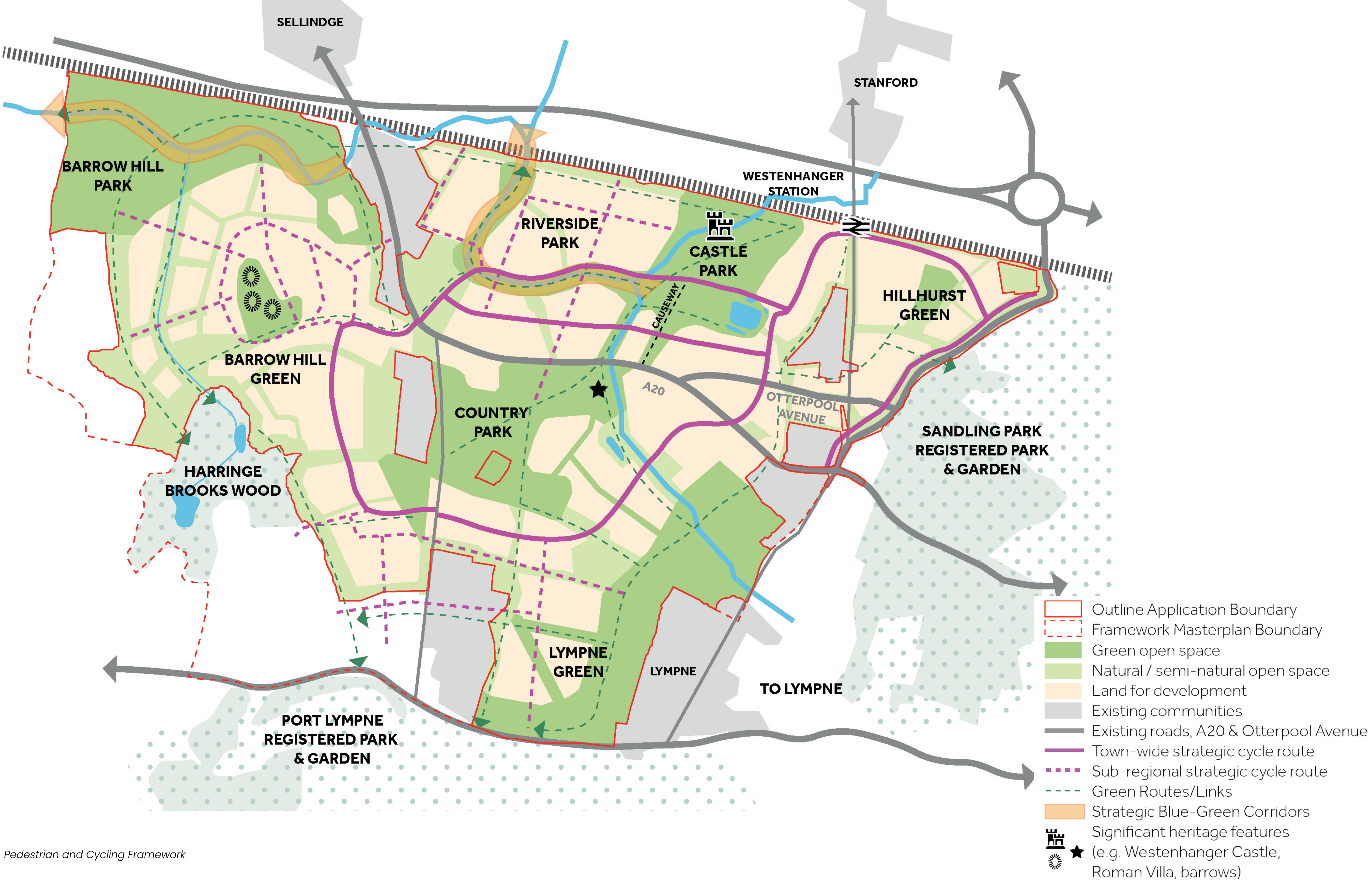


Figure 55 - Segregated cycle lanes for safe and pleasant routes

Pedestrian and Cycling Framework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A20
OTTERPOOL AVENUE
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
LYMPNE GREEN
LYMPNE
TO LYMPNE
PORT LYMPNE REGISTERED PARK & GARDEN
Outline Application Boundary
Framework Masterplan Boundary
Green open space
Natural / semi-natural open space
Land for development
Existing communities
Existing roads, A20 & Otterpool Avenue
Town-wide strategic cycle route
Sub-regional strategic cycle route
Green Routes/Links
Strategic Blue-Green Corridors
Significant heritage features (e.g. Westenhanger Castle, Roman Villa, barrows)

Figure 56 - Pedestrian and Cycling Framework

6

Urban Design & Layout

Urban Design & Layout

This section describes the illustrative material which has informed the masterplan and illustrates how key areas could be progressed in future detailed planning applications and as a precursor to shape the Design Codes for Otterpool Park.

5.4 Response to Existing Context

The Masterplan response to the context analysis and approach to place-making and urban design spatial framework provides a strategy for key structuring elements such as gateways, landmarks, views, focal points, local centres, frontages, street hierarchy and interfaces.

Otterpool Park will create a series of new places, creating a high quality of public realm integrating with existing settlements through new landscape buffers and connecting into new development and communities. Our approach has been to create an overlay of great new spaces, providing the new landscape required to meet the challenges in making Otterpool Park a new and valued part of the landscape character of the district.

With a close relationship to the protected **countryside**, well-**connected** transport links and the **creative** community of Folkestone, the vision for Otterpool Park will ensure that a unique and new place is created with a clear and distinct sense of identity within Folkestone & Hythe.

The Masterplan is based upon the garden city principles established by the Town and Country Planning Association, adapted to fit with the local vernacular context and circumstances, creating design principles able to guide the development and implementation of later stages of the town.

