



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

DOCUMENTS SUBMITTED FOR APPROVAL
OP5 Appendix 4.3 - STRATEGIC DESIGN PRINCIPLES

www.otterpoolpark.org

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1

Introduction



1.0 Introduction

An outline planning application has been submitted to Folkestone and Hythe District Council for the development of a new Garden Town, Otterpool Park.

The 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 application is being progressed in a tiered manner. This document supports Tier 1, the outline planning application. The outline permission will set the key principles of the development. Phase level masterplans and design codes will follow at Tier 2. Detailed design of buildings, streets and spaces will follow on at the Tier 3 Reserved Matters stage.

This chapter explains:

- the Strategic Design Principles document's role;
- the role and purpose of each chapter, setting out how the Strategic Design Principles document should be used.

It also provides an overview of the site and its key features, so that references to these features in subsequent chapters are easily understood.



Fig 11: The Spatial Vision (top) and Design and Access Statement (bottom) documents submitted as part of the outline planning application

THE ROLE OF STRATEGIC DESIGN PRINCIPLES

Otterpool Park is a very significant development for Folkestone and Hythe, essentially creating a 'second town' for the District, with Folkestone and Hythe being the main settlements. The vision is for a landscape-led, high quality place of exemplary design and high sustainability standards. To ensure this vision is achieved, there has been close collaboration between planning officers at the Council and the applicant team to ensure that the application has the right information to deliver this quality. A 'three-tier' approach has been agreed as follows:

- Tier 1: the outline application material itself, setting the overarching design principles for the Garden Town as a whole;
- Tier 2: a suite of more Masterplans and Design Codes that follow the design principles set out in Tier 1 and provide the 'rules' for guiding the detailed design of individual phases of the development; and
- Tier 3: Reserved Matters applications for individual phases, including detailed design of buildings, streets and spaces.

This Strategic Design Principles document is a Tier 1 document and is relevant to the whole site. These principles will inform the Masterplans and Design Codes for each individual phase of development, so ensuring that the design approach is co-ordinated across the entire Town. Both the Master Developer and Local Authority will expect clear references to be made back to this Strategic Design Principles document.

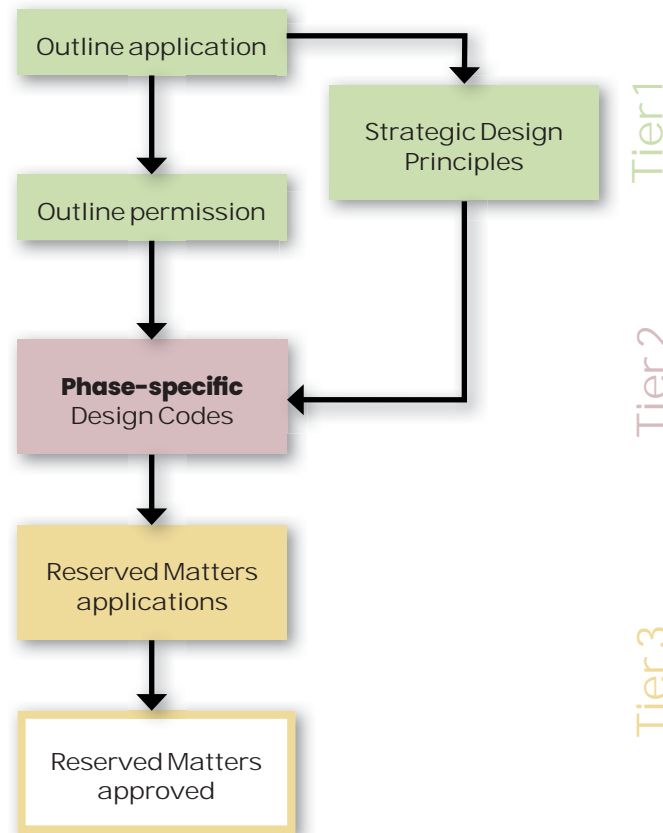


Fig 12: Relationship of the Strategic Design Principles document to Tiers

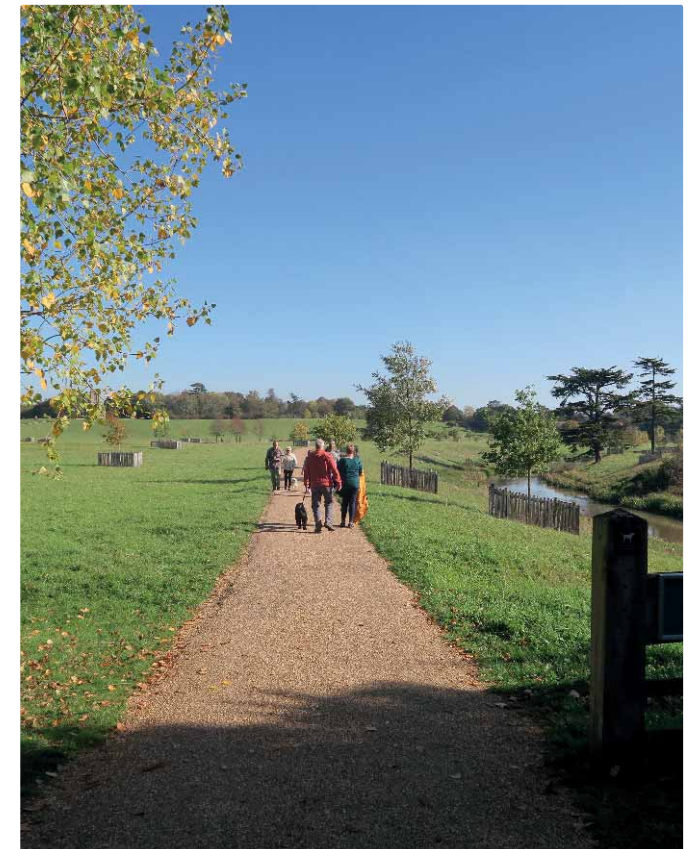


Fig 13: Otterpool Park is a landscape-led scheme with around half of the development area dedicated to landscape and open space

The Strategic Design Principles have been developed in parallel with updates to the outline planning application material, so making sure that both work well together. Figure 1.2 shows how this Strategic Design Principles document relates to the three tiers.

ROLE AND PURPOSE OF EACH CHAPTER

The remainder of this Strategic Design Principles document is structured as follows:

- Chapter 2: Overview of the vision
- Chapter 3: Site-wide guiding plans
- Chapter 4: Creating a characterful place
- Chapter 5: Making good places: design guidance
- Chapter 6: Requirements for Masterplans and Design Codes

Chapter 2 provides a high-level overview of the vision for Otterpool Park. For more detail, refer to other documents submitted with the outline application, in particular:

- the Spatial Vision;
- the Design and Access Statement;
- Green Infrastructure Strategy;
- Heritage Strategy; and
- the Framework Travel Plan.

Chapter 3 provides a summary of the key site-wide elements that come together to make up Otterpool Park.

These include open spaces; connections for pedestrians, cyclists and cars; the location of non-residential uses. These site-wide plans are drawn from the parameter plans that form part of the outline planning application.

All Tier 2 (Masterplan and Design Codes) and Tier 3 (Reserved Matters applications) submissions should be prepared in substantial accordance with the parameter plans and the principles set out within this document. The site-wide plans provide an emphasis on character, and help to provide context for future Masterplans and design codes for individual phases.

Chapter 4 provides principles for areas of different character. Otterpool Park has been designed to respond positively to the existing landscape and topography, and this is important in ensuring that the development 'belongs' to the landscape in which it sits. This chapter sets out:

- the key site influences to which Masterplans and Design Codes will be expected to respond; and
- key masterplan design principles for creating distinctive character areas.

Masterplans and Design Codes for individual areas will be expected to demonstrate how they have taken on and expanded the principles set out in this chapter.

Chapter 5 sets out design principles that must inform Masterplans and be expanded upon in detailed Design Codes. The design principles include basic urban design best practice, much of which can be found in documents such as the MHCLG National Design Guide and National Model Design Code.

As Otterpool Park will take many years to develop, it is likely that design guidance at the national level will change and evolve. To ensure that basic principles endure over the period of development, they are included in this chapter.

Chapter 6 provides guidance on what is expected of Masterplans and Design Codes.

2

Overview of the Vision



2.0 Vision for Otterpool Park

This chapter provides an overview of the vision for Otterpool Park, providing context for the Strategic Design Principles document by:

- introducing the wider landscape context;
- describing the key site influences that have informed the masterplan;
- setting out the themes and objectives;
- providing a brief overview of the spatial design principles that have informed the masterplan; and
- including a concept diagram from the Spatial Vision.



“Otterpool Park – countryside, connected, creative

It’s a place that feels vibrant, but in a green setting. It’s for those looking for somewhere a bit different to live or work, you can stop for a coffee or get your laptop out in one of a sequence of spaces, from small and intimate to the town square. There are spaces to relax, with shady trees and green spaces whichever direction you look. The tranquillity of water moving through the town and park balances the buzz of the shops and businesses around the square. Those on foot and cycle can follow the watercourse past the lake, through the Castle Park and along the winding river corridor.

The design of the streets and spaces with their art and sense of creativity and challenge bring a smile to the face.

For those looking for somewhere with character to live, the views of Westenhanger Castle couldn’t be better, and it’s a 2 minute walk to the pub with its Westenhanger microbrewery. Walking towards the station a range of small businesses are designing and making.”

Extract from the Otterpool Park masterplan brief

2.1 Wider landscape context

The wider landscape setting of Otterpool Park has **been a key influence over the development of the masterplan**. With the Kent Downs Area of Outstanding Natural Beauty (Kent Downs AONB) set back to the north but adjacent to and wrapping around the site to the east and south, views to and from the Kent Downs AONB has been a key consideration, shaping the landscape strategy, the location of development as well as building heights.

Improving connections with the wider countryside for existing communities and new residents has also been a key driver for developing the overall movement strategy. By doing so, it will effectively help to integrate Otterpool Park within its context and enable new proposed open spaces to be of wider benefit.

Various heritage features within the landscape - some more hidden (such as barrows) than others (such as listed buildings) also lend themselves to becoming landmarks or key features within the masterplan.

KEY

- Red Line Boundary
- - - Framework Masterplan boundary
- ⋯⋯⋯ National Cycle Route : Route 2 - Garden of England
- ⋯⋯⋯ Local Cycle Route
- ⋯⋯⋯ National Trail
- - - Footpath
- + + + Bypass
- - - Bridleway
- ⋯⋯⋯ Other public right of way
- Motorway
- Key Primary Routes
- Key Secondary Route
- Railway
- Royal Military Canal
- Existing Woodland
- Existing Settlements
- Existing Industrial/Commercial Areas
- Local leisure facility

Landscape Designations (local & National)

- Kent Downs Area of Outstanding Natural Beauty (AONB)
- Local and Registered Parks and Gardens
- Open Access Land (CROW Act 2000)
- Special Landscape Area (Folkestone & Hythe District Council)
- Conservation Area ((Folkestone & Hythe District Council and Ashford Borough Council))

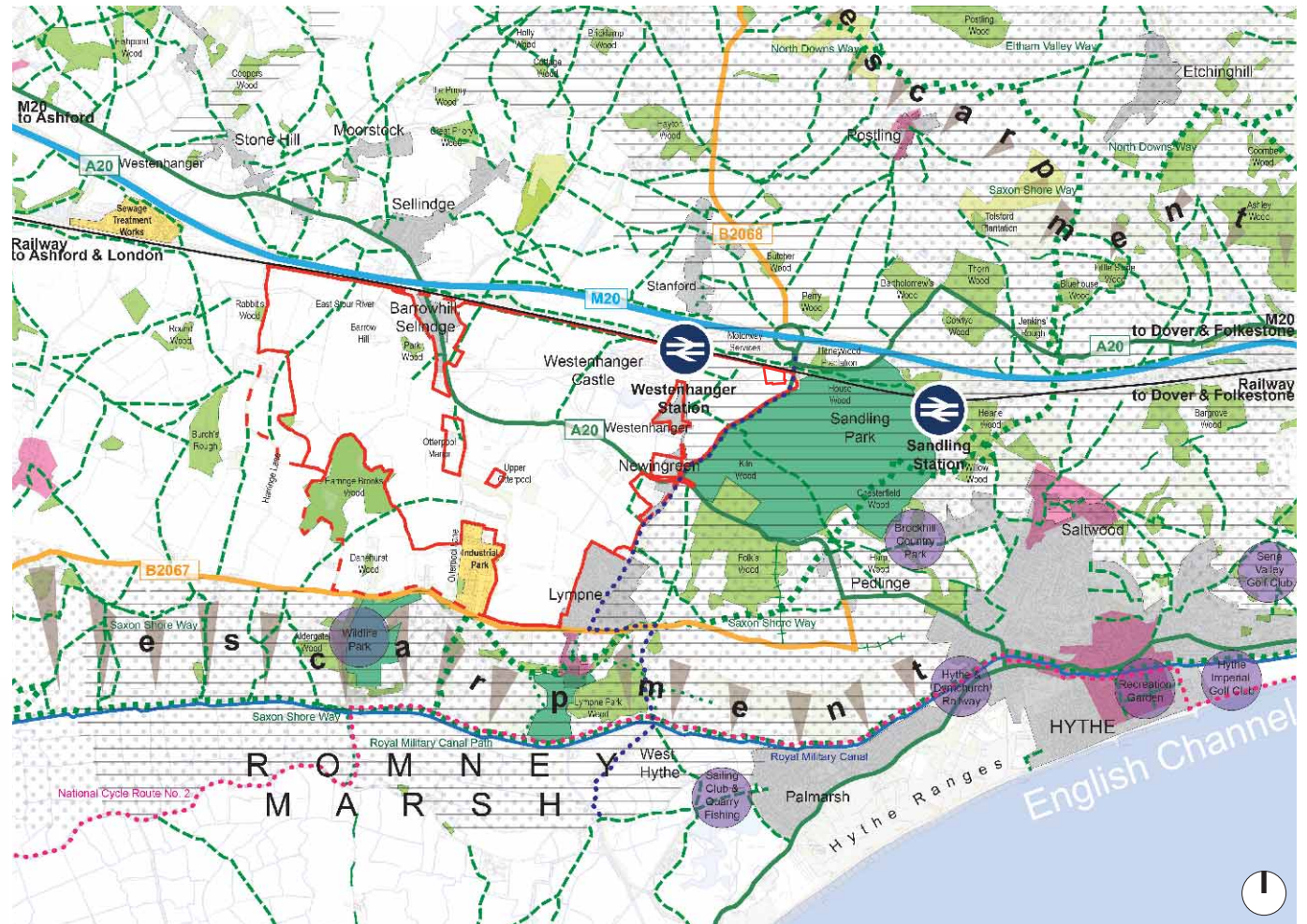


Fig 2i: Wider green infrastructure assets (Credit: Arcadis)

2.2 Key site influences



Fig 2.2: Aerial image of the Otterpool Park site (red solid line indicates Outline Planning Application boundary; red dashed line indicates the Framework Masterplan Area boundary).



Fig 2.3: The railway line forms a strong boundary to the north of the site. Unlike most Garden Towns currently being planned, Otterpool Park has a railway station - Westenhanger. A real opportunity for sustainable transport to the wider area, the challenge is to provide good connections to the station from the whole of the town.



Fig 2.4: The Grade I Listed Westenhanger Castle is the centrepiece of the site's heritage. Maintaining and improving its setting, including the associated Causeway, is a key masterplan opportunity.



Fig 2.5: The A20 road runs roughly east-west through the site. The opportunity is to reinvent this as a main street through the town, designed for people as well as for vehicles.



Fig 2.6: The high ground to the west of Otterpool Lane provides long views out to the north (and long views into the area). Responding sensitively to views is key in this area.



Fig 2.7: The former Racecourse lake is a key part of the landscape: there is an opportunity to integrate it into a new public park.



Fig 2.8 Bronze Age Barrows on the rounded high point are not readily visible on the ground. Nevertheless, they provide an opportunity for creating a green space focused on them.

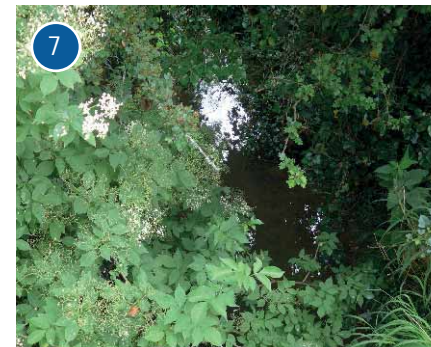


Fig 2.9: The hidden gem of the River Stour is celebrated in the masterplan.



Fig 2.10: The Grade II Listed Otterpool Manor is a reminder of the site's history. Its open setting must be preserved within the masterplan.

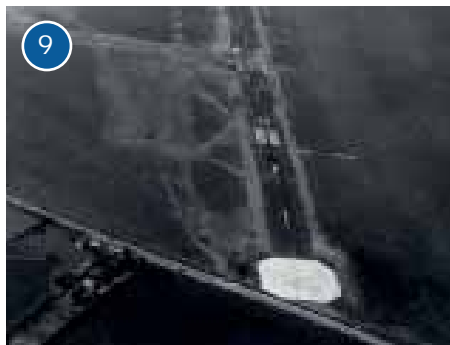


Fig. 2.11: There is an opportunity to incorporate the strong linear feature of the post-WWII runway into the masterplan.

Fig 2.12: The masterplan must be sensitive to the existing homes around the site, giving breathing space but - at the same time - providing connections so that residents can take advantage of the Garden Town's new facilities.



Fig 2.13: The existing pattern of field boundaries and the vegetation that marks them are key influences on the structure of the masterplan



2.3 Themes and objectives

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

Otterpool Park Garden Town has been designed to reflect three key themes, as set out in the diagram opposite:

- **Countryside:** the site's landscape is *the* key inspiration for the layout and character of the Garden Town.
- **Connected:** Creating a place that is well connected to the wider area, and easy to move around within supports the lifestyle we want to create: healthy, active and with straightforward 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 not only new homes, but cultural facilities, support for businesses and recreation. It's designed to be a place for the long-term, supporting rich and varied lifestyles.

These themes are supported by 9 'Core Objectives', which form a thread running through *all* designs for the Town, from the high-level outline planning application through this town-wide Strategic Design Principles document, and onto Masterplans and Design Codes for individual phases.

