



Otterpool Park

Phase 1B

Masterplan & Design Code

REPORT BACK PRESENTATION

PART 1: ENGAGEMENT

20 SEPTEMBER 2023



Phase 1B Design Team

- Otterpool Park LLP is seeking to develop proposals for new neighbourhoods at Hill Top and Woodland Ridge (Phase 1B).
- For Phase 1B, JTP and BMD have been appointed as the lead masterplanner and landscape architect respectively, to facilitate the community planning process and to develop a comprehensive design code and masterplan for this new neighbourhood.



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

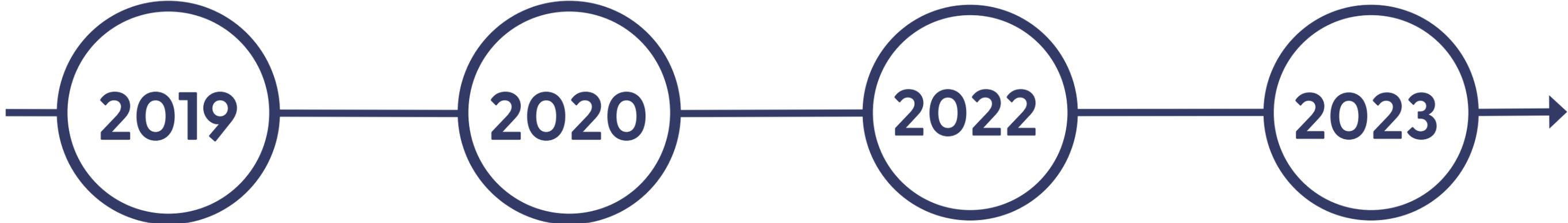


**Masterplanners &
Community Planners**

BMD

Landscape Architects

Planning Background



Outline Planning Application submitted

Otterpool Park LLP established

Otterpool Park allocated in Local Plan

Outline Planning Permission granted April 2023

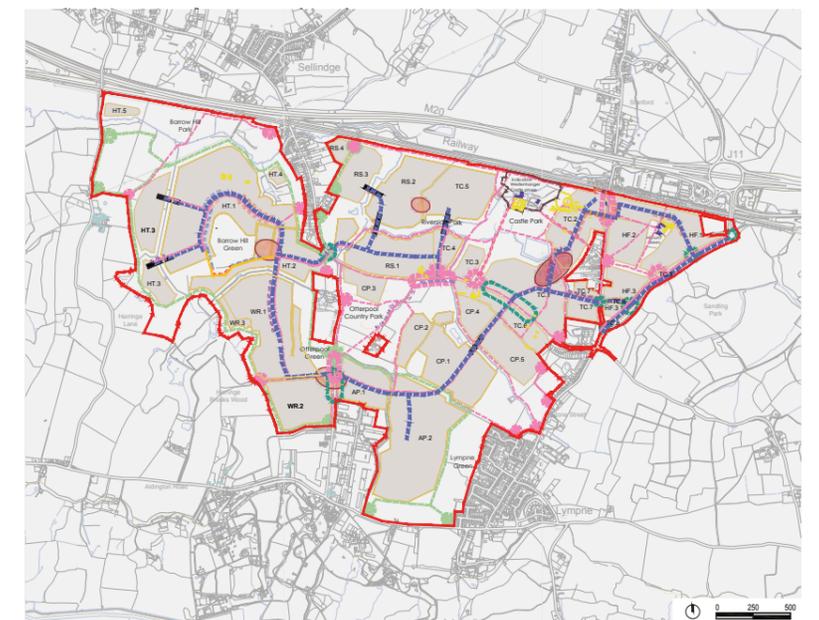
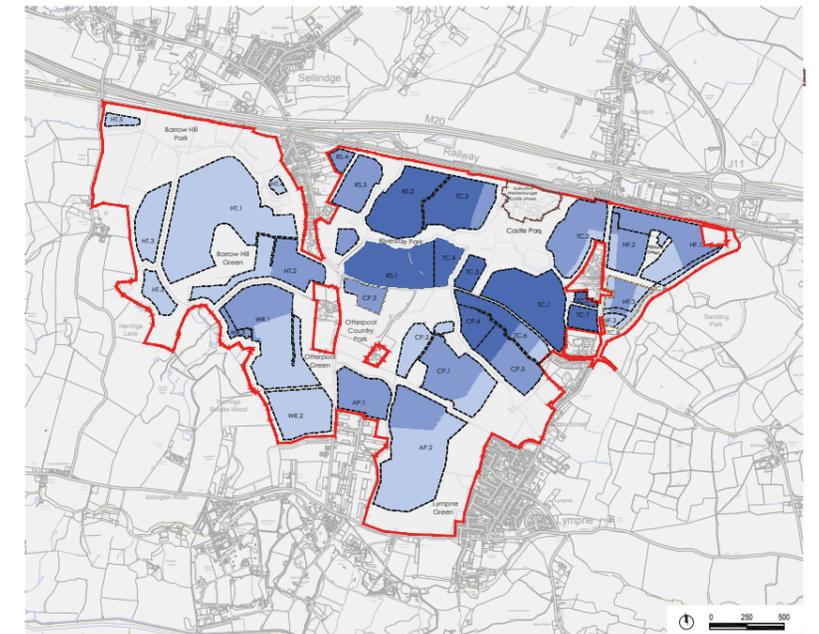
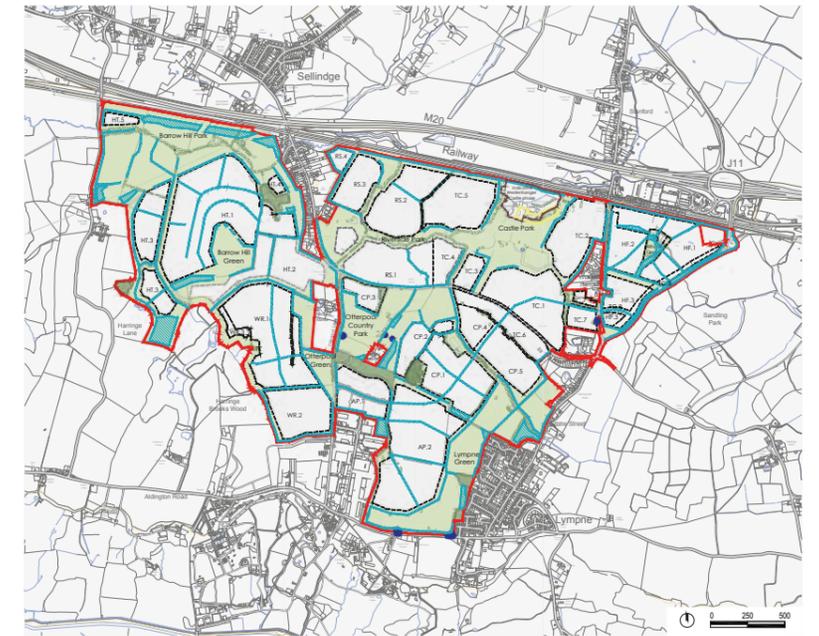
Approved Parameter Plans

As part of the outline planning permission a set of Parameter Plans were submitted and approved.

Covering:

- Open Space & Vegetation
- Height
- Development Areas & Movement Corridors

Subsequent Masterplans, Design Codes and future Reserved Matters Applications will need to be prepared in substantial accordance with the parameter plans.