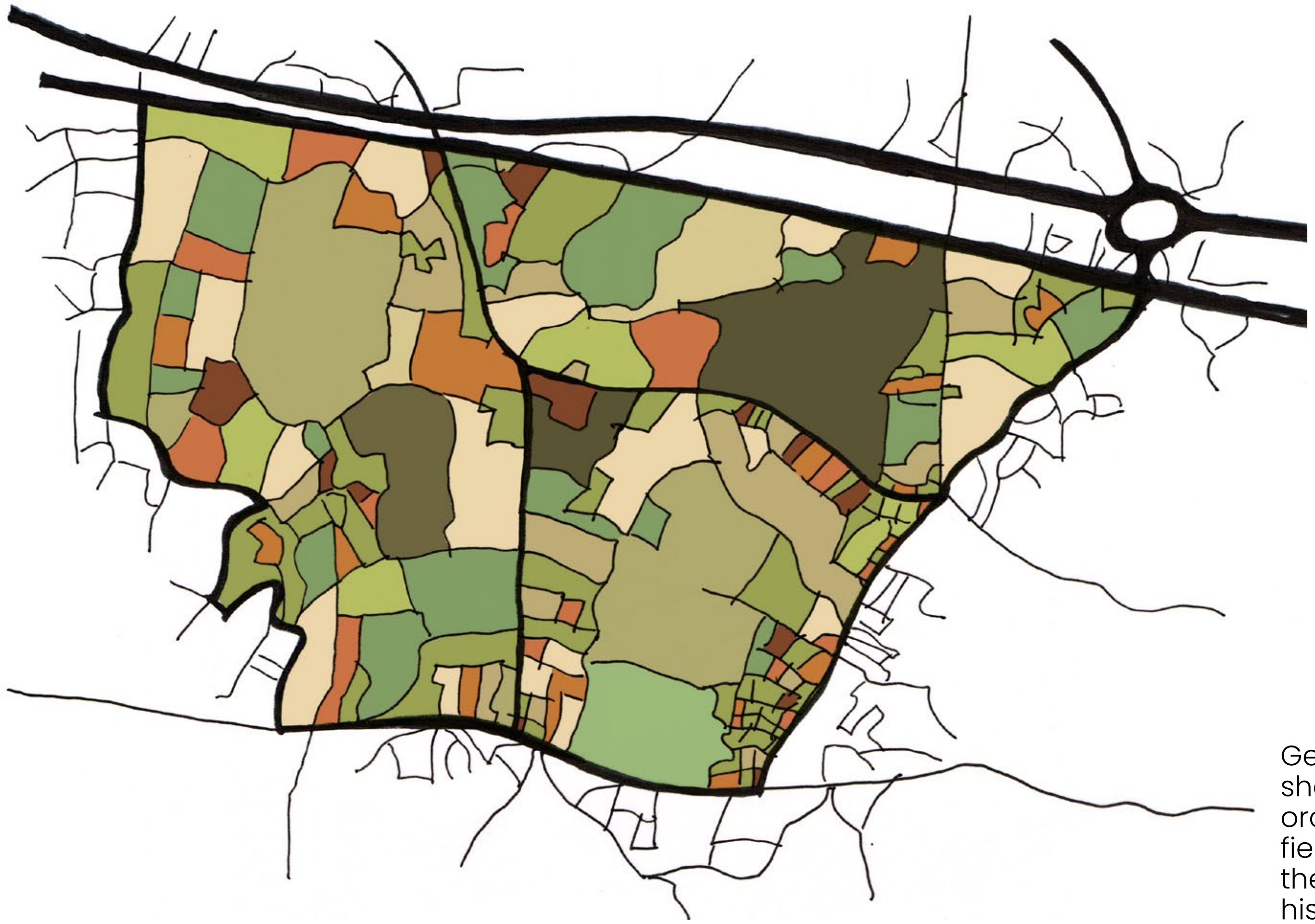


Figure 57 - Existing geometric patchwork landscape

Geometric patchwork landscape, shaped historically by hop gardens, orchards and the larger ploughed fields of modern farms, reflecting the hills and ownership patterns of historic farmlands in Kent.

5.5 Design Guidelines

Otterpool Park will be a high quality, distinctive town within which individual areas will each have a unique identity and be designed with people in mind. Whilst identity will vary, there will be a consistent approach to achieving the best urban design across the town as a whole. For each phase of the development, the design of individual plots is expected to be guided and shaped by:

- Site-wide guiding principles, Character Areas and Design Guidance as set out by the Strategic Design Principles document and the Heritage Strategy;
- Kentish Vernacular Principles as set out by Contemporary Kentish Vernacular Study and described on the following pages;
- And colour guidance as set out by Otterpool Park Environmental Colour Assessment.

OTTERPOOL PARK
COUNTRYSIDE • CONNECTED • CREATIVE

STRATEGIC DESIGN PRINCIPLES
MARCH 2021

www.otterpoolpark.org

Tibbalds planning and urban design
BBUK wsp ACA

Author: Tibbalds Planning and Urban Design

Otterpool Park Strategic Design Principles

Part 2
Principles and Concepts

April 2020

FARRELLS

Kentish Vernacular Study Part 1 & Part 2

Otterpool Park
Environmental Colour Assessment

March 2021

FARRELLS

Otterpool Park Environmental Colour Assessment

5.6 Vernacular Principles

These principles should be read alongside the Kentish Vernacular Study and Colour Studies, document reference 3.36, which is divided into three parts:

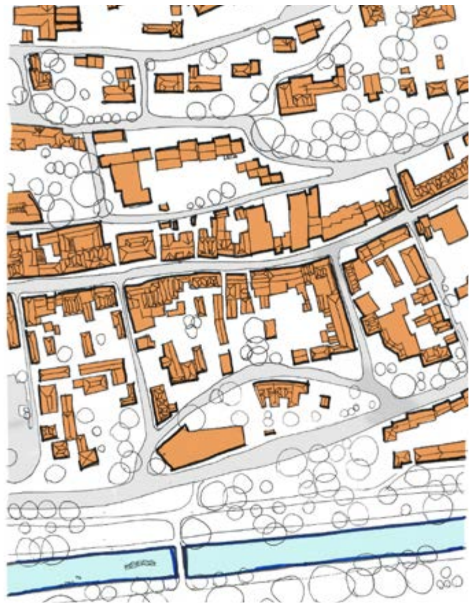
- Part 1 : A Contemporary Kentish Vernacular;
- Part 2 : Principles and Concepts;
- Part 3 : Otterpool Park Colour Guidance.

5.6.1. Landscape Patterns

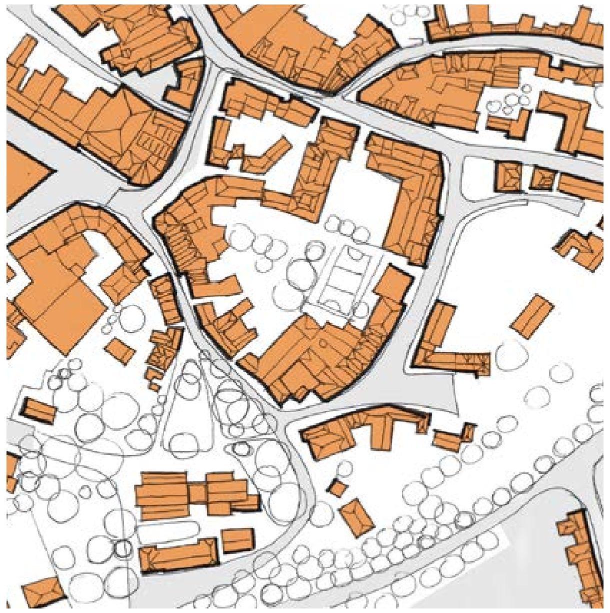
- Plots and Buildings should be arranged in response to landscape, paths and roads;
- Buildings should cluster close to pavements or create courtyards and perimeter block arrangements;
- An even distribution of buildings should be avoided.

5.6.2. Loose Courtyards

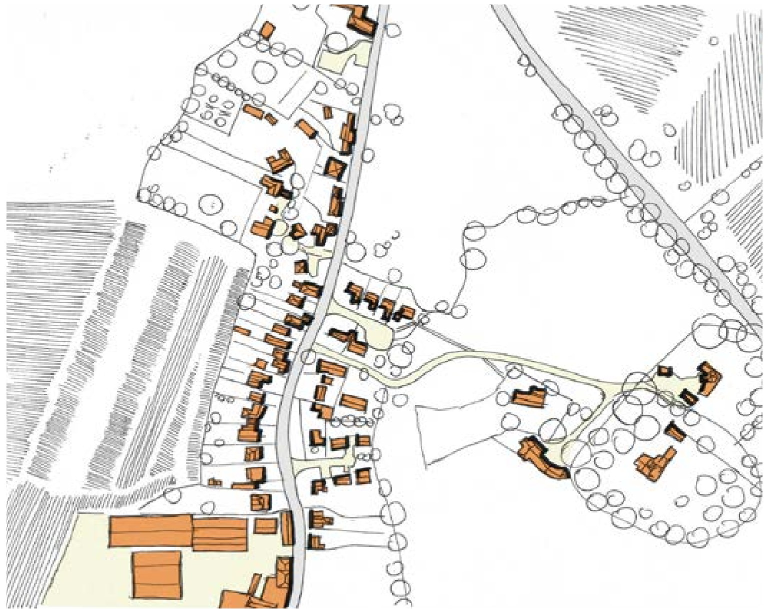
- New buildings and linked garden walls should be arranged to form networks of loose courtyard spaces;
- Loose courtyards should not become dead ends or cul-de-sacs. While vehicle access should terminate, pedestrian and cycle paths should be woven between clusters, creating enhanced permeability.



