

A Charter for OTTERPOOL PARK

Folkestone
Hythe & Romney Marsh
Shepway District Council



www.shepway.gov.uk

Foreword

Shepway District Council has produced this Charter to set out its aspirations for Otterpool Park - a garden town for the future. The Charter takes as its starting point the principles set out in the Expression of Interest submitted to Government in June 2016 and focuses on creating a place that is truly environmentally, socially and economically sustainable.

Otterpool Park will be a new growing settlement, planned from the outset on garden city principles that responds to its unique setting in the heart of Kent close to the Kent Downs Area of Outstanding Natural Beauty (AONB). The garden town will enhance the natural environment with carefully designed homes and gardens, generous parks and an abundance of trees, woodlands and natural habitats.

The garden town will have a distinctive townscape, outstanding local landscape, its very own heritage and access to a diverse coastline. There will be an emphasis on quality landscaping, open space and recreation that supports healthy lifestyles and an inclusive community.

It will be a community built on sustainability with a wide range of mixed tenure homes and jobs for all age groups that are within easy walking, cycling and commuting distance.

The masterplanning of Otterpool Park will be a beacon of best practice that embraces new technologies and designs to achieve a low carbon, low waste and low water usage environment.

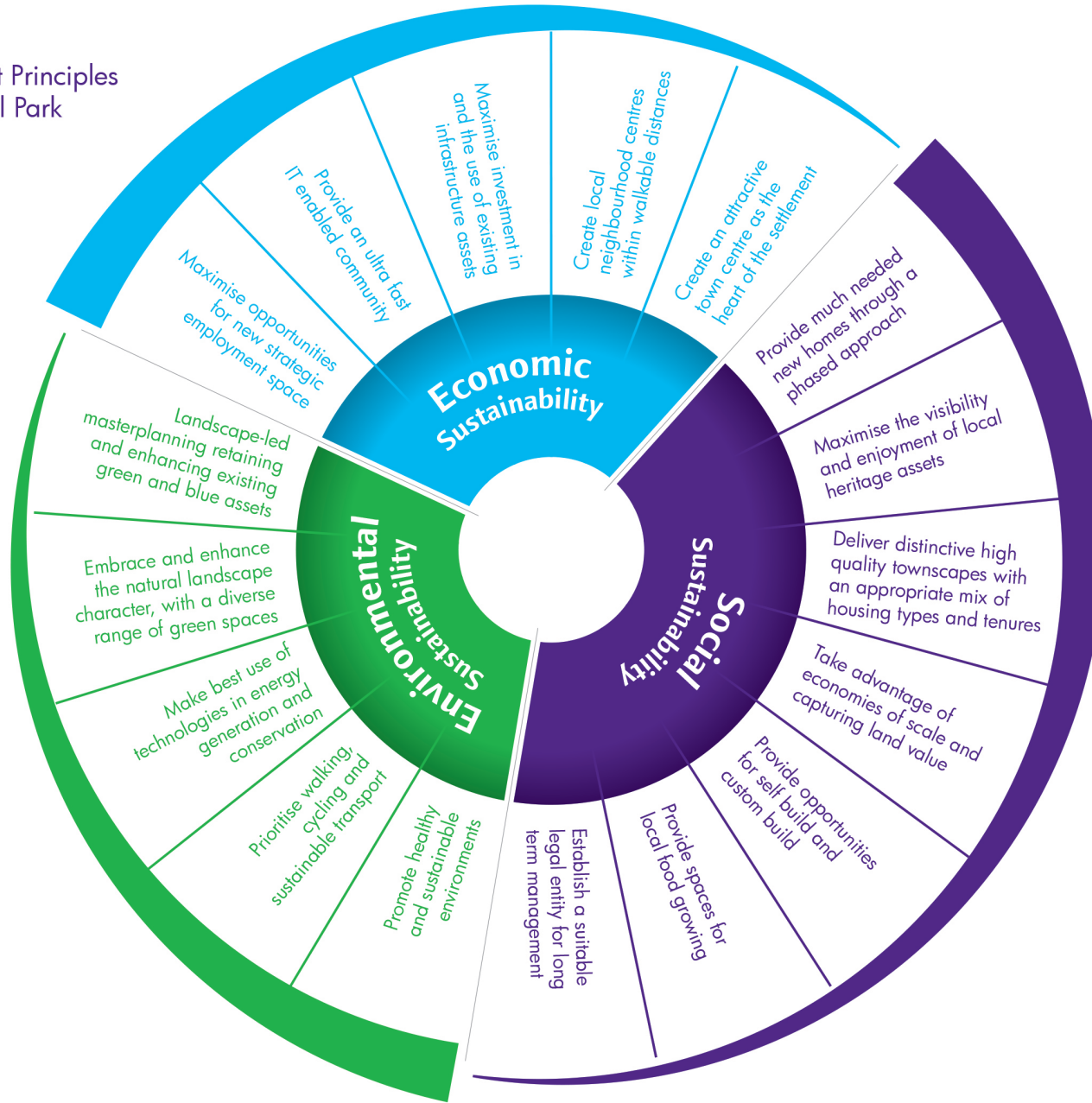
Community involvement and participation in the planning of Otterpool Park has been encouraged from the outset. Land value will be captured so as to provide long term funding for the stewardship of community assets.