Otterpool Park Principles

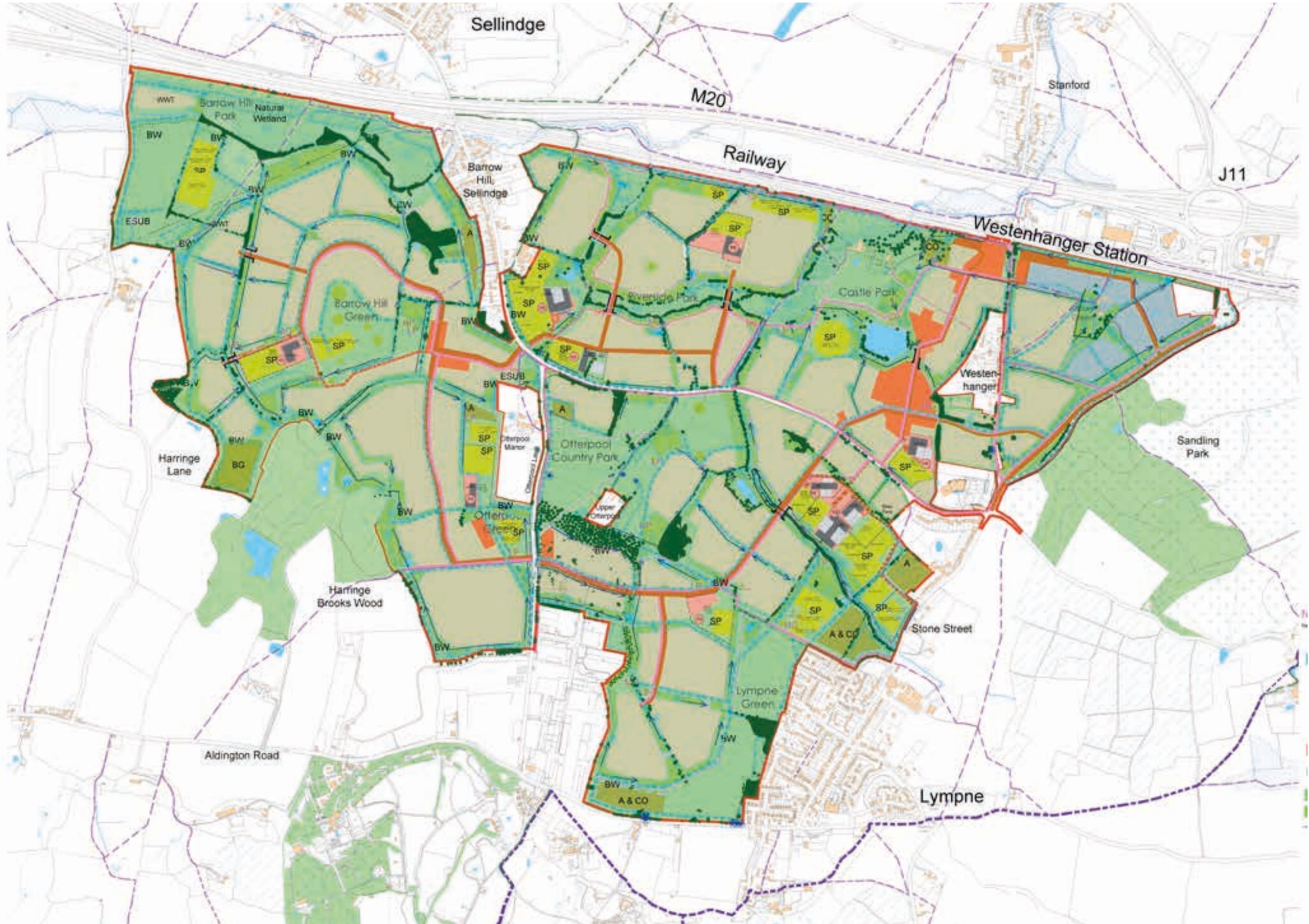


OTTERPOOL PARK

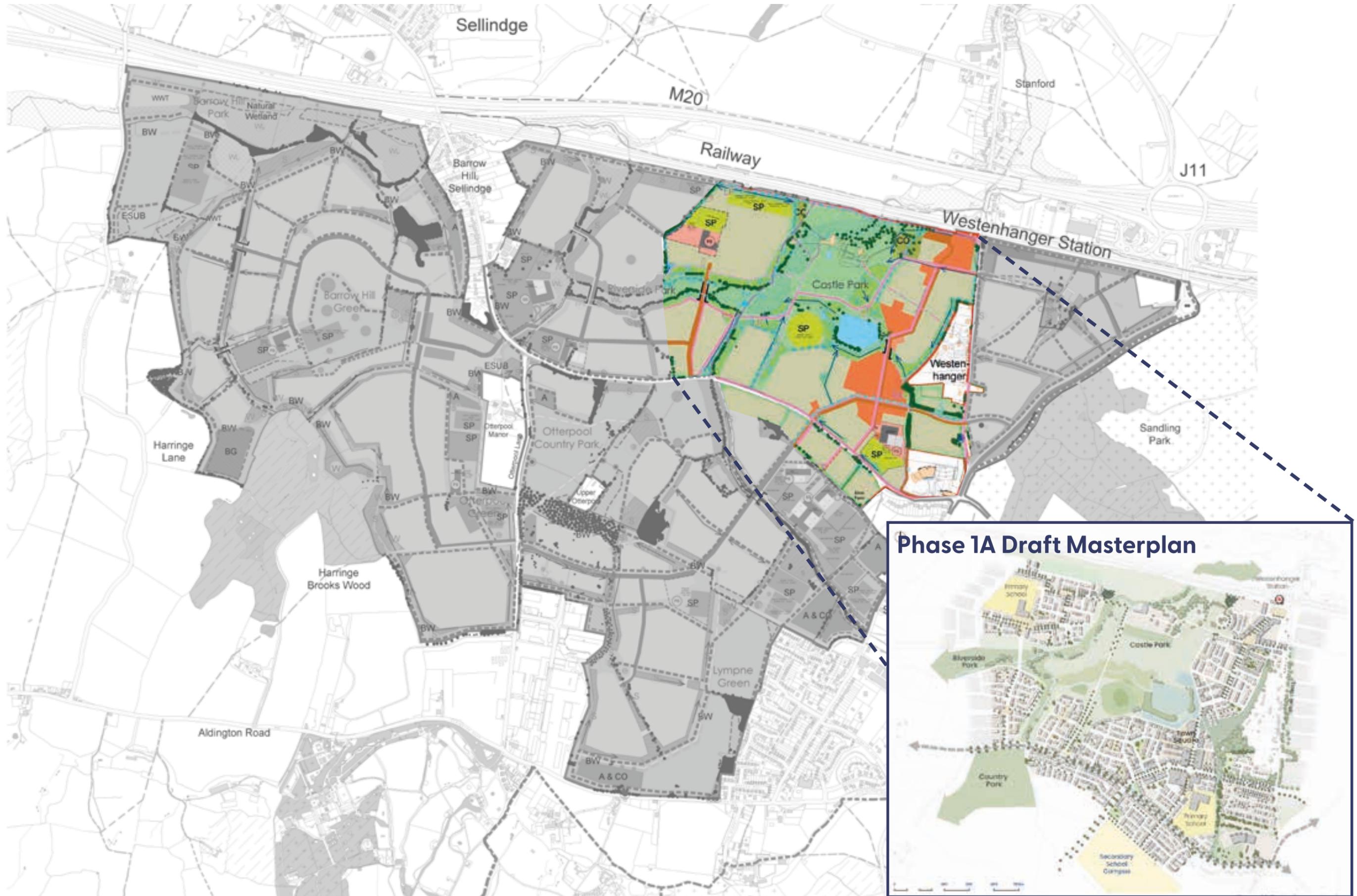
COUNTRYSIDE • CONNECTED • CREATIVE

- Providing a comprehensive green infrastructure network and net biodiversity gains
- Development that enhances the natural environment and respects its surroundings
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods
- A wide range of local jobs within the town

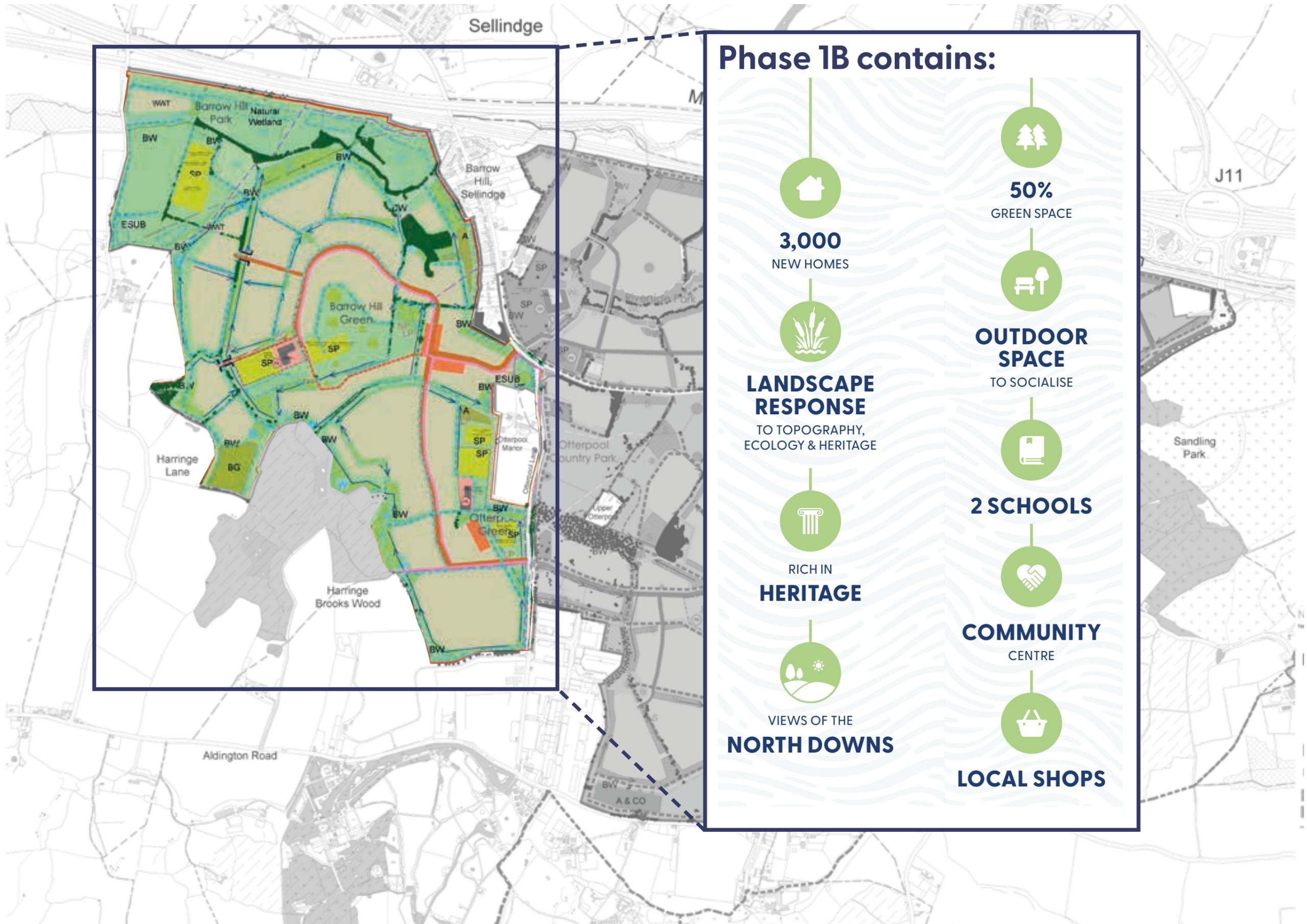
Site Wide Illustrative Masterplan, 2022



Side Wide Illustrative Masterplan, 2022



Site Wide Illustrative Masterplan, 2022



Phase 1B contains:



3,000
NEW HOMES



**LANDSCAPE
RESPONSE**
TO TOPOGRAPHY,
ECOLOGY & HERITAGE



RICH IN
HERITAGE



VIEWS OF THE
NORTH DOWNS



50%
GREEN SPACE



**OUTDOOR
SPACE**
TO SOCIALISE



2 SCHOOLS



**COMMUNITY
CENTRE**



LOCAL SHOPS

What is a Design Code?

A set of simple, concise, illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.

The purpose of the design code is to inform development proposals by:

- Providing maximum clarity about design expectations at an early stage
- Reflecting local character and preferences
- Providing a framework for creating high quality places, with a consistent and high-quality standard of design

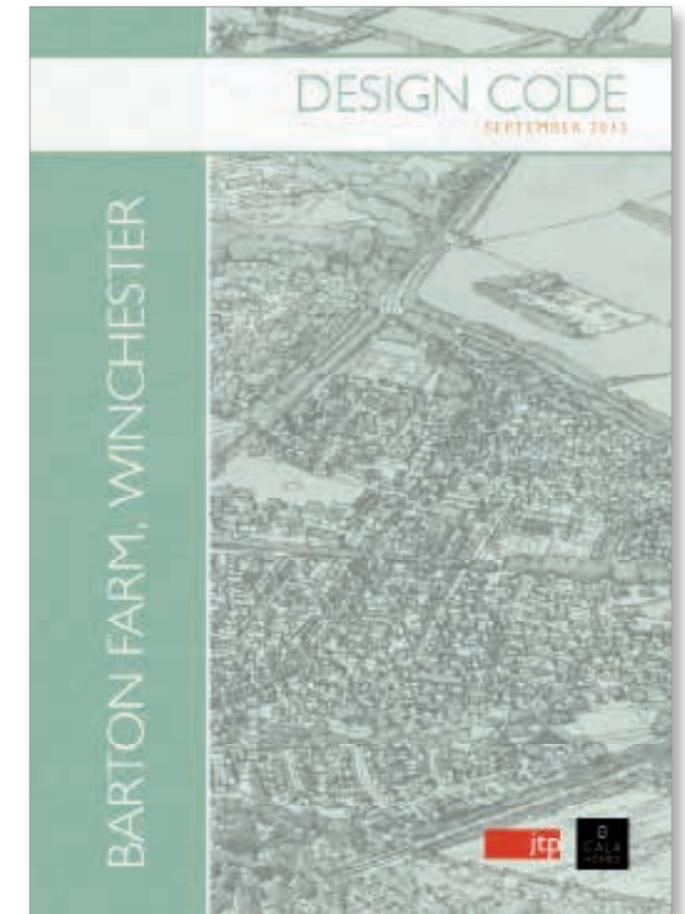
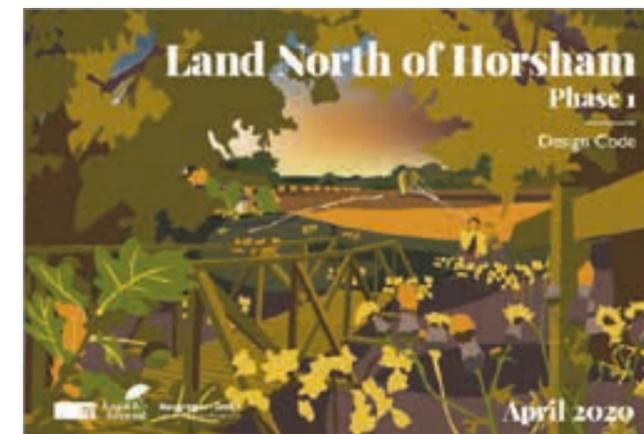
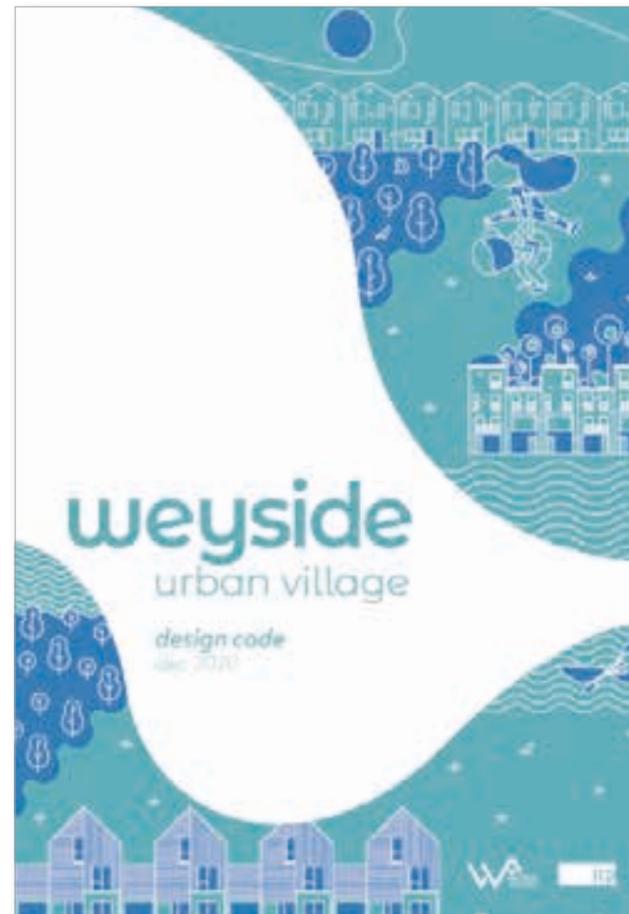
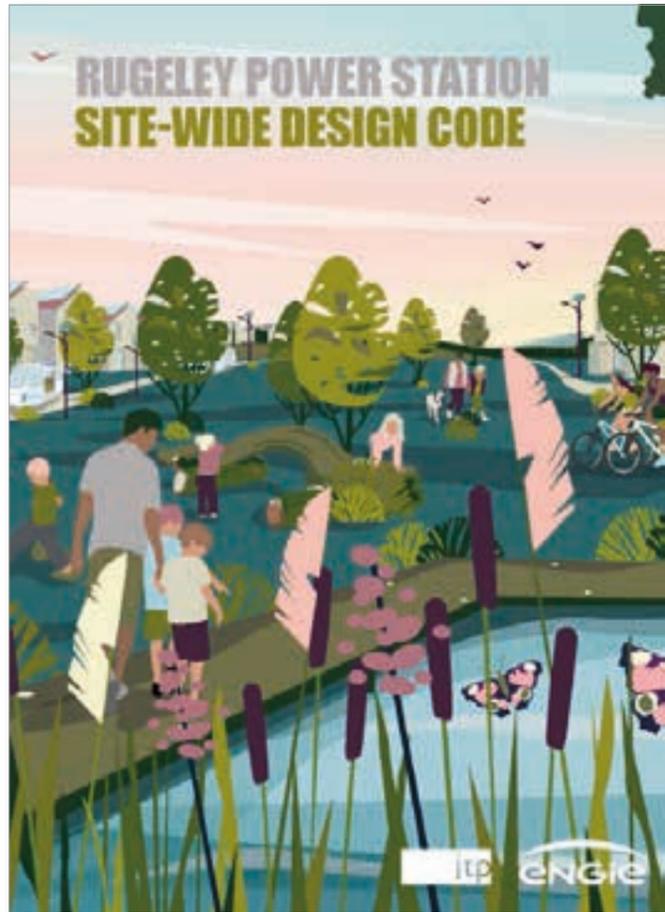