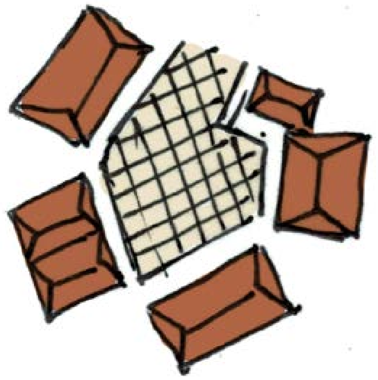
Hythe : High density market street following the landscape.



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



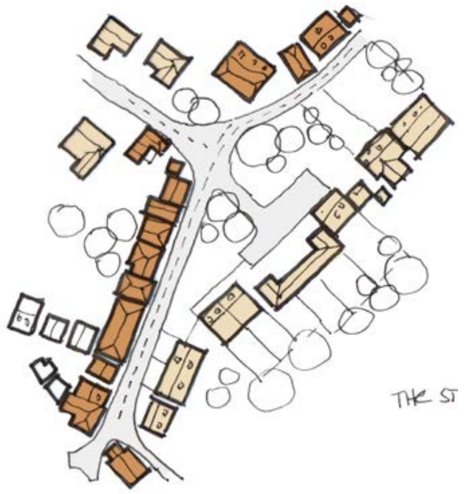
Stanford : A relatively flat landscape with naturally uneven linear settlement clustered on the Roman road and large areas of open green space.



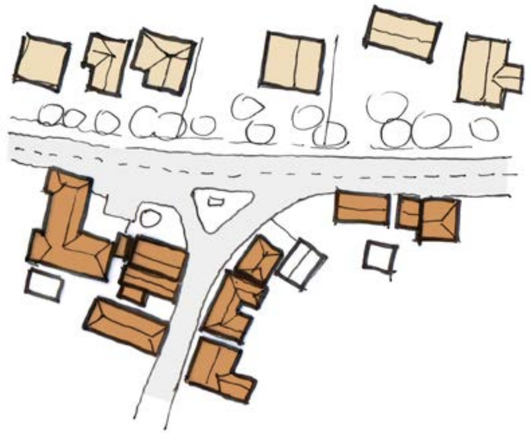
A cluster of contemporary homes forming an open courtyard in Barrow Hill

5.6.3. Dynamic Street Sections

- Buildings should be arranged with alternating relationships to the street and pavement. Either set back from the street behind open green space or tight against the pavement;
- The variety of typologies required to achieve this relationship should be reflected by the architectural design.



The Street
Mersham

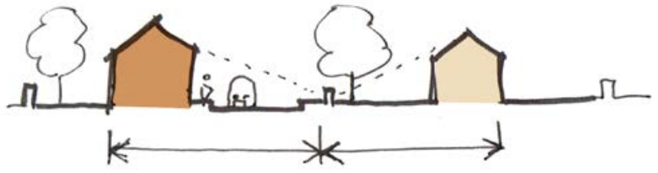


Aldington Street,
Lympne

Key:

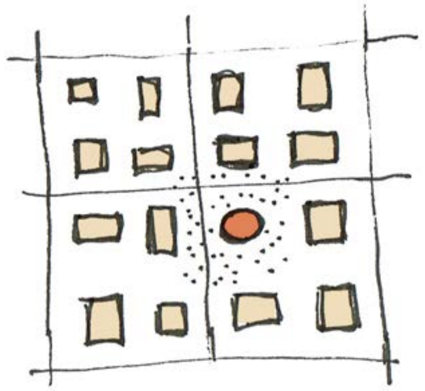
🟧 "Extrovert" Houses

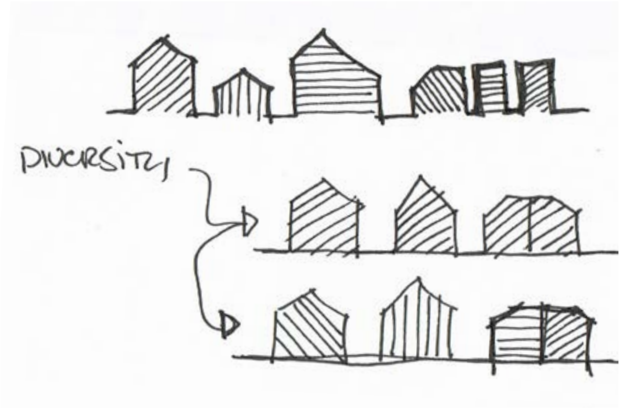
🟨 "Introvert" Houses



5.6.4. Diversity of Tenure and Type

- A diverse mix of building types and tenure should be achieved within all areas;
- Type should include a mix of differing homes, 2 Bed, 3 Bed . Along with flats and workspaces;
- Tenure will include private/market and affordable units evenly mixed.



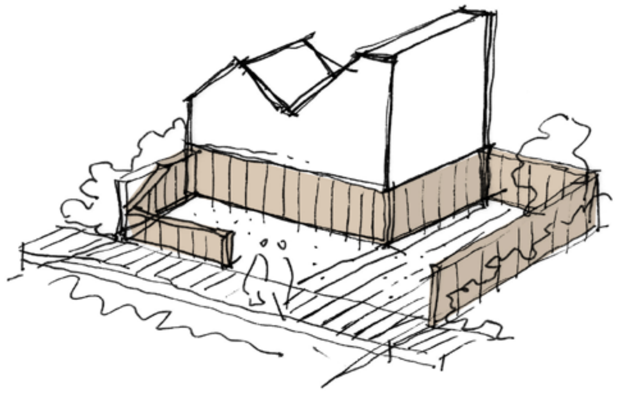


5.6.5. Roof Forms

- Buildings should be designed with large, steep roof pitches;
- The street should include a mix of roof forms, such as : 45 degree pitches, Catslide roofs, Multi-pitches, and flat green roofs;
- Roofs should have a low eave detail in relationship to the location of windows.

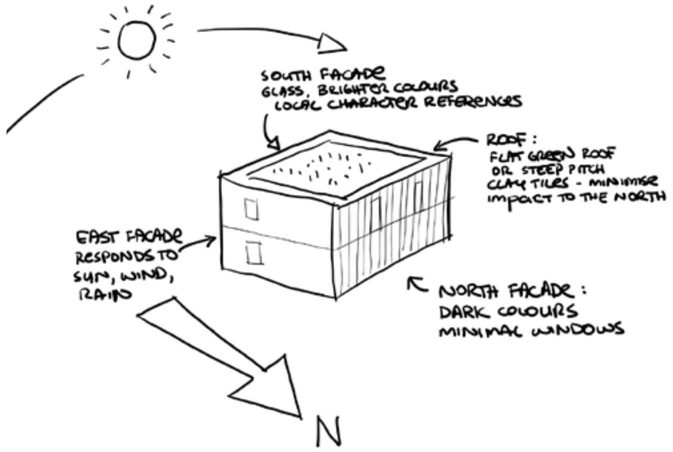
5.6.6. Ground Floor Plinth

- The ground floor of buildings should be expressed as a clear and separate element;
- Ground level materials should be rougher, more natural and rustic than upper levels;
- Ground floor should relate to the landscape and surrounding perimeter walls, creating courtyard spaces where possible.