Cover image Pond at Folkestone Racecourse © 2017

The Charter expands on the “Development Principles for Otterpool Park” first published in the Expression of Interest and reproduced on the following page. Although not planning policy, it expands these principles 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.



Development Principles
for Otterpool Park



Landscape-led masterplanning retaining and enhancing existing green and blue assets

The Masterplan for Otterpool Park shall demonstrate a landscape led approach that respects topography, views and the potential for the enhancement of all green and blue assets

- i.** Significant areas of the new settlement shall provide high quality open space that will be a characteristic of Otterpool Park.
- ii.** Tree lined streets, cycle ways, pedestrian paths and bridleways shall be a feature of Otterpool Park. Trees shall be native species.
- iii.** Street trees and landscaping shall support climate change resilience and provide screening in views from the AONB.
- iv.** Structured landscaping shall be provided at an early stage with space for trees to mature, supplemented by native garden hedges and trees in gardens.
- v.** A design code based on distinctive character areas and drawn up with the participation of the local community will establish the parameters for achieving excellence and continuity in townscape, architecture, built form and landscaping materials.
- vi.** Landscape, drainage and green infrastructure strategies shall deliver a clear net biodiversity gain with an emphasis on native species planting, meadows, ponds and the enhancement and connectivity of other natural features.
- vii.** An access strategy shall balance public access and the enjoyment of the countryside with ecological and landscape preservation taking into account recreational impacts of the new population on the Kent Downs AONB, the Folkestone to Etchinghill Escarpment Special Area of Conservation and other protected areas.

viii. The unique character and biodiversity of the East Stour River shall be enhanced with measures put in place for its long term management.

ix. Investment shall be made in new water infrastructure and water storage areas shall be designed to maximise landscape and biodiversity value. Surface water shall be cleaned and reused with challenging standards adopted for water conservation and minimising water usage.

x. A surface water attenuation system based on sustainable drainage systems (SuDS) shall be provided to prevent downstream flooding of the East Stour River. Long term management arrangements shall be put in place to ensure SuDS function properly.



Kirk View, Singleton Hill, Ashford © KCC 2012

Embracing and enhancing the natural landscape character, with a diverse range of green spaces

An open space, landscape and ecological habitat strategy shall be prepared that supports the masterplan for Otterpool Park and incorporates the key features set out below.

- i. The safeguarding and enhancement of historic landscape character, natural features, landmarks and views, particularly those that are visible from the AONB.
- ii. A new signature country park that enhances the setting of Westenhanger Castle. It shall be easily accessible from the town centre and supported by and linked to other areas of strategic open space. It shall provide high quality habitats as well as recreational space.



Welwyn Garden City © 2017

- iii. Additional green space that enhances the setting of Otterpool Manor, Upper Otterpool and provides connectivity with other heritage assets.
- iv. Landscaped open space that prevents the coalescence of Otterpool Park and Lympne and separates neighbourhoods within the new settlement.
- v. Advanced woodland block planting in strategic locations that enhances the views to and from key viewing points on the North Downs ridge. New planting shall be resistant to disease and climate change.
- vi. Playing fields, adventure space, play areas, running trails, bridleways and informal open spaces located for maximum use that meet the sporting and recreational needs of the new garden town.
- vii. Space for outdoor performance and festivals.
- viii. A network of existing and proposed landscaped paths and footways that link areas of open space, neighbourhoods and adjoining settlements.
- ix. Protection and creation of 'wild' havens to provide enhanced ecological habitats and biodiversity opportunity areas that support native species populations.
- x. Landscaping that is predominately indigenous and receptive to local climate, geology and its built surroundings.
- xi. Safeguard the geological value of Otterpool Quarry Site of Special Scientific Interest (SSSI).
- xii. Sustainable green spaces and planting delivered with a legally binding agreement that provides for their maintenance into perpetuity.

Making best use of technologies in energy generation and conservation

An Energy Strategy that embraces cutting edge technology and innovation shall be prepared. It will demonstrate how low carbon emissions will achieve challenging targets set by the local planning authority and deliver both short and longer term sources of renewable energy on and off the site.

- i.** The Strategy shall demonstrate how best practice in energy conservation and generation will be achieved at both a micro and macro level in homes and commercial buildings while avoiding overheating in building design.
- ii.** The scoping of the Energy Strategy shall include the potential for a site wide heat and power network with hot water supplied by a combined heat and power plant or heat from a local waste plant.
- iii.** Energy production from solar gain shall incorporate the latest technology in and on buildings and structures as an integral well-designed component of building design.
- iv.** The garden town shall embrace modern technologies for the household management of energy efficiency resulting in demonstrably lower energy use and utility bills than the national average.
- v.** Technology relating to energy generation and conservation is rapidly evolving and therefore the Strategy shall demonstrate how buildings can be adaptable and future proofed to respond to new technologies, such as battery energy storage.
- vi.** Targets set by the council will require a reduction in household waste and an increase in recycling rates significantly higher than is achieved in established towns in Kent. Internal and external storage for recycling and landfill waste shall be provided for all homes and businesses.

vii. The Strategy shall also demonstrate how the garden town will forward plan to meet the Government's commitment to ban all new petrol and diesel cars and vans by 2040 and include measures from the outset for all properties to have ready access to cost effective slow, fast and rapid electrical recharging points.

viii. All telecommunications, energy and other service infrastructure shall be provided in multi-service corridors that are easily accessible to statutory undertakers and do not involve digging up the public highway.

ix. The Energy Strategy will seek to anticipate the way society, technology and the future use of cars will change.



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Prioritise walking, cycling and sustainable transport

A travel plan shall be prepared that has walking, cycling and access to public transport as a priority in the layout and design of the new settlement, with challenging targets set for non car use as a percentage of all journeys.

i. A permeable network of tree lined streets, lanes, pathways and spaces shall be created that provide footpath and cycle connections linking open spaces, recreational areas, neighbourhoods, the town centre, public transport and employment. It will extend to beyond the new community to existing villages, facilities and the countryside.

ii. The masterplan for the garden town shall clearly show how new footpaths and cycle ways are linked to existing public rights of way and cycle paths, including the North Downs Long Distance Footpath and the Sustrans national cycle route network.

iii. Within the new garden town a hierarchy of footpaths and cycle ways shall be identified that are clearly separated from the public highway and also from each other where cycle speeds on through routes could be dangerous to pedestrians.

iv. Well designed and well located cycle parking and electric cycle charging points shall be provided within the town centre and neighbourhood centres, at the station and transport hub as well as at employment and community facilities. The opportunity for a cycle scheme shall be explored.

v. All housing shall be planned with the objective of being within a 10 minute walk from local shops and services.

vi. Bus stops shall, unless impractical, be within a five minute walk of all homes.

vii. All volume house builders on Otterpool Park shall provide first purchasers of their homes with a “sustainable travel pack” that is output driven and includes subsidised incentives for residents to walk, cycle and travel by public transport as an economic and convenient way to travel.

viii. The Parking Strategy for Otterpool Park shall be an integral part of the design of the new town and seek to achieve a balance that recognises the reality of car ownership and the need to avoid indiscriminate car parking. The street scene shall not be dominated by parked cars at the expense of local amenity and future forms of movement. There is scope for underground parking in some locations

ix. Otterpool Park shall be designed with a legible pattern of interconnected streets for all with low design speeds.



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Promote healthy and sustainable environments

Working closely with local Clinical Commissioning Groups (CCGs) and the Kent Health and Wellbeing Board, a healthy new town programme shall be developed that delivers high levels of public health at Otterpool Park. This programme shall embrace the principles set out below.

- i.** Promoting physical activity and more active lifestyles for all age groups will be a central theme of Otterpool Park.
- ii.** Preventative health care measures shall include quality public spaces that are easily accessible and designed to be inclusive for all age groups.
- iii.** Provision shall be made for formal indoor and outdoor sports and recreation that are accessible by attractive walking and cycling routes.
- iv.** Streets shall encourage community activities including interactive public art, play and meeting places, with neighbouring homes providing informal supervision.
- v.** Streets, spaces and public buildings should be designed to be attractive, safe, accessible and age friendly environments for all. Secluded areas should be avoided.
- vi.** Generous provision of seating in public places, level access for mobility scooters and local public conveniences shall be provided to encourage elderly and vulnerable people to get out and about.
- vii.** Homes, where practical, shall be built to meet the changing needs of occupants over their lifetime, including dementia friendly places.
- viii.** Smart homes shall provide flexible and adaptable accommodation for elderly people and embrace the latest digital technology that links the home with the local health centre.

ix. A state-of-the-art medical centre that provides a 'one-stop shop' for outpatients including a cluster of GPs, a wide range of diagnostic services and primary care treatment shall be provided as early as practical in the development programme to meet the needs of the growing town and minimise the requirement for secondary care treatment at local hospitals. The medical centre shall be located on an accessible site close to other community services.

x. Challenging air quality standards will be set for Otterpool Park with road and rail noise in dwellings, gardens and open spaces minimised without resorting to unsightly barriers and screens. The impact of lighting on the night sky shall be minimised.

xi. The construction and landform of Otterpool Park should be soil neutral to avoid any importing or exporting of earth. Contaminated land shall be remediated and groundwater protected.



Photograph © 2017

Providing much needed new homes through a phased approach

Otterpool Park will be created over the next 20 – 30 years, through a phased approach.

- i.** The initial phase of development shall focus new housing in and around the town centre and in a village style neighbourhood, well connected to the town centre by a walking, cycling and public transport network.
- ii.** In close proximity to the town centre and the railway station there shall be an emphasis on smaller residential units serving all age groups.
- iii.** Additional village style neighbourhoods will be masterplanned in future phases. All neighbourhoods will be expected to provide a mix of houses, apartments and bungalows with land identified for custom and self-build housing in each phase of development.



Shorncliffe Heights © 2017

iv. Housing shall be planned to provide integrated communities with build, design and landscaping quality consistent regardless of phasing, tenure or market sector.

v. Housing shall be built to meet “Optional Requirement M4(2): Category 2 - Accessible and Adaptable Dwellings” as set out in schedule 2 of the Building Regulations.

vi. 10% of homes to be built shall meet the needs of a projected ageing population from active retired to those needing various degrees of nursing care.

vii. Off-site and modern construction technologies that can bring forward the early delivery of new homes, taking advantage of advances in manufacturing methods shall be encouraged, where high quality design, durability and sustainability of the product can be proven.

viii. Homes can be designed with flexibility to respond to the changing needs of families without compromising design quality or the amenity of neighbouring properties.

ix. Early phases of development, where practicable, shall include advanced planting and habitat creation for later phases, particularly for prominent locations visible from the Kent Downs AONB.



Maximising the visibility and enjoyment of local heritage assets

Local heritage assets can make a significant contribution to defining the character and unique interest of Otterpool Park, attracting future residents, businesses and visitors.

i. A Heritage Strategy informed by archaeological research and the history of Otterpool shall be produced. It shall identify in detail the opportunities for the enhancement of local heritage assets, including Westenhanger Castle (including its associated barns), Otterpool Manor Farm, Upper Otterpool and other local buildings of historic interest.

ii. Westenhanger Castle shall become a focal point that helps define the character of Otterpool Park. The masterplan shall identify the provision of a new and improved setting for the building including generous public open space via the delivery of a great park for the community, and the long term protection of key historic views. There is an opportunity to reinstate the historic southern approach to the Castle.

iii. The existing buildings and barns at the Castle could be renovated to improve the setting of the building and provide space for businesses, leisure and craft industries/activities at the heart of the community.

iv. There is also a wider opportunity to enhance other heritage assets such as the nearby Lympne Castle and Lympne Conservation Area which, although outside the masterplan boundary, could make a significant contribution to the future prosperity of Otterpool Park.

v. Archaeological and other heritage assets shall be evaluated and, where appropriate, safeguarded with their potential recognised in the masterplan and maximised for education and culture within the community.

vi. A new cultural, art and recreational strategy shall be devised, working alongside stakeholders and community, that complements heritage objectives, encourages grass-roots initiatives and provides long term support to the local economy.

vii. A community arts and cultural programme can make a key contribution to place making and shall be an integral part of the Heritage Strategy.



Westenhanger Castle © 2017

Delivering distinctive high quality townscape with an appropriate mix of housing types and tenures

An aesthetically pleasing townscape in a mature landscape environment shall be created that respects the setting of the North Downs Area of Outstanding Natural Beauty including views from the North Downs Way and other local vantage points.

i. The townscape shall comprise of urban higher density housing and supporting uses in a lively town centre. Development shall radiate out with reduced density and more rural character in the village style neighbourhoods reflecting the town and country vision of the original garden city movement.

ii. The masterplan for Otterpool Park shall be informed by the Landscape and Visual Impact Assessment and set out a density hierarchy based on the following requirements:

- Urban residential density - the new town as a whole.
- Gross residential density of each place - the town centre and each neighbourhood.
- Net residential density - the built form within each street.
- Site density - the ratio of the dwellings to the site they occupy.

Comparators shall be provided of each component of the density hierarchy together with the transitional relationship between places.

iii. Neighbourhoods, buildings and spaces shall be planned to create a unique and distinctive character. Local and long range views shall be captured to provide interest and surprise.

iv. A high quality palette of building materials will be required that has resonance with the local area. Varied roofscapes will be an integral feature of the townscape as will balconies and roof gardens so as to ensure that all homes have some private space of their own. Houses shall have their own gardens and private outdoor spaces. Overall, the architectural vernacular shall support local distinctiveness.

v. The residential mix of the new settlement shall include owner occupied housing, private rented housing, affordable/social rented housing and shared ownership homes informed by the Council's Strategic Housing Market Assessment:

<https://www.shepway.gov.uk/planning/planning-policy/local-plan/core-strategy-review-2016>

vi. Building materials, landscaping and design shall be of a consistently high quality throughout the new settlement regardless of tenure type.



Ingress Park © 2017

Taking advantage of economies of scale and capturing land value

Otterpool Park will be planned so as to create economies of scale that will remove barriers to development and deliver critical community and social infrastructure at the earliest possible opportunity, so as to meet the needs of a growing community.

- i.** Otterpool Park shall aim to be self-sufficient in terms of providing its own schools, health centres, community facilities, places of worship and integrated transport systems.
- ii.** Early phases of development shall be planned in a way that will not disadvantage early residents or place pressure on existing local facilities and infrastructure, but is viable and deliverable.
- iii.** Key infrastructure, such as a new primary school and possibly a new secondary school, shall be provided in phase one of the new settlement to support investment and community development.
- iv.** Where it is appropriate or necessary for services to be shared with other local communities this shall be decided after detailed local consultation and made clear as part of the planning process.
- v.** Existing nearby communities of Lympne, Barrow Hill, Sellindge, Westenhanger, Saltwood, Stanford and Postling have the potential to access and benefit from the new community facilities provided.
- vi.** A section 106 legal agreement will be negotiated with the developer as an integral part of a planning permission to ensure investment arising from economies of scale is made at appropriate stages of the building of the new town for investment in key infrastructure.

vii. The uplift in land value that would be created by a grant of planning permission for Otterpool Park shall be captured to create:

- Early investment in key infrastructure.
- A sustainable strategy for the long term stewardship of the town.
- Investment in local assets that can provide a sustainable funding stream for the community facilities and those areas of the public realm that will be managed, in the future, by the public and voluntary sectors.
- An investment in sustainable development.
- Spaces and facilities designed with long term management and maintenance in mind.



Land at Otterpool © 2017

Providing opportunities for self-build and custom build

Custom and self-build housing can bring innovation, diversity and choice that are not always achievable in conventional housing developments. The masterplan for Otterpool Park shall place self-build and custom build housing as a central element of housing delivery.

i. The masterplan for Otterpool Park shall identify a neighbourhood in phase one with serviced land provided for at least 100 self and/or custom build dwelling plots.

ii. A target, subject to on-going review, will be set to achieve a significant proportion of all dwellings in Otterpool Park as self or custom build, with each neighbourhood containing this type of housing.

iii. The promoter shall demonstrate the measures being taken and the support given to:

- Individual self-build/custom build housing.
- Group and community led housing projects.
- Developer led custom build.

iv. Shepway District Council will investigate establishing a Community Led Homes fund that will enable local people and groups working together to promote innovative forms of housing development and management at Otterpool Park.

v. In allocating sites for custom and self-build housing priority will be given to people and associations with local connections and those on the council's self build register. Consideration will be given as to whether or not it's appropriate to introduce a local connection test and a financial solvency test.

vi. Innovative designs will be encouraged that are flexible and incorporate cutting edge technology particularly in the fields of low carbon, low energy

consumption, low water demand and water conservation. Self-build and custom build housing will not be required to be uniform in scale, plot width or materials.

vii. Straightforward parameter requirements will need to be established by:

- planning policy and a design code prescribing those developments that meet the guiding principles of place making and sustainability, and/or
- a “plot passport” scheme introduced alongside a Local Development Order where plot purchasers submit an application to the local planning authority for a compliance check against an established design code that is flexible and reflects local character.



Providing spaces for local food growing

Creating healthy communities and providing the opportunity to grow food locally is an integral part of the garden settlements ethos.

i. Allotments for local food growing shall be identified in the masterplan and provided on fertile land with safe and convenient access from all residential neighbourhoods.

ii. Land identified for allotments shall ideally be capable of expansion if supported by demand from an expanding community.

iii. The masterplan could also include the provision of community orchards for growing local indigenous fruits, subject to evidence of demand for this activity.

iv. A scheme that encourages the produce grown on allotments and community orchards to be sold in local shops or at a community market could be introduced so as to promote healthy living, community cohesion and reduce “food miles.”

v. A scheme that encourages local leadership and community participation in local food growing, such as community composting, shall be established.

vi. In lower density areas, houses with generous gardens shall be provided and the scope for communal food growing areas established.

vii. In higher density areas where small or no residential gardens are proposed, new homes should have access to an allotment for local food growing within 800m (10 minutes walking time).

viii. Buffer zones on the edge of the settlement and between the new settlement and existing settlements may be suitable for allotments and

agricultural use provided these are not isolated from the local community and with safeguards built into a legal agreement that these areas will have long term protection from development.

ix. Otterpool Park shall include meadowlands and a biodiverse landscape that can provide places of natural beauty, informal recreation and seasonal wild food alongside each other.

x. Measures shall be put in place for the community management of allotments, community orchards and community woodlands that ensures their long term upkeep and protection.

xi. Water use for irrigating crops shall be minimised so far as possible and will incorporate rainwater harvesting or reuse, taking into account any public health issues.



Hawkinge Allotments © 2017

Establishing a suitable legal entity for long term management

Key infrastructure will need to be provided starting at an early stage of the development of the new town, with arrangements made for its long term maintenance and management.

i. A strategy for long term stewardship should include, as a central element, the creation of a Community Trust overseen by trustees and/or a new elected body.

ii. Although the precise model for the Trust will need to be agreed, it must be a viable business model that ensures Otterpool Park has an empowered, self-reliant community that can manage its own key assets and have local people at the centre of place making and town life.



Letchworth Garden City © 2017

iii. The Trust must be capable of generating a sustainable income from some of its assets so as to balance its budget and support a thriving local community.

iv. Infrastructure that will need to be managed and maintained by the Trust includes:

- Strategic and local open space
- Sports pitches
- Leisure facilities
- Community halls and other community buildings
- Public squares and spaces
- Sustainable urban drainage systems (SuDS)
- Ecological areas integral to green and blue infrastructure
- Allotments

v. Landscaping needs to be a lasting legacy, with high quality maintenance arrangements put in place for the long term, for example ensuring street trees are replaced. A section 106 legal agreement entered into alongside the grant of planning permission will include requirements to ensure the quality of all open space and physical assets on handover to the Trust.

vi. A community development programme should allow for changing governance arrangements as the community evolves and grows, and consider potential for the future creation of a Town Council.

vii. A key objective of the Trust or new elected body will be to nurture community development and participation working with a network of volunteers.



Maximising opportunities for new strategic employment space

Otterpool Park shall have a vibrant local economy that fosters community prosperity. A wide range of businesses will support the environmental and social sustainability of the town, creating employment, jobs in construction and business for local suppliers.

- i.** A challenging target shall be set at the outset of masterplanning the new settlement for the number of jobs that will be created across the private, public and voluntary sectors for a genuine mix of employment.
- ii.** Provision of a range of modern, high quality employment space shall be delivered in appropriate and accessible locations across the new settlement.
- iii.** The masterplanning of the settlement shall identify land suited to accommodating companies operating in growing regional, national and international markets with a capacity to contribute to employment and GVA growth.
- iv.** Potential target sectors shall be investigated to support economic activity include green construction, environmental goods and services, advanced manufacturing, creative digital media and business, professional and financial services and other emerging markets. The potential for an upmarket hotel should also be pursued.
- v.** Additionally, an innovation centre or hub that supports business start-ups shall be included in an early phase of the development. This shall provide space to encourage successful businesses to grow.
- vi.** The scale of employment space located near the gateway to Europe (Channel Tunnel) will provide a new opportunity to complement the offer at locations such as Folkestone, Hythe and other growth locations across East Kent. It shall provide an opportunity for new ideas to flourish.

vii. The employment offer for Otterpool Park shall include skills development, training and apprenticeship opportunities to be delivered working alongside Shepway District Council and other partners.

viii. Employment space shall be planned and phased as part of a comprehensive delivery framework commensurate with the development of associated infrastructure and new homes so that job opportunities are available for when housing first becomes occupied. Interim uses could be accommodated on suitable sites as the settlement establishes.

ix. The location offers space for a learning and research campus for a growing University that would be influential in how the overall community grows in a sustainable way.

x. Businesses locating at Otterpool Park will be expected to be an active part of the community and help infuse a spirit of entrepreneurship and enterprise that will be a hallmark for a 'good economy' location.



Cambourne Business Park © 2016

Providing an ultrafast IT enabled community

Otterpool Park shall be designed as a “smart town” with investment to ensure that traditional networks and services are made more efficient with the use of “smarter” digital and telecommunications technology for the benefit of all its residents and businesses.

i. Buildings and infrastructure throughout the new settlement shall plan for 5G and beyond and incorporate the latest information and communication systems that are adaptable to a rapidly changing technological environment.

ii. The development shall incorporate, at suitable locations within the public realm, information relating to an integrated public transport system so as to provide real time and mobile enabled public transport.

iii. Data analysis and smart monitoring of water use, energy use and waste generation shall be incorporated into all new homes, workspaces and community buildings. Aggregated and comparative data shall be accessible to allow households to compare usage against the average for the development.

iv. An online community shall be encouraged for use by all residents and businesses with the objectives of:

- Fostering community engagement
- The local management of assets
- The co-ordination of event management
- Real time transport information
- The swapping, recycling and reuse of goods

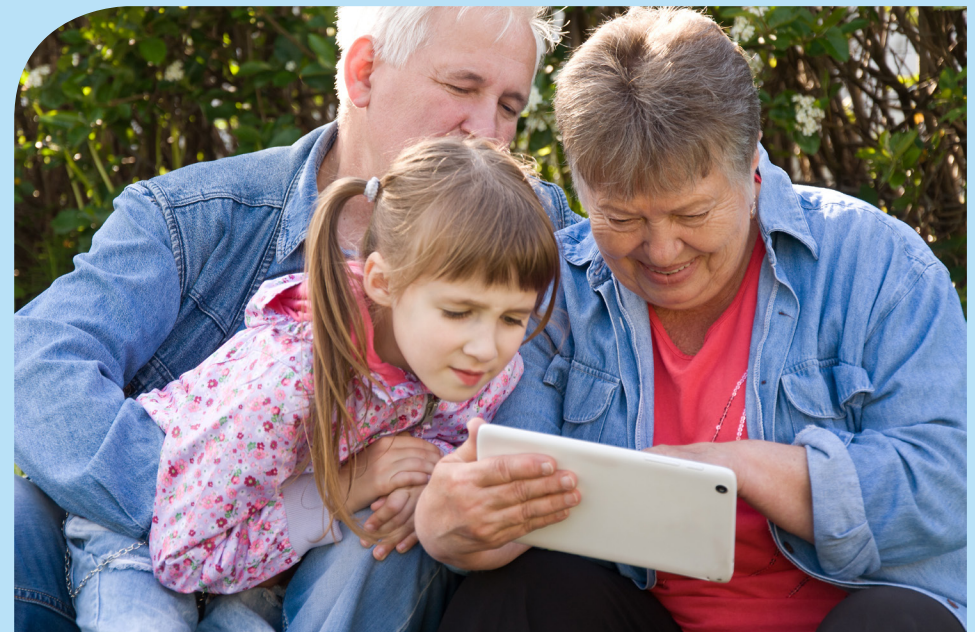
v. All homes, offices, cafés, public spaces and community buildings constructed at Otterpool Park shall be enabled for ultrafast fibre optic broadband. Broadband speeds shall be reviewed at periodic intervals so as to provide the highest standards of connectivity available. Periodic reviews of the masterplan shall demonstrate how the latest information technology is to be incorporated into each phase of new development.

vi. Where practical, the latest high speed internet technology shall be rolled out to the neighbouring communities of Lymgne, Postling, Stanford, Sellindge, Westenhangar and Barrow Hill.

vii. The designs for every new dwelling constructed at Otterpool Park shall clearly identify adaptable space suitable for home working.

viii. Third place work will be encouraged from cafés, community buildings and business areas.

ix. Superfast broadband shall at a minimum be ultra fast Fibre to the Premises (FTTP). Ducting shall be located outside the public highway and designed for easy access by all utilities so as to avoid unnecessary roadworks and surface patching.



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Maximising investment in and the use of existing infrastructure assets

Otterpool Park shall minimise demand on the existing infrastructure network by embracing a “smarter” town philosophy. Where new infrastructure is required, this should focus on improving existing infrastructure assets at an appropriate stage of the development programme.

i. Westenhanger Station should be upgraded as part of an integrated transport hub that maximises its potential to attract passengers and promote sustainable travel patterns.

ii. Working with Network Rail and the rail operator, a package of enhancements to the station should be considered, including:

- A new hub with priority to pedestrians, cyclists and bus users
- Lengthening of the platform
- New station buildings
- Enhanced customer experience and facilities
- A new footbridge between platforms
- A suitable level of car parking that meets the needs of Otterpool Park and nearby villages

iii. There is a major opportunity that will be pursued working alongside partners and stakeholders to secure a high speed rail service between Westenhanger and London St Pancras. This will stimulate new business investment into Otterpool Park.

iv. The existing bus network that serves surrounding towns and villages should be upgraded as an integral element of the transport hub at Otterpool Park. All new homes, where practicable, shall be within a five minute walk of a bus stop.

v. The capacity of Junction 11 shall be upgraded and other key junctions on the road network shall, where necessary, be redesigned and improved.

vi. The masterplanning of Otterpool Park shall investigate and bring forward proposals for:

- On-site waste recycling
- The provision of on-site energy generation
- A decentralised energy network

vii. Otterpool Park is within an identified “area of serious water stress”. There is a significant opportunity to plan innovative approaches for water supply use and management.

viii. Where new and sustainable forms of infrastructure provision cannot be provided within the new settlement, existing infrastructure assets such as reservoirs, wastewater treatment works and energy installations shall be upgraded without causing environmental harm.



Westenhanger Station © 2017

Creating local neighbourhood centres within walkable distances

The masterplan for Otterpool Park shall include a multi-purpose town centre close to public transport links, supported by “village style” neighbourhoods that meet the day to day needs of residents and are also easily accessible to the town centre and to each other.

i. Each neighbourhood centre shall include a primary school, pre-school nursery, convenience shopping, open space and recreational activities at an early stage of its development so as to foster sustainability and community cohesion.

ii. The Council will work with stakeholders to deliver a secondary school close to the town centre at a suitable phase of the development.

iii. Each neighbourhood centre shall be master planned as a place that has its own distinctive identity. New buildings, the public realm and open spaces shall incorporate high quality design, materials and landscaping that creates a signature character for that neighbourhood in the unique setting of the North Downs. There is the potential for green north-facing roofs on large buildings

iv. All community buildings shall be of an inspired design and seek to meet zero carbon standards as exemplars. They should provide a range of local services potentially supported by outdoor sports pitches, activity zones, an open air performance space and other meeting places.

v. Each centre shall be planned to foster community development and identity and promote healthy living by encouraging mentally and physically active lifestyles. New ways of delivering integrated community services that support the new settlement will be explored.

vi. Neighbourhoods and the town centre shall be connected by a legible pattern of active streets, footways, cycle ways and open spaces with maximum permeability and room for landscaping to mature.

vii. Road infrastructure shall be designed for a low speed environment, with priority given to pedestrians and cyclists and the minimisation of grade separation, roundabouts and highway furniture.



Hawkinge Community Centre © 2017

Creating an attractive town centre as the heart of the settlement

A vibrant high street will be created at the heart of Otterpool Park that meets the needs of residents, workers and visitors with attractive cultural, community, shopping and leisure facilities.

i. Food shopping shall be provided that allows choice and variety as well as reducing the need to travel for day to day shopping.

ii. A wider range of shopping floorspace shall also be provided that creates a vibrant town centre without impacting on the vitality and viability of other town centres including Folkestone, Hythe and Ashford.

iii. Higher density development with several storeys of residential use above commercial premises will be appropriate in the town centre. The buildings shall interact with the public realm. Streets should be of a generous width with provision made for walking, cycling and outdoor seating.

iv. The high street shall be planned so that it is within easy walking distance of the station and located within an area of higher intensity housing and other uses so as to increase footfall and support businesses.

v. The town centre will be a safe environment readily accessible by foot, bike, bus and car. It shall include the highest standards of accessibility for all members of the community.

vi. Buildings, recreational areas and landscaping shall interrelate so as to provide character, interest and a unique sense of space and place.

vii. Buildings at street level in the town centre shall have frontages that open up to public spaces. Indoor and outdoor eating and drinking places shall be provided and an adaptable town square shall be planned to accommodate temporary outdoor markets and covered events.

viii. The town centre shall also include a mix of entertainment venues and sports activities that meet the needs of all age groups.



Fountains at Folkestone Harbour © 2017

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Hythe & Romney Marsh

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