Creating a distinctive place led by landscape

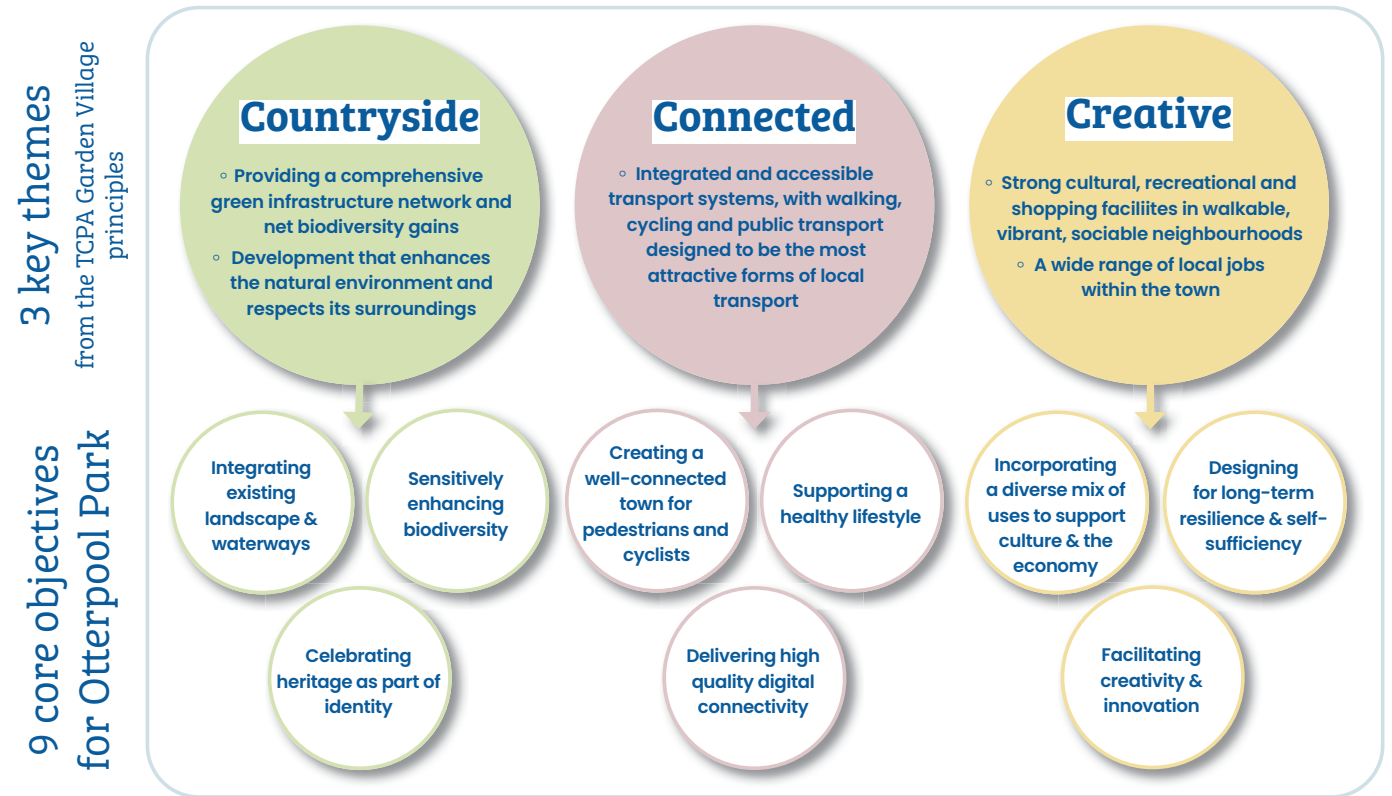


Fig 214: Creating a distinctive place led by landscape - themes and objectives

2.4 Spatial design principles

The masterplan for Otterpool Park is driven by the site's landscape, ecology and heritage. At the heart of this landscape-led approach are three destination parks:

- **Castle Park** provides a formal setting for Westenhanger Castle, the Causeway, 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.
- **East Stour Riverside Park** enhances and integrates the East Stour River into the town as a wetland corridor for SuDS (including nutrient and flood mitigation), biodiversity and opportunities for play and recreation for residents.

Six neighbourhoods, including the Town Centre, create distinctive areas within Otterpool Park 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 experience of the landscape is a constant part of living and visiting 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. The one overleaf communicates the integration of green and blue landscape features with the masterplan.



2.5 A landscape-led masterplan

A key part of the overall vision through all planning tier stages is the adoption a 'landscape-led' design approach.

At Tier 1 this starts with an understanding of the local landscape character - see the 'site-specific landscape character assessment' (SSLCA) (LVIA appendix 12-1). This identifies the existing key characteristics, and the condition and key sensitivities of 20 distinct areas across the site and its immediate surrounds. The SSLCA also highlights a list of related-actions to inform the Masterplan within each area. These included actions such as: conserving, restoring and reinforcing existing natural linear elements; retaining longer distance views; and conserving the individual identity of existing settlements.

This has informed a network of linked existing and proposed strategic green and blue infrastructure corridors and open spaces to help realise these actions. Between this grid of corridors and spaces forms the setting for the new settlement.

The 'landscape-led' design approach and future planning tier stages ensures that the design of these areas of settlement would respond to their location, integrating appropriately with existing topography, views, the landscape setting of the AONB and existing settlements etc. and creating distinctive areas which deliver character borne from its place.

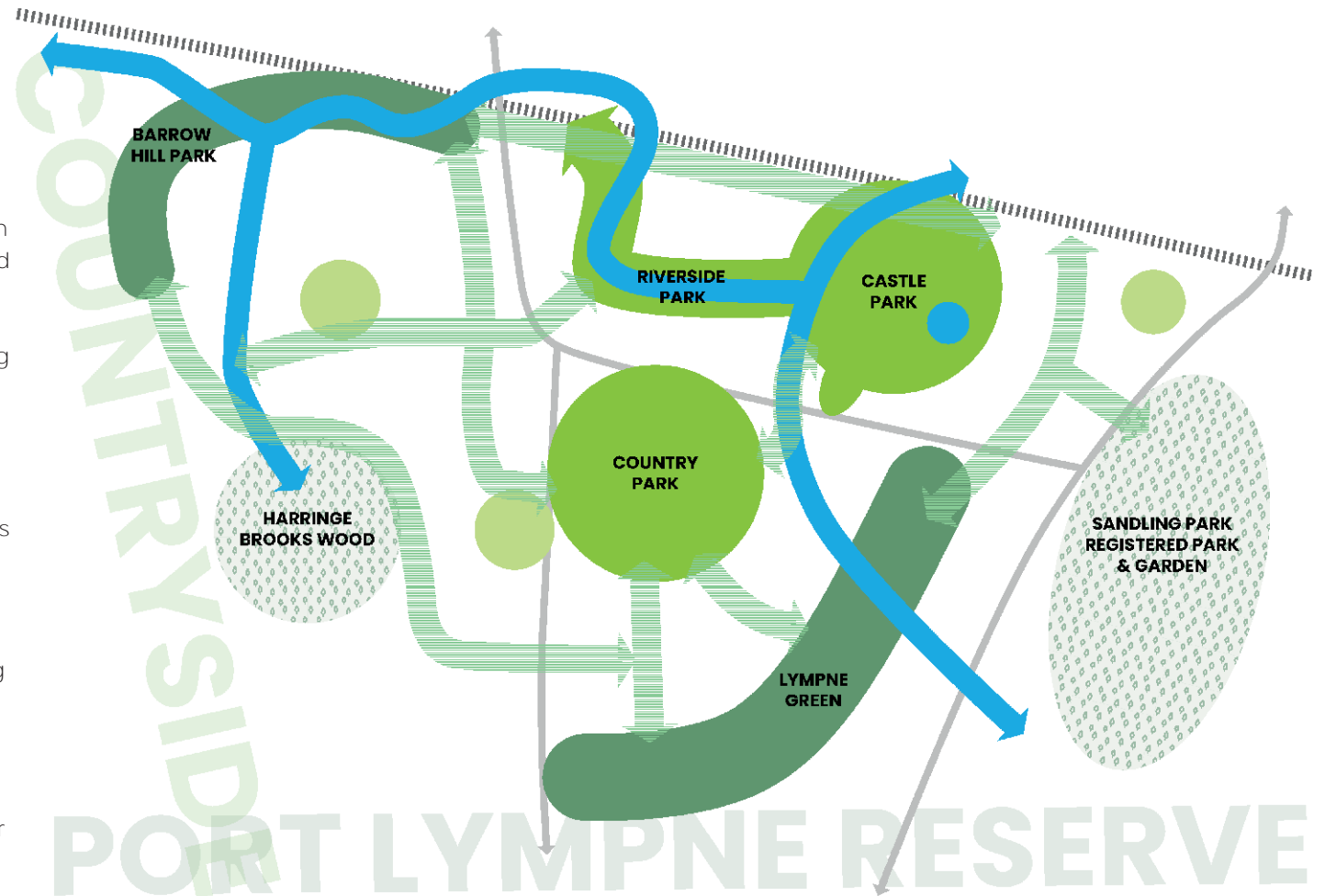


Fig 2.15: One of the concept diagrams from the Spatial Vision

3

Site-wide guiding plans



3.0 Site-wide guiding plans

The site-wide plans are based on the parameter plans and other supporting information (e.g. Green Infrastructure Strategy) that form part of the outline planning application. All Tier 2 (Masterplans and Design Codes) and Tier 3 (Reserved Matters applications) submissions should be prepared in substantial accordance with the parameter plans and the principles set out within this document. The site-wide plans provide an emphasis on character and help to provide context for future Masterplans and Design Codes for individual phases.

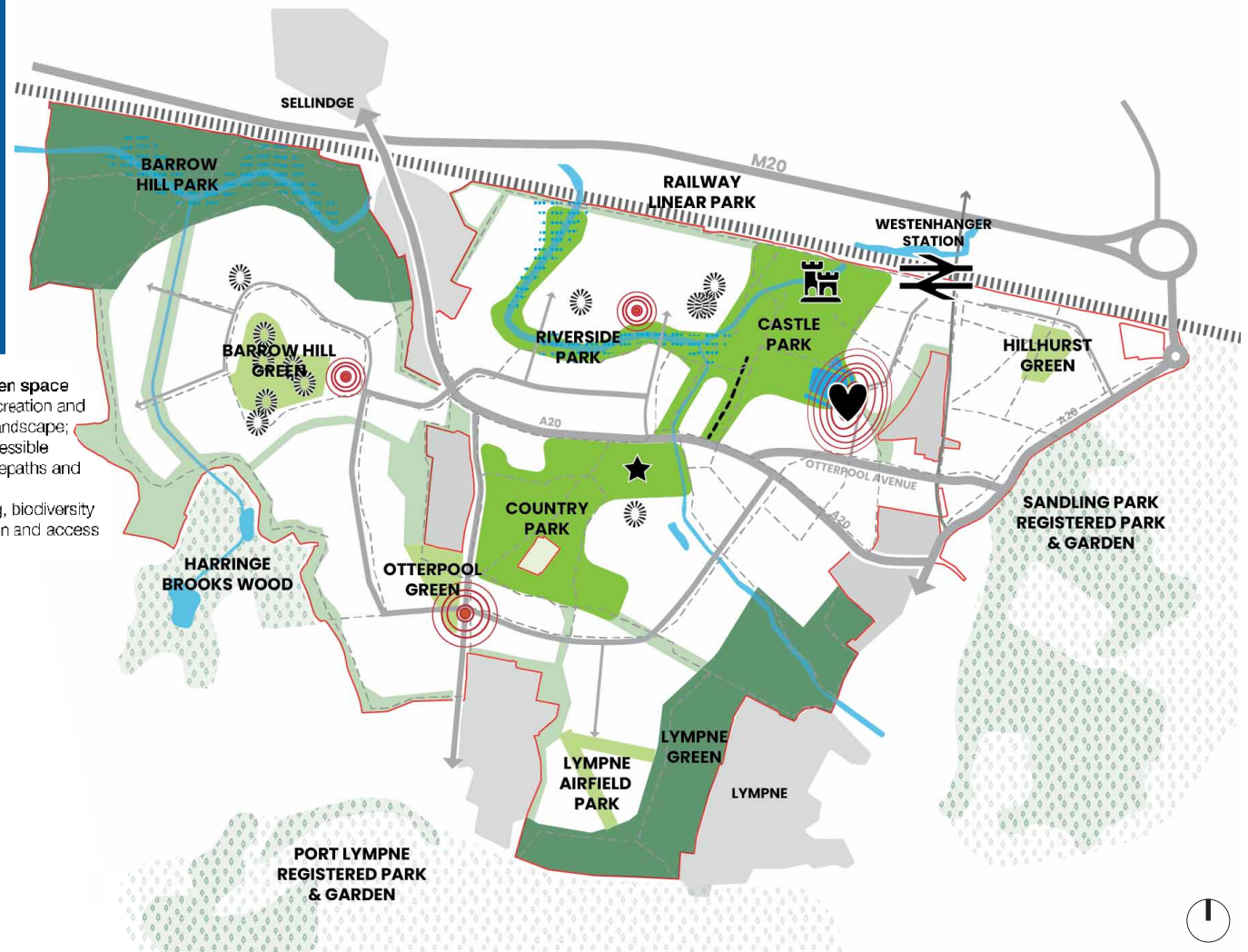
- **Open space and landscape** - identifies the key spaces, and their intended role and character.
- **Biodiversity** - identifies key areas of landscape which will support habitat, including primary and secondary connection routes such as dark corridors.
- **SUDS opportunities** - identifies the locations for key Sustainable Drainage Systems (SUDS) as part of an integrated open space and landscape strategy, including the need for providing extra source control SuDS at streets, local squares and development parcels
- **Recreational spaces** - locates sports pitches, different types of play and community spaces, and suggests 5km and 10km leisure loop routes.
- **Cycle and pedestrian movement** - highlights the strategic cycle routes relative to key destinations (e.g. Town Centre, Westenhanger Station and destination parks) as well as a more fine-grained network which provides a choice of convenient and direct routes.
- **Key streets and gateways** - sets out the principal all-movement routes and the location of key arrival moments into Otterpool Park.
- **Heritage** - identifies Otterpool Park's unique heritage features which are connected through proposed heritage trails for people to enjoy them.
- **Land use and built form** - sets out the location of the town centre, local centres, schools, and dedicated business uses, and where development can accommodate more or less height (based on the Landscape and Visual Impact Assessment).



3.1 Open space and landscape

AT A GLANCE

- Green spaces and corridors with distinctive characters provide the overall structure for the Garden Town
- Three destination parks form the central heart
- Natural / semi-natural open space provide green links between parks and neighbourhoods and out to the wider countryside
- Conservation and reinforcement of key existing hedgerows and trees, plus the creation of further east-west tree belts, to help integrate the development's built form into its setting



Key

- Destination open space** (medium green) includes Westenhanger Castle Park, East Stour Riverside Park and Otterpool Country Park for formal/informal recreation and play; community events; wetlands; and walking and cycling
Benefits: local identity, health & wellbeing, biodiversity, and access to nature
- Resilient open space** (dark green) includes Barrow Hill Park and Lympne Green for informal recreation; ecology; productive landscape; wetlands; bridlepaths and walking and cycling
Benefits: defining and separating development, shared community greenway, link between town and country; food growing; biodiversity and conservation; social inclusion
- Managed green space** (light green) includes Barrow Hill Green, Otterpool Green, Hillhurst Green and Lympne Airfield Park for formal/informal recreation and play; community events; heritage; and walking and cycling
Benefits: local identity, education, health & wellbeing, and access to nature
- Existing waterbody (blue line)
- Site boundary (red line)

- Natural / semi-natural open space** (light green) includes formal/informal recreation and play; ecology; productive landscape; urban forestry; publicly accessible woodlands; wetlands; bridlepaths and walking and cycling
Benefits: health & wellbeing, biodiversity and conservation, education and access to nature
- Existing woodland & registered parks (light green pattern)
- Westenhanger station (train icon)
- Town centre (heart icon)
- Local centre (concentric circles icon)
- Heritage features:
 - Westenhanger Castle (castle icon)
 - Roman Villa (star icon)
 - The Causeway (dashed line icon)
 - Barrows (sunburst icon)
- Existing / proposed routes (solid line)
- Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Movement Parameter Plan for delineation of bridleways) (dashed line)
- Existing community (grey area)

Note: Extent of development is indicative. Refer to parameter plans for proposed development areas

Fig 3.1: Open space and landscape site-wide guiding plan and indicative heritage features

3.2 Biodiversity

AT A GLANCE

- The River East Stour corridor is an important wetland habitat and landscape feature
- Dark corridors provide sensitive key connections for wildlife across the development
- Secondary ecology connections are established through existing (e.g. woodland and tree clusters) and new planting (e.g. pollinator and wetland species)
- The pattern and form of the existing woodlands, tree belts (shaws) and hedgerows are an intrinsic part of the character of the area's landscape character

- Key**
- River / wetland corridor
 - Dark corridor
 - Ecology connection
 - Pollinator planting
 - Tree-lined strategic or primary street with potential for integrated SUDS (e.g. swale, rain garden, etc)
 - Existing structural vegetation (on-site)
 - Existing structural vegetation (off-site)
 - Green space (including destination and resilient open spaces)
 - Existing / proposed routes
 - Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Movement Parameter Plan 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

Note: Extent of development is indicative. Refer to parameter plans for proposed development areas

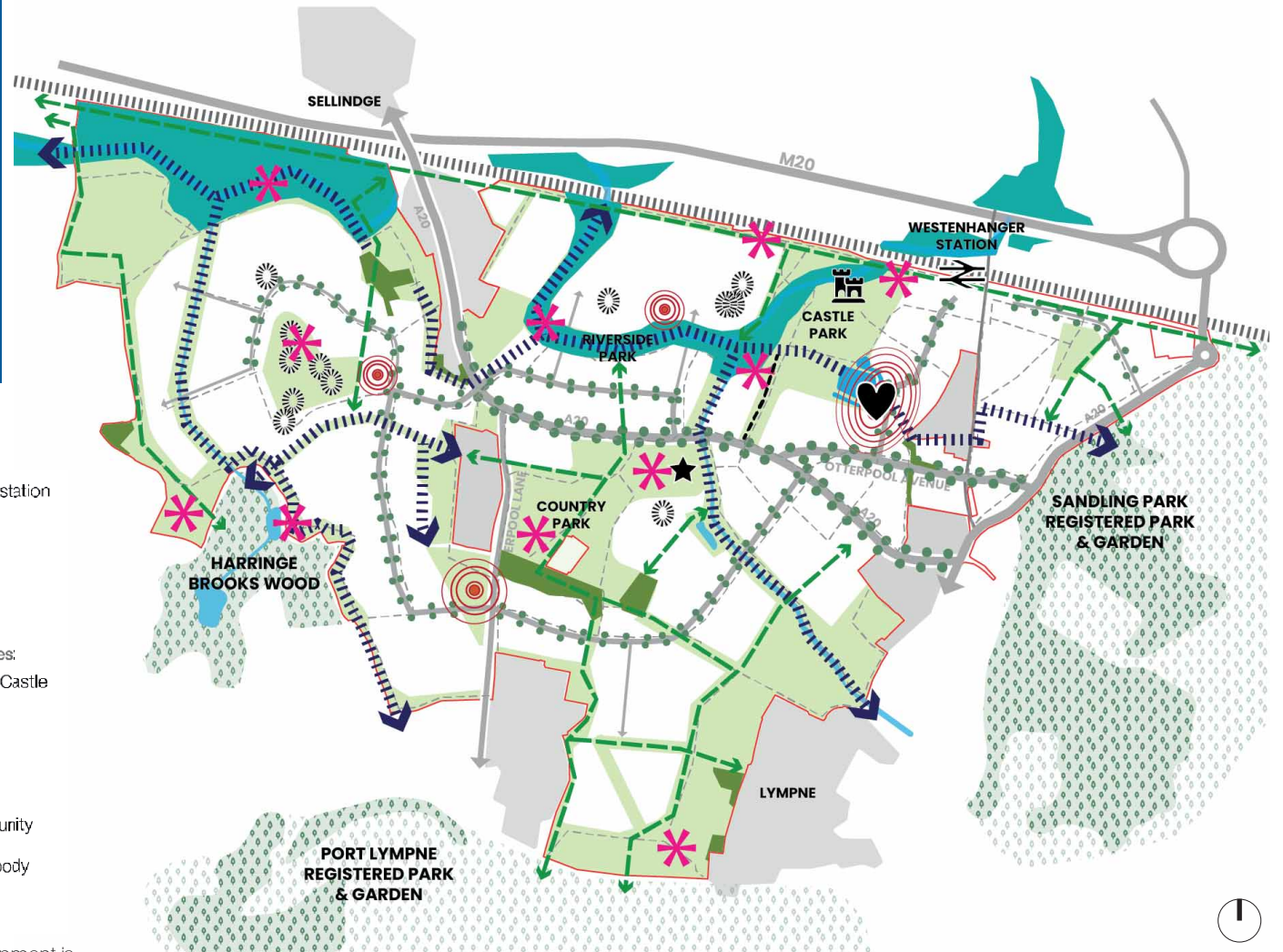


Fig 3.2: Biodiversity site-wide guiding plan and indicative heritage features

3.3 SUDS opportunities

AT A GLANCE

- Existing river corridors, ditches and ponds are integrated within the sustainable drainage system (SUDS) network
- A range of multifunctional SUDS types and solutions at all development levels that will increase resilience (i.e. by providing stormwater **filtering, infiltration and attenuation**) and **increase biodiversity and reduce flood risk, in addition to amenity and water quality benefits** when designed thoughtfully into public open space and play areas
- Linear SUDS line all strategic and primary routes on both sides of the carriageway as swales, rain gardens, bioretention, etc