Ingredients of a successful Design Code

A successful Design Code should be:

- Approachable
- Understandable
- Easy to implement
- Adaptable
- Easy to navigate
- Easy to police
- Based on a single drawing that conveys as much information as possible (Regulatory/Framework Plan)
- Structured to create character, distinctiveness and environmental responsiveness
- Ability to adapt or revisit to allow for future change
- Elements of flexibility to allow proposals to come forward at RMA stage

JTP Design Code Experience

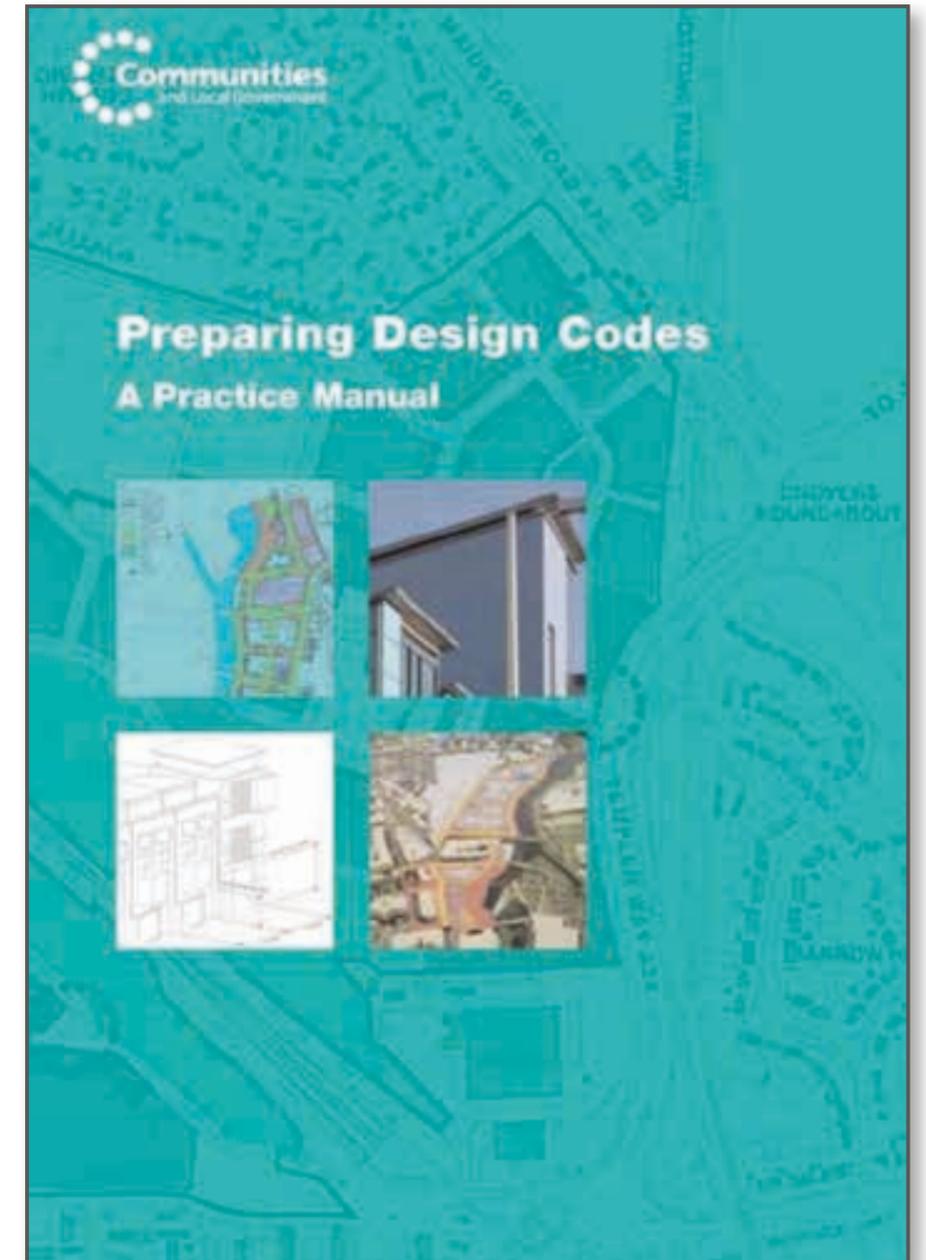
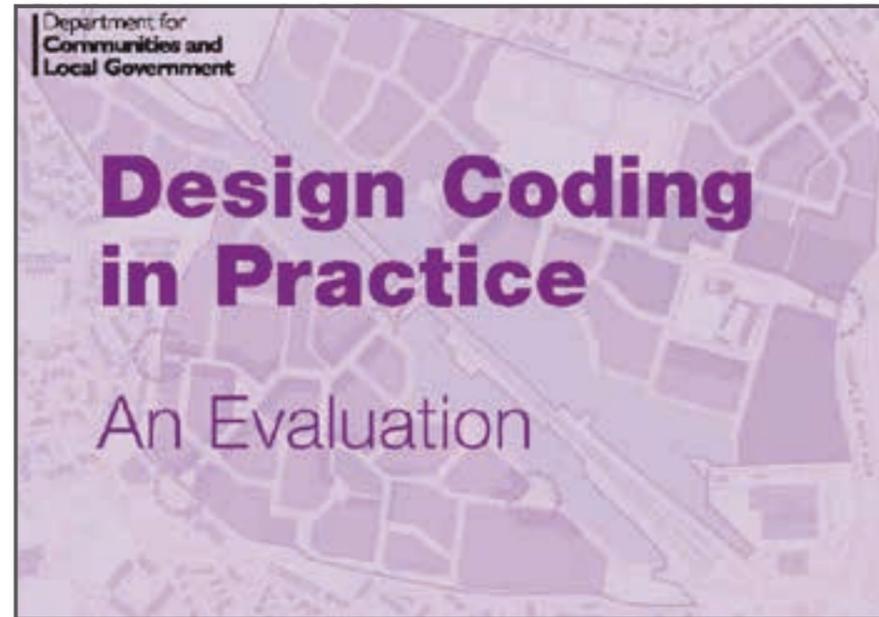


JTP Design Code Experience

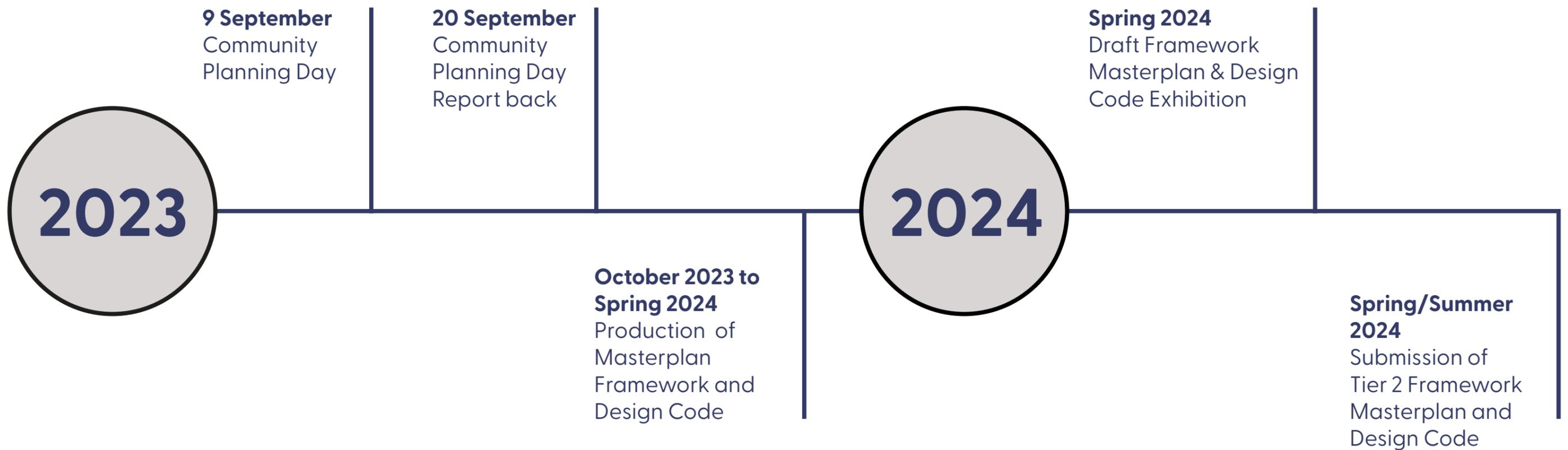
National Model Design Code

The National Model Design Code provides detailed guidance on the production of Design Codes, guides and policies to promote successful design.

The National Model Design Code forms part of the government's planning practice guidance and expands on the ten characteristics of good design set out in the national design guide, which reflects the government's priorities and provides a common overarching framework for design.



Phase 1B Masterplanning & Design Code Programme



Community Planning Launch



Learning from recent, local developments



Background Exhibition



Workshop - Issues, Dreams, Solutions



Issues (1/4)

Purpose of new garden town

- Will it be a commuter / dormitory town
- Perception that the 'garden town' will simply be a series of separate housing estates
- When will jobs arrive?

“I’m scared it will turn into dormitory town community.”

Heritage and environment

- Visibility from North Downs AONB
- Heritage constraints (barrows) – size of land held in trust?
- River pollution at Westenhanger (nitrates & phosphates)
- Impact on SSSI and rural environment, e.g. ground nesting birds

“Initially the trees won’t soften the landscape, you’ll see buildings from the top of the hill.”

Impact on existing local communities esp Barrow Hill

- Proximity of new homes
- Loss of open space feel
- Loss of parking

“Will Barrow Hill be given the buffer zone we need!”

Issues (2/4)

Community amenities

- Cuts in youth services
- Community and health facilities – shortage of doctors now

“Where will the doctors come from? We don’t have enough in the area now!”

Water and waste water infrastructure

- Concern about water source provision
- Provision of waste water services
- Cost of recycling water

“Making things sustainable is not just about climate, it’s about everything!”

New housing

- Housing tenure
- Provision for all incomes
- Housing design for sustainability and climate change

“Will there be something for everyone?”

Issues (3/4)

Movement and transport

- Getting around now
 - Traffic congestion
 - Grove Bridge pinch point
 - Newingreen junction
 - Lorry movements
 - M20 closure = A20 lorry chaos
 - Lorry parking in residential streets
- Getting around in the future
 - Increase of traffic, impact on villages
 - Disruption to A20 when utilities for Otterpool Park constructed
 - Public transport provision – bus services

“Given that Hythe is grid-locked this morning, how are some 10,000 + cars going to travel around this area?”

Issues (4/4)

Phasing & delivery

- Timescale & phasing of infrastructure: roads and utilities, esp. water (provision & waste)
- Timing of phase 1B and physical disconnection from 1A (town centre)

“Why is phase 1a and phase 1b at opposite ends with a big gap in the middle? This is just building separate housing estates.”

Governance and stewardship

- Boundary changes and local government: an OP town council?

“There are five parish councils surrounding the site - will a new town council be created?”

Actions (1/4)

Character and identity of Phase 1B

- An identity that fits the location, responding to local terrain and character
- “It should be a town with a village feel!”
- Facilities within walking distance of all homes
- Well designed and sustainable
- Variable densities within each neighbourhood
- Plenty of space
- Make use of local materials (eg ragstone, flint)

“Create a place where people old and new want to live with sufficient facilities to support their lives.”

Heritage and environment

- Natural landscaping, native planting for biodiversity net gain
- Include intergenerational activity eg community gardens, orchards and allotments
- Educational signage

“Don’t let cars dominate the environment, let the environment dominate the cars!”

Actions (2/4)

Community hubs

- Create community hubs within walking distance of homes
- Provide health, education, halls and other facilities
- Include a purpose-built youth centre

“That’s the USP of Otterpool Park, it’s a community it’s not just a residency!”

Housing

- Provide homes for all incomes and ages
- Homes to be sustainable and ‘future proofed’ eg PVs, insulation, heat pumps, EV charging, grey water harvesting, rainwater storage
- Provide adaptable and accessible accommodation for young people (inc. special needs)
- Monitor and manage water usage, inc. harvesting for the new landscape

“All members of the community, all ages, all backgrounds should be integrated into the community.”