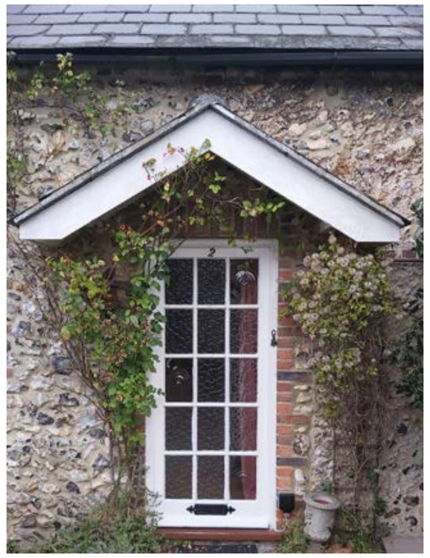
5.6.7. Facades, Materials and Craftsmanship

- Facades should use high quality materials that reflect the local character of the area;
- As a rule, changes in material, colour or texture should occur at the corner of a building. This change should be informed by surrounding environmental factors;
- Northern facades should clearly respond differently to the Kent Downs.


SOUTH FACADE
GLASS, BRIGHTER COLOURS
LOCAL CHARACTER REFERENCES
ROOF :
FLAT GREEN ROOF
OR STEEP PITCH
CLAY TILES - MINIMISE
IMPACT TO THE NORTH
EAST FACADE
RESPONDS TO
SUN, WIND,
RAIN
NORTH FACADE :
DARK COLOURS
MINIMAL WINDOWS
N

5.6.8. Windows and Frames

- Glass should be limited on north facing facades wherever possible. Recessed and angled panes could be used to reduce consistent reflective surfaces;
- North facing glass should be low-transmissive and tinted in colour, preferably screened with matt metal or timber louvers where possible;
- A variety of window details and colours should be incorporated into each area to create a sense of visual diversity.



Traditional frames, painted bright white, in contrast to the darker glass and wall materials,

White frames with painted white reveals

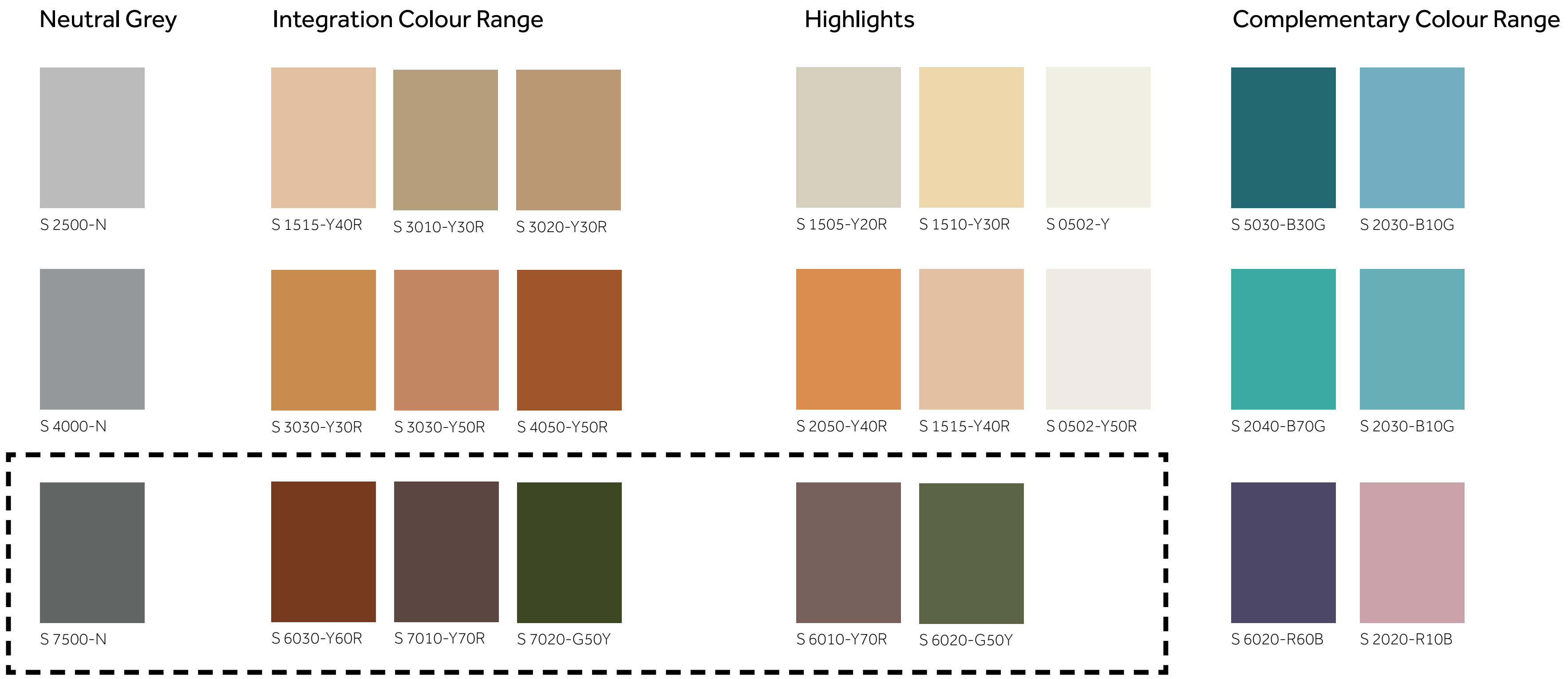
Carefully controlled amount of glass, tilted towards the south.

