



# OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

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DOCUMENTS SUBMITTED IN SUPPORT  
**OP7 – SPATIAL VISION**

[www.otterpoolpark.org](http://www.otterpoolpark.org)

March 2022



# OTTERPOOL PARK

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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 1 Introduction
- 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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**SPATIAL VISION**  
MARCH 2022



Author: Tibbalds Planning  
and Urban Design

Produced by Tibbalds Planning  
and Urban Design on behalf of  
Otterpool Park LLP.

# Our ambition for Otterpool Park



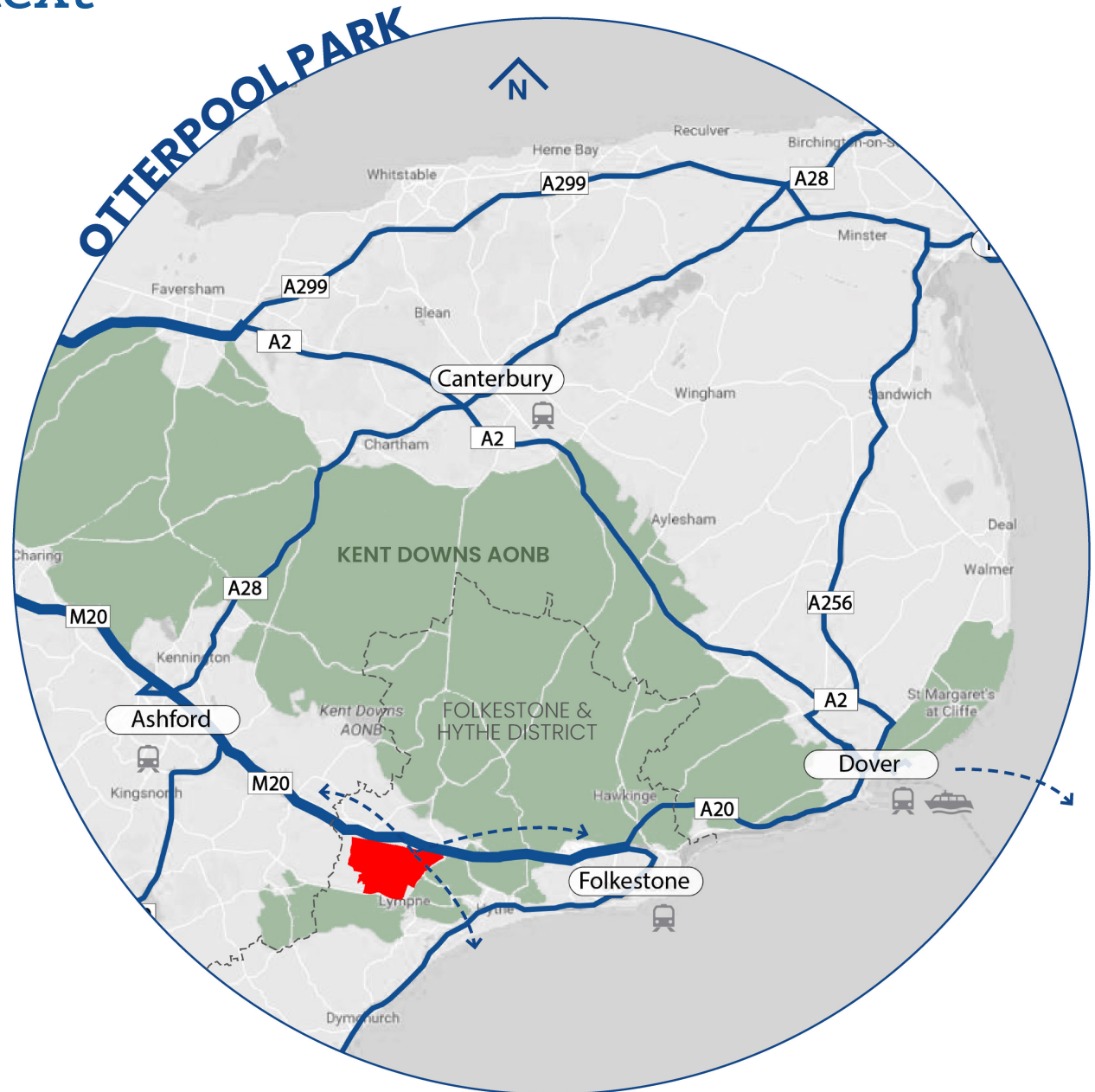
# Otterpool Park in context

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

The creative town of Folkestone is located to the south-east, with Ashford in the north-west. The OFMA 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, lies within the masterplan and represents a key opportunity.

The Kent Downs Area of Outstanding Natural Beauty (AONB) bounds the area along its eastern and southern edges, and lies approximately 1km to the north.