Actions (3/4)

Getting about

- Good cycle / walking connections throughout 1B linked to 1A
- Electric bus service
- Fully accessible station at Westenhanger
- • Plenty of parking; houses with drives

“My dream is that I can get to everything I need in my electric mobility buggy!”

Wider infrastructure

- • Engage with landowners to create cycle route to Hythe asap
- • Use the new access road into phase 1B as part of an A20 bypass
- • Good internet connectivity – full fibre broadband
- • Green corridor (pedestrian and cycles) from phase 1B to phase 1A (town centre) to be clear of building work

“If it’s not easy to get around, the bike gets left at home.”

Actions (4/4)

Impact on existing communities

- Maintain identity of existing villages
- Safe cycle and footpaths from Barrow Hill and other local villages
- Green buffer zones round Barrow Hill community

“The villages don’t want to lose their identity, but they will be happy to share better facilities.”

Governance and Stewardship

- Preserve 50% green areas in Trust for future generations
- Holistic management & maintenance of public spaces
- Offer an Otterpool Bond (form of pension) to help fund the development
- Otterpool Park Board to include young people

“Learn from existing, learn from new, draw from local!”

Continuing community engagement

- Continued engagement with local people, including schools: “Keep talking to people!”
- Feedback progress on website; brief bi-monthly updates
- Create a sense of community through engaging / interaction with existing village residents

“My dream is that community cohesion has evolved with inclusive neighbourhoods.”

Hands-on Planning - Group 1

The Bigger Picture



Hands-on Planning - Group 1 Report Back

The Bigger Picture - "Jewel in the Crown"

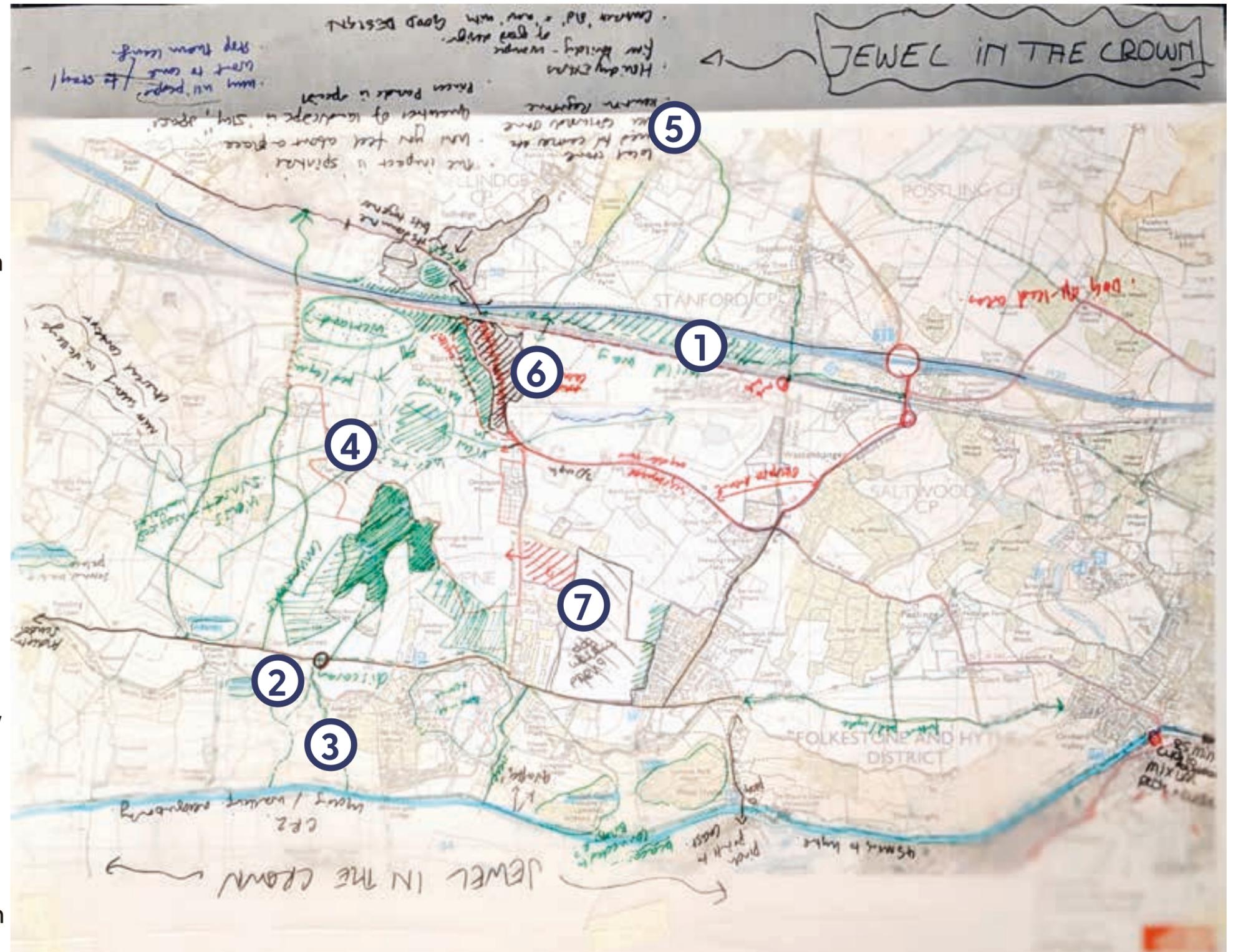


Hands-on Planning - Group 1 Report Back

The Bigger Picture - "Jewel in the Crown"

Key

1. 'Wild Way' between the railway and the M20 connecting under the A20 bridge into the wetlands area
2. Discovery Trail running east west through the escarpment corridor down to the canal – heritage opportunities
3. Establish direct ped/cycle connecting from phase 1B south to the Canal
4. Magical moments watching the sunset from Barrow Hill, opportunity to see mist settling in the valleys beyond
5. Use of local stone as building material – this stone was used to build the castles
6. Explore traffic calming through Barrow Hill - narrowing of highway and integration of cycle route
7. HGVs from Lympe Industrial Estate to exit east rather than onto Otterpool Lane, and up to Junction 11, not through Barrow Hill



Hands-on Planning - Group 2

Infrastructure and Sustainability



Hands-on Planning - Group 2 Report Back

Infrastructure and Sustainability



Hands-on Planning - Group 3

“Colin’s Connected Countryside”



Hands-on Planning - Group 3 Report Back

“Colin’s Connected Countryside”

Report Back of the Vision: Wednesday 20 September, 6.30pm – 8pm at

otterpoolpark.org/phase-1b



Hands-on Planning - Group 3 Report Back

“Colin’s Connected Countryside”

Key

1. Improved Wider Cycle Routes and Connections
2. Links to Harringe Lane
3. Community Growing Spaces (Community orchards and allotments)
4. Multifunctional Green Corridors
5. Links to Existing Green Assets (Harringe Brooks Wood and Barrow Hill)



Hands-on Planning - Group 4

“Getting the People Talking” and “Quality Street”



Hands-on Planning - Group 4 Report Back

“Getting the People Talking” and “Quality Street”



Hands-on Planning - Group 4 Report Back

“Getting the People Talking”

Key

1. Half of Harringe Lane: a 12 minute walk
2. Walkable green corridors
3. A focal green space
4. A network of connected mini-hubs of interaction
5. More formal street patterns
6. Less formal street patterns

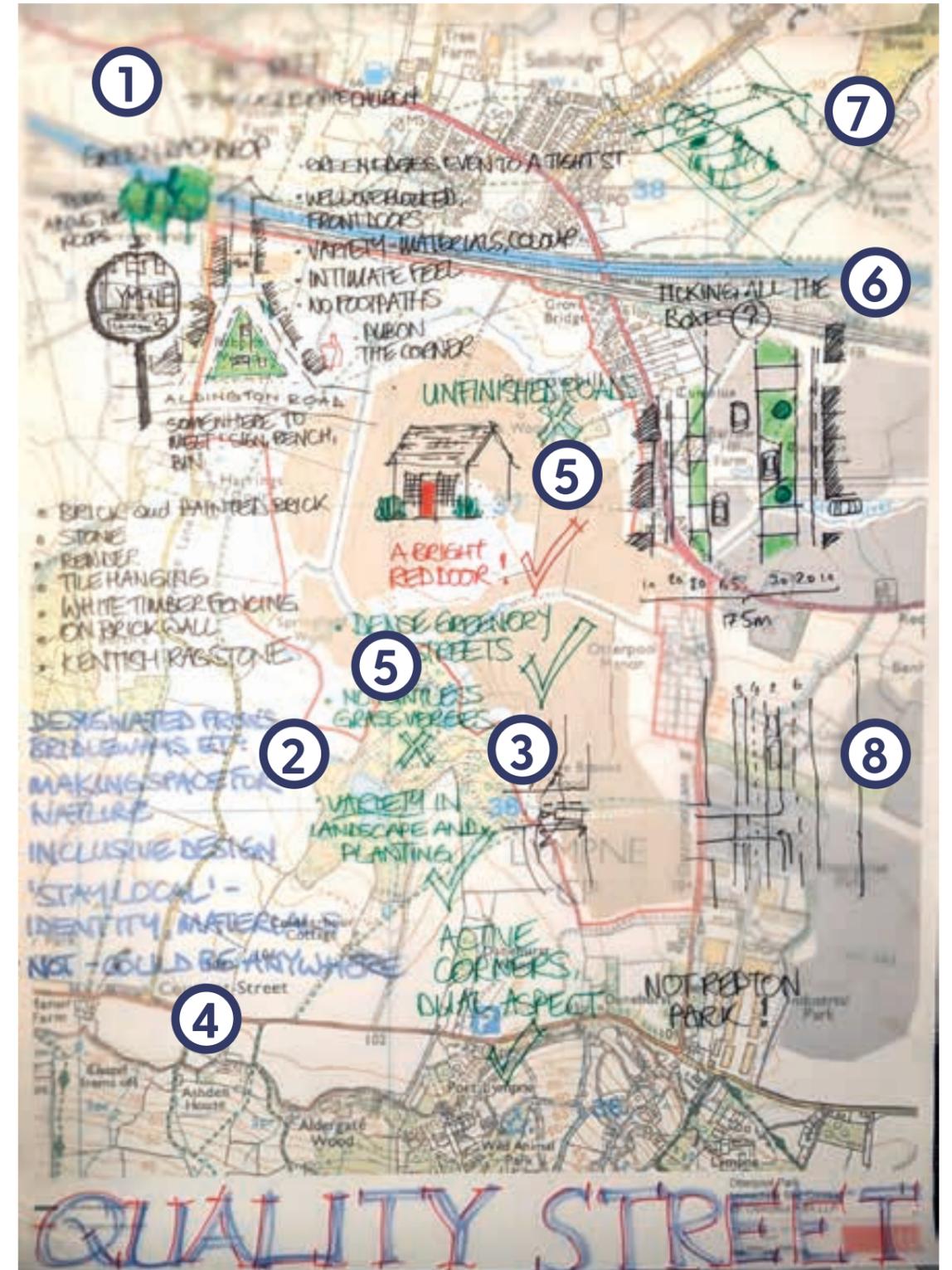


Hands-on Planning - Group 4 Report Back

“Quality Street”

Key

1. A well overlooked, distinctive and multi-functional space (Lympne)
2. Typical / traditional local materials
3. Components of successful and distinctive streets
4. Relevant themes emerging from morning workshop
5. A simple distinctive local feature
6. Standard, engineering-led (wide) street design
7. Clash of roads, driveways and swales
8. The danger of tarmac of many types