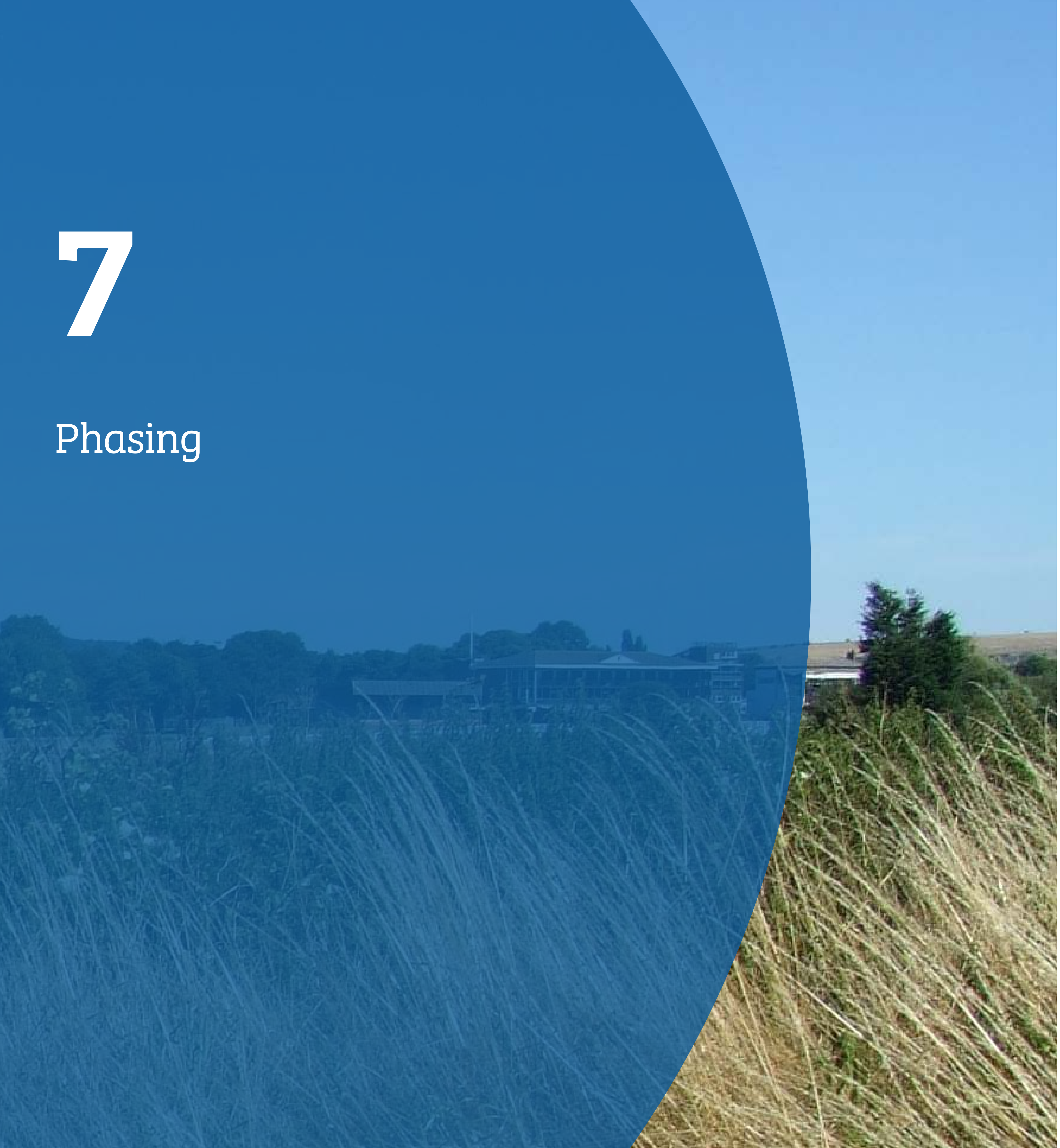
5.6.9. Edge Details

- While architectural forms should be simple, the edge detailing at corners, eaves and windows should be carefully designed to add interest, variety and character.

5.6.10. Colour and Reflectivity

- The Otterpool Colour Guidance document sets out a full range of appropriate colour choices that can be used;
- In order to respond to the views from the Kent Downs, colour choices on northern facades and roofs should be kept within the NCS S 6020- and NCS S 7020- darkness and intensity range;
- Highlight colours are expected to be used sparingly, with the predominant facades conforming to the integration colour range;
- Complementary colours offer a wider scope for contrast and accent on south facing façades, courtyards, entrances and similar areas.


Neutral Grey
S 2500-N
S 4000-N
S 7500-N
Integration Colour Range
S 1515-Y40R
S 3010-Y30R
S 3020-Y30R
S 3030-Y30R
S 3030-Y50R
S 4050-Y50R
S 6030-Y60R
S 7010-Y70R
S 7020-G50Y
Highlights
S 1505-Y20R
S 1510-Y30R
S 0502-Y
S 2050-Y40R
S 1515-Y40R
S 0502-Y50R
S 6010-Y70R
S 6020-G50Y
Complementary Colour Range
S 5030-B30G
S 2030-B10G
S 2040-B70G
S 2030-B10G
S 6020-R60B
S 2020-R10B



7

Phasing

6. Phasing

6.1 Delivering Incremental Change

Each phase will provide the necessary mix and quantum of development to maintain a strong combined trajectory of housing delivery alongside necessary social and physical infrastructure to ensure that each phase is delivered successfully in isolation but knit well within the wider master plan vision for the delivery of Otterpool Park.

The first phase will likely be located near the Westenhanger Station and Castle. A detailed masterplan and design code for phase 1 is currently being prepared.

Established to the north and east, the Town Centre, Westenhanger Castle and Gateway character areas will provide: transport interchange with new infrastructure connections to the M20 and railway station; a new street to reconnect to the A20 linking town centre and railway station, mixed use floor space for retail, small business, a leisure centre, two primary schools, nurseries, a health centre, community and library space. 1,900 new homes will be delivered with a mix of family homes, co-living and intergenerational living, created in a walkable neighbourhood with pedestrian and cycling links to the proposed town centre, schools, open space and public transport. Sports pitches and a fitness centre will be included in this phase along with a landscape park around Westenhanger Castle to encourage healthy lifestyles.

The diagram overleaf shows indicative phasing, which is subject to further consideration.