With a close relationship to the protected **countryside**, well-**connected** transport links and the **creative** community of Folkestone, Otterpool Park has the potential for a successful and thriving **landscape-led Garden Town** with a unique identity within Folkestone & Hythe and Kent.



ITS UNDER **1 hour** TO LONDON

VIA ASHFORD INTERNATIONAL.

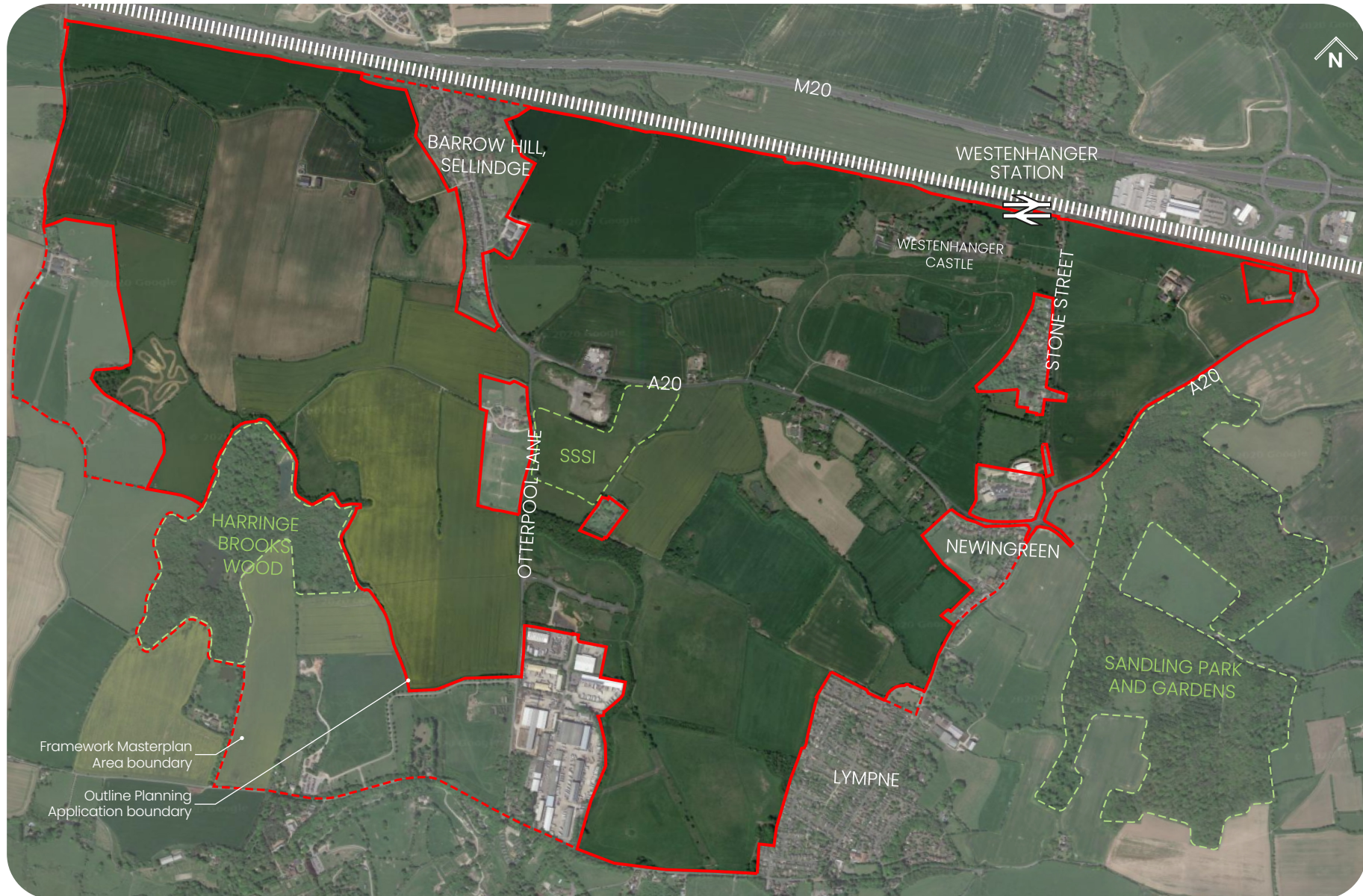


OR A **10 MINUTE** TRAIN JOURNEY TO



FOLKESTONE AND **150 MINUTES** TO PARIS.