Key

- River / wetland corridor
- SuDS infiltration area
- Linear SuDS / swales
- Tree-lined strategic or primary street with integrated SUDS (e.g. swale, rain garden, bioretention, etc)
- Green space (including destination and resilient open spaces)
- Existing / proposed routes
- Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Movement Parameter Plan for delineation of bridleways)

- Westernhanger station
- Town centre
- Local centre
- Heritage features:
 - Westernhanger Castle
 - Roman Villa
 - The Causeway
 - Barrows
- Existing community
- Existing waterbody
- Site boundary

Note: Extent of development is indicative. Refer to parameter plans for proposed development areas

Fig 3.3: SUDS opportunities site-wide guiding plan and indicative heritage features

3.4 Recreation and play

AT A GLANCE

- Different types of play areas including local, neighbourhood and MUGA, are distributed throughout the development to ensure close proximity for all residents
- Sports pitches tend to be located as part and/or nearby schools
- Community recreation such as orchards and allotments provide an opportunity for people to meet and take ownership of landscape elements
- 5KM and 10KM leisure routes take users through a range of Otterpool Park features including different open space characters, town/local centres and heritage



Key

	Allotments		Westenhanger station
	Communal orchards		Town centre
	Neighbourhood play		Local centre
	Local play		Heritage features: Westenhanger Castle
	MUGA (Multi-use games area)		Roman Villa
	Sports pitch		The Causeway
	Burial ground or area		Barrows
	Indicative play route between recreation features		Existing community
	Indicative 5km / 10km loop routes		Existing waterbody
	Existing / proposed routes		Site boundary
	Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Movement Parameter Plan for delineation of bridleways)		

Note: Extent of development is indicative. Refer to parameter plans for proposed development areas

Fig 3.4: Recreation and play site-wide guiding plan and indicative heritage features

3.5 Cycle and pedestrian movement

AT A GLANCE

- A town-wide strategic cycle route is separated **from traffic to provide safe and direct access to/** from the town centre and station
- **A finer grain network of separate cycle routes** provide access to and through development
- Pleasant green routes / links provide secondary cycle and pedestrian access within nature
- **The principle of 'Low Traffic Neighbourhoods' (LTN)** will be applied throughout Otterpool Park to ensure people-focussed environments
- A cycleway/footway will be provided on both sides of the proposed enhancements to the A20 from Barrow Hill to Newingreen, the layout of which will be subject to detailed design

Key

- | | | | |
|--|--|--|--|
| | Westenhanger station | | Town centre |
| | A20 / Otterpool Avenue (incl. segregated cycle route) | | Local centre |
| | Indicative town-wide strategic cycle route (e.g. segregated cycle provision) | | Heritage features: Westenhanger Castle |
| | Indicative sub-regional strategic cycle route (e.g. segregated) | | Roman Villa |
| | Indicative off-street cycle routes through greenways & open space (e.g. shared cycle/ped routes) | | The Causeway |
| | Connections to existing routes | | Barrows |
| | Green routes / links | | Existing community |
| | Strategic blue-green corridor | | Existing waterbody |
| | Green open space | | Site boundary |
| | Existing woodland | | |

Note: Extent of development is indicative. Refer to parameter plans for proposed development areas

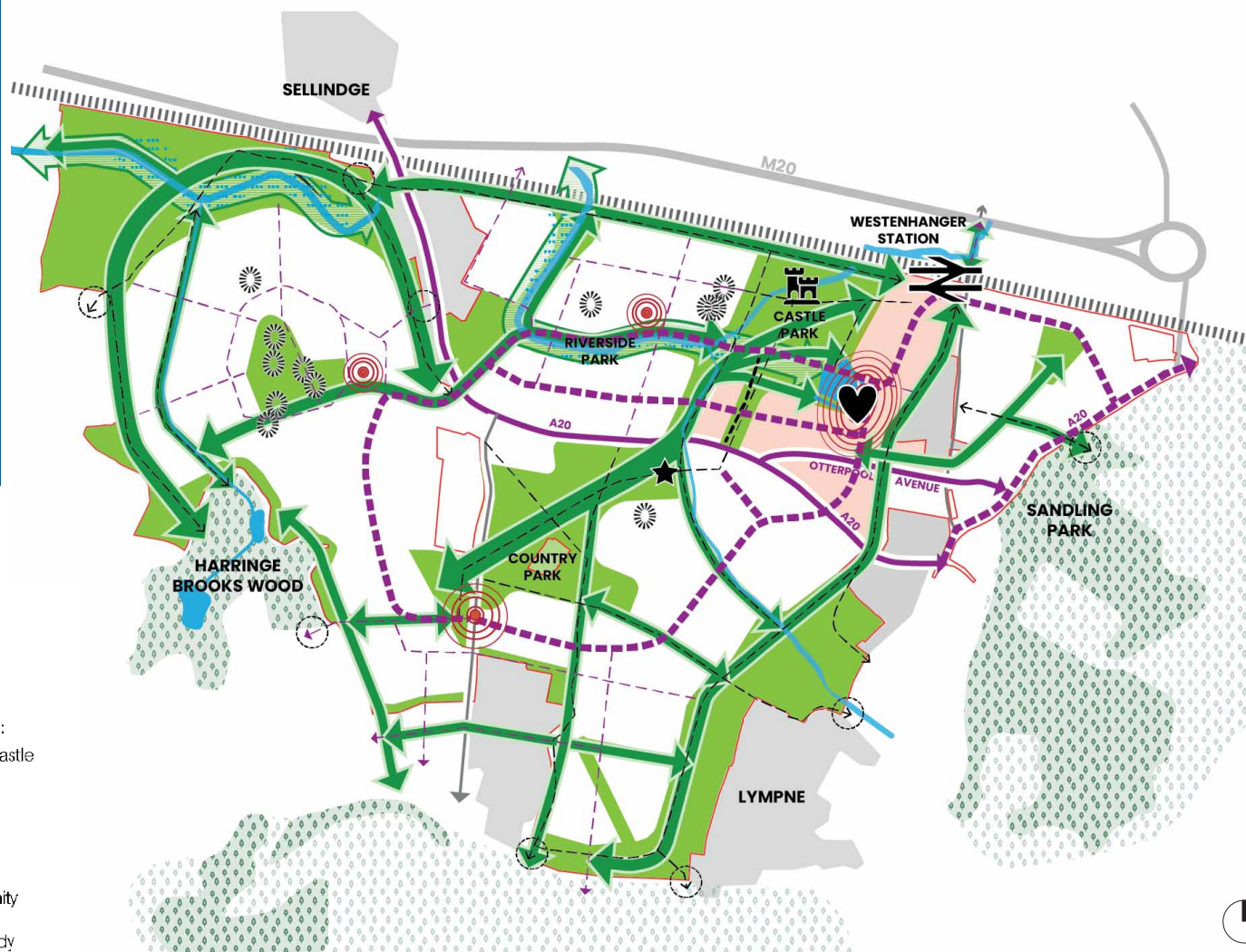
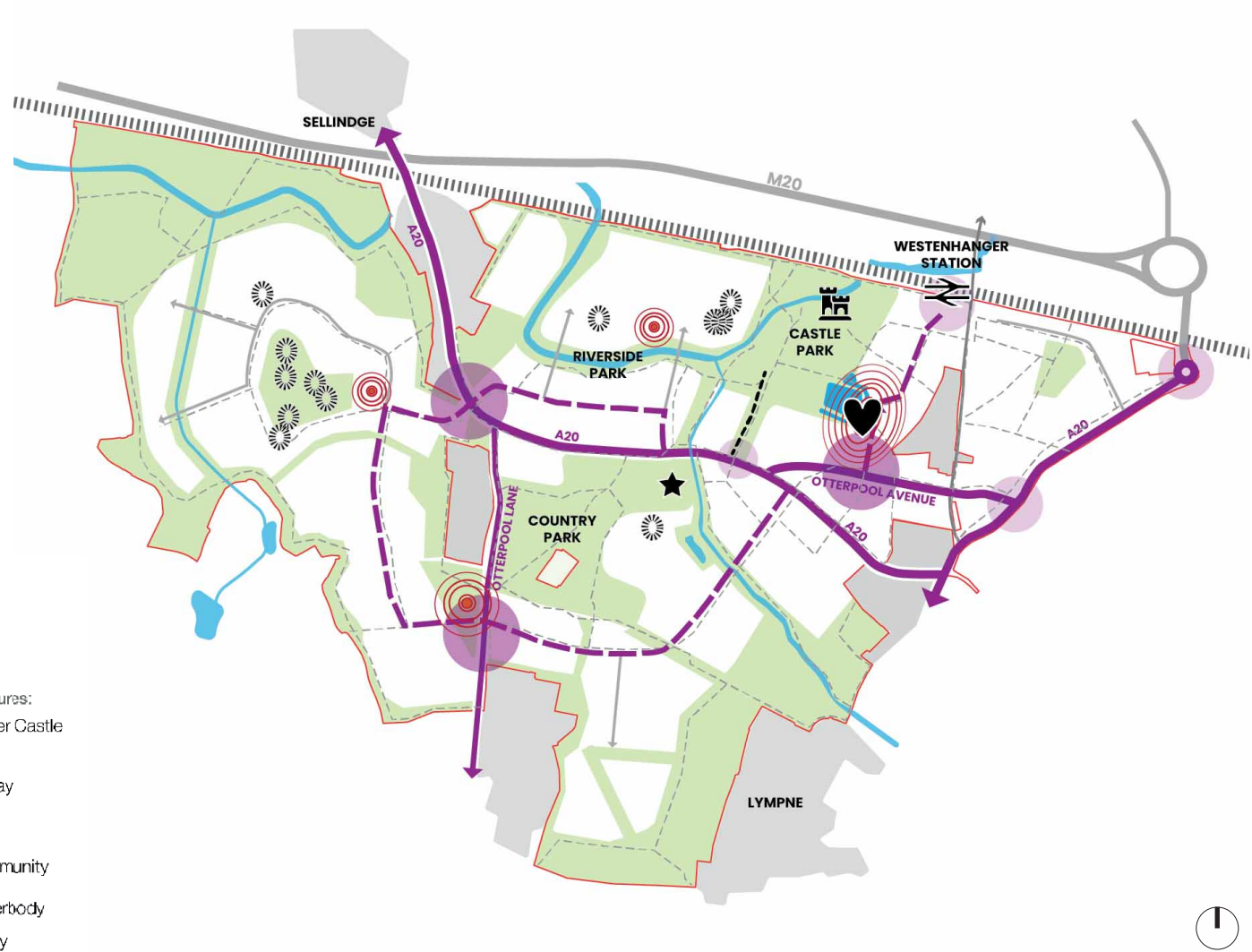


Fig 3.5: Cycle and pedestrian movement site-wide guiding plan and indicative heritage features

3.6 Key streets and gateways

AT A GLANCE

- A clear hierarchy of routes, with primary streets connecting the town as a whole to key destinations (Town Centre, Local Centres and the Railway Station) looking and feeling more important than local streets
- The existing A20 and Otterpool Avenue are re-imagined as key strategic tree-lined streets within the development
- Gateways at intersections of key streets are designed to provide high quality, distinctive and memorable places with buildings and public realm working together to create people-friendly spaces



- Key**
- Existing A20 / Otterpool Avenue
 - Proposed primary street
 - Major arrival gateway
 - Minor arrival gateway
 - Proposed secondary route
 - Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Movement Parameter Plan 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

Note: Extent of development is indicative. Refer to parameter plans for proposed development areas

Fig 3.6: Key streets and gateways site-wide guiding plan and indicative heritage features

3.7 Heritage

AT A GLANCE

- Heritage features from the large-scale (Westenhanger Castle and the Causeway) to the small (WWII bunkers) are integrated into the masterplan - together with the landscape, they create a richly diverse series of open spaces
- Heritage trails link the features together, giving people an outing with purpose and meaning as well as reinforcing the historic links between preserved elements. Refer to the Heritage Strategy for further information on Heritage trails
- Please refer to Appendix 2 for the design principles for the barrows and the spaces they sit within

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
- Dashed heritage routes indicate extensions to other heritage routes or other non-designated heritage assets.
- Heritage features: Westenhanger Castle
- Roman Villa
- The Causeway
- Barrows
- Pound Track
- Post 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 Movement Parameter Plan for delineation of bridleways)
- Existing / proposed routes
- Westenhanger station
- Town centre
- Local centre
- Existing community
- Existing waterbody
- Site boundary

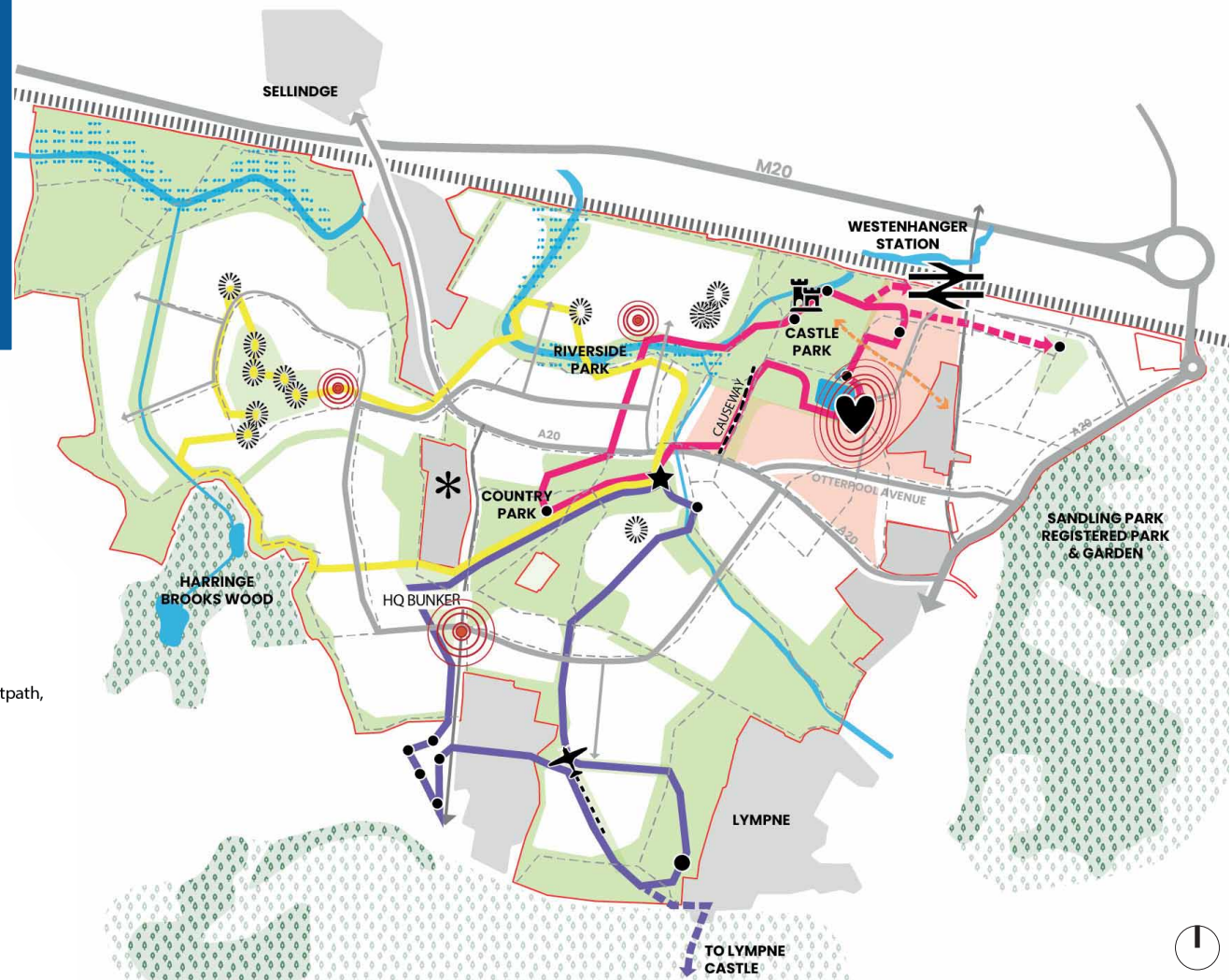


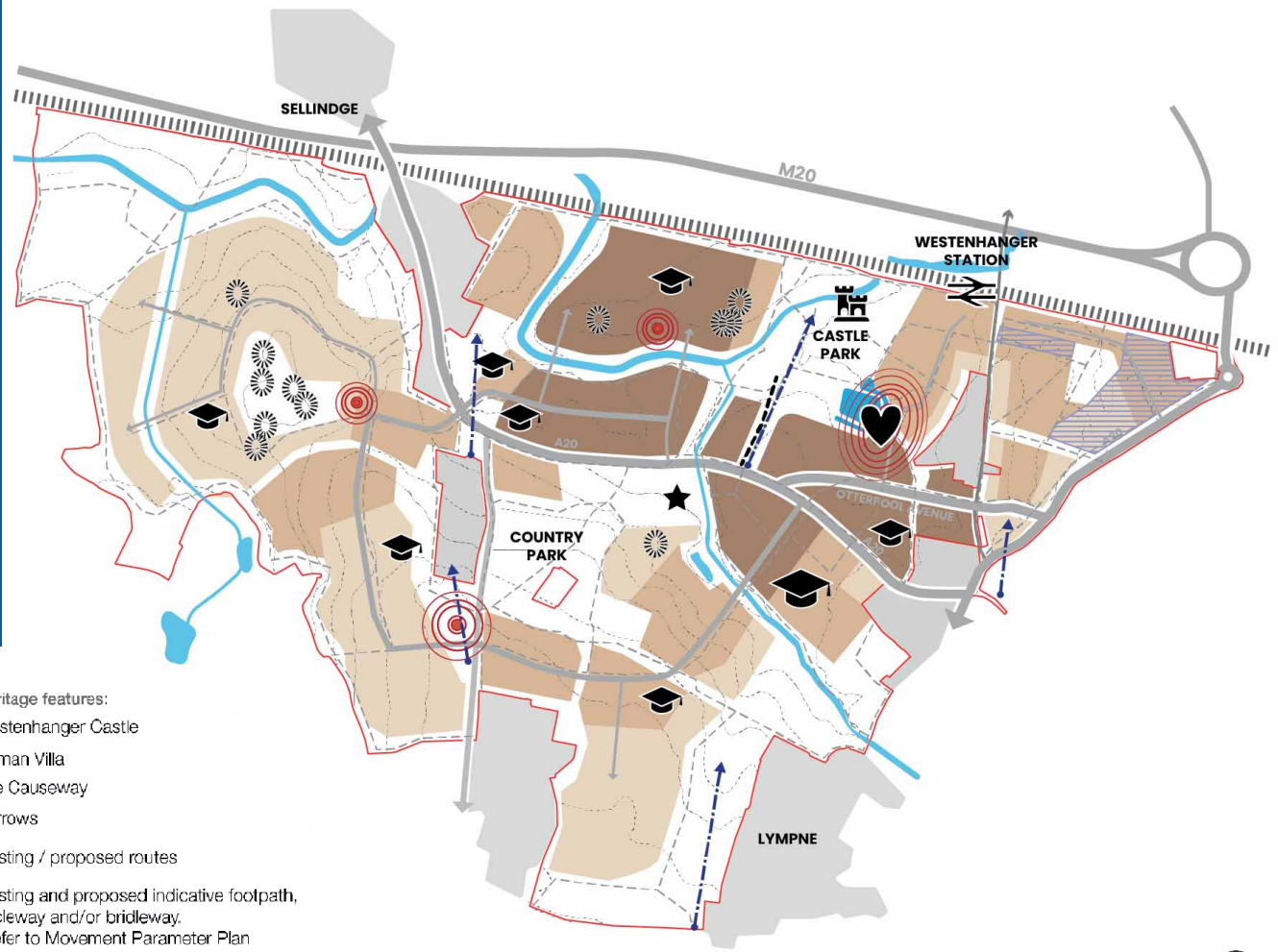
Fig 3.7: Heritage site-wide guiding plan

Note: The site-wide strategy for addressing and appreciating on-site heritage may continue to develop as part of the ongoing discovery and understanding process being undertaken. Extent of development is indicative. Refer to parameter plans for proposed development areas.

3.8 Land use and built form

AT A GLANCE

- The Town Centre is located to take advantage of the railway station and neighbouring Castle Park
- Local centres and schools are 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
- Businesses are an integral part of the Town Centre, along with a dedicated Business Park with easy access to road and rail to the east of the town
- Taller buildings are clustered nearby the Town Centre, **reflecting the character of traditional towns, however** heights step down towards the station and vary across development to take account of heritage and views to/from the Kent Downs AONB
- A single storey building/structure may be located within the Castle Park to provide a facility for the community and visitors. The siting and design of this building should be cognisant of heritage features



Key

	Westenhanger station		Heritage features: Westenhanger Castle
	Town centre		Roman Villa
	Local centre		The Causeway
	Primary / secondary school		Barrows
	Business development park		Existing / proposed routes
	Indicative max. development height above existing levels Refer to Heights Parameter Plan		Existing and proposed indicative footpath, cycleway and/or bridleway. (Refer to Movement Parameter Plan for delineation of bridleways)
			Contour lines (5m intervals generally rising to the south)
			Notable view to North Downs Escarpment
			Existing community
			Existing waterbody
			Site boundary

Note: Extent of development is indicative. Refer to parameter plans for proposed development areas

Fig 3.8: Land use and built form site-wide guiding plan and indicative heritage features

4

Creating a characterful place



4.0 Creating a characterful place

Otterpool Park will be a diverse and distinct place. This chapter sets out high-level principles for seven 'Character Areas'. The seven areas are:

- Town Centre & Castle Park
- River Stour
- Country Park
- Airfield Park
- Woodland Ridge
- Hill Top
- Hillhurst Farm

For each of the Character Areas (refer Fig. 4.2 Character area boundaries), we set out:

- an 'at a glance' summary of the intended character of the neighbourhood;
- a site influences plan, drawing out the key existing site characteristics to which the principles respond. These include landscape, heritage, water and movement corridors. Future Masterplans will be expected to respond positively to these and other site influences; and
- a design principles plan, that draws on the site influences and combines with the outline planning application masterplan to set out the key urban design principles that must inform the design of Masterplans for each phase of development, and be expanded upon in the Detailed Design Code accompanying each masterplan.



Fig 4.1: Sample character area spread

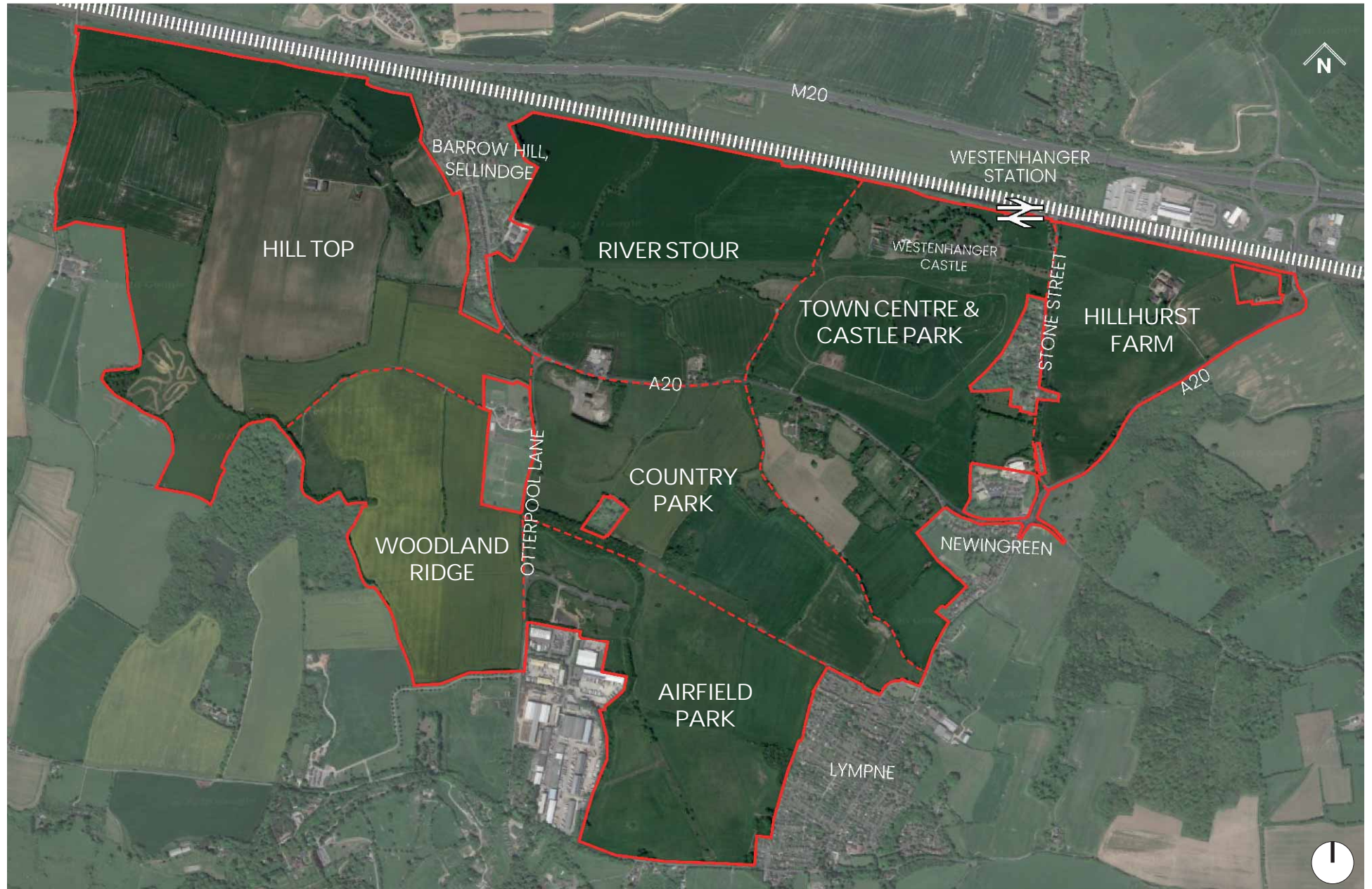


Fig 4.2: Character area boundaries (solid red line refers to Outline Application boundary; for Outline Framework Masterplan Area boundary refer to Fig 2.2)

4.1 Town Centre & Castle Park

AT A GLANCE

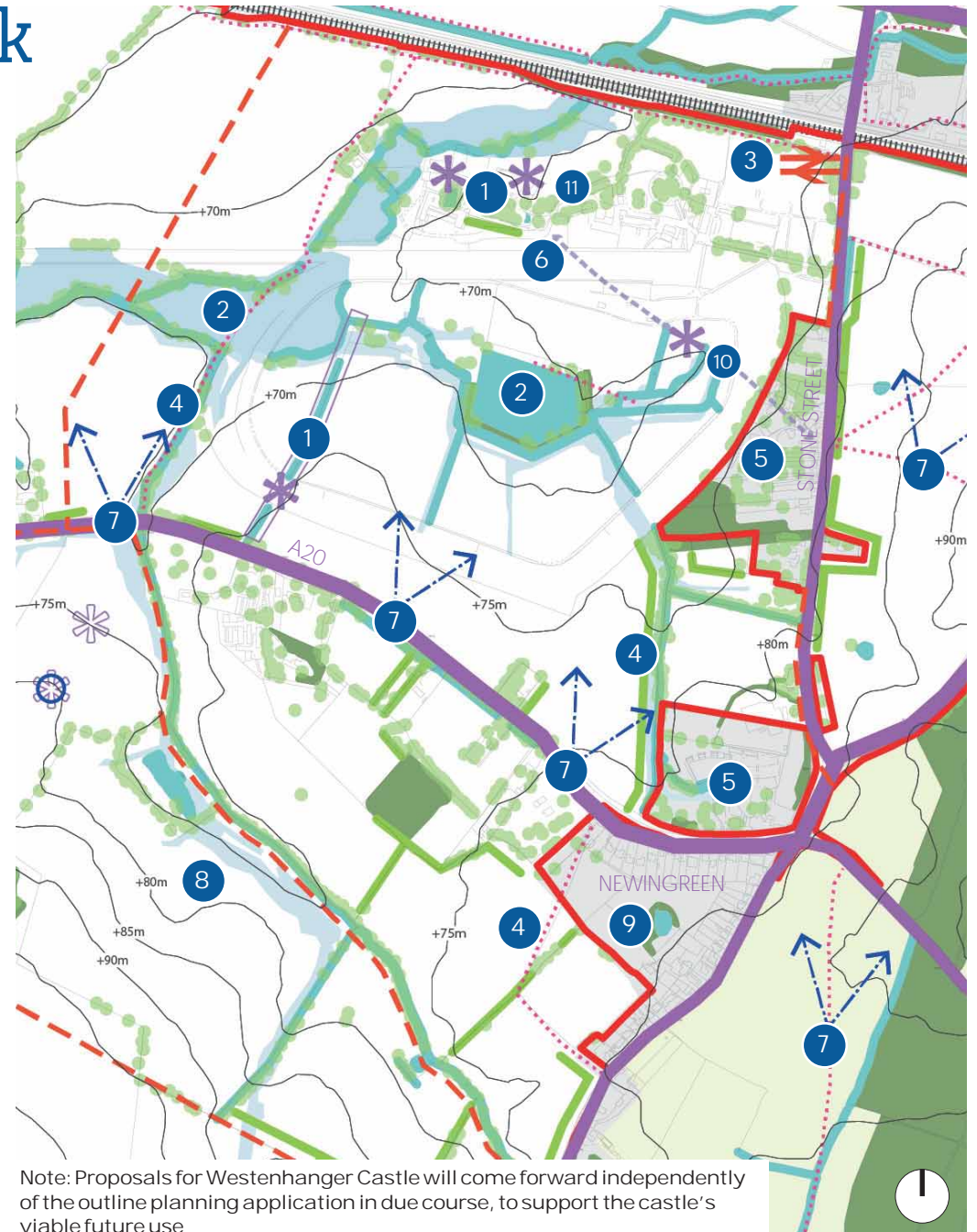
- Buzzy heart of Otterpool Park
- Highly urban with formal edges to streets and open spaces
- Lively mix of uses including community, leisure and culture
- Unique lakeside setting alongside a new Town Square
- Formal Castle Park with retention of causeway

SITE INFLUENCES

- 1 Outstanding heritage of Westenhanger Castle, barns and causeway
- 2 Significant water and ecological features: East River Stour, racecourse pond, drainage ditches
- 3 Important destination of Westenhanger train station
- 4 Opportunity to integrate existing routes
- 5 Need to be sensitive to existing residential area within Westenhanger, along Stone Street and Holiday Extras in Newingreen
- 6 Potential to relate to layout of former racecourse
- 7 Sensitive views to and from the North Downs escarpment within the Kent Downs AONB
- 8 Gently sloping topography falling to a ditch connecting to the East River Stour
- 9 Need sensitive relationship with neighbouring Newingreen
- 10 Former alignment of Pound Track
- 11 Retention of key trees around the racecourse and the East Stour River provides opportunities for helping to integrate the development's built form into its setting, and to assist in placemaking

KEY

- | | | |
|-------------------------|-----------------------------|---|
| Site boundary | Existing hedgerow | Existing road |
| Character area boundary | River | Existing footpath or bridleway |
| Existing woodland | Waterbody | Heritage site, visible/hidden |
| SSSI | High/low risk flooding area | 5m contours |
| AONB | Existing settlement | Former alignment of Pound Track |
| Existing trees | Railway | Scheduled Ancient Monument boundary (relating to barrows) |



Note: Proposals for Westenhanger Castle will come forward independently of the outline planning application in due course, to support the castle's viable future use

Fig. 4.3: Town Centre & Castle Park site influences



KEY DESIGN PRINCIPLES

- ① Retain open setting of Westenhanger Castle and enhance heritage through enhancing the legibility of the Causeway, based on an understanding that it formed the principle access route with strong physical and visual links to the Castle
- ② Create a memorable town square with views of both Westenhanger Castle and Racecourse Lake surrounded by attractive linked wetlands and waterbodies in the attractive green space
- 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 Causeway. Use structural planting around the open edges of the development blocks to mitigate views of them from the AONB
- 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 and conserve a view to the North Downs escarpment.
- 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. A pedestrian and cycle link must be provided at the southern end of the Causeway, as shown, to integrate this key heritage asset into the wider movement network.
- ⑨ The eastern edge of the wider Town Centre area that is adjacent to the existing properties at Westenhanger will create an appropriate setting for these existing dwellings through the careful consideration of built form, access and landscaping
- ⑩ Create open space buffer between site boundary and AONB to the immediate east.

KEY

- | | | |
|--|-----------------------------------|--|
| A20 / Otterpool Avenue | Destination open space | Westenhanger Castle |
| Movement corridor identified on Movement Parameter Plan, with green features (e.g. trees/SUDS) | Resilient open space | Westenhanger station |
| Movement corridor identified on Movement Parameter Plan | Natural / semi-natural open space | Railway line |
| Connection into neighbourhood | Existing watercourse | Notable views from publicly accessible areas to North Downs escarpment |
| Existing and proposed dedicated cycle, pedestrian and/or bridleway routes | Neighbourhood development area | Existing community |
| | Public realm at key intersections | Site boundary |
| | Primary / secondary school | Character area boundary |
| | Town centre | |

Fig 4.4: Town Centre & Castle Park design principles

4.2 River Stour

AT A GLANCE

- Natural, winding River Stour corridor creates peaceful and ecologically-rich informal park
- Strong built edge to A20 to re-imagine road as street
- Flat topography provides opportunity for orthogonal street pattern, contrasting with other areas

SITE INFLUENCES

- 1 Topography is relatively flat, giving flexibility for a variety of street layout solutions - potential for a more orthogonal approach, to contrast with undulating areas of the site
- 2 East Stour River and its extensive flood zone provides a green corridor through the area - opportunity to create an informal wetland park
- 3 Site of Bronze Age Barrow - opportunity to integrate into an open space
- 4 Opportunity to create strong street edge to A20
- 5 Existing footpaths
- 6 Railway line creates definite edge to north
- 7 Existing trees and hedgerows along ditches and field boundaries
- 8 Sensitive views to and from the North Downs escarpment within the Kent Downs AONB

KEY

- | | | | |
|--|-------------------------|--|---|
| | Site boundary | | High/low risk flooding area |
| | Character area boundary | | Existing settlement |
| | Existing woodland | | Railway |
| | SSSI | | Existing road |
| | AONB | | Existing footpath or bridleway |
| | Existing trees | | Heritage site, visible/hidden |
| | Existing hedgerow | | 5m contours |
| | River | | Scheduled Ancient Monument boundary (relating to barrows) |
| | Waterbody | | Existing views to North Downs escarpment |

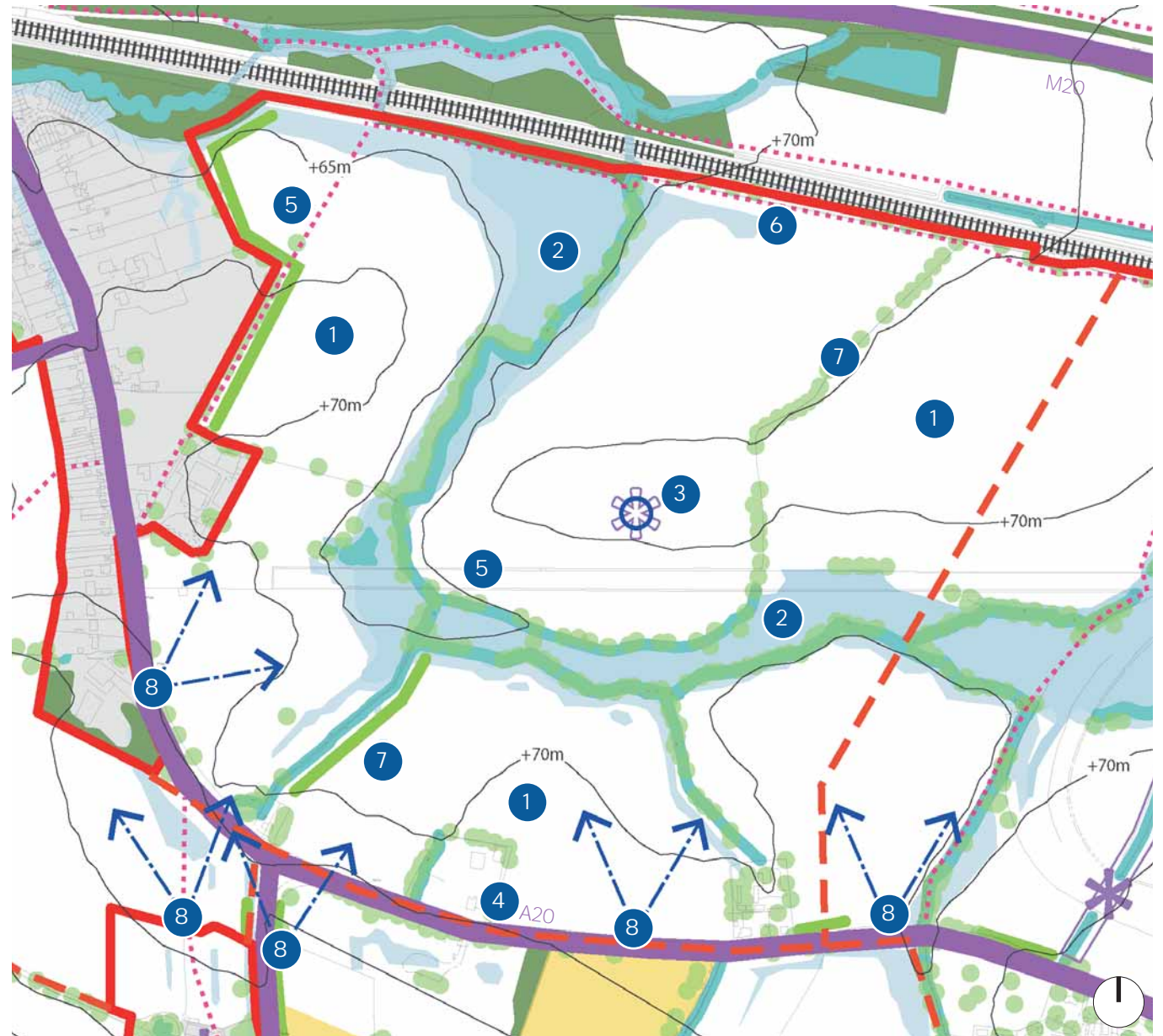


Fig. 4.5: River Stour site influences

Fig 4.6: River Stour design principles



KEY DESIGN PRINCIPLES

- ① Create an informal wetland park on the River Stour, with corresponding informal built edges, which protects and enhances its ecological value
- ② Integrate existing barrow heritage features within the wider open space structure in a way which enhances their understanding and experience
- ③ Create a memorable setting for the Local Centre with high quality public realm at the intersection of streets.
- ④ Locate key areas of public realm (e.g. small squares overlooked by building frontages) at intersections of key streets to create a distinctive place
- ⑤ The frontage to the A20 is a major contribution of this area to Otterpool Park as a whole - transform its character from a road to a street by locating building frontages onto it and providing boulevard tree planting
- ⑥ Create distinctive 'gateways' at intersection of A20 and primary streets into the character area
- ⑦ Provide clear connections to filtered cycling/walking routes travelling east to the Town Centre
- ⑧ Designs for development framing the key view will require careful consideration in order to achieve a high quality setting for the view
- ⑨ Larger areas of built form are to be separated by belts of native structural planting (bolstering existing field boundaries where possible) to integrate the development in views from the North Downs escarpment.
- ⑩ Use separation between the new development and the existing settlement of Barrow Hill to allow maintenance of views to the North Downs escarpment

KEY

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> A20 / Otterpool Avenue / Otterpool Lane Movement corridor identified on Movement Parameter Plan, with green features (e.g. trees/SuDS) Movement corridor identified on Movement Parameter Plan Connection into neighbourhood Existing and proposed dedicated cycle, pedestrian and/or bridleway routes | <ul style="list-style-type: none"> Destination open space Managed green space Natural / semi-natural open space Existing watercourse Neighbourhood development area Public realm at key intersections | <ul style="list-style-type: none"> Primary / secondary school Local centre Heritage feature (barrow) Railway line Notable views from publicly accessible areas to North Downs escarpment | <ul style="list-style-type: none"> Indicative location of links created between barrows and wider landscape Existing community Site boundary Character area boundary |
|---|---|--|--|

4.3 Country Park

AT A GLANCE

- Country Park is a significant focal point for the town as a whole, connected by radial routes for pedestrians and cyclists
- Central primary street provides extension of Airfield Park's primary street, creating an important connection to the Town Centre
- The sloping topography to the NE towards the River Stour tributary provides views to the north and a distinct landscape within Otterpool Park - curvilinear streets respond to this topography
- Changing relationship with the A20 from west to east as it transitions between development, Country Park and development closer to the Town Centre

SITE INFLUENCES

- 1 Sloping topography falling to a ditch connecting to the East River Stour
- 2 Otterpool Quarry, a Geological Site of Special Scientific Interest (SSSI)
- 3 Small areas of woodland, trees and hedgerows
- 4 Location of the Roman villa and prehistoric barrow
- 5 Existing water body adjacent to the East River Stour tributary
- 6 Sensitive views to and from the North Downs escarpment within the Kent Downs AONB

KEY

- | | | |
|-------------------------|-----------------------------|---|
| Site boundary | Existing hedgerow | Existing road |
| Character area boundary | River | Existing footpath or bridleway |
| Existing woodland | Waterbody | Heritage site, visible/hidden |
| SSSI | High/low risk flooding area | 5m contours |
| AONB | Existing settlement | Former alignment of Pound Track |
| Existing trees | Railway | Scheduled Ancient Monument boundary (relating to barrows) |

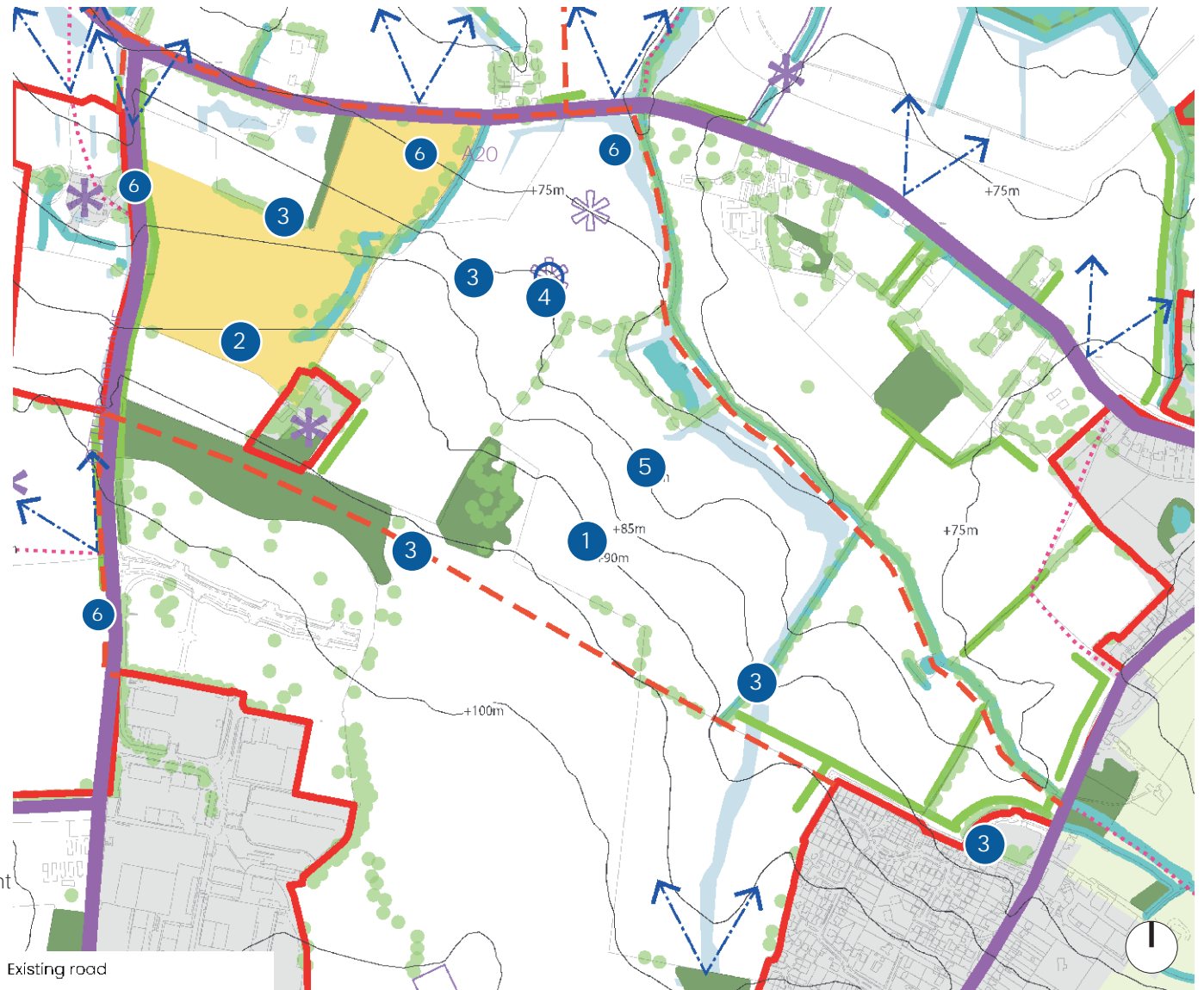


Fig 4.7: Country Park site influences



Fig 4.8: Country Park design principles

KEY

- | | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> A20 / Otterpool Avenue Movement corridor identified on Movement Parameter Plan, with green features (e.g. trees/SuDS) Movement corridor identified on Movement Parameter Plan Connection into neighbourhood Existing and proposed dedicated cycle, pedestrian and/or bridleway routes | <ul style="list-style-type: none"> Destination open space Resilient open space Managed green space Natural / semi-natural open space Existing watercourse Neighbourhood development area | <ul style="list-style-type: none"> Public realm at key intersections Primary / secondary school Local centre Other heritage features, e.g. Roman Villa, barrows, Otterpool Manor, post WWII runway | <ul style="list-style-type: none"> Notable views from publicly accessible areas to North Downs escarpment Existing community Site boundary Character area boundary |
|--|--|--|--|

KEY DESIGN PRINCIPLES

- 1 Create a Country Park which incorporates the existing heritage features of the Roman Villa and barrow, the SSSI, and the pedestrian and cycle routes which provide key connections across the whole of Otterpool Park. Drainage features should be specifically designed to avoid areas where archaeological remains of the villa and villa enclosure are expected. Use structural planting around the open edges of the development blocks to mitigate views of them from the AONB.
- 2 Design the primary street to form a memorable, direct tree-lined avenue connecting from Otterpool Lane through to the Town Centre
- 3 Create informal and multi-functional open space around existing water feature
- 4 Provide a generous open space buffer north of Lympne which is integrated well with the other areas of Lympne Green to the north and south and which prevent the visual coalescence of the settlements in part when seen in views from the North Downs escarpment and other parts of the AONB to the immediate east.
- 5 Design development to the north-west of Country Park to provide built frontage onto the A20
- 6 Create north-west to south-east tree belts along the north and south edges and through the centre of the neighbourhood development area to break up the perceived mass of built form visible in views from the escarpment of the North Downs in the AONB
- 7 Landscape and boundary treatments within the setting of Upper Otterpool, Berwick Manor and Newingreen Farm historic farmsteads should be appropriate to their historic character. Sensitive treatment of the transition from the urban to the rural will be necessary, including through the advanced landscape planting. Details will be as advised by the Council's Conservation Consultant

4.4 Airfield Park

AT A GLANCE

- Formal geometric layout of streets informed by former runway alignment
- Historic former runway integrated as open space, with formal building edges overlooking them
- Primary street provides key connection between Otterpool Lane 'gateway' and onwards to the Town Centre
- Generous scale of Lymgne Green wraps around the development to the south as a transition zone with Lymgne, providing enhanced ecology and growing opportunities
- Pleasant pedestrian and cycle routes in green corridors connect various destinations including Country Park and the Town Centre

SITE INFLUENCES

- 1 Highest point of Otterpool Park with views to and from the Kent Downs AONB; largely flat topography
- 2 Need to consider relationship with the existing industrial area to the west and existing community at Lymgne to the east
- 3 Small areas of woodland, trees and hedgerows
- 4 Existing routes
- 5 Former Lymgne Airfield airstrip (Post WWII)
- 6 Sensitive views to and from the North Downs escarpment within the Kent Downs AONB
- 7 Relationship to existing community

KEY

- | | | | | | |
|--|-------------------------|--|-----------------------------|--|---|
| | Site boundary | | Existing hedgerow | | Existing road |
| | Character area boundary | | River | | Existing footpath or bridleway |
| | Existing woodland | | Waterbody | | Heritage site, visible/hidden |
| | SSSI | | High/low risk flooding area | | 5m contours |
| | AONB | | Existing settlement | | Former alignment of Pound Track |
| | Existing trees | | Railway | | Scheduled Ancient Monument boundary (relating to barrows) |

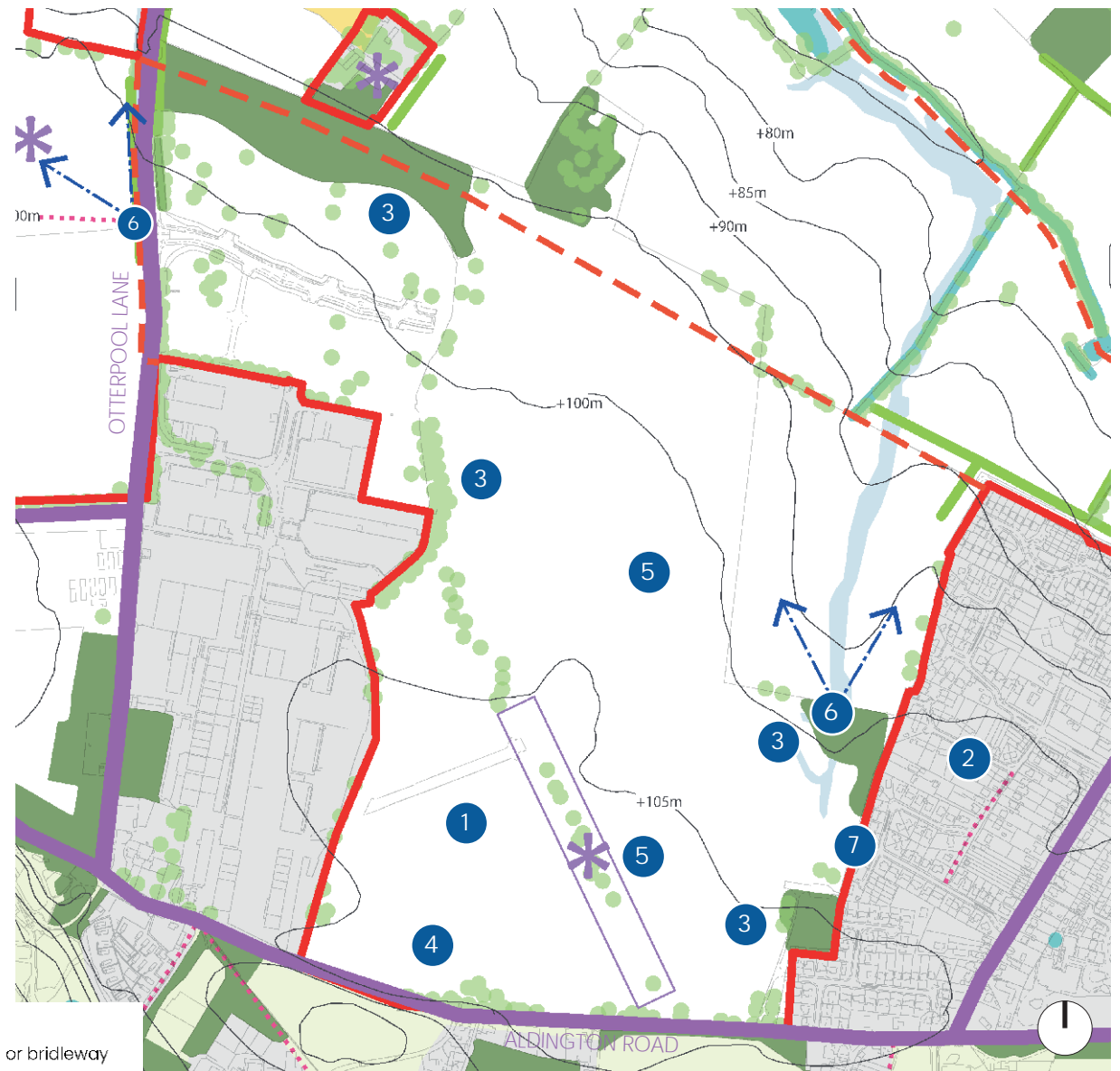


Fig 4.9: Airfield Park site influences



KEY DESIGN PRINCIPLES

- ① Locate a Local Centre at the intersection of the primary street and Otterpool Lane, straddling the Lane. Design the streets to create a high quality public realm 'gateway' at this intersection, with an emphasis on convenient and safe pedestrian and cycle movement, particularly east-west connecting onwards to the Town Centre and Railway Station
- ② Incorporate the post WWII runway as open space, with distinctive play features, within the development, defined by formal building frontages
- ③ Design the primary street to form a memorable, direct tree-lined avenue connecting from Otterpool Lane through to the Town Centre
- ④ Incorporate high quality public realm at key junction to create memorable townscape 'moments'
- ⑤ Provide generous multi-functional open space (including SuDS) next to Lympne which celebrates views to Kent Downs AONB which maintains sight of the wooded Greensand Ridge in views from the North Downs escarpment. New native planting created between the proposed built form and Lympne to prevent the visual coalescence of the settlements in part when seen in views from the North Downs escarpment.
- ⑥ Design informal building frontages to Lympne Green to provide a contrast to formal character surrounding the open spaces associated with the former runway. Use structural planting around the open edges of the development blocks to mitigate views of them from the AONB.
- ⑦ Design development and movement network to allow for future connection through Industrial Estate site onto Otterpool Lane
- ⑧ Bolster the existing tree belts around the perimeter, and through the centre of the area and build upon the existing vegetated form of the runway by creating east-west aligned native structural planting. These would help integrate the development in views from the escarpment of the North Downs in the AONB, and to break up the perceived mass of built form visible

KEY

A20 / Otterpool Avenue	Managed green space	Other heritage features, e.g. Roman Villa, barrows, Otterpool Manor, post WWII runway
Movement corridor identified on Movement Parameter Plan, with green features (e.g. trees/SuDS)	Natural / semi-natural open space	Notable views from publicly accessible areas to North Downs escarpment
Movement corridor identified on Movement Parameter Plan	Existing watercourse	Existing community
Connection into neighbourhood	Neighbourhood development area	Site boundary
Existing and proposed dedicated cycle, pedestrian and/or bridleway routes	Public realm at key intersection	Character area boundary
Destination open space	Primary / secondary school	
Resilient open space	Local centre	

4.5 Woodland Ridge

AT A GLANCE

- Otterpool Lane's Local Centre provides key gateway to Otterpool Park as a whole, working together with the Otterpool Green open space
- Framed panoramic views to the north
- Primary street responds to topography following the ridgeline
- Crumbly low density western edge with substantial tree planting and sensitive edge treatment makes transition to surrounding countryside

SITE INFLUENCES

- 1 Distinct topographical zones: flat in the south, a broad ridge to the north - opportunity for street pattern to respond to changes
- 2 Opportunity for 'public face' onto Otterpool Lane to create sense of arrival into the Town
- 3 Otterpool Manor a key heritage asset - open setting must be retained
- 4 Harringe Brooks Woods forms backdrop - need to be sensitive in transition to surrounding countryside
- 5 Incorporate existing hedgerows, trees and footpaths
- 6 Incorporate the Battle HQ remains within open space
- 7 Sensitive views to and from the North Downs escarpment within the Kent Downs AONB

KEY

- | | | |
|-------------------------|-----------------------------|---|
| Site boundary | Existing hedgerow | Existing road |
| Character area boundary | River | Existing footpath or bridleway |
| Existing woodland | Waterbody | Heritage site, visible/hidden |
| SSSI | High/low risk flooding area | 5m contours |
| AONB | Existing settlement | Former alignment of Pound Track |
| Existing trees | Railway | Scheduled Ancient Monument boundary (relating to barrows) |

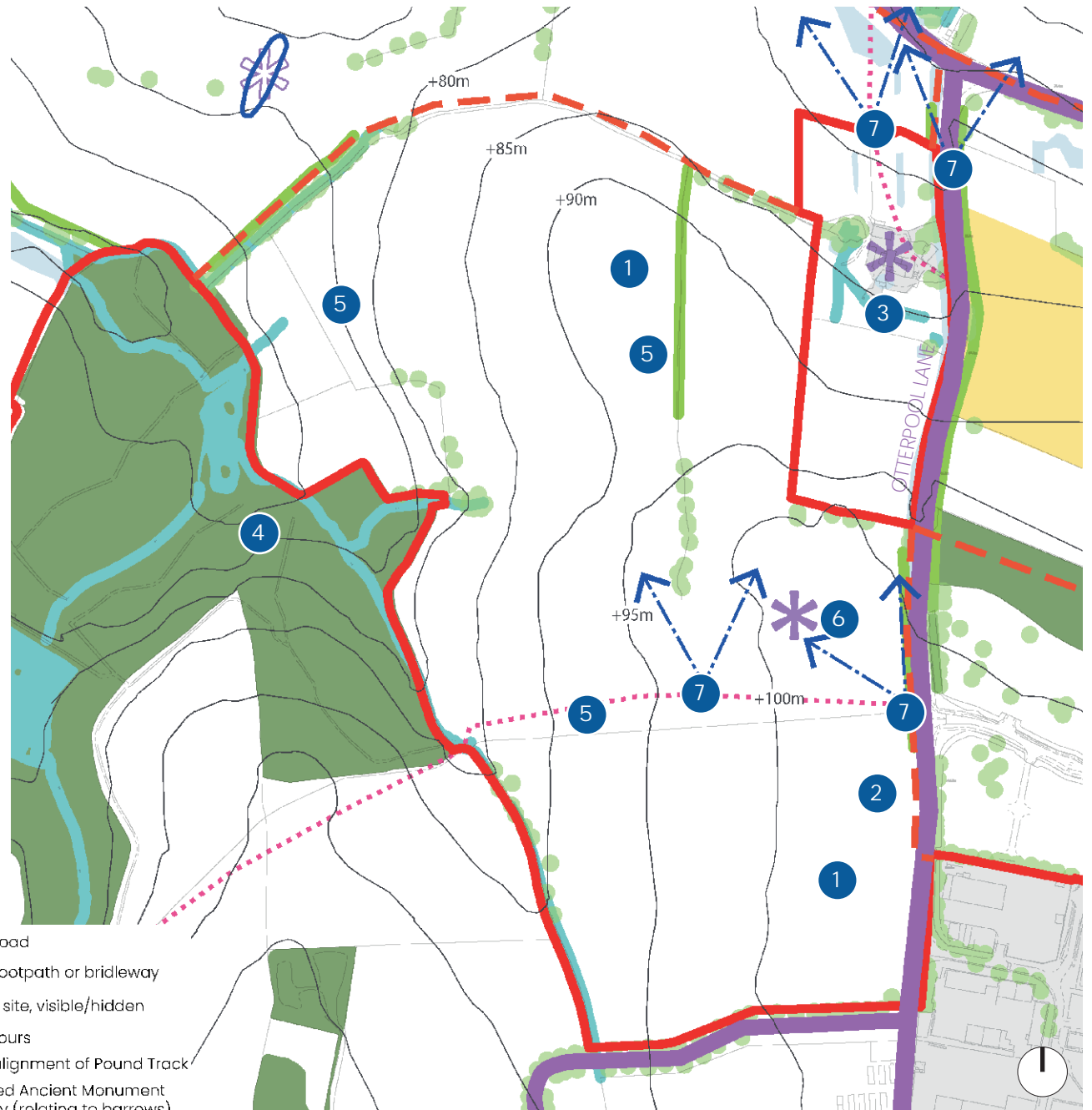


Fig 4.11: Woodland Ridge site influences

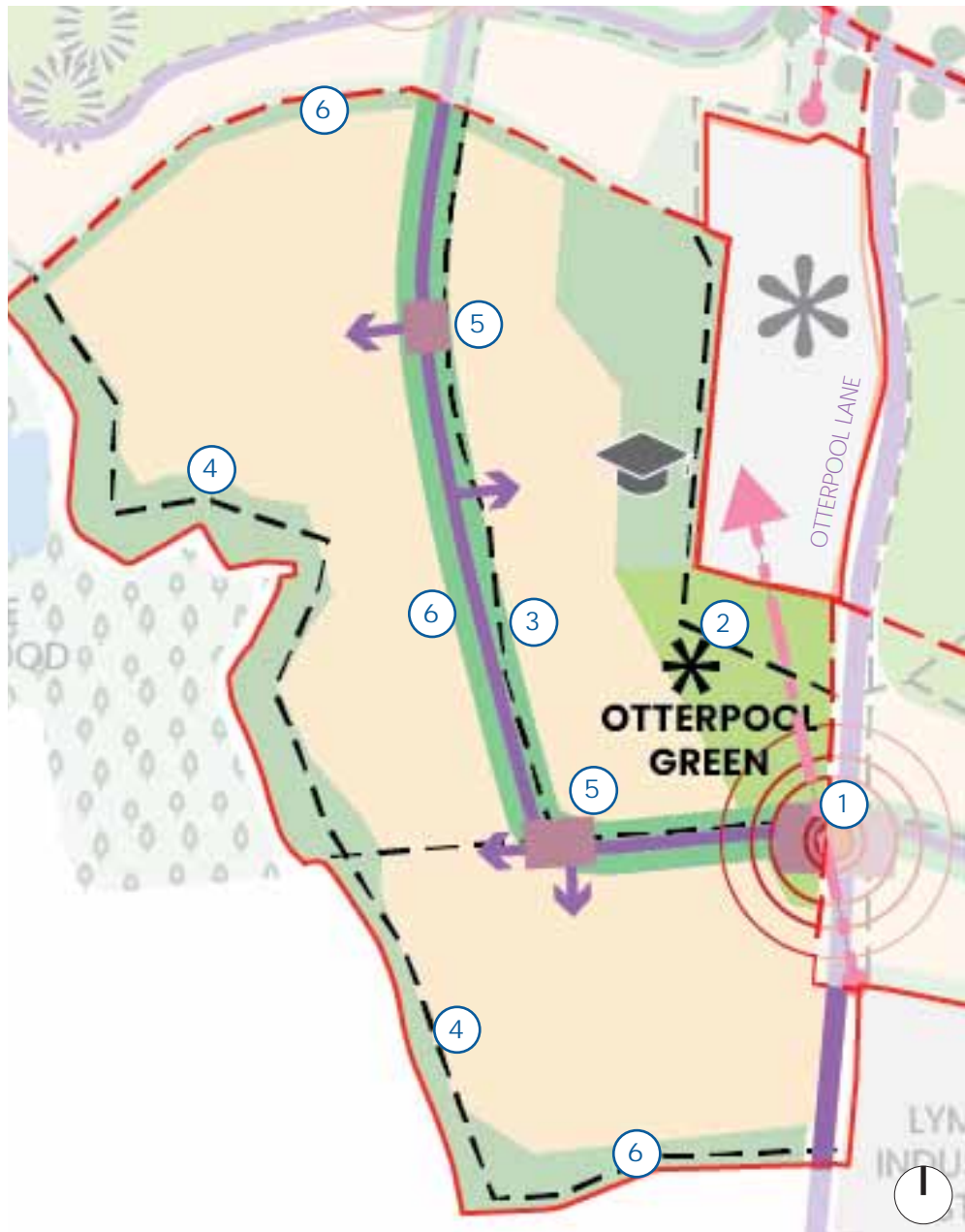


Fig 4.12: Woodland Ridge design principles

KEY DESIGN PRINCIPLES

- ① Locate a Local Centre at the intersection of the primary street and Otterpool Lane, straddling the Lane. Design the streets to create a high quality public realm 'gateway' at this intersection, with an emphasis on convenient and safe pedestrian and cycle movement, particularly east-west connecting onwards to the Town Centre and Railway Station
- ② Create green space that links local centre, primary school and Otterpool Manor and locates Battle HQ heritage feature within it and which allows retention of some of the existing views of the escarpment of the North Downs in the AONB. Battle HQ will be protected, interpreted and celebrated within the open space, in line with the principles set out in the Heritage Strategy. The open space should allow retention of some of the existing views of the escarpment of the North Downs in the AONB, and structural planting around the open edges of the development blocks should be used to mitigate views of them from the AONB.
- ③ Design the primary street to create a memorable central spine, extending along the broad ridgeline to the north
- ④ Design sensitive 'crumbly' low density edge and linear green space incorporating a SuDS corridor with substantial tree planting to provide a transition to Harringe Brooks Wood and countryside beyond, allowing for connections to future development to the south and west
- ⑤ Incorporate high quality public realm at key junctions to create memorable townscape 'moments'
- ⑥ Create east-west tree belts incorporating a SuDS corridor along the north and south edges and through the centre of the neighbourhood development area to break up the perceived mass of built form visible in views from the escarpment of the North Downs in the AONB'

KEY

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> A20 / Otterpool Avenue Movement corridor identified on Movement Parameter Plan, with green features (e.g. trees/SuDS) Movement corridor identified on Movement Parameter Plan Connection into neighbourhood Existing and proposed dedicated cycle, pedestrian and/or bridleway routes Neighbourhood development area Public realm at key intersections Primary / secondary school | <ul style="list-style-type: none"> Managed green space Natural / semi-natural open space Existing watercourse Local centre Heritage feature (Battle HQ, Otterpool Manor) Notable views from publicly accessible areas to North Downs escarpment Existing community | <ul style="list-style-type: none"> Site boundary Character area boundary |
|--|--|---|

4.6 Hill Top

AT A GLANCE

- Unique undulating topography results in organic street layout
- Barrow Hill Green forms centrepiece at high point
- Soft, low density edges make transition to surrounding countryside
- Primary street connects with Manor Quarter to the south, creating strong linear feature in contrast to organic street pattern

SITE INFLUENCES

- 1 Topography rising to a hill top with views north to and from the Kent Downs AONB
- 2 A cluster of Bronze Age barrows on the high ground
- 3 East River Stour provides a natural setback from the railway
- 4 Linear ditch and trees/hedgerow cuts through the rounded topography
- 5 Sensitive relationship to existing community at Barrow Hill Sellindge
- 6 Opportunity to incorporate small woodland area nearby the Barrow Hill Sellindge residential area
- 7 Location to create a key junction with the A20
- 8 Sensitive views to and from the North Downs escarpment within the Kent Downs AONB
- 9 Relationship to existing community

KEY

- | | | | |
|-------------------------|-----------------------------|--------------------------------|---|
| Site boundary | Existing trees | Existing settlement | 5m contours |
| Character area boundary | Existing hedgerow | Railway | Former alignment of Pound Track |
| Existing woodland | River | Existing road | Scheduled Ancient Monument boundary (relating to barrows) |
| SSSI | Waterbody | Existing footpath or bridleway | |
| AONB | High/low risk flooding area | Heritage site, visible/hidden | |

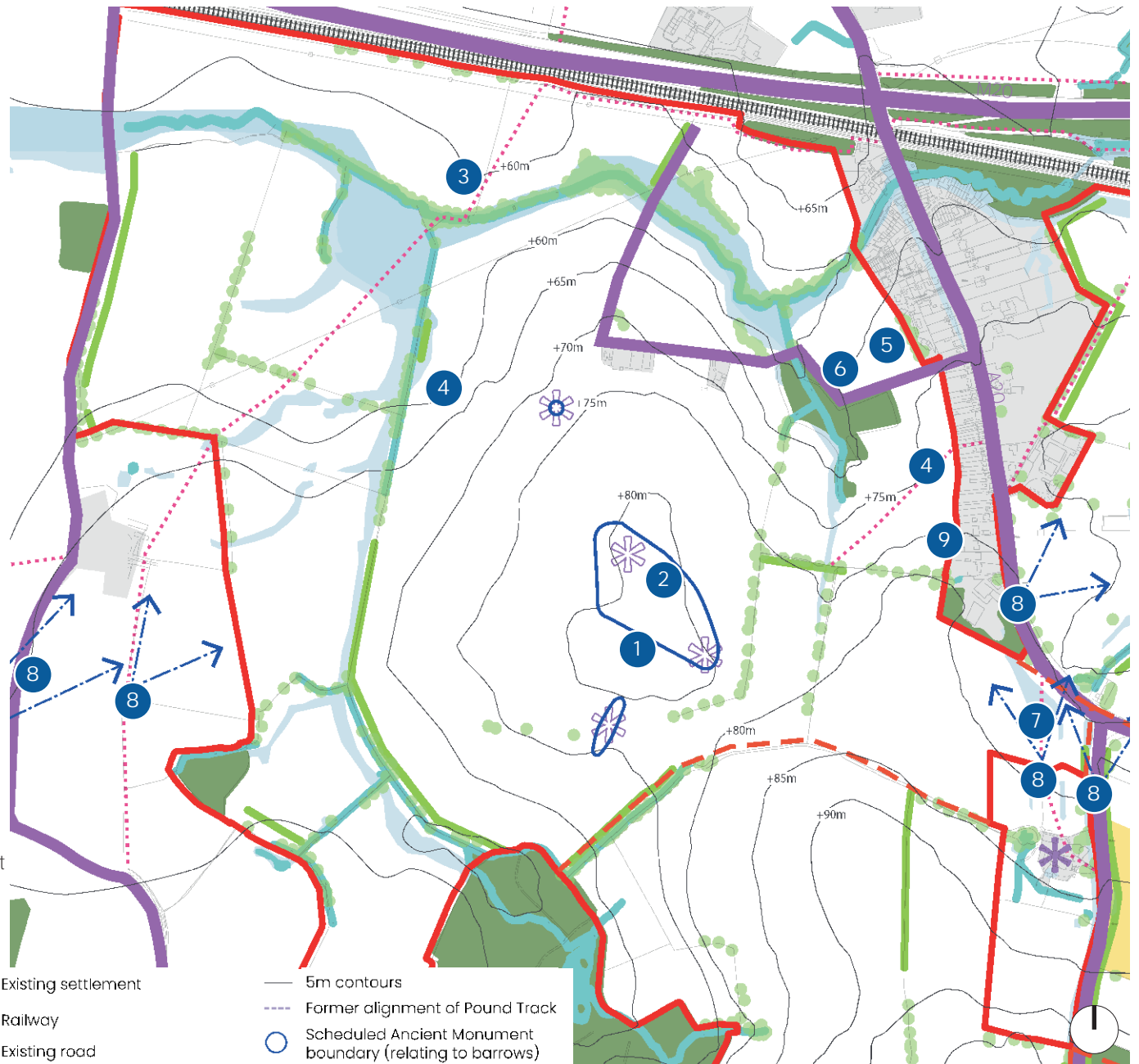


Fig. 4.13: Hill Top site influences



KEY DESIGN PRINCIPLES

- 1 Develop a design concept for the barrows that respects the barrows setting within their wider landscape, particularly their relationship with the AONB to the north
- 2 Primary tree-lined street follows the contours to create a curving street, contrasting to its linear character where it heads south to the Woodland Ridge area
- 3 Create new tree belts incorporating SuDS, some following the landform's existing contours, through the neighbourhood development area, and bolster its field boundaries and edges to break up the perceived mass of built form visible in views from the escarpment of the North Downs in the AONB
- 4 A distinctive linear water feature cuts through the undulating topography - opportunity to respond with street layout that provides contrast to curves elsewhere within the area
- 5 Locate the Local Centre on the primary street access, close to the A20 and Barrow Hill Green, creating high quality public realm 'gateways' at connection of routes
- 6 Create wetland habitat environment for mitigation as a distinctive open space with well-connected pedestrian, cycle and bridle routes around the River Stour
- 7 Reduce density on edges of development and design with green spaces (containing tree belts along the site's west side) to form transition and robust edge to surrounding countryside and to help mitigate views of new built development in views from the escarpment of the North Downs in the AONB
- 8 Design Waste Water Treatment Facility as an attractive, well-integrated 'barn'-like structure with appropriate yet discreet access within wetland landscape
- 9 Create visual, perceptive and meaningful connection between A20, primary streets and open space and allow maintenance of views to the North Downs escarpment.
- 10 Landscape and boundary treatments within the setting of Harringe Court, Barrow Hill Farm and Otterpool Manor historic farmsteads should be appropriate to their historic character. Sensitive treatment of the transition from the urban to the rural will be necessary, including through the advanced landscape planting. Details will be as advised by the Council's Conservation Consultant
- 11 Open space buffer and new native planting to be created between the areas of built form and Sellindge to prevent the visual coalescence of the settlements in part when seen in views from the North Downs escarpment. and to allow maintenance of views to the North Downs escarpment from the Green Sand Ridge.

Fig. 4.14: Hill Top design principles

4.7 Hillhurst Farm

AT A GLANCE

- Close relationship to the Railway Station, Town Centre and the A20/M20 - so a focus for employment uses
- The realigned A20 - 'Otterpool Avenue' - provides new gateway to Otterpool Park as a whole from the east - a key 'front door' to the Garden Town
- The former Hillhurst Farm site becomes a focal point with a green space

SITE INFLUENCES

- 1 Close proximity to Railway Station, ideal for pedestrian and cycle connections
- 2 Key sensitivities to the immediate east, including the landscape character of the AONB, the heritage of Sandling Park, and the biodiversity of Kiln Wood (and the ecological corridors connecting to it)
- 3 Retain and integrate Hillhurst Farm, building on the principles identified in the Otterpool Park Heritage Strategy and the Kent Farmstead Guidance
- 4 Rising topography to the south with the slope being highly visible from the Kent Downs AONB
- 5 Need to be sensitive to character of Stone Street
- 6 The area forms part of the North Downs Special Landscape Area
- 7 Sensitive views to and from the North Downs escarpment within the Kent Downs AONB

KEY

Site boundary	Existing hedgerow	Existing road
Character area boundary	River	Existing footpath or bridleway
Existing woodland	Waterbody	Heritage site, visible/hidden
SSSI	High/low risk flooding area	5m contours
AONB	Existing settlement	Former alignment of Pound Track
Existing trees	Railway	Scheduled Ancient Monument boundary (relating to barrows)

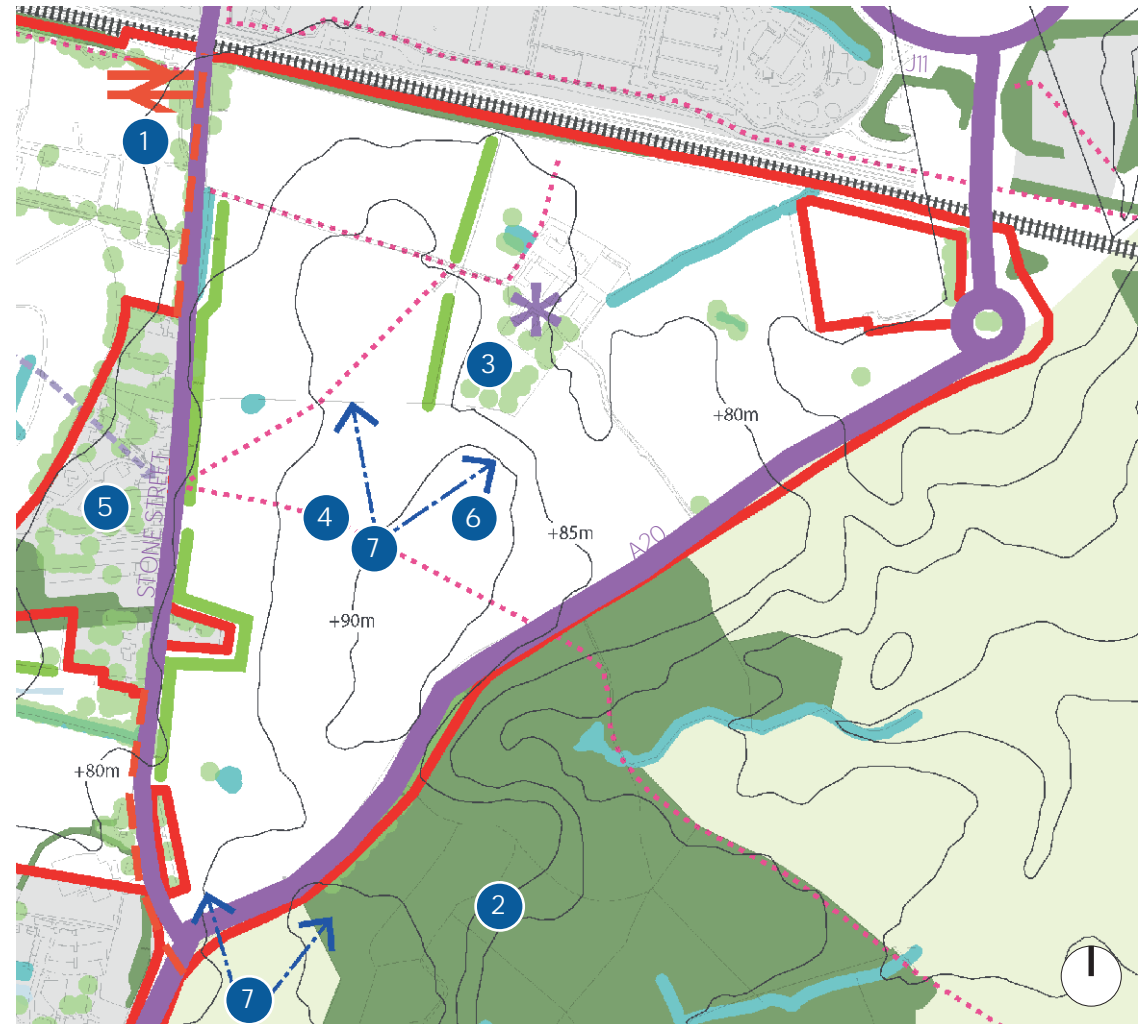


Fig. 4.15: Hillhurst Farm site influences

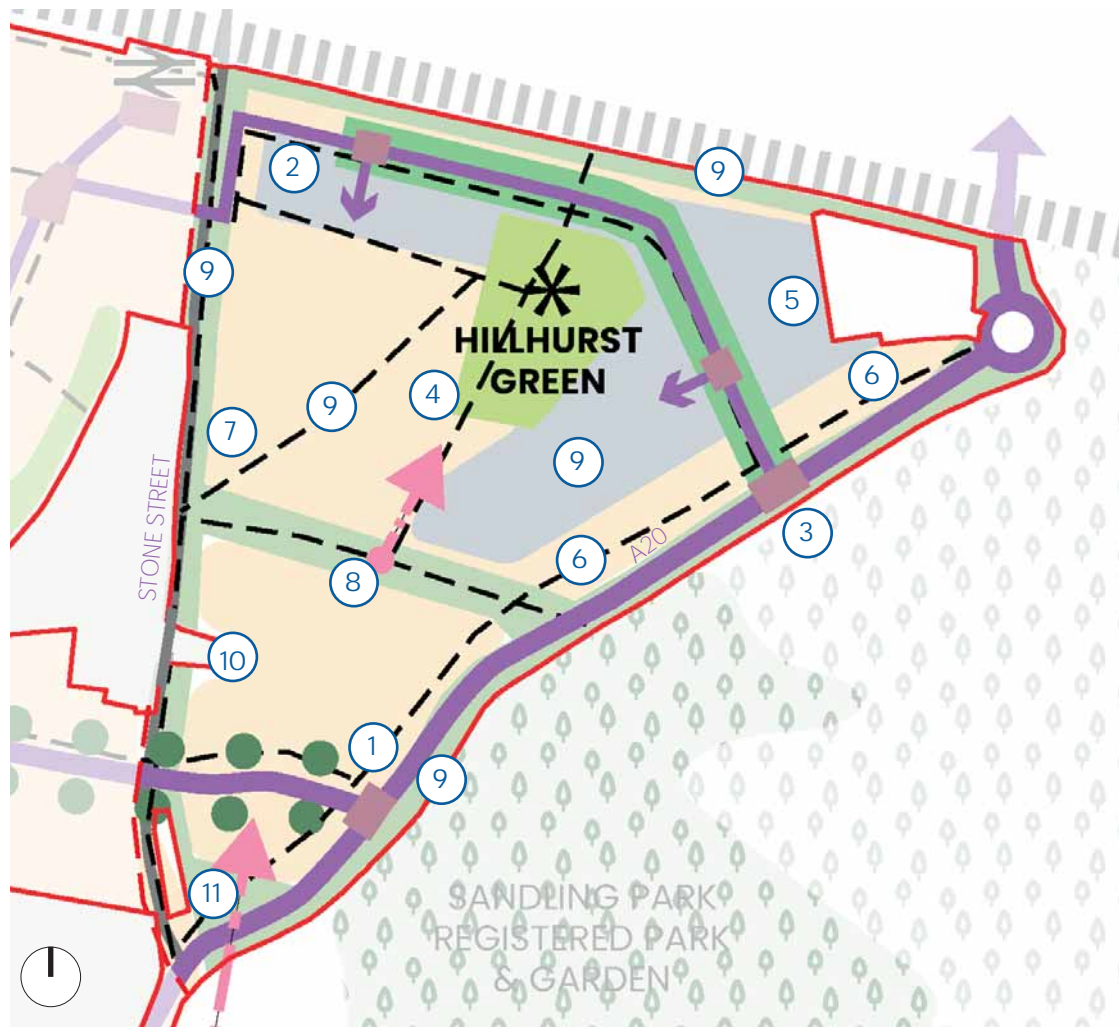


Fig. 4.16: Hillhurst Farm design principles

KEY DESIGN PRINCIPLES

- ① Create positive, high quality gateway to Otterpool Park as a whole with a new road link - 'Otterpool Avenue' - which creates a strong boulevard character to signal the approach to the Town Centre
- ② Design the tree-lined primary street to provide access for all vehicles continuing across Stone Street towards the station and Town Centre
- ③ Create high quality public realm at the intersection of the primary street and the A20
- ④ Design employment around Hillhurst Green open space to positively front onto it, maintaining the Hillhurst Farm site in its open setting
- ⑤ Locate dedicated employment area within close proximity of the A20 and Junction 11 and design to be sensitive to views from Kent Downs AONB
- ⑥ Design positive frontage to existing A20 / link to Junction 11
- ⑦ Design frontage sensitively to Stone Street and the existing community
- ⑧ Green corridor created along public footpath route - incorporating: existing undulating topography and view to the escarpment of the North Downs within the AONB, and enhancing crossing to Sandling Park.
- ⑨ Reinforcement of the area's boundaries, and integration of the development's built form in views from the AONB, with the creation of new tree belts incorporating SuDS. Larger areas of built form separated by belts of generally east-west aligned native structural planting (many along existing field boundaries).
- ⑩ Landscape and boundary treatments within the setting of Twin Chimneys historic farmstead should be appropriate to their historic character. Sensitive treatment of the transition from the urban to the rural will be necessary, including through the advanced landscape planting. Details will be as advised by the Council's Conservation Consultant.
- ⑪ Separation between the new development and Newingreen created, in part, to allow maintenance of views to the North Downs escarpment from the AONB to the south of the site

KEY

- | | | |
|--|-----------------------------------|--|
| A20 / Otterpool Avenue | Managed green space | Notable views from publicly accessible areas to North Downs escarpment |
| Stone Street | Neighbourhood development area | Existing community |
| Movement corridor identified on Movement Parameter Plan, with green features (e.g. trees/SuDS) | Public realm at key intersections | Site boundary |
| Connection into neighbourhood | Business development park | Character area boundary |
| Existing and proposed dedicated cycle, pedestrian and/or bridleway routes | Heritage feature (Hillhurst Farm) | |
| | Railway line | |

5

Making good places: design guidance



5.0 Making good places: design guidance

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. This chapter sets out the principles that must be used to inform a consistent approach to design.

Principles include nationwide urban design best practice, and principles specific to Otterpool Park. Detailed Design Codes for each development area will be expected to expand on these principles with design guidance specific to each area's individual character.

Over the multiple phases of development, it will be important to consider how lessons can be learnt from earlier phases and applied to the design of new parcels to ensure design continues to be of the highest quality. The homes are intended to be delivered tenure-blind to ensure consistency in high quality construction methods. The different types and tenures will be appropriately integrated into the neighbourhoods to ensure a cohesive community.

The principles are grouped under five themes:

- **A place for nature** - ensuring landscape and open space continue to be a key feature of the town.
- **A memorable place** - a place that is easy to find your way around, with distinctive spaces and buildings at key locations.
- **A connected place** - providing people with a choice of different routes, including direct connections to key destinations such as the Town Centre.
- **A place with good buildings** - a place where all buildings, no matter what their importance, are designed thoughtfully.
- **A place planned for the future** - a town that is resilient to future changes in the way we live.



Fig. 51: This village square creates a memorable focal point at the heart of the new development, with a range of different streets and routes connecting it into the wider area. The high quality buildings define and enclose the square. (Lightmoor, Telford)

Design principles and requirements are set out in blue boxes.

PRINCIPLE 1: From Phase 2 onwards, the master developer, parcel developers and their design teams will work together to identify lessons learned from earlier phases. These lessons learned shall be discussed with the Planning Authority at the beginning of the process of developing Detailed Design Codes and Masterplans for future phases. These discussions shall discuss and agree any changes or additions required to the approach, and also have regard to any ongoing developments in living, working and travel patterns.

PRINCIPLE 2: Develop masterplans and Design Codes which assist in integrating the settlement into the setting of the Kent Downs AONB, enhancing landscape and visual impact including:

- Design, scale, setting and materials of new development must respond to the distinctive character and special qualities of the AONB and its setting; allow for significant tree planting between areas of buildings where necessary; and have regard to the Kentish Contemporary Vernacular Study and Colour Study (Doc. Ref. OP5 Appendix 12.5)
- Tier 2 masterplan proposals must show how the spacing, alignment, massing and overall design quality has had responded to the distinctive character and special qualities of the AONB and its setting
- Demonstrate how the planting framework contributes towards local character, adds to the sense of place and helps with orientation and provides robust defensible edges to it, in part to ensure that abrupt changes of landscape character would not occur.
- Demonstrate consideration of the form, open spaces and vegetation that will be introduced to help define views into, out of and within the masterplan and integrate the settlement into its surroundings, in particular the impact on the setting of the AONB
- Incorporate the use of non-reflective/appropriately coloured building façade and roof materials, green roofs and green walls on homes and incorporate PV oriented south where feasible, therefore limiting visibility in views from the AONB in the north
- Consideration of the landscape character, land-uses and heritage assets within the environs of the site to assimilate the settlement into its setting, and assist the supporting surrounding green infrastructure assets around and beyond it
- Ensuring the proposed Development adheres to the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light, with regards to light spill, glare and sky glow.
- Masterplans are to be supported by appropriate modelling and visual assessment such as verified wireframes and rendered views, as agreed with the LPA at Tier 2 and 3.

5.1 A place for nature

The existing natural features and landscape of Otterpool Park are the driving force and key starting point for the masterplan, and all future phases and Masterplans. Open spaces and landscape are not leftover spaces in between buildings, but the inspiration and starting point for each of the new town's character areas.

This section sets out the design principles to ensure resilient open spaces and landscape under the following headings:

- a hierarchy of open space;
- preserving and enhancing biodiversity; and,
- integrating water.



Fig. 5.2: Social amenities set within public open space promotes health and wellbeing (School Square, Great Kneighton)

A HIERARCHY OF OPEN SPACE

A clear and sound hierarchy of open space helps to orient people. It also helps to provide a variety of spaces which have a different and distinct purpose which in turn supports a wider network. The purpose and identity of each public open space, whether a destination park or neighbourhood green space, can be differentiated through appropriate and varied plant species, habitat, formal and informal play provision, and social amenity spaces to support its intended character.

The social function of open space and play areas will be an important element to consider within Masterplans and Design Codes. Whilst certain parks and spaces will be intended to be predominantly open landscape, with some areas dedicated to sports pitches, the provision of seating or hard landscaped areas would provide valuable and engaging amenity for local communities and visitors. These could provide shelter and/or communal tables, potentially alongside play areas, to create attractive environments for families and all ages.

Dedicated pedestrian and cycle routes through green corridors will connect the diverse and extensive network of open spaces, as well as neighbourhoods, across Otterpool Park and the countryside beyond. These green links will also have the opportunity to incorporate various landscape and planting features, including SUDs, informal play, habitat, and productive planting, adding to the wealth of the overall open space hierarchy.



Fig. 5.3: Communal tables and seating within public open space encourages social interaction (Eddington, Cambridge)



Fig. 5.4: Seating along dedicated pedestrian routes in green landscape settings creates a pleasant environment (Grand Canal, Dublin)

The existing pattern of the wider landscape, with woodlands, tree belts (shaws) and hedgerows will help shape the layout of the town.

Whilst there will be a presumption in favour of retaining such existing vegetation to help conserve the landscape structure and the intrinsic character of the place, as well as providing instant maturity to neighbourhoods, the future Masterplan and Design Code will be informed by tree and hedgerow surveys to further reveal those that are most valued, and those few that could be potentially removed to allow for the creation of a permeable settlement.

The planting of new woodland, tree belts and hedgerows, along with tree avenues, community orchards and 'place-making' distinctive single trees will reinforce the existing landscape structure, compensate for the loss of vegetation, and help integrate the town into its setting.

PRESERVING AND ENHANCING BIODIVERSITY

Preserving and enhancing habitat has been a key masterplan driver through the identification of ecologically sensitive areas (e.g. the SSSI) and dark corridors required to protect and encourage local habitat.

Prioritising native, wildlife-friendly (e.g. flowering, fruit and pollen-giving), and climate-resilient tree species and vegetation will increase the potential for biodiversity to thrive in the long-term, as well as provide wider benefits for the development. The selection of these species, and how they intend to be distributed (including within areas identified for community orchards), will be required as part of Detailed Design Codes.

Ecologists will need to remain an integral part of future design teams to ensure opportunities for biodiversity remain a priority as development continues over time, including considering how habitat can be integrated into built environments as well as open spaces.

INTEGRATING WATER

There are a number of existing waterbodies within Otterpool Park which are to be retained, integrated and celebrated as unique features. The Racecourse Lake and the East Stour River corridor are two examples which also have the potential to serve as important habitats as well as link to the site's heritage.

Where possible, these existing features should be considered alongside sustainable urban drainage systems (SUDs) to create climate-resilient and well-integrated natural environments which complement surrounding built development. Where there is opportunity to design a more dynamic water landscape (e.g. along the East Stour River) this should be considered within detailed design. Multi-functional SUDs features would be encouraged where they provide water management, ecology and opportunity for play.

Masterplans and Design Codes will need to consider a range of SuDS features, e.g. rain gardens, attenuation ponds/basins, swales, etc, within all types of open space, including streets and Town and local squares, for example. These features can contribute significantly to an area's character, so it may be appropriate that a particular form of SuDS is prioritised in different locations to create a distinctive feel.

Opportunities for integrating additional source control SuDS (e.g. water butts, green roofs, soakaways, permeable paving) should also be explored within development parcels during Masterplanning stages.



Fig. 5.5: Urban SUDS features (e.g. swales and rills) provide water management and playful features within public open space (left - Stockholm, Sweden, right - Cambridge)



Fig. 5.6: Elevated pathways positioned over a softly landscaped attenuation basin provide routes between destinations

INTEGRATING THE TOWN INTO ITS SETTING

Ensuring that the proposed development at Otterpool Park is integrated into its landscape setting has been a key masterplan driver. The following specifications have been approved to ensure the settlement is sensitively integrated into the surrounding landscape and Kent Downs AONB:

Lighting and Reflectivity

Lighting design should accord with the recommendations within the Institution of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Light Pollution'.

Adopt measures to reduce the potential reflectivity of built form in views from the north, such as:

- low-transmissive tinted glass in north facing facades;
- matt coloured louvres in front of large areas of fenestration;
- dark coloured window frames (rather than white) to reduce contrast with the façade elements;
- avoidance of materials with a high gloss finish; and
- avoidance of roof lights on north facing roof pitches.

Building Density

Use density to help create a visually legible hierarchy, gradation and distinction between the different places and neighbourhoods across the Scheme, with highest densities in the town centre and local centres.

The outer edges of development blocks, fronting sensitive open spaces would be of a lower density to create more permeable edges and ensure less of a sharp contrast in character.

Towards the rural edges of the Application Site the housing density will be scaled down to detached and small terraces of homes - some grouped as loose courts and some fronting areas of open landscape.

Building Form and Massing

Orientate large buildings such that their gabled end elevations (rather than long sided parallel elevations) are presented towards the elevated views on the North Downs escarpment.

Position larger buildings in areas of larger scale, flat, less prominent, open, and/or geometrically-structured landscape e.g. the race course, and between Hillhurst Farm and the railway, and so avoid their use in smaller-scale, organic, intimate and complex areas and/or elevated e.g. Barrow Hill and alongside the Site's watercourses.

Reduce the discordant effects of larger buildings (e.g. schools and commercial property) by offsetting buildings from adjacent sized ones and/or creating two or more conjoined smaller structures rather than one large one, where feasible.

Avoid a visual perception of near-continuous roofscape by creating meaningful spaces between blocks of buildings.

Use green/brown roofs on the larger buildings where feasible.

Substitute larger areas of single material finishes on building elevations with a layering of materials, design breaks, and shadow projections.

Use colour and colour combinations to further break up the perceived mass and scale of large buildings. Colour changes should follow the form of the building, for example, in reveals, returns, interlocking roofs, entrances and other design breaks.

Building Heights

To assist in the visual legibility of the overall town and prevent a perception of sprawl when seen in views from outside of the settlement use a variety in building heights to help create a:

- hierarchy between different areas of the settlement such as the town centre, local centres and the areas surrounding them; and
- distinction between the different places of character across the settlement.

Design buildings whose heights and separation distances respect the scale of existing residential buildings outside of the Application Site (and those that are retained inside of the Application Site) that they are adjacent or near to, to help prevent structures being discordant in character or overbearing.

Ensure the design of building heights does not break the skyline in views from the North Downs escarpment.

PRINCIPLE 3: Develop Masterplans and Design Codes to prioritise and integrate resilient landscape and open space features including:

- a clear hierarchy of open spaces;
- existing and new structural vegetation based on the pattern and form of the current landscape;
- the preservation and enhancement of existing key habitats, as well as integration of a range of opportunities for increasing biodiversity to demonstrate contribution to a 20% net gain across the Outline Planning Application site; and
- a range of water and SUDs features within all types of open spaces, streets, local squares and development parcels for water management, ecology and play while maximising opportunities for incorporating green roofs and green walls on key utility buildings and public buildings.

5.2 A memorable place

A memorable place is **easy to find your way around** thanks to well-planned focal points and thoughtful use of landmarks and gateways. These features create a legible and simple to navigate environment where people find it easy to orientate themselves and others: *"Turn left at the square with the big tree"*.

This section sets out a series of design principles under the following headings:

- focal points; and
- landmarks and gateways.

Creating a memorable place should be further enriched by ensuring streets, open space and development are designed in accordance with the Cultural and Creative Strategy for Otterpool Park (Create Otterpool). This could be achieved by engaging with local artists, or a central curator figure, to ensure Otterpool Park's 'Creative' identity is embedded in all Masterplans and Design Codes.

'A Contemporary Kentish Vernacular Study' (produced by Farrells) should also be referenced as part of considering Masterplans and Design Codes.

FOCAL POINTS

The truly memorable parts of towns tend to be those areas that stand out from the rest - that is, the places that vary from the 'norm' of a consistent street hierarchy. These 'focal points' of variety help people navigate the town, breaking it down into smaller, more human-scale elements which can provide the settings for vibrant public life. They may include:

- urban spaces supporting mixed-uses including the provision of mobility hubs within the Town and Local centres;
- formal, busy urban squares at the intersection of primary, secondary and tertiary streets;
- quiet courtyards where tertiary and/or residential mews streets meet;
- spaces incorporating heritage and/or existing landscape features; and
- informal pocket parks.

Decluttering such areas of public realm from vertical street furniture elements, e.g. with the use of catenary lighting, can help to differentiate such spaces from other typical open space environments.

PRINCIPLE 4: Design Masterplans to create a variety of memorable focal spaces within each development area. These should be appropriate to the character of the area and located to aid **wayfinding and orientation.**



Fig 5.7: Urban space with a multi-function water feature (it looks great and provides a place for play) provides a gathering point for the town as a whole



Fig 5.8: An informal pocket park provides a local focus



Fig 5.9: Urban space: The scale of the buildings and space work together to create a place of civic importance (Cambridge)



Fig 5.10: Intimate spaces support the 'big gestures' of civic spaces in creating a network of memorable focal points at all scales

LANDMARKS AND GATEWAYS

There are generally two types of buildings in traditional towns and villages: ‘ordinary’ buildings that make up the majority and ‘special’ landmark buildings that stand out. As we can observe from the local area around Otterpool Park, traditionally the buildings that *look* important, *are* important - the church, the Town Hall, etc. Landmark buildings (or groups of buildings/frontages) often go together with focal open spaces - so that a Town Hall is usually located on the town square - and can be identified through their architectural approach, materials or height. Landmarks help to make a memorable place.

At Otterpool Park, landmarks may be existing buildings (e.g. Westenhanger Castle), new buildings (e.g. civic and mixed use buildings in the Town Centre), or unique features located within the landscape, including specific views, special trees, or land art/sculpture. Landmarks operate at two levels:

- town-wide landmarks that are of significance to Otterpool Park’s character and identity as a whole - e.g. Westenhanger Castle, key town centre buildings, and significant pieces of land art/sculpture used in important gateway locations; and
- local landmarks within individual character areas. They aren’t as prominent as the town-wide landmarks but they still help to create a memorable place, particularly for their local community.

The Character Areas chapter of this Strategic Design Principles document begins to identify opportunities for landmarks, including key gateways - signifying the important arrival points - into Otterpool Park. An important function of the Masterplans and Detailed Design Codes for individual development areas is to develop these initial opportunities and clarify the location of landmarks and gateways, setting out design principles to create moments of memorable character.

PRINCIPLE 5: Develop Masterplans and Detailed Design Codes to set out specific locations and requirements for landmarks and gateways. These should include not only the buildings or unique landscape features but also - where appropriate - the spaces to which they relate.

Ensure that the landmarks and gateways work together with the street hierarchy to create logical and memorable layouts that help people to find their way around. This may include:

- locating gateways at key entry points into the development area;
- positioning landmarks to terminate important viewlines into and within the development; and
- responding to topography - e.g. where appropriate to the character, locating a landmark in a visually prominent position.



Fig. 5.11: Landmark building terminating the view along the main street at Poundbury



Fig. 5.12: Gateways may be local in character: here at Derwenthorpe the two strong gable ends create a memorable approach to this cluster of homes

5.3 A connected place

Otterpool Park provides people with choices about how they move around the town, with a strong emphasis on walking and cycling, along with bus routes. The aim is to encourage people away from the private car as a means of getting around, and instead use more sustainable modes. This is achieved through:

- linked streets and routes for pedestrians and cyclists;
- regular connections; and,
- street hierarchy.

A Mobility Vision and User Centric Approach report has been prepared for Otterpool Park to support its overall connectivity and includes 9 mobility principles. **Mobility hubs** are included as one of the principles which are intended to support and encourage the sustainable movement of residents and visitors, as well as freight and deliveries. The distribution, location and design of mobility hubs will need to be included within the Masterplan and Design Codes and should consider how they can be integrated within the public realm and as key community facilities, e.g. with public toilets, kiosks, seating, etc.

PRINCIPLE 6: Set out principles in the Detailed Design Code to guide the distribution, location, design and function of mobility hubs ensuring that they are well-integrated as part of key public realm spaces within all Masterplans.



Fig. 5.13: 9 principles of Otterpool Park's Mobility Vision

LINKED STREETS AND ROUTES

Walking and cycling need to be attractive, and more convenient than using the car, especially for short trips within the town. Catching a bus needs to be easy, with bus stops close to where people live and work. A key part of convenience is therefore providing direct, convenient and attractive connections for pedestrians and cyclists to destinations - both at the strategic (e.g. the Town Centre) and local level (e.g. the local bus stop).

This quality of being connected is referred to as 'permeability' - that is, streets and routes that link together. Traditional local towns and villages have this pattern of linked streets, as shown in the diagrams opposite (Fig. 5.14-5.16). These linked streets form a grid, sometimes regular in nature (as at Hythe) and sometimes irregular (as in the extract from Folkestone). The grid pattern gives a distinctly different character to each area, but the principle of being *connected* is the same.

In contrast to these connected places, a number of more recent residential areas nearby are very poorly connected. The diagram of an area in South Ashford shows the problem of too many culs-de-sac - streets don't connect, and so routes are not direct and convenient for pedestrians and cyclists.



Fig. 5.14: Regular street grid at Hythe



Fig. 5.15: Irregular street grid in Folkestone



Fig. 5.16: Poorly connected streets in South Ashford

Culs-de-sac are not always bad: they can create intimate, safe places that people enjoy living. However, when they dominate a layout they create problems of poor connectivity. So culs-de-sac should be used to *support* a permeable layout, not replace it if a place is to have linked streets.

Where long stretches of streets occur, public realm design (e.g. crossings) or buildings can be integrated carefully to reduce the potential for creating an environment which encourages speeding vehicles.

PRINCIPLE 7: Design the Masterplan for each area to incorporate a grid of linked streets. The type of grid should relate to the intended character and topography of the area. For example:

- For a formal character, use a regular grid.
- For an informal character, use an irregular grid. Relate this to the topography of the area, so that slopes and undulations influence the street pattern.

Set out principles in the Detailed Design Code to guide the approach to the connected street pattern.

REGULAR CONNECTIONS

To work well, a permeable layout needs regular connections. If block sizes are too large, then the number of connections in an area becomes limited, reducing permeability. So getting the block size right is important to ensuring there are regular connections to provide a fine-grained network of routes.

Block sizes will vary according to the type of development and the intended character of each area. However, looking at traditional places, block sizes in well-connected places tend to be around 50 metres by 150-200 metres in size.

PRINCIPLE 8: Design the Masterplan for each development parcel to create a permeable layout through block sizes that support regular connections. Avoid large blocks that reduce opportunities for connections.

Set principles for the dimensions for blocks in the Detailed Design Code.

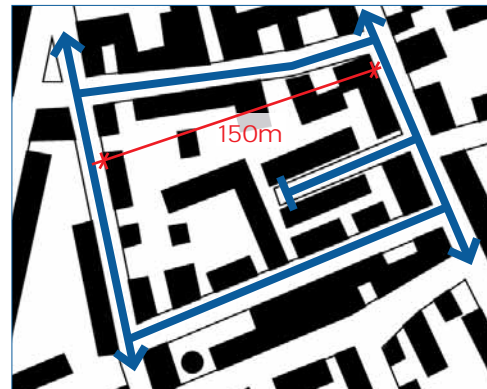


Fig. 5.17: Large blocks reduce permeability

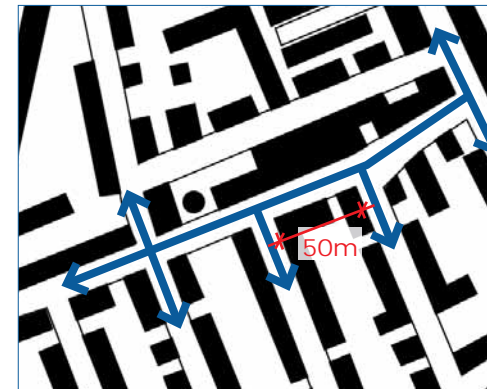


Fig. 5.18: Smaller block sizes provide regular connections



Fig. 5.19: Typical block sizes at Hythe



Fig. 5.20: Typical block sizes in Folkestone

STREET HIERARCHY

Creating a street hierarchy is all about making clear distinctions between different types of streets, so that major routes connecting to key destinations look and feel more important than small streets that serve only the residents that live on them. Major routes should also be designed to attract all non-local traffic so through-traffic is discouraged from entering local residential streets as per Low Traffic Neighbourhood (LTN) principles as set out in 'A Guide to Low Traffic Neighbourhoods' prepared by Living Streets.

Six street types have been developed for Otterpool Park. Their role and function is consistent across the town as a whole, although the character will vary according to location. This detail will need to be explored as part of Masterplans and Design Codes, and in discussion with KCC.

The following pages provide indicative sections and precedent images to illustrate the high level principles and general overall widths intended for each street type. These sections, however, should be viewed merely as snapshots, as streets will inevitably be more varied in three dimensions as they consider the interrelationship of the various streetscape elements and intended built form character.

Junctions will require particular attention at the Masterplan level to ensure pedestrian and cycle routes are considered thoughtfully, e.g. where they stop, connect with crossings along key desire lines, or navigate right-hand turns in the case of cycles.

PRINCIPLE 9: Masterplans for each development area must incorporate a hierarchy of street types based on the types set out in this Strategic **Design Principles document, with Low Traffic Neighbourhood (LTN) principles** applied across Otterpool Park. The Detailed Design Code for each area must set out principles for the character of each street, including the relationship of buildings and landscape to streets.

PRINCIPLE 10: For each development parcel, masterplans must incorporate the different street types so that:







- streets that provide connections to the wider town and key destinations within the local area look and feel more important than the majority of streets within the development area - i.e. are Primary or Secondary Streets;
- the network of residential streets graduates from Tertiary Streets towards Residential Mews and Homezones, so that the character of the streets becomes increasingly intimate with a strong sense of 'belonging' to the dwellings they serve;
- Greenways are located on the edges of character areas, providing an interface between open space and the built area that prioritises pedestrian and cycle access.



Fig. 5.21: A residential home zone integrates non-allocated parking along the street within a shared surface space



Fig. 5.22: A secondary street has street trees along on-street parking alongside wide pavements and urban front gardens

STREET TYPE	ROLE AND FUNCTION
Greenway	<ul style="list-style-type: none"> ◦ Restricted access to limited numbers of homes on the edges of the development ◦ Green character with open space on one side, overlooked by building frontages - opportunity for open SUDS in green verge (e.g. rain gardens, swales, etc), to be coordinated with park interface ◦ Shared surface treatment with passing places and intimate scale ◦ Linked by pedestrian and cycle paths with no through-routes for vehicles
Residential Mews and Homezone 	<ul style="list-style-type: none"> ◦ The heart of residential areas, lined with homes and potential for non-traditional features, e.g. catenary lighting ◦ Shared or 'pedestrian-priority' surfaces for pedestrians, cyclists and vehicles ◦ Restricted through-routes for vehicles, connections for pedestrians and cyclists take priority ◦ May include careful integration of on-street parking, informal play space, trees, open SUDS (e.g. rain gardens, swales, bioretention or permeable paving, etc), and/or vertical planting on buildings
Tertiary Street 	<ul style="list-style-type: none"> ◦ Residential streets which could be furnished by non-traditional features, e.g. catenary lighting ◦ Footpath on one side and wide verges, with buildings facing onto the street ◦ Cyclists share surface with cars ◦ Streets may narrow with landscape or integrated on-street parking to control cars, with passing places ◦ Various landscape treatments could be integrated including trees and open or closed SUDS (e.g. rain gardens, swales, bioretention or permeable paving, etc) in limited locations, informal play space and furniture zones
Secondary Street 	<ul style="list-style-type: none"> ◦ Predominantly residential in character, connecting key destinations within character areas ◦ Cyclists have demarcated cycle lanes within the road carriageway ◦ Wide verges provide trees, landscape, open or closed SuDS (e.g. rain gardens, swales, bioretention or permeable paving, etc) and integrated on-street parking, with buildings facing onto the street
Primary Street 	<ul style="list-style-type: none"> ◦ Main transport routes, including the new Otterpool Avenue, connecting key destinations (the Town Centre and Local Centres) within Otterpool Park as a whole ◦ Two single lanes for vehicles ◦ Segregated pedestrian and cycle lanes provide safe, direct and attractive routes, with dedicated crossing points ◦ Streetscape of trees, landscape, open or closed SuDS (e.g. rain gardens, swales, bioretention or permeable paving, etc) and integrated on-street parking, with buildings facing onto the street
Strategic Street (A20)  &  <i>Some key crossing points</i>	<ul style="list-style-type: none"> ◦ The A20 forms the Strategic Street through the new town; includes two single lanes for vehicles ◦ Segregated pedestrian and cycle lanes provide safe, direct and attractive routes ◦ Good north-south crossing points provide connectivity across the street with raised table crossings at junctions or signalised crossings with pedestrian priority ◦ Streetscape of trees, landscape, open or closed SuDS (e.g. rain gardens, swales, bioretention or permeable paving, etc) and integrated on-street parking where appropriate, with buildings facing onto the street

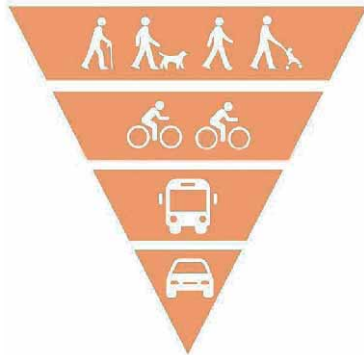


Fig. 5.23: Mobility hierarchy at Otterpool Park - pedestrians and cyclists have the highest priority within the movement network.

 Design speed

GREENWAYS

Shared surfaces on the edges of the built area overlooking green spaces. Restricted access for vehicles yet connected for pedestrians and cyclists.

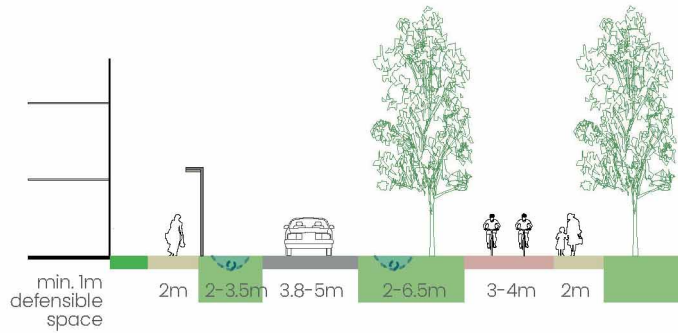


Fig. 5.24: Greenways precedents showing a positive relationship between homes and open space including low-maintenance wildflower and rain garden planting



RESIDENTIAL MEWS AND HOME ZONES

Shared surface streets at the heart of residential areas. Perceived as play-friendly, safe and green.

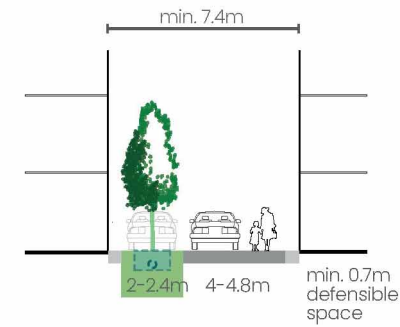


Fig. 5.25: Residential mews and homezone precedents showing shared surface treatments and an intimate streetscape feel created from a combination of planting and building details