Illustrative Phasing Plan

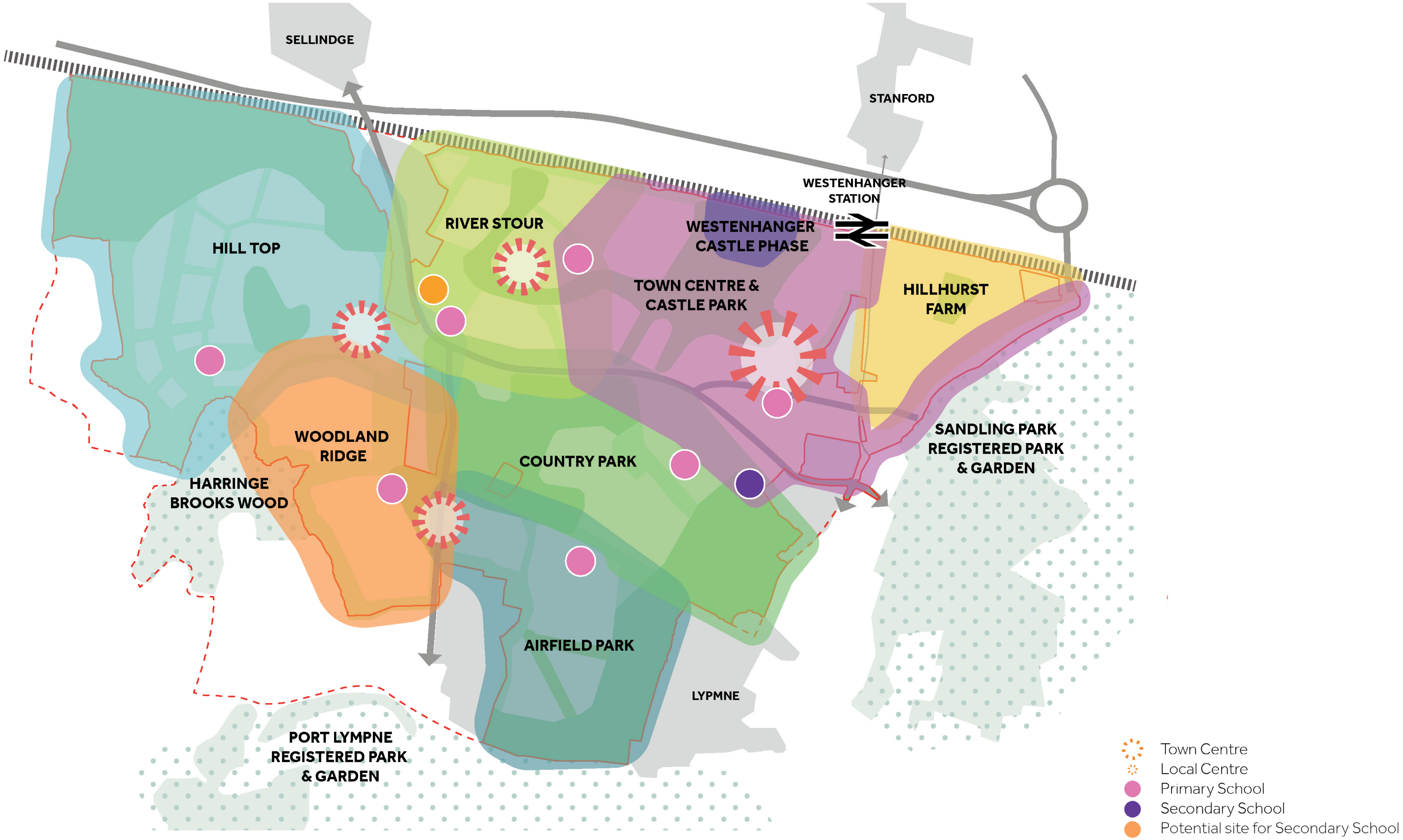

SELLINDGE
STANFORD
WESTENHANGER STATION
WESTENHANGER CASTLE PHASE
RIVER STOUR
HILL TOP
TOWN CENTRE & CASTLE PARK
HILLHURST FARM
WOODLAND RIDGE
COUNTRY PARK
SANDLING PARK REGISTERED PARK & GARDEN
HARRINGE BROOKS WOOD
AIRFIELD PARK
LYPMNE
PORT LYMPNE REGISTERED PARK & GARDEN
Town Centre
Local Centre
Primary School
Secondary School
Potential site for Secondary School

Figure 58 - Illustrative Phasing Plan

8

Appendices

7. Appendices

7.1 Bibliography / List of references

7.1.1. Selected Planning Standards & Guidelines

The following best practice guidance and publications have been considered as part of the master planning process for Otterpool Park:

- The Urban Design Compendium, Homes and Communities Agency, August 2000;
- Manual for Streets, Department for Transport, 2007;
- Manual for Streets 2, Chartered Institution of Highways & Transportation, Sept 2010;
- Secured By Design, Homes 2016, Official Police Security Initiative, Feb 2016;
- Building for Life 12 , Building for Life Partnership (CABE at Design Council, Design for Homes and Home Builders Federation), 2012;
- Green Infrastructure, An integrated approach to land use, Landscape Institute, March 2013;
- Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity, Town & Country Planning Association & The Wildlife Trusts, July 2012;
- Start with the Park, CABE Space, 2005;
- Better Streets, Better Places Delivering Sustainable Residential Environments, Department for Transport, 2003;
- Publications from the Department of Education on school provision and design i.e. BB99;
- Planning for Sport Forward Planning, Sport England;
- Natural Turf for Sport Design Guidance Note, Sport England, May 2011;
- The Principles of Inclusive Design, CABE, 2006; and
- CIRIA Report C697 SuD'S Manual;
- National Model Design Code: part 1 - the coding process and part 2 - guidance notes;
- Living with beauty; promoting health, well-being and sustainable growth (Building Better, Building Beautiful Commission).

7.1.2. Relevant Strategies

- Otterpool Park Transport Strategy;
- Otterpool Park Heritage Strategy;
- Green Infrastructure Strategy;
- Surface Water Drainage Strategy.

7.1.3. Other Studies

- A Contemporary Kentish Vernacular Study Part 1;
- A Contemporary Kentish Vernacular Study Part 2: Principles and Concepts;
- A Contemporary Kentish Vernacular Study Part 3: Otterpool Park Environmental Colour Assessment.

7.1.4. Parameter Plans

- Heights

7.1.5. Constraints Plans (see 8.2)

- Green Infrastructure and ecology constraints;
- Existing hydrology constraints;
- Heritage key constraints.

7.1.6. Illustrative Drawings in support

Number	Rev date	Title	Scale
Application Site Boundary plan			
OPM(P)101_W_22-02-22		Red Line Application Boundary	1:10,000 @ A1
Parameter Plans for Approval			
OPM(P)4001_YY		Parameter Plan Dev & Movement corridors	1:7500 @ A1
OPM(P)4002_YY		Parameter Plan Open Space & Vegetation	1:7500 @ A1
OPM(P)4003_YY		Parameter Plan – Heights	1:7500 @ A1
OPM(P)5001_WW		Parameter Plan Dev & Movement corridors	1:7500 @ A1
OPM(P)5002_WW		Parameter Plan Open Space & Vegetation	1:7500 @ A1
OPM(P)5003_WW		Parameter Plan Heights	1:7500 @ A1
Plans in support			
OPM(P)1001_YY_12-03-22		Illustrative Masterplan Existing context	1:7500 @ A1
OPM(P)1004_YY_12-03-22		Masterplan Existing context	1:10,000 @ A1
OPM(P)1007_YY_12-03-22		Existing trees & veg retained & removed	1:7500 @ A1
OPM(P)1008_YY_12-03-22		Illustrative Masterplan GI & Open Space	1:7500 @ A1
OPM(P)1009_YY_12-03-22		Illustrative Masterplan Suds and Drainage	1:7500 @ A1
OPM(P)1010_YY_12-03-22		Illustrative Masterplan Movement & Access	1:7500 @ A1
OPM(P)1012_YY_12-03-22		Illustrative Masterplan Density	1:7500 @ A1
OPM(P)1013_YY_12-03-22		Illustrative Masterplan Heights	1:7500 @ A1
OPM(P)1015_YY_08-03-22		Illustrative Masterplan Land Use	1:7500 @ A1
OPM(P)1018_YY_12-03-22		Existing buildings demolished & retained	1:7500 @ A1
OPM(P)1030_YY_12-03-22		Illustrative Masterplan Walking distances	1:7500 @ A1
OPM(P)4004_YY		Indicative Phases	1:7500 @ A1
OPM(P)102_E_02-11-19		Framework Masterplan Boundary	1:10,000 @ A1
OPM(P)3016_YY_12-03-22		Framework Masterplan land use	1:7500 @ A1
OPM(P)3018_YY_12-03-22		FM buildings demolished & retained	1:7500 @ A1
OPM(P)3030_YY_12-03-22		Framework Masterplan walking distances	1:7500 @ A1
OPM(P)5008_WW_18-03-22		Illustrative Masterplan GI & Open Space	1:7500 @ A1
OPM(P)5009_WW_18-03-22		Illustrative Masterplan Suds and Drainage	1:7500 @ A1
OPM(P)5010_WW_18-03-22		Illustrative Masterplan Movement & Access	1:7500 @ A1
OPM(P)5012 _WW_18-03-22		Illustrative Masterplan Density	1:7500 @ A1
OPM(P)5013 _WW_18-03-22		Illustrative Masterplan Heights	1:7500 @ A1
OPM(P)5015_WW_18-03-22		Illustrative Masterplan Land Use	1:7500 @ A1
OPM(P)5030_WW_18-03-22		Illustrative Masterplan Walking distances	1:7500 @ A1

