

Otterpool Park

A Garden Town of the Future

Overview & Scrutiny Committee

28th June 2016

Folkestone
Hythe & Romney Marsh
Shepway District Council



www.shepway.gov.uk

Otterpool Park

- Major transformational project shaping the district for the next 30+ years
- Ambitious new Garden Settlement proposed for the area south of M20 at jct 11
- A proposed new community built around:
 - Quality & innovative design
 - Cutting-edge technologies
 - Local employment opportunities
 - Accessible green space for all to enjoy
 - High quality public realm
- Differentiated by the scale & quality of accessible open space

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A unique location for growth

FIGURE 1: South East England Context



Why a Garden Settlement?

- Effectively planned from the start as a coherent whole community
- Scale allows the necessary infrastructure to be funded, inc ultra-fast IT and other significant community facilities
- Built out in discrete phases as distinct neighbourhoods
- Embrace landscape features in a well designed and planned approach
- Opportunity to change demography from a steadily ageing, non working population – new vibrancy, skills, jobs etc

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Why Otterpool Park?

Growth in the district is needed:

- Evidence we need to plan now – 30 years +
- To the north – predominately Kent AONB
- To the south – significant area designated at Flood Zone 3a

Capacity and infrastructure to support growth:

- Jct 11, M20
- Westenhanger train station
- Channel Tunnel

Complement existing communities, retain character, and with more investment in:

- Sewerage, utilities, schools, GP surgeries, etc

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Unique Aspects - Otterpool Park

- **Connectivity**
 - London - under an hour
 - Mainland Europe - Channel Tunnel 4 miles; Port of Dover 14 miles
- **Countryside**
 - Easy access - North Downs and Romney Marsh
- **Coast**
 - Easy access – beaches, coastal park, seaside facilities
- **Culture & Leisure**
 - Westenhanger Castle, RH&D Railway, Cinque Ports
- **Creativity**
 - Support the success of Folkestone

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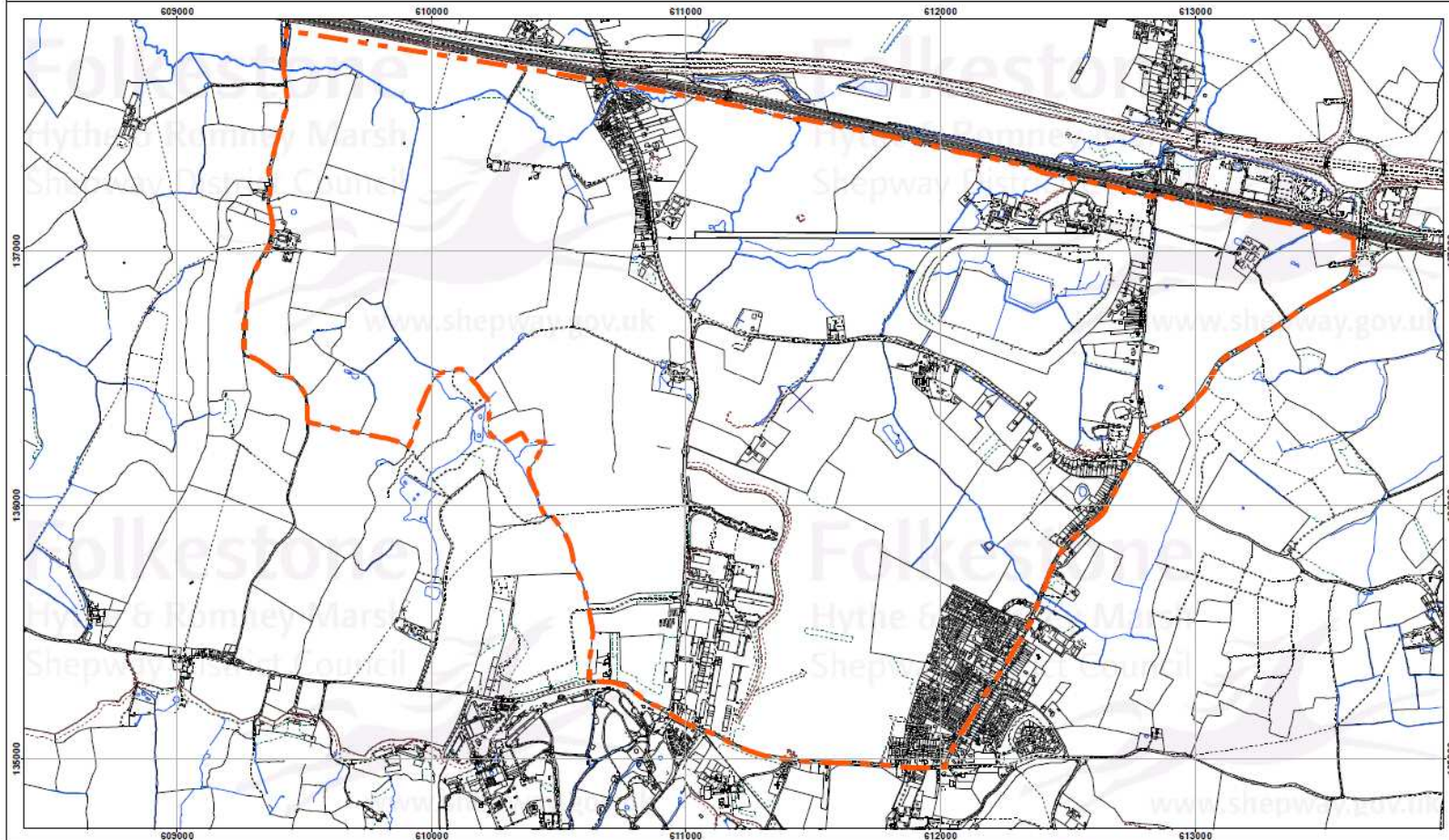
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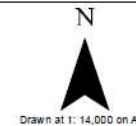
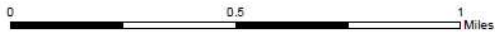
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Area of Search