# Otterpool Park site aerial



# Our ambition

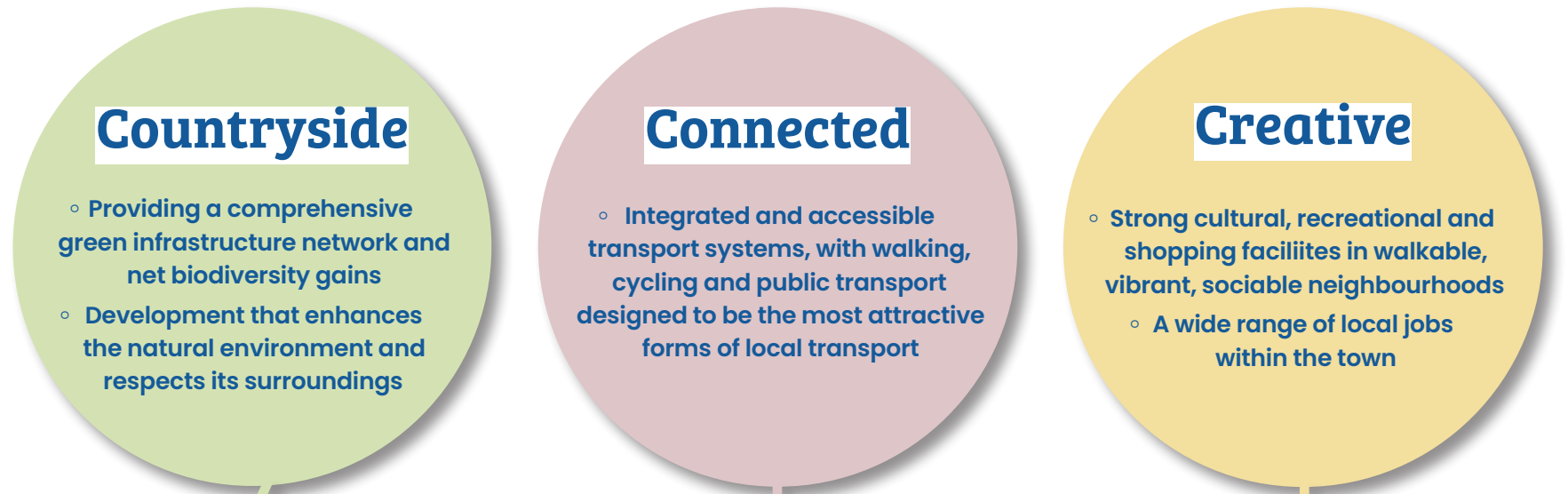
*Otterpool Park Garden Town will be a distinctive green, blue and self-sustaining town for everyday and all-weekend living.*





# Creating a distinctive place

3 key themes  
from the TCPA Garden  
Village principles



9 core objectives  
for Otterpool Park



# Countryside

Integrating existing landscape & waterways



**Taking inspiration from its rural location and rich landscape setting, green open spaces – making up approximately 50% of the site – will flow throughout Otterpool Park’s neighbourhoods, streets, town centre and out to the wider countryside.**

Water will be a distinct feature, with the River East Stour, racecourse lake, and high quality sustainable drainage elements integrated within streets and open spaces to create a rich and diverse environment.

Sensitively enhancing biodiversity



**Otterpool Park will be a sanctuary for biodiversity. Habitat corridors will be retained, created and sensitively designed to work alongside built development to ensure their potential.**