7.2 Constraints Plans

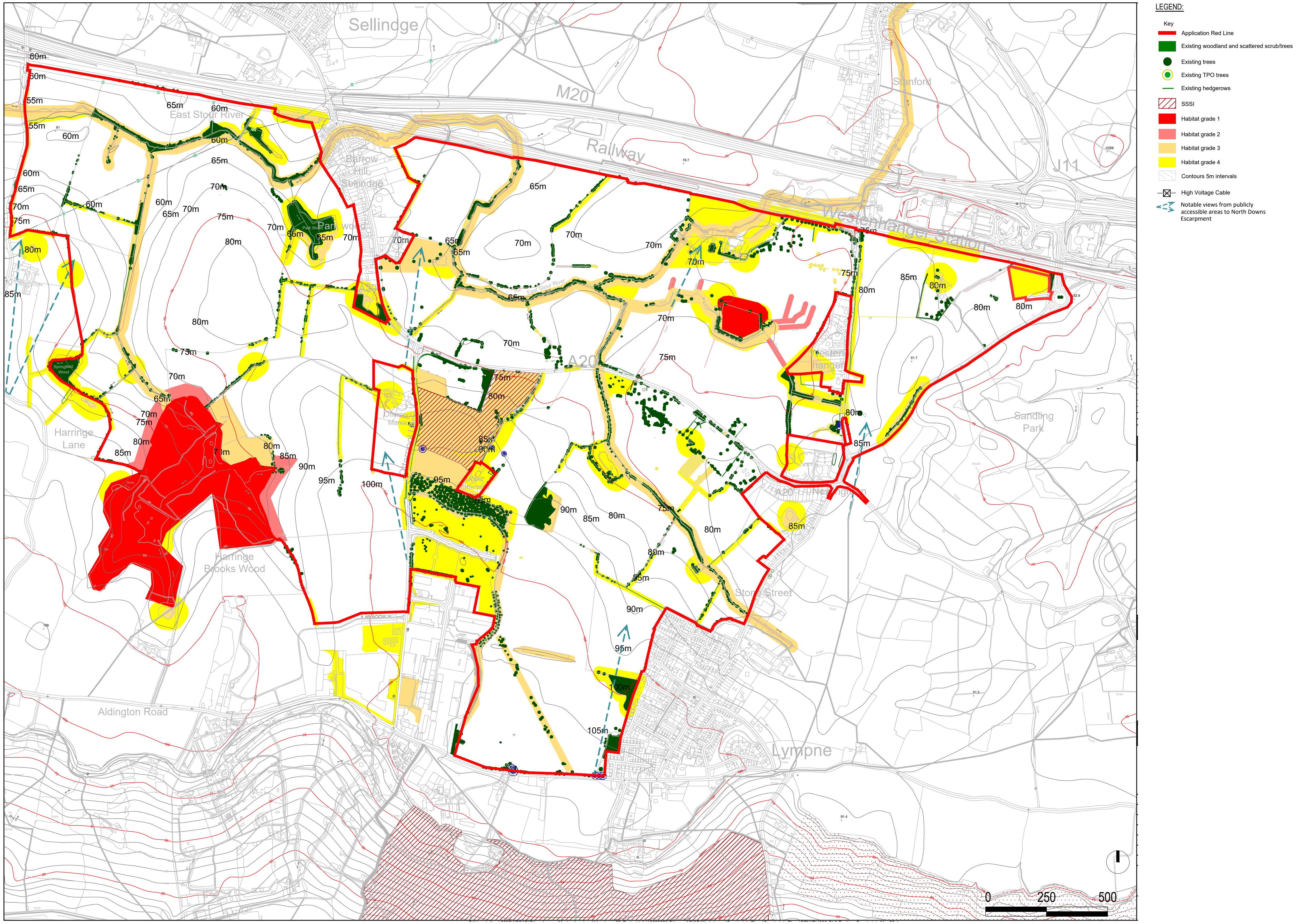

Sellindge
M20
Railway
Stanford
J11
Westenhanger Station
East Stour River
Barrow Hill Sellindge
Park Wood
Springfield Wood
A20
Harringe Lane
Harringe Brooks Wood
Otterpool Manor
Westenhanger
Newingreen
Sandling Park
Stone Street
Aldington Road
Lympne
0
250
500
LEGEND:
Key
🟥 Application Red Line
🟩 Existing woodland and scattered scrub/trees
● Existing trees
◉ Existing TPO trees
— Existing hedgerows
▨ SSSI
🟥 Habitat grade 1
🟥 Habitat grade 2
🟧 Habitat grade 3
🟨 Habitat grade 4
Contours 5m intervals
☒ High Voltage Cable
Notable views from publicly accessible areas to North Downs Escarpment