Otterpool Park search area.

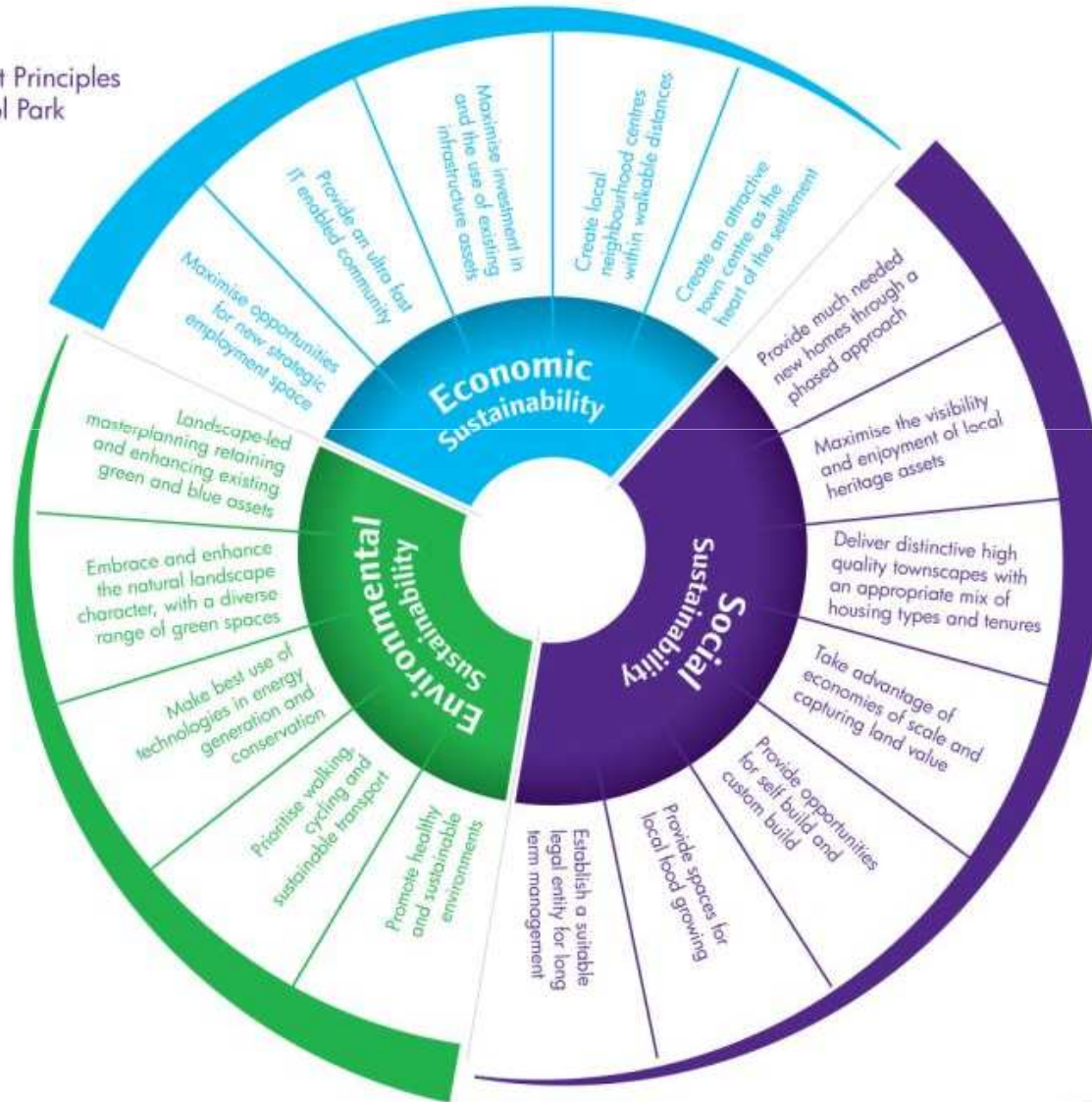


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Guiding Principles

Development Principles
for Otterpool Park



Key Elements & Opportunities

Key Elements:

- Opportunity to share uplift in land values to provide the investment in necessary infrastructure
- Strong local political commitment and vision to support growth
- Long-term stewardship of assets managed in perpetuity for community benefit

Opportunities:

- Local business opportunities and supply chain growth
- Skills development

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Community Engagement

- Close involvement in the development of proposals to shape the outcomes
- A variety of activities and opportunities will be created to involve existing and potential new residents
- Dedicated resources and investment from SDC will be made available
- Opportunities to add to the quality of existing settlement areas
- Planning for a future generation, involvement of all ages

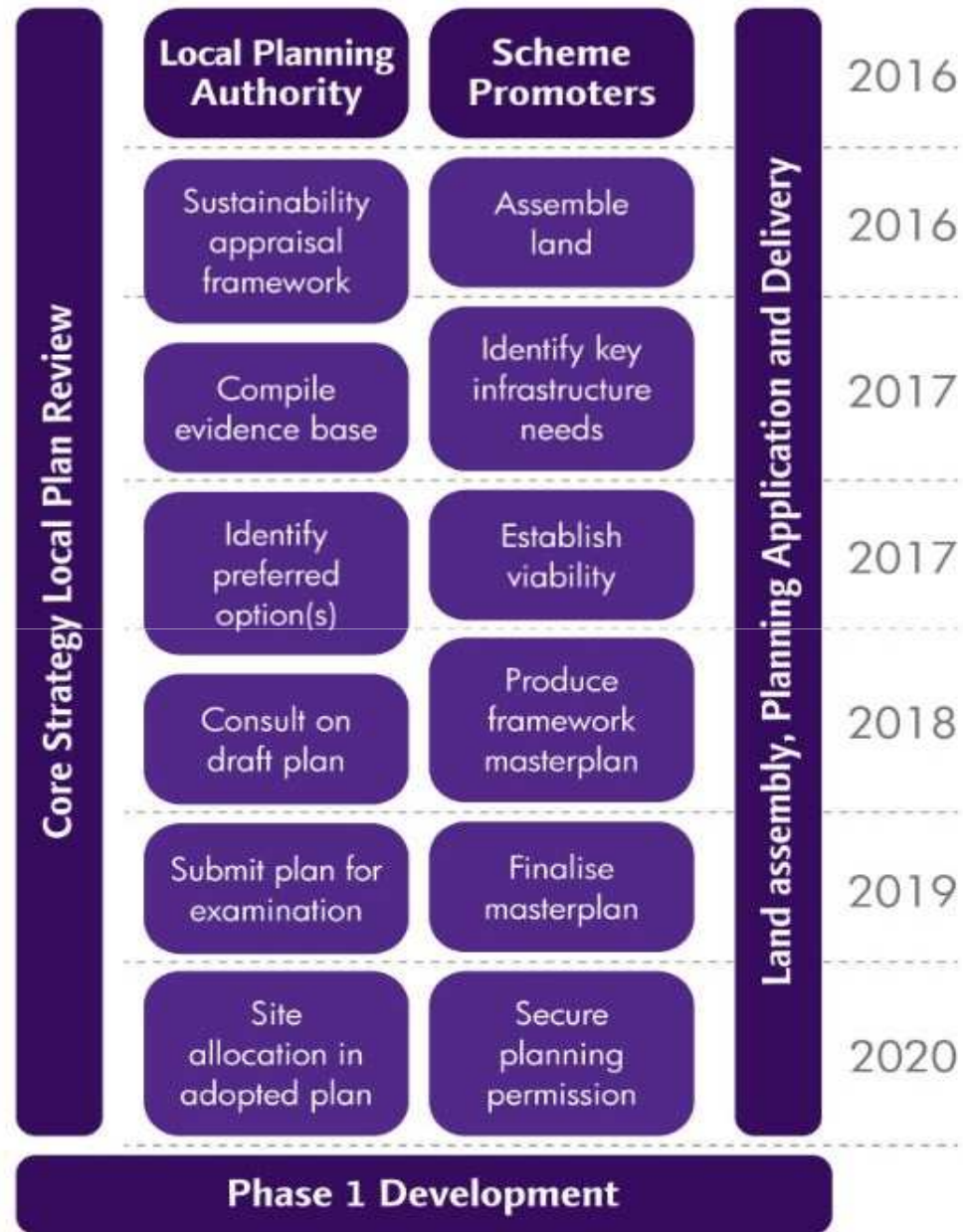
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Timescales



Questions?

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