



## NOTE

### OTTERPOOL PARK GARDEN TOWN SETTLEMENT

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#### Folkestone and Hythe Core Strategy Review Matter 10 Statement

Examination in Public

July 2020

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On behalf of Otterpool Park LLP

## NOTE continued

### Folkestone and Hythe Core Strategy Review Examination in Public

Hearing Statement of behalf of Otterpool Park LLP

#### Matter 10: Economic and retail growth and the strategy for Priority Centres of Activity

##### 4) What is the basis for the provision of employment land at the New Garden Settlement and how does this relate to overall District needs?

1. The Lichfields Employment Opportunities Study (LEOS)<sup>1</sup> was produced by Lichfields for FHDC in March 2018. The report, which forms part of the Local Plan Evidence Base recommends that Otterpool Park's economic role "must combine both local functions that support the garden town itself but also delivery of a more strategic employment function which the District currently lacks." It sets out need for Otterpool Park to provide space for advanced manufacturing, an office-led business park, an element of hybrid employment space and dispersed workspace hubs in local centres, which are largely absent from the existing district economy and can attract investment.
2. In order to develop an economic growth strategy, this report builds on the as well as the district's existing strengths and the types of industries that are supported in other similar comparator towns.
3. The Outline Planning Application for Otterpool Park is proposed to have up to 77,500 sqm (GIA) of B1, B2 and B8 commercial floorspace, 21,000 sqm (NIA) of retail and leisure floorspace in addition to community uses. This floorspace, together with projections of home working, could support up to 8,950 headcount jobs (7,195 Full Time Equivalent including up to 905 FTE homeworking), which is in line with the commitment from Folkestone and Hythe District Council to deliver a target of one job per home. This is broadly in line with the projections set out in the LEOS, which set out a projection of 6,835 Full Time Equivalent jobs not including home working.
4. There will be a primary employment district to provide a profile and critical mass for the new hub. This hub will be located close to Westenhanger Station to maximise the benefits of connectivity to the rest of the region (through both rail and road) and hence makes it an attractive location for people to work and businesses to locate. A balance between the strategic town centre and neighbourhood offer will be supported by local employment centres which will support predominantly retail and community employment uses.
5. As per the intended role of garden communities, the size of Otterpool Park is substantial enough that the residents should be able to serve the needs of business (in terms of labour market) and vice versa, and hence the level of net commuting has the potential to be low. That said, the accessibility of the site to the rest of the region means that it is well placed to integrate with the rest of the region and provide a strategic employment function which the district currently lacks.

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<sup>1</sup> Otterpool Park Garden Town Employment Opportunities Study, Lichfields, 2018