Figure 59 - Green Infrastructure and ecology constraints

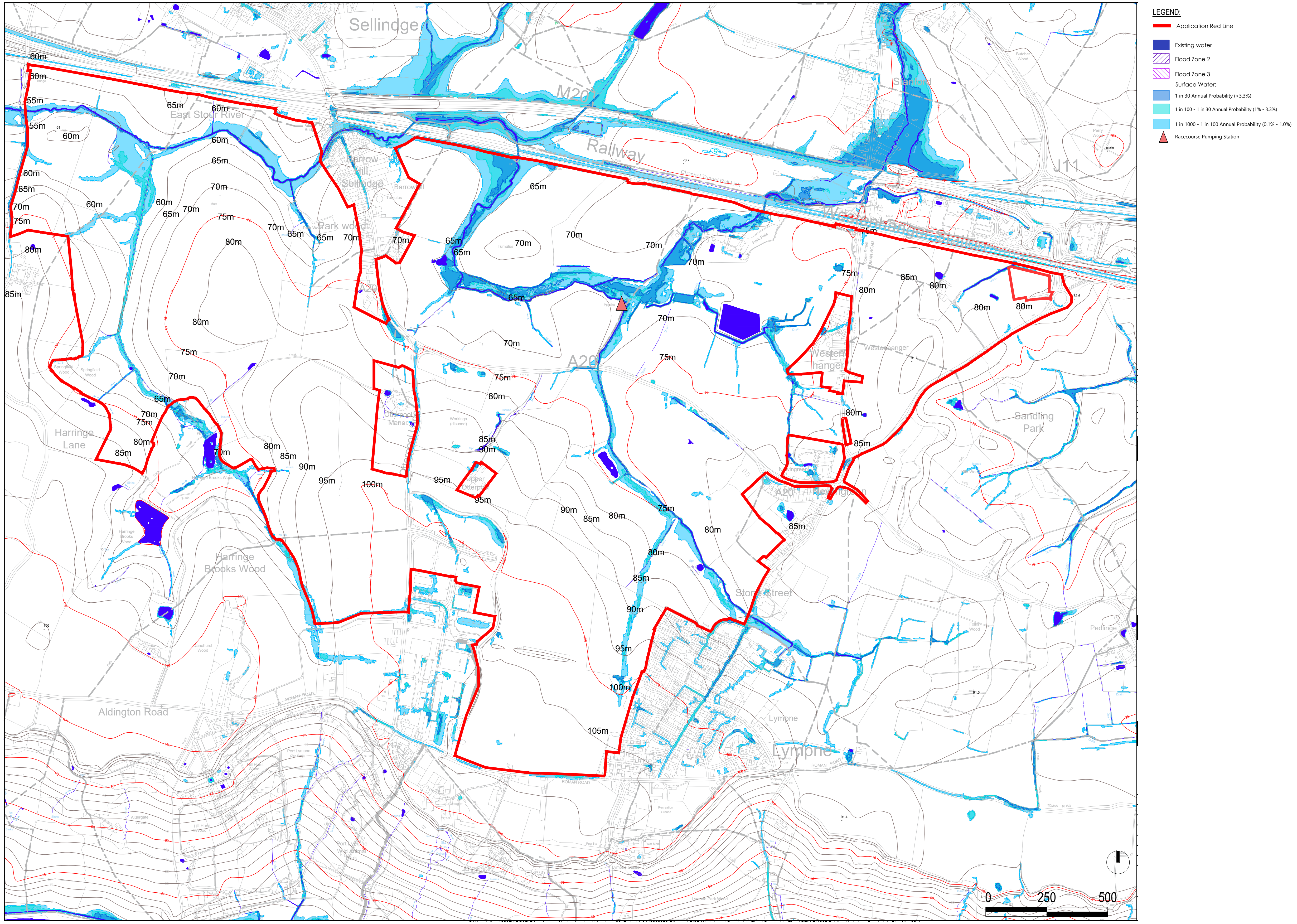
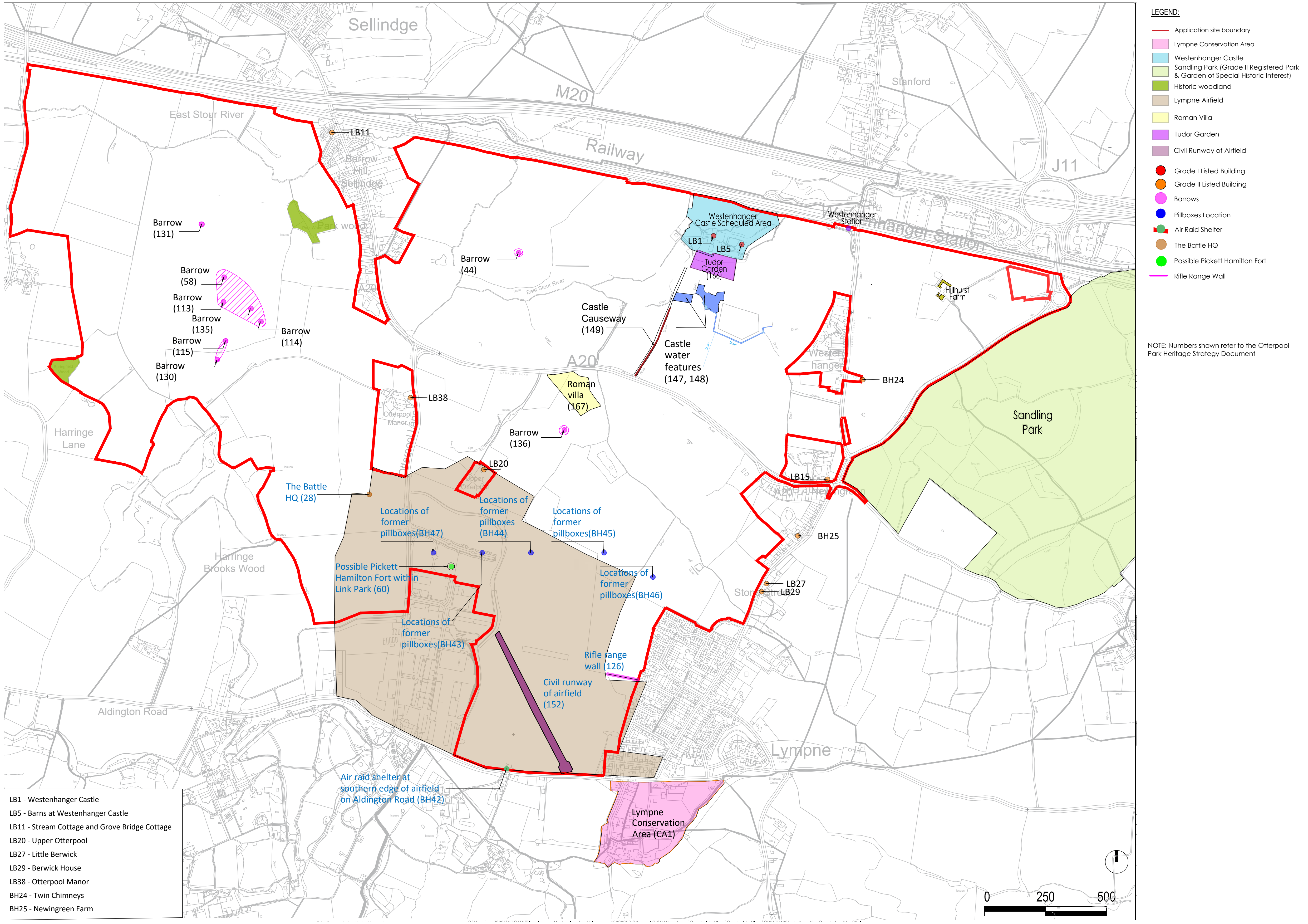

LEGEND:
▬ Application Red Line
■ Existing water
▨ Flood Zone 2
▧ Flood Zone 3
Surface Water:
■ 1 in 30 Annual Probability (>3.3%)
■ 1 in 100 - 1 in 30 Annual Probability (1% - 3.3%)
■ 1 in 1000 - 1 in 100 Annual Probability (0.1% - 1.0%)
▲ Racecourse Pumping Station
Sellindge
M20
Railway
East Stour River
Barrow Hill, Sellindge
Park wood
A20
Westenhanger
Sandling Park
J11
Stanford
Harringe Lane
Harringe Brooks Wood
Otterpool Manor
Upper Otterpool
Stone Street
Lympne
Aldington Road
Pedlinge
0
250
500

Figure 60 - Existing hydrology constraints



LEGEND:
Application site boundary
Lympne Conservation Area
Westenhanger Castle
Sandling Park (Grade II Registered Park & Garden of Special Historic Interest)
Historic woodland
Lympne Airfield
Roman Villa
Tudor Garden
Civil Runway of Airfield
Grade I Listed Building
Grade II Listed Building
Barrows
Pillboxes Location
Air Raid Shelter
The Battle HQ
Possible Pickett Hamilton Fort
Rifle Range Wall
NOTE: Numbers shown refer to the Otterpool Park Heritage Strategy Document
Sellindge
M20
Railway
Stanford
J11
East Stour River
LB11
Barrow Hill, Sellindge
Park wood
Barrow (131)
Barrow (58)
Barrow (113)
Barrow (135)
Barrow (114)
Barrow (115)
Barrow (130)
Barrow (44)
Westenhanger Castle Scheduled Area
LB1
LB5
Tudor Garden (166)
Westenhanger Station
Hillhurst Farm
Castle Causeway (149)
Castle water features (147, 148)
A20
Roman villa (167)
LB38
Otterpool Manor
Barrow (136)
BH24
Westenhanger
Sandling Park
Harringe Lane
LB20
LB15
Newingreen
The Battle HQ (28)
Locations of former pillboxes(BH47)
Locations of former pillboxes (BH44)
Locations of former pillboxes(BH45)
BH25
Harringe Brooks Wood
Possible Pickett Hamilton Fort within Link Park (60)
Locations of former pillboxes(BH46)
LB27
LB29
Stone Street
Locations of former pillboxes(BH43)
Rifle range wall (126)
Civil runway of airfield (152)
Aldington Road
Lympne
Air raid shelter at southern edge of airfield on Aldington Road (BH42)
Lympne Conservation Area (CA1)
LB1 - Westenhanger Castle
LB5 - Barns at Westenhanger Castle
LB11 - Stream Cottage and Grove Bridge Cottage
LB20 - Upper Otterpool
LB27 - Little Berwick
LB29 - Berwick House
LB38 - Otterpool Manor
BH24 - Twin Chimneys
BH25 - Newingreen Farm
0
250
500

Figure 61 - Heritage key constraints

OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE