

Junction 11 Working Group

Held at:	Council Chamber - Civic Centre Folkestone
Date	Wednesday, 7 March 2018
Present	Councillors David Godfrey, Mrs Jennifer Hollingsbee, David Monk and Dick Pascoe
Apologies for Absence	Councillor John Collier and Councillor Rory Love
Officers Present:	Andy Jarrett (Head of Strategic Development Project), Sue Lewis (Committee Services Officer), Deanne Morgan (PA to Corporate Management Team) and Susan Priest (Corporate Director - Strategic Development)
Others Present:	Gary Young, Farrells

8. **Declarations of interest**

There were no declarations of interest.

9. **Minutes**

The minutes of the meeting held on 10 January 2018 were noted.

10. **Otterpool Park draft Framework Masterplan**

Gary Young, Farrells presented members with the updated version of Otterpool Park Framework Masterplan.

Mr Young informed members that a number of changes had been made, in particular:

- extending the masterplan boundary to enable a lower density garden town of approximately 10,000 homes;
- Green buffers have been extended to protect existing settlements including Lympne and Barrow Hill.
- The High Street is repositioned to better relate to the station, transport interchange, business park and town park . The A20 is realigned to

relieve pressure on the Newingreen junction and to improve north south movements.

- Following discussions with Historic England it was agreed to provide a stronger identity to Westenhanger Castle, giving a clear view to the castle and access routes in and out.
- Cycle routes and bridle paths are incorporated within the site and these must also link to those routes already in the area and accessibility to the countryside.
- emphasis has been put on landscaping and open spaces, retaining farmland and improving green corridors. Location of sports and community facilities with multi-functional activities is also key to the site.

Next steps:

- Cabinet 28 March – to approve the Masterplan
- May to July – Consultations, including website promotion, schools and businesses, together with a public exhibition paying particular attention to promoting health and community aspects of the site.
- July – a presentation to explain the process of submitting the masterplan.

Members are pleased with the changes made so far and how it is developing and being in line with Government Planning Permissions.

11. **Unique Selling Points for the promotion of Otterpool Park**

Andy Jarrett, Head of Strategic Development Projects provided members with an update on land acquisition informing them that Homes England have invested in the area, giving a commitment to the development which is good news moving forward.

Discussions with land owners Savills are supporting officers with this process.

Members were informed that there are 3 key themes for USP (Unique Selling Point):-

- Location – this is good due to excellent road and rail connections, access to the coast and easy access to great landscape – coast and countryside.
- Lifestyle and wellness – plenty of green spaces, footpaths, sports facilities and play areas will run alongside community-run features such as orchards, all adding to a healthy lifestyle.
- Working environment – the location will attract people because it is close to the coast and countryside, existing business will also be an attraction with good ICT facilities to allow for home working.

Following the approval of the masterplan a positive marketing and promotion strategy, will be prepared.