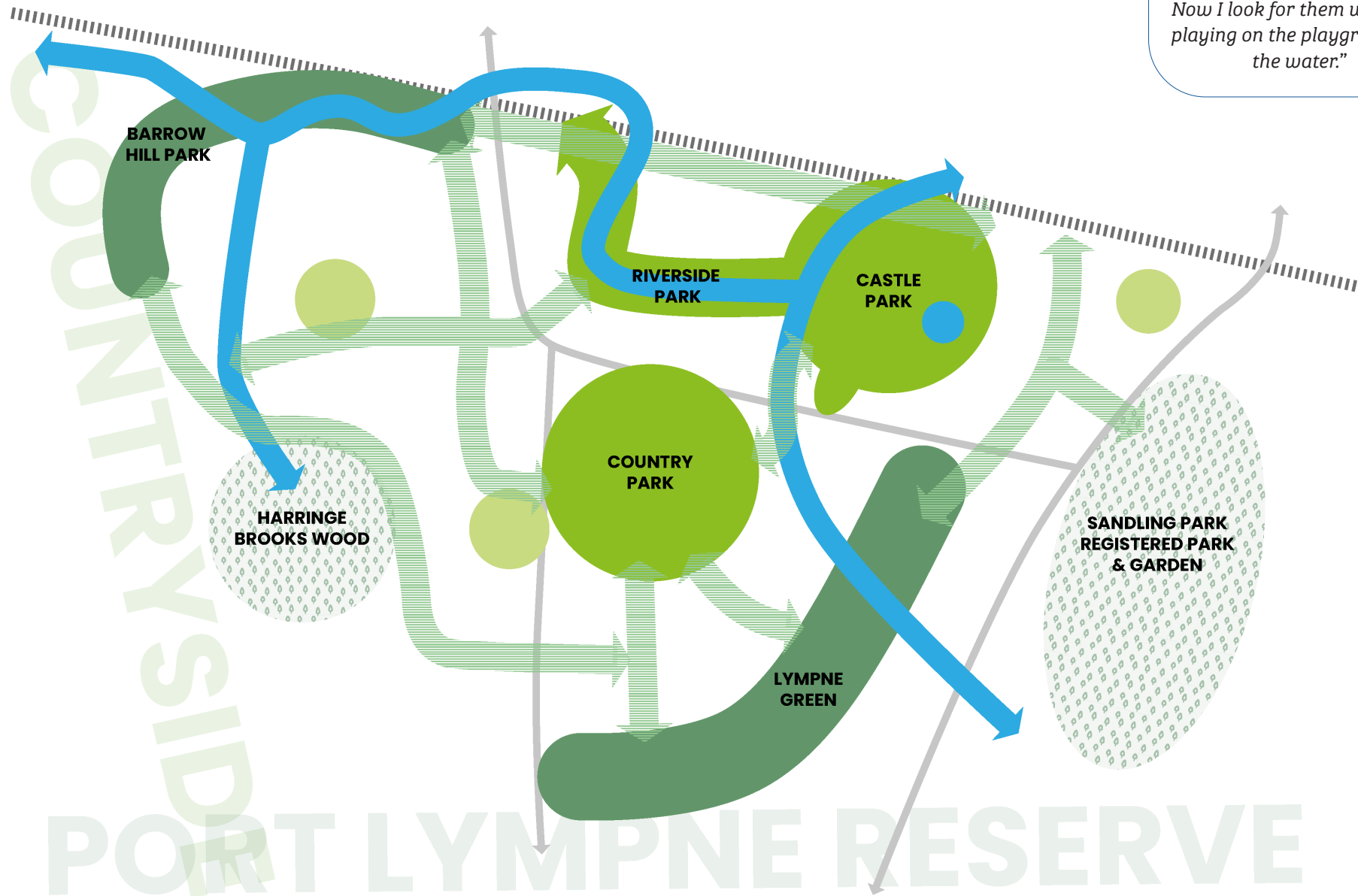
Trees and planting will be selected for their ability to encourage a thriving ecosystem which provides food and shelter for a wide variety of species, including people.



*“I love how green Otterpool Park is – the streets are nice to walk along, the air feels really clean, and all of the different parks means it never gets boring going for a stroll. My daughter loves watching the bats at dusk and when she gets older I’m sure she’ll love exploring in the woods.”*

# Integrating and enhancing natural features

*"I see lots of birds when we go for walks. My friend said she saw an otter in the river. Now I look for them when I'm playing on the playground by the water."*



# Countryside

Celebrating heritage to create distinctive character



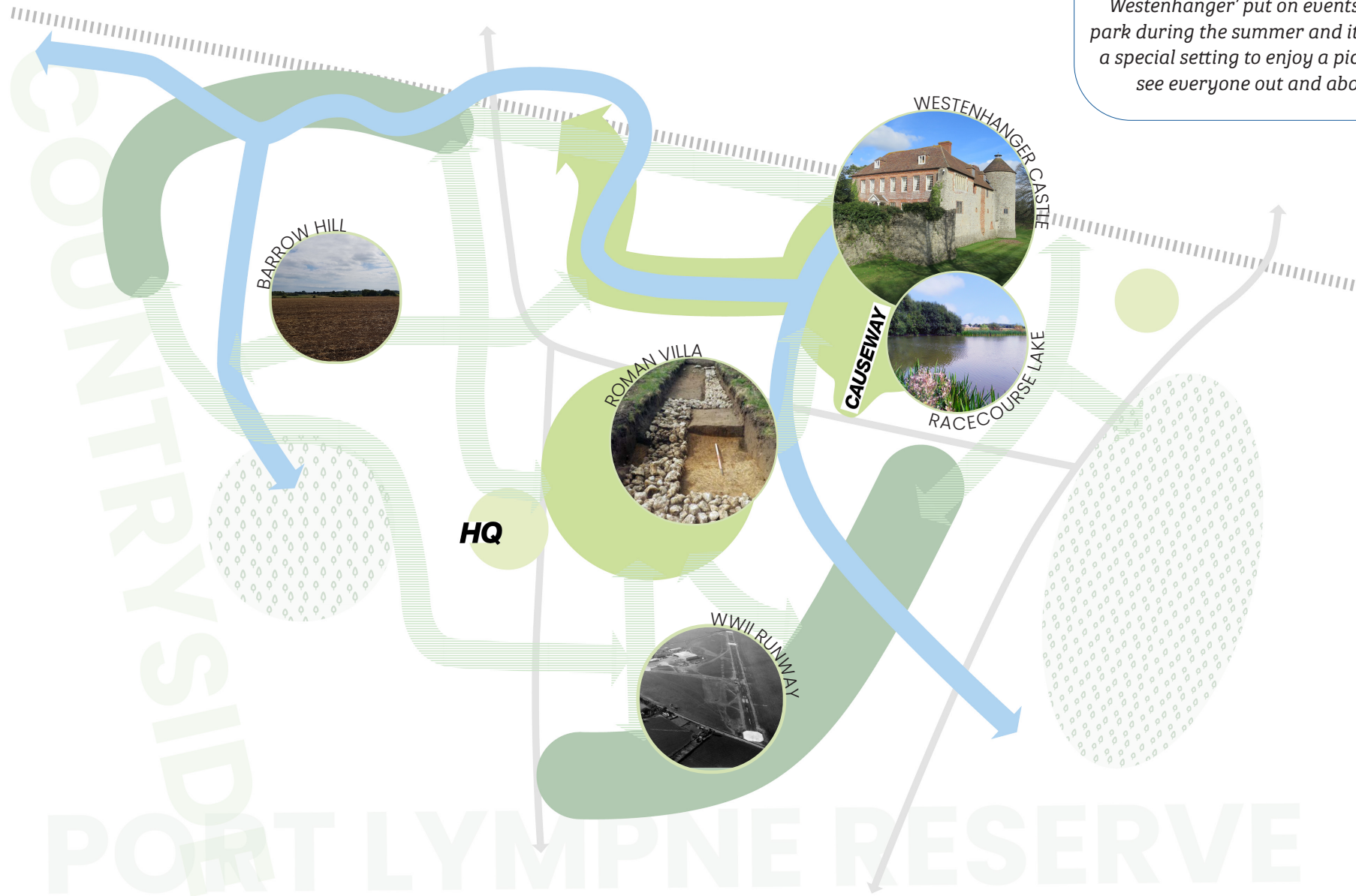
**Otterpool Park will reflect its heritage, landscape and topography, tying it strongly to its history and place within Kent.**

With Westenhanger Castle, the Roman Villa, barrows, and WWII remains, residents and visitors will have access to local heritage like never before.



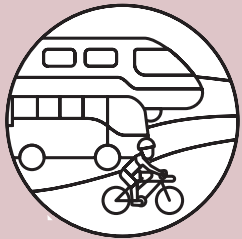
# Celebrating heritage

*"It's fantastic that we can get up close to the castle now and get a real appreciation for it. 'Friends of Westenhanger' put on events in the park during the summer and it really is a special setting to enjoy a picnic and see everyone out and about."*



# Connected

Creating a well-connected town for pedestrians and cyclists



It will be easy and accessible to get around locally whether travelling by foot, cycle or sustainable transport. It will be well-connected to the countryside, local centres and destinations further afield, including to Folkestone, London and Europe via Eurotunnel Le Shuttle.

Mobility hubs will be a feature of all neighbourhoods and will provide a range of different features depending on the location, e.g. cycle parking, cycle maintenance tools, car club parking, shared cycling/e-scooter facilities, EV-charging points, delivery parcel lockers, etc.



Supporting a healthy lifestyle



Otterpool Park will be proactive in facilitating healthy everyday living. Streets and open spaces will incorporate dedicated walking, jogging and cycling routes, and sports and play for all ages will be a feature of every neighbourhood.

Allotments and community orchards will provide a space for residents to grow food and be in close touch with nature, benefitting mental health and wellbeing.

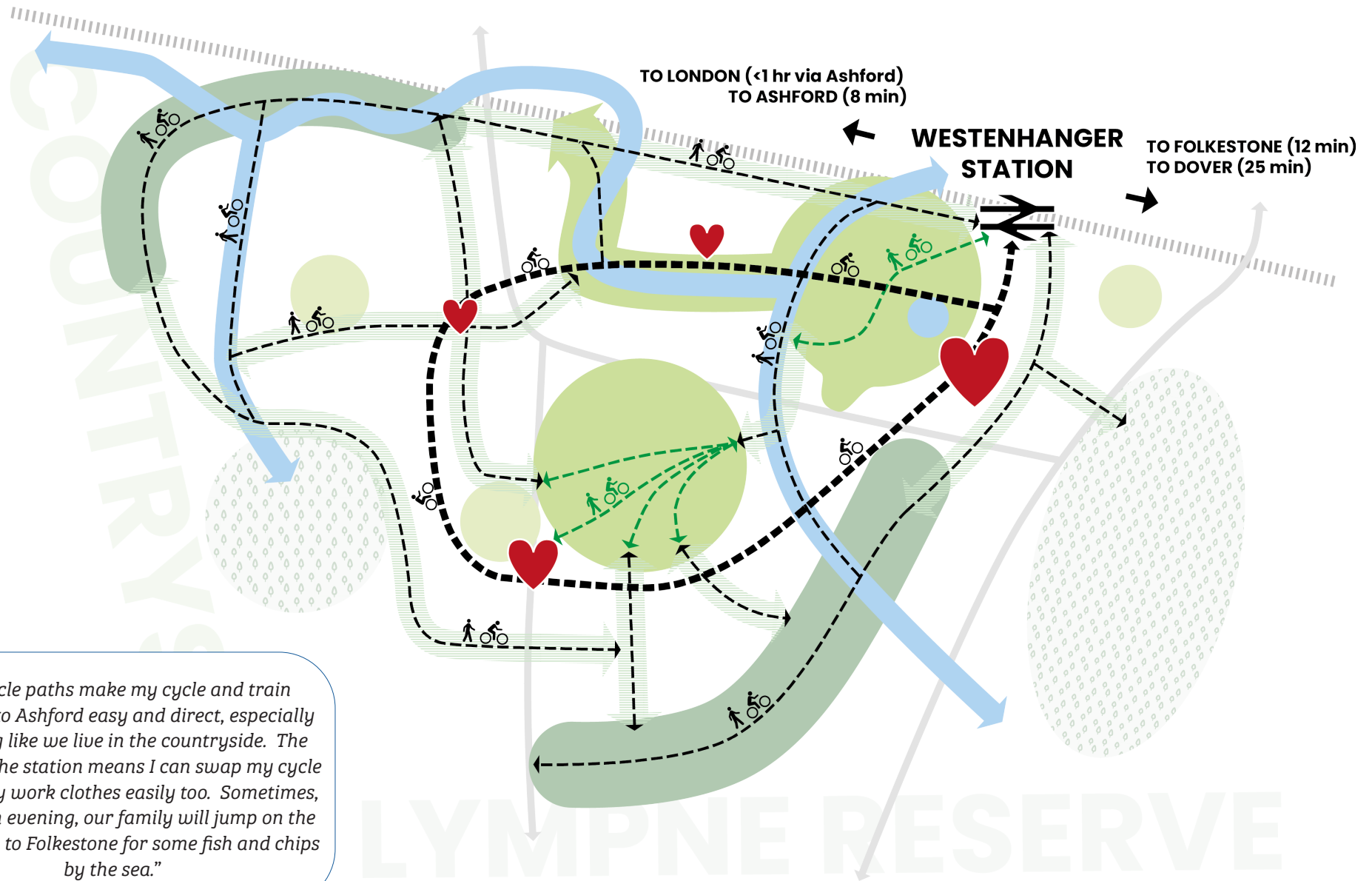
Delivering high quality digital connectivity



Superfast broadband will ensure residents are well-connected at home, work or schools.

High quality digital connectivity will allow Otterpool Park to attract all manner of businesses from start-ups to the satellite workspaces of companies that operate at an international scale.

# Well-connected for healthy living



*“The cycle paths make my cycle and train commute to Ashford easy and direct, especially for feeling like we live in the countryside. The lockers at the station means I can swap my cycle gear for my work clothes easily too. Sometimes, on a warm evening, our family will jump on the train down to Folkestone for some fish and chips by the sea.”*

# Creative

Incorporating a diverse mix of uses to support culture & the economy



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

Local centres will provide distinctive neighbourhoods in their own right, supporting local residents in their daily needs and reflecting the diversity of local landscape, heritage and topography across Otterpool Park.

Facilitating creativity & innovation



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

Innovative and high quality design and solutions will be the result of bold, creative thinking, ensuring Otterpool Park is an exemplar in sustainable development.



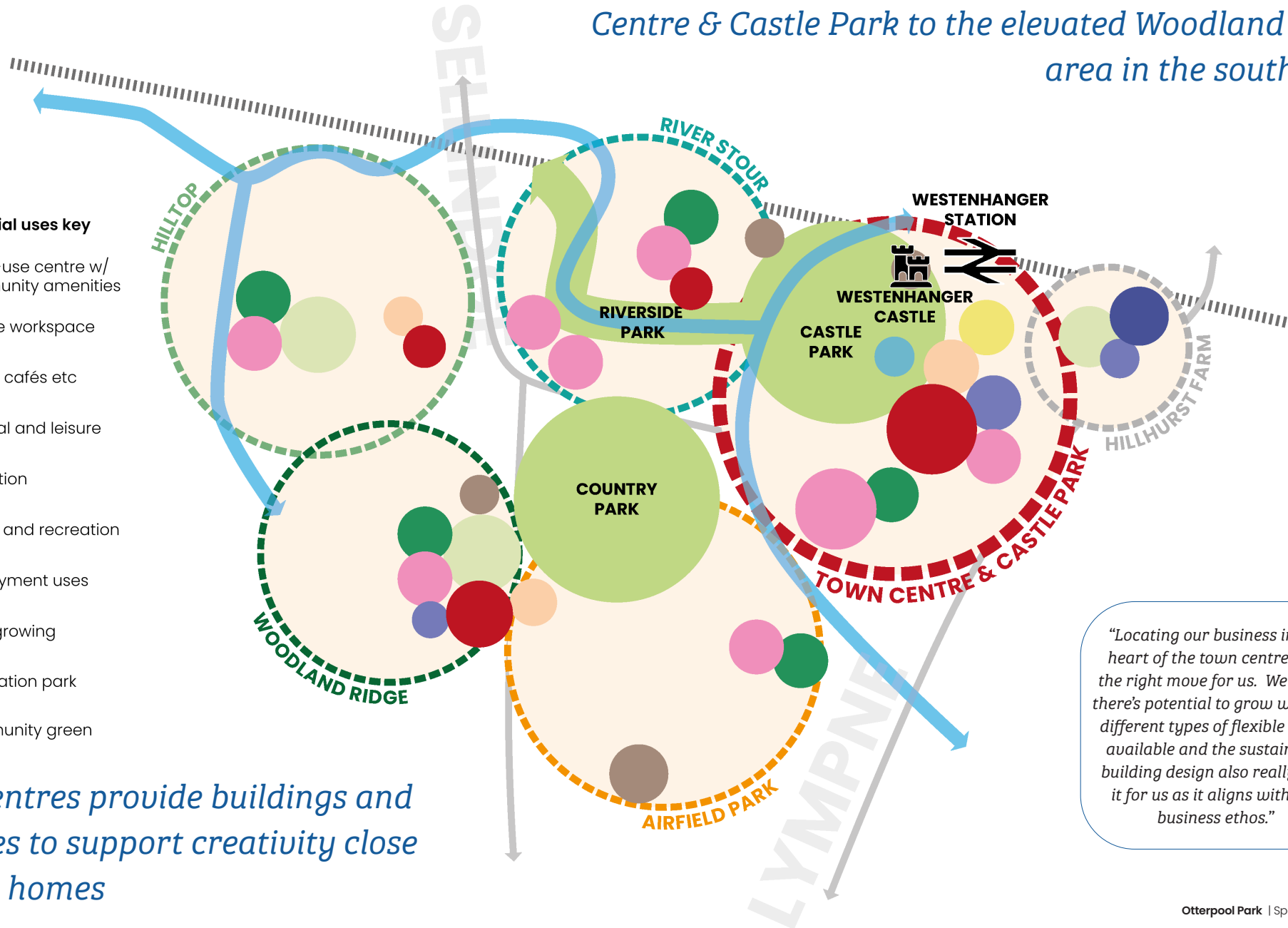
*"There's lots to do here in the weekends. We'll go for brunch and afterwards my wife will go for yoga or a workshop in one of the artisan studios, while I sit and catch-up on e-mails in the park. There are some great restaurants by the lake, but they book up quickly on Fridays and Saturdays. On Sundays, we pick a direction and then go for a long cycle in the countryside."*



# A diverse mix of uses

Otterpool Park will be made up of six neighbourhoods each with their own distinct character - from the Town Centre & Castle Park to the elevated Woodland Ridge area in the south-west

- Non-residential uses key**
- Mixed-use centre w/ community amenities
  - Flexible workspace
  - Shops, cafés etc
  - Cultural and leisure
  - Education
  - Sports and recreation
  - Employment uses
  - Food growing
  - Destination park
  - Community green

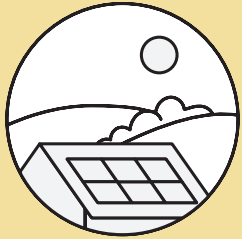


Local centres provide buildings and activities to support creativity close people's homes

"Locating our business in the heart of the town centre was the right move for us. We know there's potential to grow with the different types of flexible space available and the sustainable building design also really sold it for us as it aligns with our business ethos."

# Creative

Designing for long-term resilience & self-sufficiency



**Otterpool Park will be designed 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.**

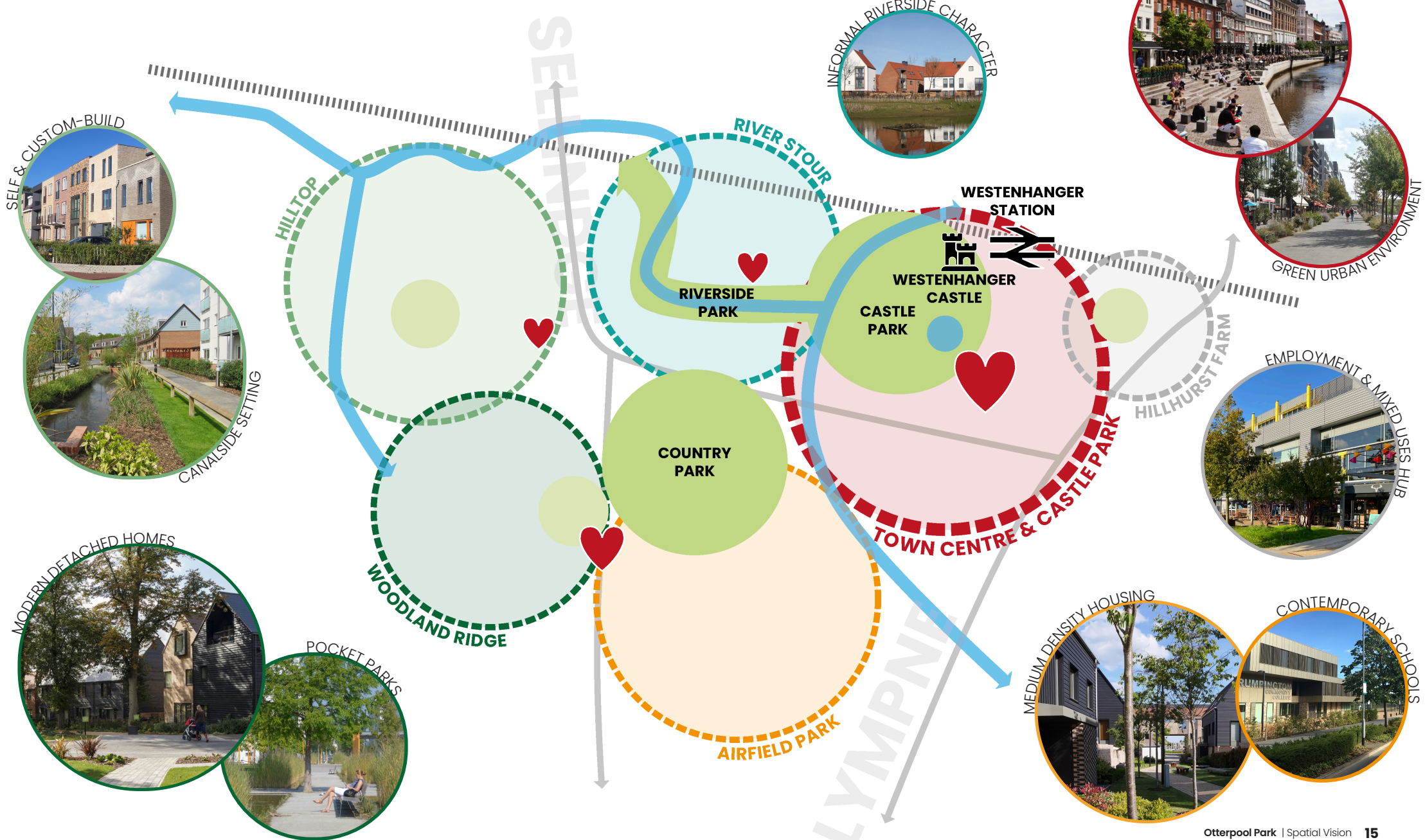
Buildings will have solar panels where appropriate and energy will be produced on-site for the use of residents, businesses, streets and vehicles.



*“From the very outset, the imaginative and transformative forces of art, culture and creativity will be vital in making Otterpool distinct and authentic, a place which people of all kinds enthusiastically choose to live in and, most of all, a place with a soul.”*

*Otterpool Park, A Cultural Visioning Report, Peter Jenkinson, October 2018*

# Neighbourhoods supporting sustainable living



# The Town Centre

*Otterpool Town Centre will be a vibrant hub of activity where contemporary life meets the heritage of Westenhanger Castle.*

*Employment opportunities will include around half of the jobs being created from services within the town, e.g. schools, health, and other key community amenities.*



# Town Centre concept diagram



*Otterpool Park and the Town Centre will draw on best practice European precedents to create a contemporary Garden Town that draws on the unique features and qualities of the Kent countryside*

# Town Centre visualisation



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