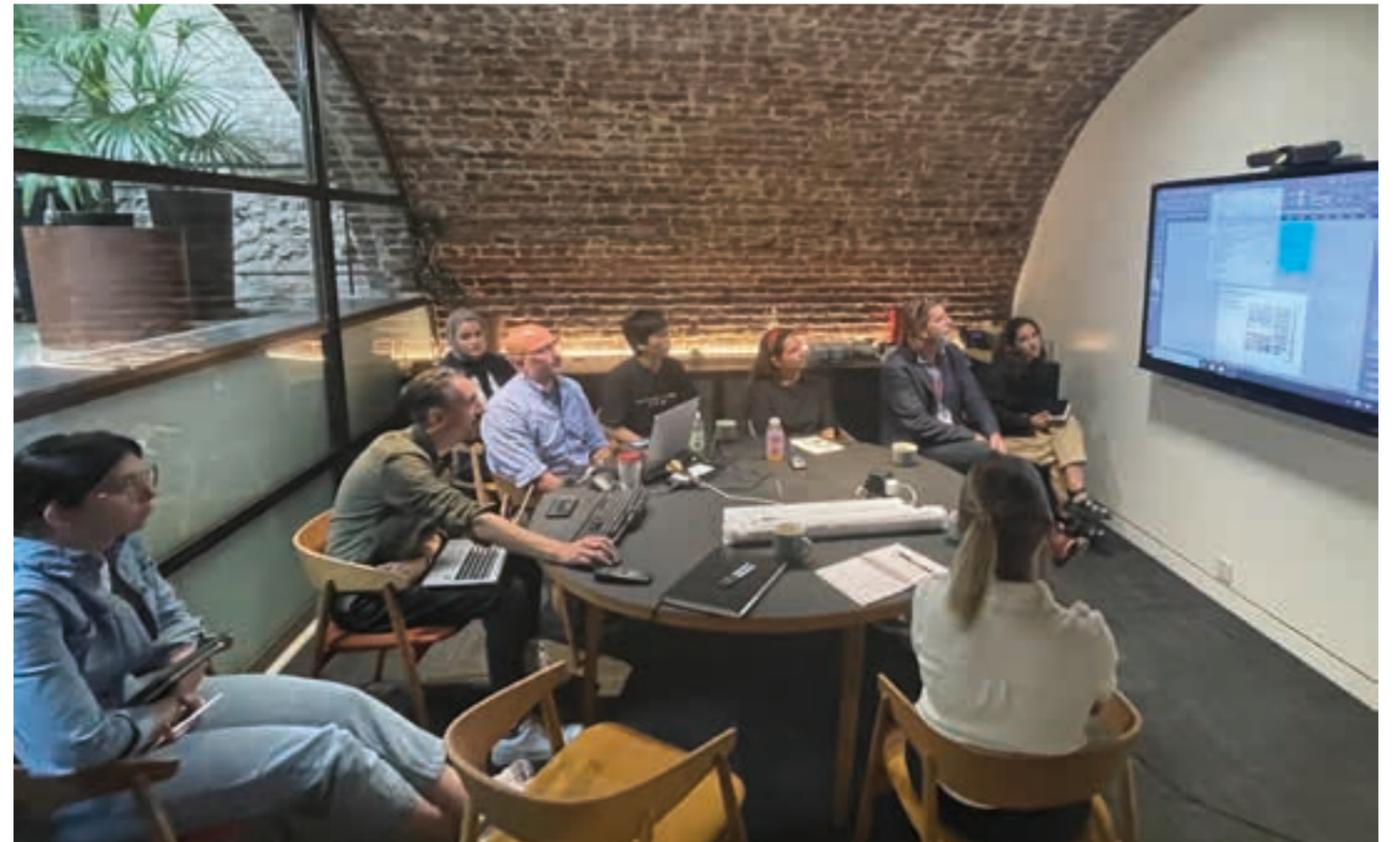
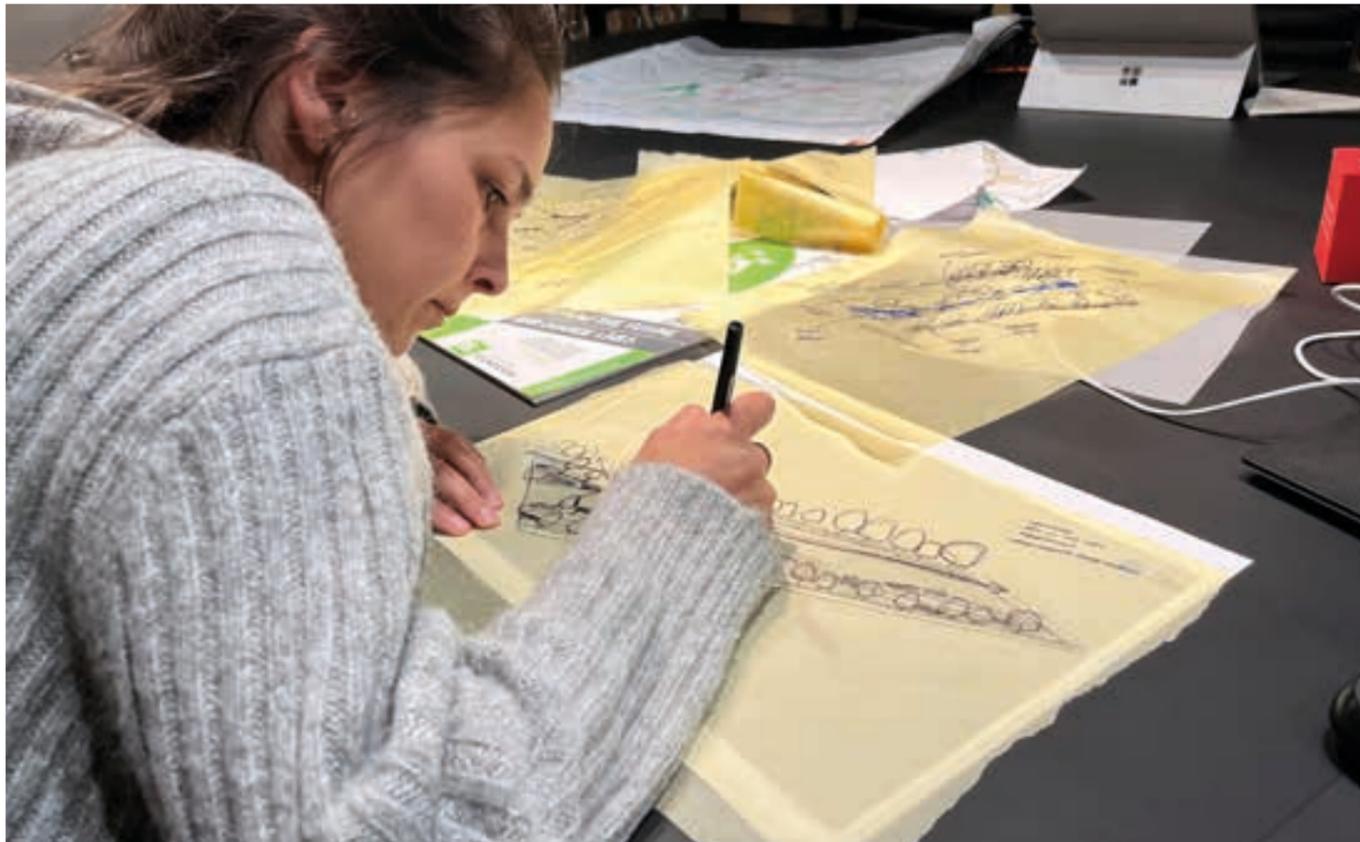


Hands-on Planning - Group 5

“Protection and Integration”



Team Working



Key Themes

Well planned, attractive neighbourhoods serving existing villages and new residents

The local area has much to offer – including Westenhanger station, Lympne Castle, stunning views, beautiful sunsets and misty vistas, as well as proximity to the Saxon coast. Though participants expressed concerns, including about traffic congestion on the A20 and pressure on already stretched community infrastructure, there was recognition that the new town has great potential to create attractive, characterful and healthy neighbourhoods responding to the local context and providing “the best of town and country”. Participants saw the potential for the garden town to help deliver improved linkages to the local assets described above and for the range of new facilities and green open spaces in Phase 1B (and Otterpool Park as a whole) to provide benefits for existing and new residents and help deliver a strong sense of community in the future.

“Create a joined up community with state-of-the art facilities – health and education for all to access cradle to grave!”

Key Themes

Character and identity

Existing village communities surrounding the site should retain their distinctiveness and their local Kentish character and identity should be reflected in the design of “clusters” of new housing at Otterpool Park so that it becomes “a town with a village feel”. Phase 1B should incorporate contextual design elements, including use of local building materials, such as ragstone and flint, and local landscape design features. Neighbourhoods should include community focal points such as a hall, shop, village green and playing field, to mirror the familiar features of village communities nearby. It is important to ensure a high quality of new build, with varied densities of residential layout providing a mix of homes to suit all needs and create balanced communities.

“Integrate new and old but the new place will build its own character in the end.”

Key Themes

Landscape and environment

The new neighbourhoods will be designed to ensure a green landscape setting is a key feature of Phase 1B. Parts of the new development will be visible from the North Downs AONB and with good design, appropriate layout and tree planting, the distant views will not be just of new rooftops. The new neighbourhoods should benefit from the inclusion of community gardens, orchards and allotments, and, as well as producing local food, such activities will help foster inter-generational community integration. Enhancing habitats to achieve “biodiversity net gain” is a key aspiration. There was concern that there may be threat to wildlife when domestic animals are introduced so good management and maintenance of green and blue infrastructure will be important.

“My dream is a life in balance with nature that has great civic pride in the town, schools and community.”

Key Themes

Getting about

Connectivity will be a key component of the new neighbourhood, with a network of walking, cycling and bus links within Phase 1B and to the wider area including the improved railway station at Westenhanger. Cars should be catered for within the balanced provision of sustainable travel options throughout Phase 1B. There was support for Harringe Lane to become a route dedicated to walking, cycling and horse-riding. Sustainable travel mobility hubs should be located around the new neighbourhoods, along with appropriate car parking arrangements. The intention will be for cars to be present but not to dominate the environment.

“I’d like to see an airy, friendly, green open town with all the necessary support facilities (shops, pubs, clubs) and transport connections.”

Key Themes

Variety of housing provision

Phase 1B will be primarily residential and, rather than a bland housing estate, participants wanted to see village communities of different densities and character areas, with a mix of homes for households of all sizes, ages and incomes. This will include affordable housing and participants identified in a particular need in the area for homes for young people with disabilities and special needs and a desire to see retirement homes, including alms house type homes, like the ones at Saltwood.

“All members of the community, all ages, all backgrounds should be integrated into the community.”

Key Themes

Barrow Hill

Residents of Barrow Hill, which lies south of the Grove Bridge pinch point on the A20, are concerned about the impact of new development, including the potential increase in traffic along the A20, loss of parking, and loss of green space around them. In particular, residents are keen to see the integration of a green buffer to the rear of their properties and it was proposed that further meetings with the residents should be arranged to consider design and layout of Phase 1B adjacent to Barrow Hill in more detail.

“Will Barrow Hill be given the buffer zone we need?”

Key Themes

Infrastructure

Development on this scale will require considerable investment in infrastructure which must be costed and planned well in advance of any building. There was concern about how water supply and wastewater treatment will be provided sustainably. Participants wish to see the new housing area benefit from well planned, resilient infrastructure e.g. fast broadband, electric vehicle charging, well managed new landscaping with well drained paths, rain water capture and grey water harvesting, local energy production through photovoltaic, heat pumps, etc.

“Making things sustainable is not just about climate, it’s about everything!”

Key Themes

Employment

Otterpool Park will provide around 9,000 jobs once completed and participants were keen to understand when and how the jobs will be delivered over the period of the town's development. Whilst Phase 1B will be residential-led, the intention will be to provide community hubs with a mix of uses, such education, health, shops and community provision, all providing employment opportunities. With changing working patterns there is an opportunity to consider the provision of workspace within new homes and co-working office and workshop space and business support throughout the neighbourhoods.

“What comes first - the buildings or the jobs?”

Key Themes

Creating community

Creating a strong sense of community will be key to the success of the new neighbourhoods and it was felt this could be “seeded” by community leaders and others who currently live in adjacent villages. Early residents will likely make use of facilities in existing villages, and as new facilities and social hubs are built in early phases, these in turn will provide a focus and serve both Otterpool Park residents and surrounding villagers. The creation of walkable neighbourhoods linking homes to schools and community hubs will be key to promoting social interaction. The issue of local governance and stewardship was discussed, and with the Otterpool Park site area being currently situated across five different Parish Councils, there is a discussion to be had about the governance arrangements for the garden town, including the option of a new town council.

“During the early days people will migrate to things in the surrounding communities, but if a community hub is created on the site, then this will attract and integrate new and existing residents.”

Key Themes

Continuing community engagement

There was a strong desire for the process of community engagement to be continued. The opportunity for the community to be involved in the development of the Design Code for Phase 1B by setting up a community review panel should be explored and further meetings should be arranged with Barrow Hill residents to discuss how proposals for Phase 1B adjacent to their homes are shaped. It was also agreed that the process would benefit from input by more young people, and it was suggested one or more young people could be invited to join the Otterpool Park Board.

“People will shape the place in the long term!”



Otterpool Park

Phase 1B

Masterplan & Design Code

REPORT BACK PRESENTATION

PART 2: VISION

20 SEPTEMBER 2023



Kentish Vernacular Study



OTTERPOOL PARK

COUNTRYSIDE · CONNECTED · CREATIVE

DOCUMENTS SUBMITTED IN SUPPORT
OP5 APPENDIX 12.5 – **KENTISH VERNACULAR STUDY
AND COLOUR STUDIES**

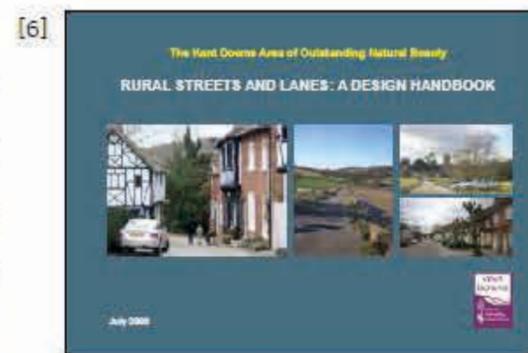
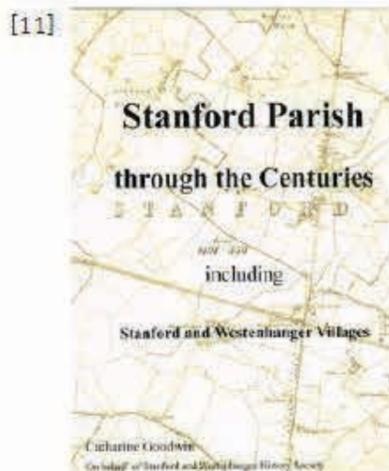
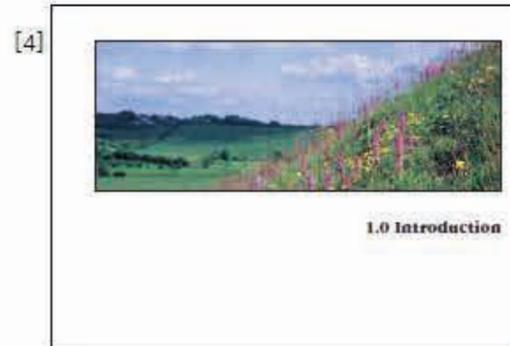
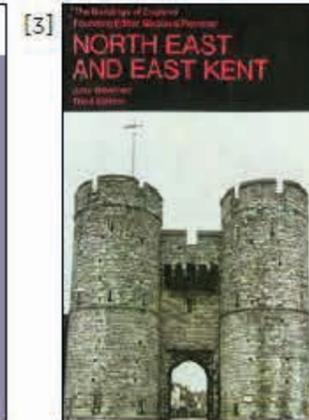
www.otterpoolpark.org

March 2022

Kentish Vernacular Study

References

- [1] Guidance on the selection and use of colour in development, Kent Downs AONB
- [2] A Building Stone Atlas of Kent, Historic England 2017
- [3] The Buildings of England, North and East Kent. John Newman & Nikolaus Pevsner
- [4] Kent Design Handbook
- [5] Sandgate Design Statement 2013
- [6] Rural Streets and Lanes
- [7] Otterpool Park, Design and Access Statement
- [8] Folkestone: A narrative for Place and Change, John Letherland and Diane Dever
- [9] Lewis Biggs, Feb 2020
- [10] Paul Rennie, March 2020
- [11] Stanford Parish through the Centuries, by Catharine Goodwin
- [12] Otterpool Park Strategic Design Principles



Kentish Vernacular Study

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1

FARRELLS

Kent






"The landscape is a thin layer of soil on chalk" [9]

Kent claims to some of the countries leading wine producers with vintners punching well above their weight in national and international markets. There are more than 50 vineyards in Kent. Some of the most famous are the Botolph Claydon vineyard and the Chapel Down vineyard.

12

FARRELLS

Kent





"Whenever one goes in Kent, one finds an architectural style that is everywhere: a view that all buildings can hardly behead. Why is this so? Not just because so many people live in Kent.

Historically three reasons can be put forward. First, almost all of Kent is good farming land. Secondly, the vast majority of the county is owned by the two great abbeys of Canterbury and the dissolution quickly given or sold to private individuals and not held in royal hands.

The third and probably most important cause of all was **gavelkind**, the peculiar system of land tenure in Kent, whereby an estate was not inherited by the eldest son but divided between all sons equally" [10]

The central striped facade is framed by a solid white and black weatherboarded house, creating a very clear composition.

This kind of very graphic, high contrast design occurs surprisingly often within our study area.

Houses of Kent: Highly visible timber structures, graphic black and white weatherboarding

11

FARRELLS

Kent








"Time", South Coast

Will I ever know, what I've wanted to do, South Coast

Jonathan Trow, Anthony Greenway

Early Things, Tracy Emble

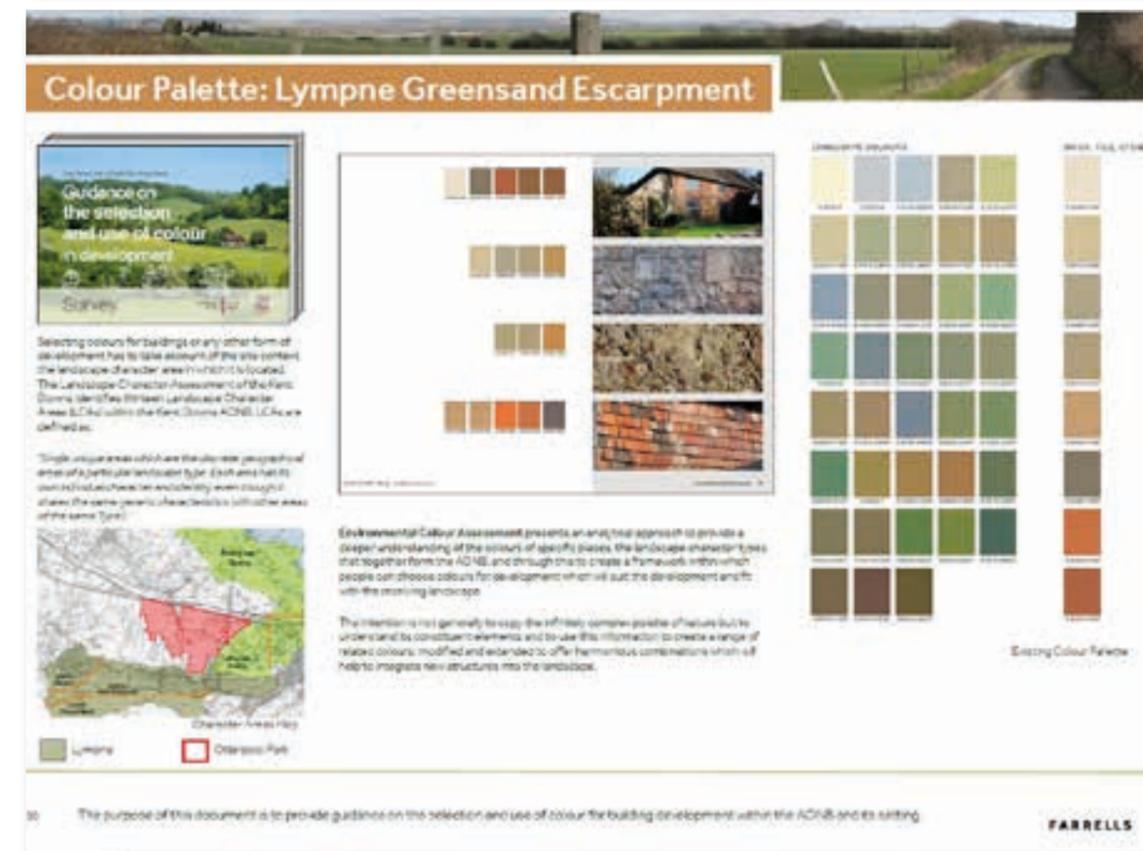
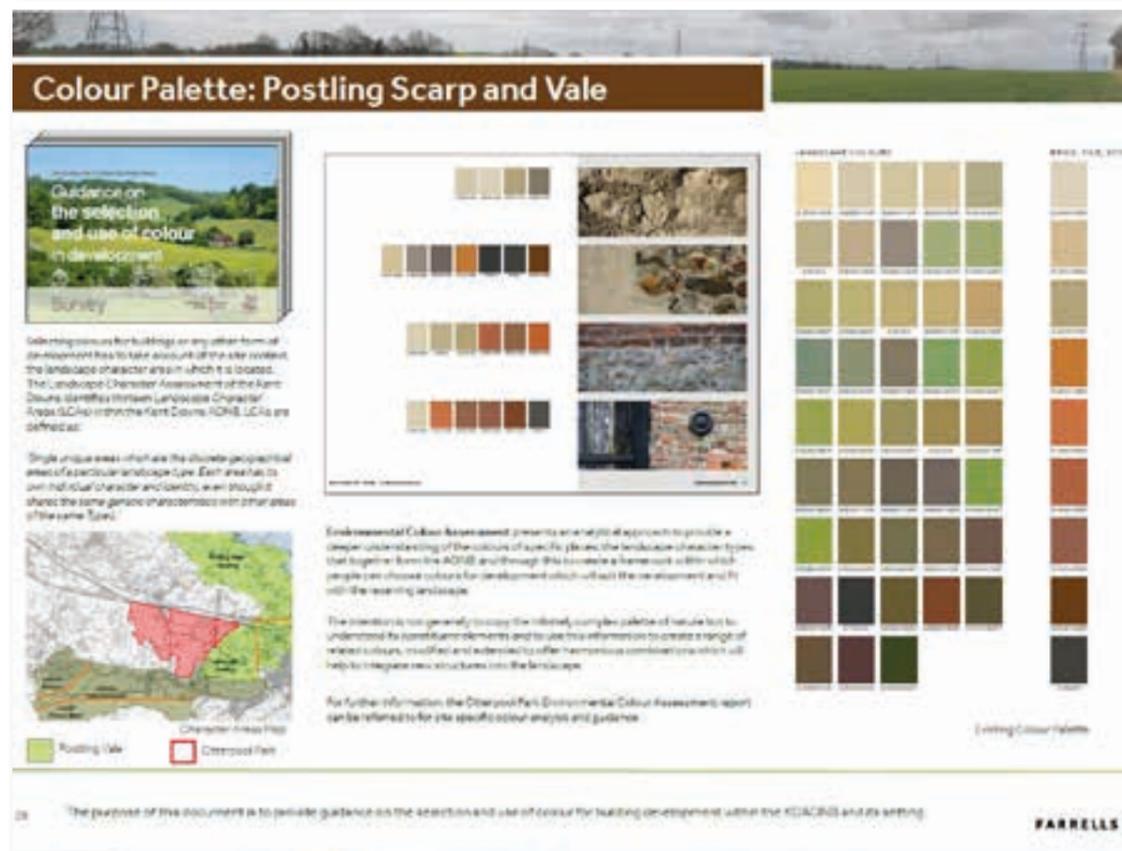
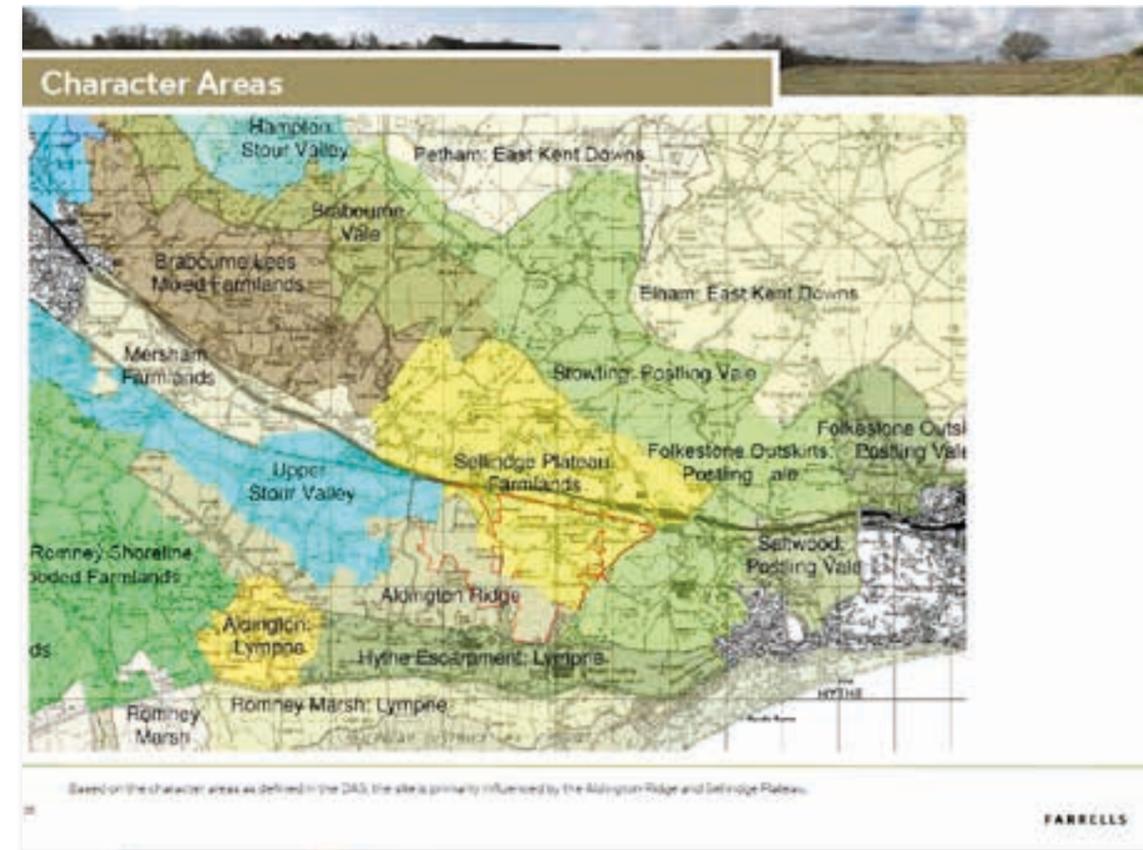
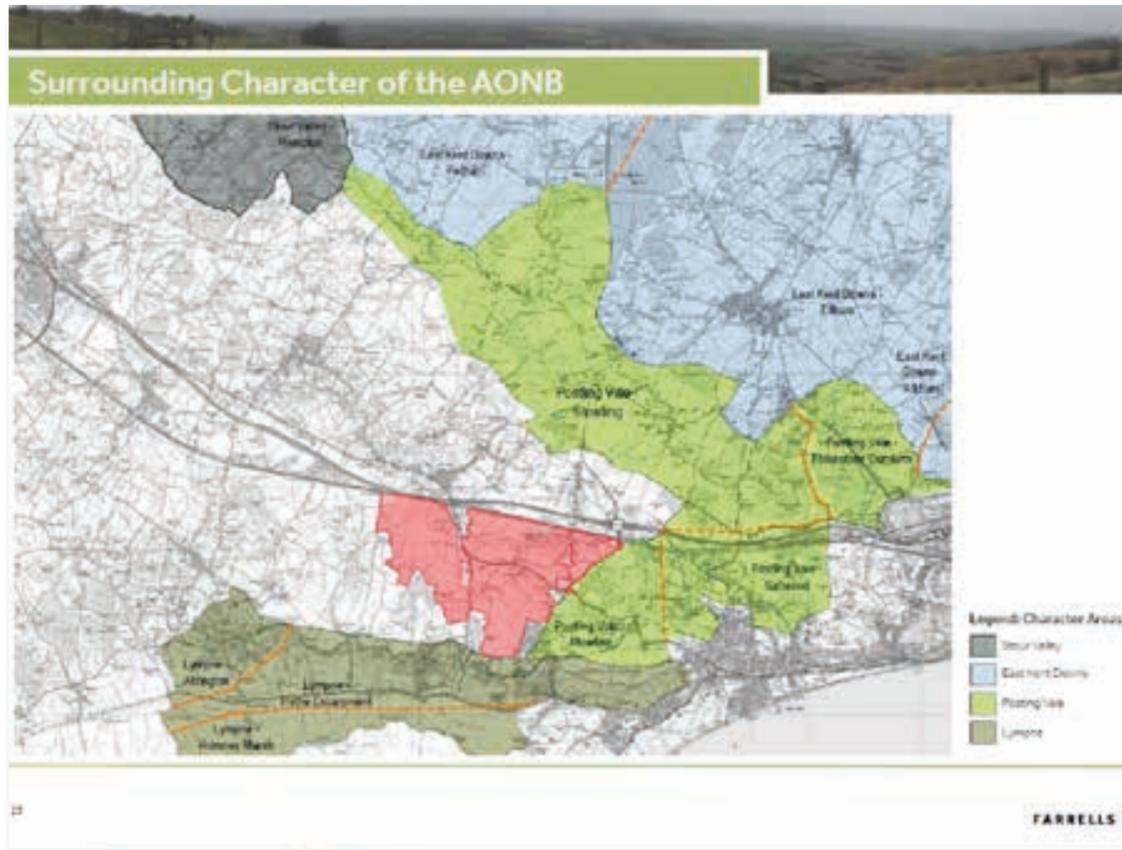
Roberto Burke Marx

As a-led Regeneration and Development, "a new town should have a new creative perspective, rather than just fixity and planned arrangements. Something like Roberto Burke Marx's apartments in Lisbon and Copacabana" [11] Lewis Riggs, Curator of the Polystone Triennial.

13

FARRELLS

Kentish Vernacular Study



Kentish Vernacular Study

Red Clay, Brick and Tile

Decorative brick bonds, accentuated with burnt headers, are a common feature in the red brick facades found in the area. This craft detail adds a beauty, human scale and interest to large areas of brickwork. Brick walls in modern developments can be somewhat dull in comparison.

Patterned diaperwork can easily be subverted and used in contemporary ways.

It is interesting to note the imported, yellow clay colours becoming more common around a always. This non-local material tells its own story about industrial production and external influences, related to infrastructure. It could make a good architectural narrative.

"The predominant expression left by the buildings of Kent is of rich glowing reds, and these belong not to any of the stones but to the bricks and tiles" [1]

FARRELLS

Timber Weatherboarding

A really interesting double gate cottage in Sandgate (note the 'trottoir' ridge detail routed into each board in the image below).

Images on the right are local new builds in Sellinger and Cheriton, using composite weatherboarding systems. While in principle these are similar, the consultant pre-finished surface quality lacks character, detail and interest in comparison to traditional painted and matt surfaces.

FARRELLS

Stone

While Ragstone is now challenging to source, there are other similar sandstones which can be used. The most important aspect to consider is the loose or rattle use of stone, required by the mechanical properties of the material. Stone joints with sharp edges and regular courses do not feel local or appropriate.

"From the lower Greensand comes the county's best known stone, Ramoth Rag, or Ragstone, a limestone which was worked by the Romans for the walls of Londinium and which in the middle ages travelled well beyond the confines of Kent." [2]

FARRELLS

Flint

"Margate, Ramsgate, Sandwich, Deal, Dover and Folkestone all have an abundance of flint buildings, including churches, as it could be obtained in the vicinity (if not actually on the site)." [3] Flintknapping - that is, faceting the stones and setting them into the wall with the split face showing - occurred comparatively early in Kent" [4]

FARRELLS

Kentish Vernacular Study

The Ten Principles

1.  A Patchwork Landscape
2.  Loose Courtyards
3.  Dynamic Street Sections
4.  Diversity of Type
5.  Roof Forms
6.  The Ground Floor Base
7.  Facades, Materials and Craftsmanship
8.  Edge Details
9.  Colour and Reflectivity
10.  Windows and Frames

FARRELLS

1 Patchwork Landscape Patterns



The clustered settlements surrounding the site reflect the organic, patchwork landscape. The nature clustering of buildings has a clear, practical benefit: reducing the number of roads and servicing, minimising travel distances and maintaining open green space and farmlands. This is notably different to the more evenly spread density of contemporary developments which lack the same variety of use, texture and space.

FARRELLS

3. Dynamic Street sections

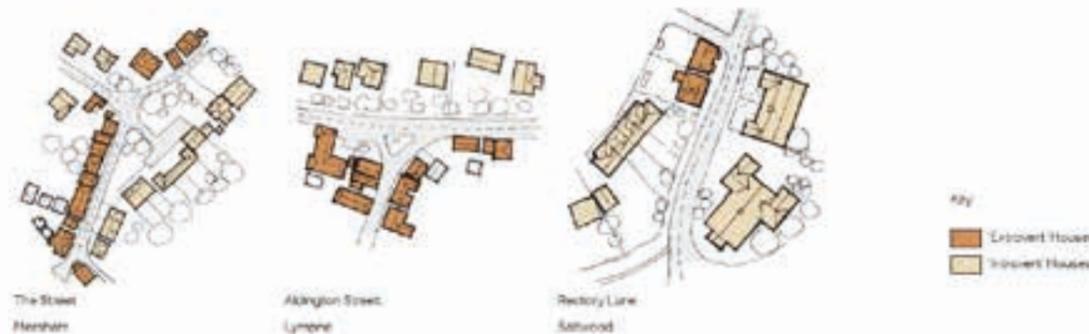


Herneham

Herneham

Lympne

Saltham



The Street
Herneham

Abington Street
Lympne

Rectory Lane
Saltham

Key:

Enlarged Houses
Innovative Houses

FARRELLS

Case Studies



1. Rural

0 DPH = 250sqm sites
Based on farms and farmstead courtyards
Large 4 bed house or semi-detached clusters



2. Low Density

Up to 25 DPH = 400sqm sites
Traditional free standing, 3 and 4 bed houses
Conventional, policy compliant designs



3. Suburban

Up to 45 DPH = 229sqm sites
Semi-detached Houses and Terraces
Tight, carefully clustered housing that challenges housing policy.



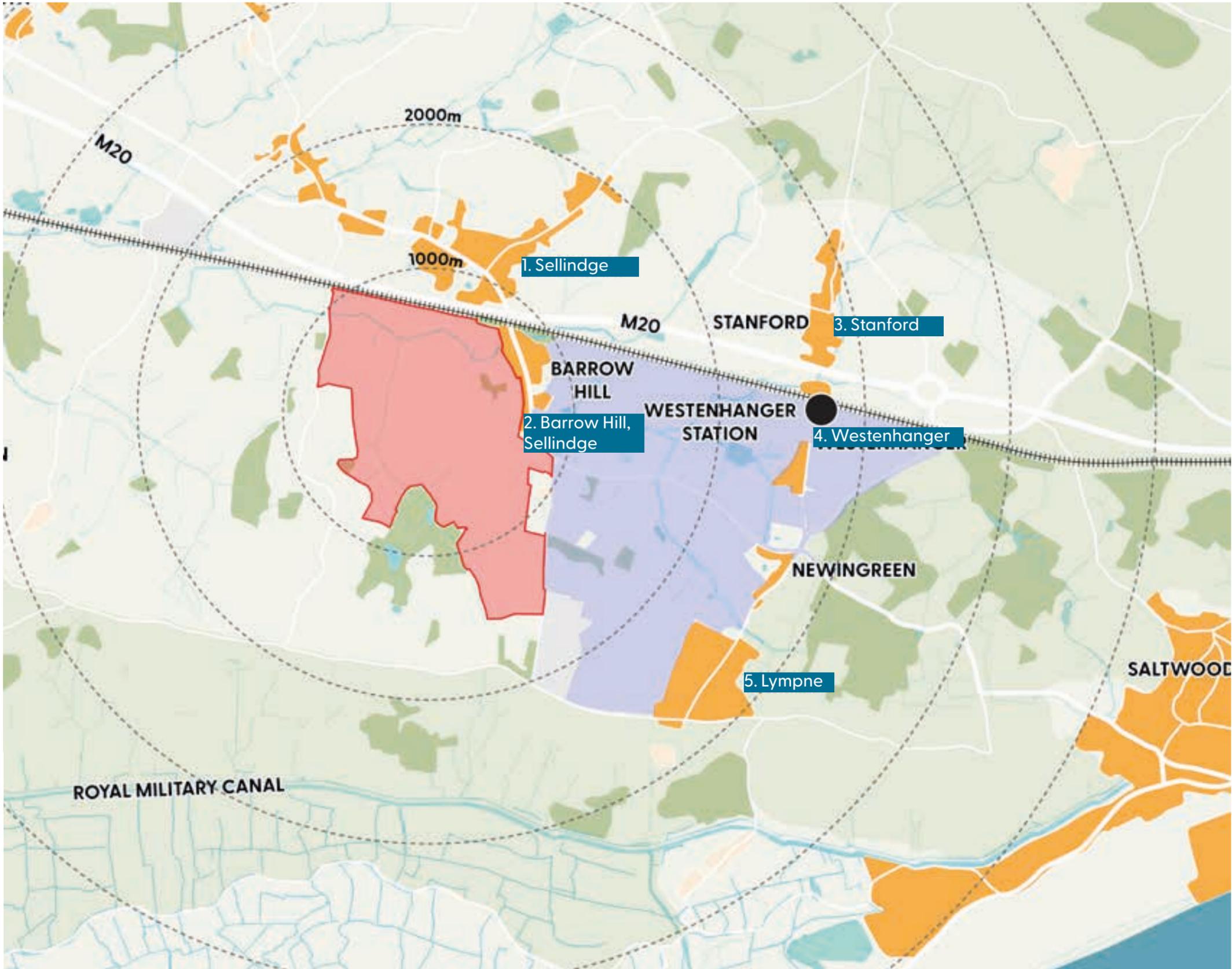
4. Urban

Up to 100 DPH
4 storey buildings and Mews Houses
Sited in central areas. The increase in density offers well designed communal amenities and public spaces.

FARRELLS

Context - Character Study

Existing Local Villages



- Existing Settlements
- Phase 1B Site Boundary
- Otterpool Park OPA Site Boundary
- AONB
- Existing Woodlands

Context - Character Study

1. Sellindge

Design Feature	Character Area Approach
Density	Circa. 10- 30 dph
Height	Predominantly 1 and 2 storeys. 2.5 - 3 storeys are seen in limited locations and are more commonly seen in new build areas.
Uses	Residential, limited mixed use.
Urban Grain	<p>The settlement pattern is typically linear, with development expanding along the main routes. Development is notably clustered near the convergence of Swan Lane and Ashford Road, two primary routes into the village.</p> <p>Older historical streets along Swan Lane and Stone Hill have a more informal arrangement and selection of building typologies.</p> <p>More recent post-war and modern developments exhibit a slightly more formal urban grain and arrangement. These post-war developments also exhibit urban arrangements that utilise long impermeable cul-de-sacs.</p> <p>Houses typically front onto accessible parks and plays spaces but back onto agricultural countryside. Where there are woodlands and/or significant trees clusters, built form is usually nestled within.</p>
Building Typologies	Predominantly detached. Semi-detached and terraces are more prevalent within the main village centre around the Village Hall.
Building Setback	Typically dwellings have a deep setback from the main street with generous front gardens (5m+). More recent post war and modern developments exhibit more narrow setbacks (<2m or less)
Roof form	Predominantly hipped, and half-hipped although gable-fronted and eaves-fronted are also common.
Parking	Typically to the front via on plot forecourts/driveways.
Materials	Red/brown patterned brickwork, dark brown clay roofs and hung tiles, white and black timber weatherboarding, white render/pebble dash are common. Ragstone is seen around the historic core.
Boundary treatments	Picket fences, hedges and planted fronted gardens are commonly seen. Dwarf brick/stone walls are occasionally seen.



KEY

-  Listed buildings
-  Frontage line
-  Views to key building/open space
-  Local convenience store
-  Primary school and nursery
-  Park
-  Sellindge Surgery
-  Allotments
-  Farm
-  Community hall
-  Pub
-  Sellindge Sports and Social club
-  Post Office

Context - Character Study

1. Sellindge



Context - Character Study

2. Barrow Hill, Sellindge

Design Feature	Character Area Approach
Density	Circa. 10-20 dph
Height	Typically 1-2.5 storeys.
Uses	Predominantly residential.
Urban Grain	<p>Linear settlement pattern with development expanding along the main road.</p> <p>Building arrangements are informally set out along the main road with staggered frontages and varying setbacks.</p> <p>Houses are typically backing onto the wider agricultural countryside.</p> <p>Some barn-style garages and houses around loose courtyards</p>
Building Typologies	Mix of terraces, semi-detached and detached dwellings.
Building Setback	Setbacks vary but typically consist of deep front gardens/ forecourts/driveways of 5m+ although some sections along exhibit narrower setbacks of circa 2-3m.
Roof form	Predominantly hipped, and half-hipped although gabled fronted and eaves fronted are also common.
Parking	Typically to the front via on plot forecourts/driveways.
Materials	Red/brown/cream/pink-red patterned brickwork, dark brown clay roofs and hung tiles, dark brown slate, white render and pebble dash are common. Ragstone is also seen, mostly in garden walls.
Boundary treatments	Varying boundary treatments are apparent, reflecting the incremental growth of the development. No prevailing boundary treatments ranging from planted front gardens, to dwarf stone/brick walls with hedge.



Key

— Frontage line

→ Views to open space

 Farm

Context - Character Study

2. Barrow Hill, Sellindge



* Photos as seen in the Kentish Vernacular Study

Context - Character Study

3. Stanford

Design Feature	Character Area Approach
Density	Circa < 10dph.
Height	1 - 2.5 storey.
Uses	Residential, limited mixed-use.
Urban Grain	<p>Village pattern is predominantly linear with development expanding along Stone Street. Most houses address and front onto Stone Street, backing onto the agricultural countryside.</p> <p>Staggered building arrangements, close to the East Stour River, become introverted towards the street and their courtyards open towards the river, providing direct views to the river and woodland.</p> <p>There is a variety of industrial and rural farmhouse clusters surrounded by farmland.</p> <p>The settlement has a strong rural characteristic with tight street enclosure created by tall landscaped front boundary treatments and no footpaths.</p> <p>Part of the village is designated as a Special Landscape Area.</p>
Building Typologies	Semi-detached, detached, farmhouses.
Building Setback	Mixture of deep and narrow setbacks.
Roof form	Predominantly hipped, and half-hipped although gabled-fronted and eaves-fronted are also seen. Some houses exhibit cat-slide roofs.
Parking	Typically to the front via on plot forecourts/driveways.
Materials	Red/brown patterned brickwork, painted brickwork, dark brown clay roofs and hung tiles, white and black timber weatherboarding, white render/pebble dash are common. Ragstone is also seen, mostly in garden walls.
Boundary treatments	Picket fences, hedges and planted fronted gardens are commonly seen. Dwarf brick/stone walls with planted fronted gardens are also common.



KEY

-  Listed buildings
-  Special Landscape Area
-  All Saints Church
-  Frontage line
-  Retirement home
-  Employment
-  Views to open space
-  Pub
-  Accommodation
-  Farm

Context - Character Study

3. Stanford



* Photos as seen in the Kentish Vernacular Study

Context - Character Study

4. Westenhangar

Design Feature	Character Area Approach
Density	Circa < 10dph
Height	1 - 2 storey
Uses	Residential
Urban Grain	<p>Village pattern is predominantly linear with a linear group of houses relating directly to the Roman road.</p> <p>Development only occurs on one side of the road with views to the rural context.</p> <p>The development forms a staggered arrangement fronting onto a mature and dense hedgerow/tree belt.</p> <p>The street is narrow and rural in character with enclosure created by a mixture of tighter setbacks and tall landscaped boundaries.</p>
Building Typologies	Predominantly detached.
Building Setback	Many buildings along Stone Street abut directly onto the pavement or have narrow setbacks.
Roof form	Predominantly hipped, and half-hipped with chimney stacks. In few cases, roofs are gabled-fronted and eaves-fronted.
Parking	Typically to the front on-plot or on-street
Materials	<p>Red/brown patterned brickwork, painted bricks, dark brown clay roofs and hung tiles, ragstone, timber weatherboarding are common.</p> <p>Westenhangar station building is of different shades of brickwork with red brick chimney stacks.</p>
Boundary treatments	Picket fences, hedges and planted fronted gardens are commonly seen.



- KEY**
- Frontage line
 - Ⓜ Employment
 - Ⓜ Restaurant
 - ➔ Views to open space
 - Ⓜ Services
 - Ⓜ Retail
 - Special Landscape Area

Context - Character Study

4. Westenhanger



* Photos as seen in the Kentish Vernacular Study

Context - Character Study

5. Lympne

Design Feature	Character Area Approach
Density	Circa. 20dph
Height	Predominantly 1 and 2 storeys
Uses	Predominantly residential, limited mix-use
Urban Grain	<p>The settlement has largely grown and expanded around the two main roads that converge in this area, Aldington Road and Stone Street.</p> <p>Development can be categorised as informal with a staggered arrangement of detached and semi-detached typologies addressing the street. However, the street network varies in formality becoming more gridded within inner residential streets and are more organic where it addresses the woodlands. In general, the urban form seems to be inward facing, nestling within woodlands and hedgerows and backing onto the wider countryside.</p> <p>Much of the post-war housing development seen in the area form long enclosed cul-de-sacs with limited permeability between tertiary streets. Local topography forms an important characteristic with many houses along Stone Street requiring a planted embankment or slope to lead to the dwelling.</p>
Building Typologies	Predominantly detached and semi-detached. Limited terraces.
Building Setback	Deep and generous setbacks are common circa 5-10m, with some houses going even further beyond with a 10m+ setback.
Roof form	Diverse roof forms are apparent with no prevailing typology. Eaves facing, gable fronted, gable and valley, hipped and half-hipped roofs are all commonly seen.
Parking	Typically to the front via on plot forecourts/driveways.
Materials	Orange-red patterned brick are most common although some light buff/cream brick is seen. Red/brown clay roof and hung tiles, white timber boarding and white render/pebble dash is also common as a secondary accent. Ragstone is seen around the historic core.
Boundary treatments	Front planted gardens and hedges are common along with dwarf brick/stone walls with hedge.



KEY

- Frontage line
- Views to open space
- - - Saxon Way
- Listed buildings
- Local convenience store
- Primary school
- Park
- Farm
- Community hall
- Lympne Karate Club

Context - Character Study

5. Lympne



Context - Character Study

New places

The design of the building frontage reinforces a strong connection between the homes and the surrounding landscape.



Chilmington Lakes, Ashford

Context - Character Study

New places

High-quality verges
with low-level
planting



Context - Character Study

New places

Buildings as vista
stoppers and
landmarks



Chilmington Lakes, Ashford

Context - Character Study

New places

Tertiary streets as spaces



Context - Character Study

New places

Robust planting
within defensible
space



Chilmington, Ashford

Context - Character Study

New places

Picket fence
boundary treatment
creates a softer rural
character



The Hamlet, Chilmington Green, Ashford

Context - Character Study

New places

Poor-quality verge
detailing



The Hamlet, Chilmington Green, Ashford

Context - Character Study

New places

Poorly considered placement of rainwater downpipes and utility systems



Bridgefield, Cheesemans Green, Ashford

Context - Character Study

New places

Poor-quality
boundary
treatments and hard
material palette



Bridgefield, Cheesemans Green, Ashford

Context - Character Study

New places

Green space is not easily accessible



The Hamlet, Chilmington Green, Ashford

Context - Character Study

New places

Poor-quality/ lack of boundary treatment

Facade detailing which is alien to the local area



Bridgefield, Cheesemans Green, Ashford

Context - Character Study

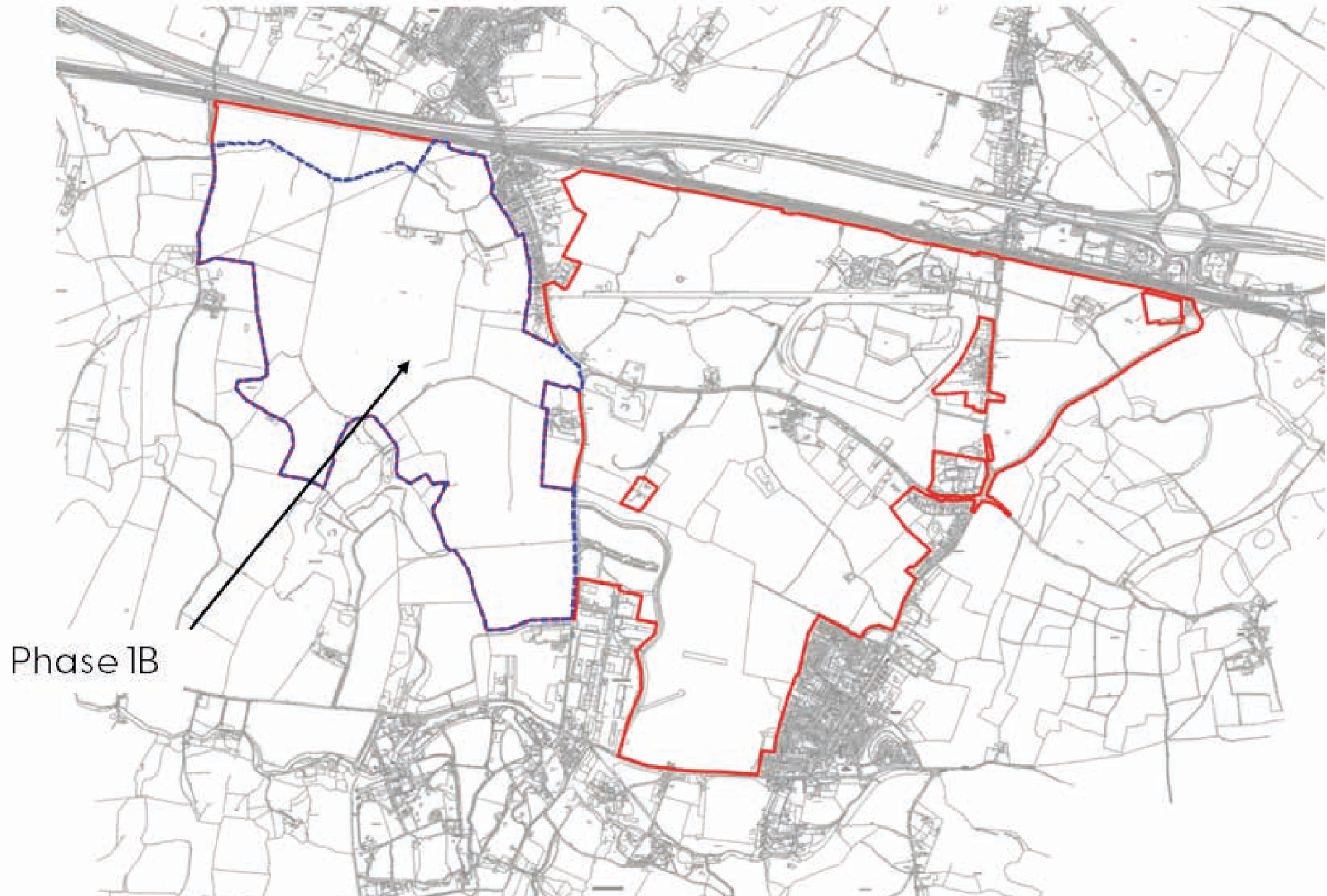
New places

Buildings which
addresses corners
poorly



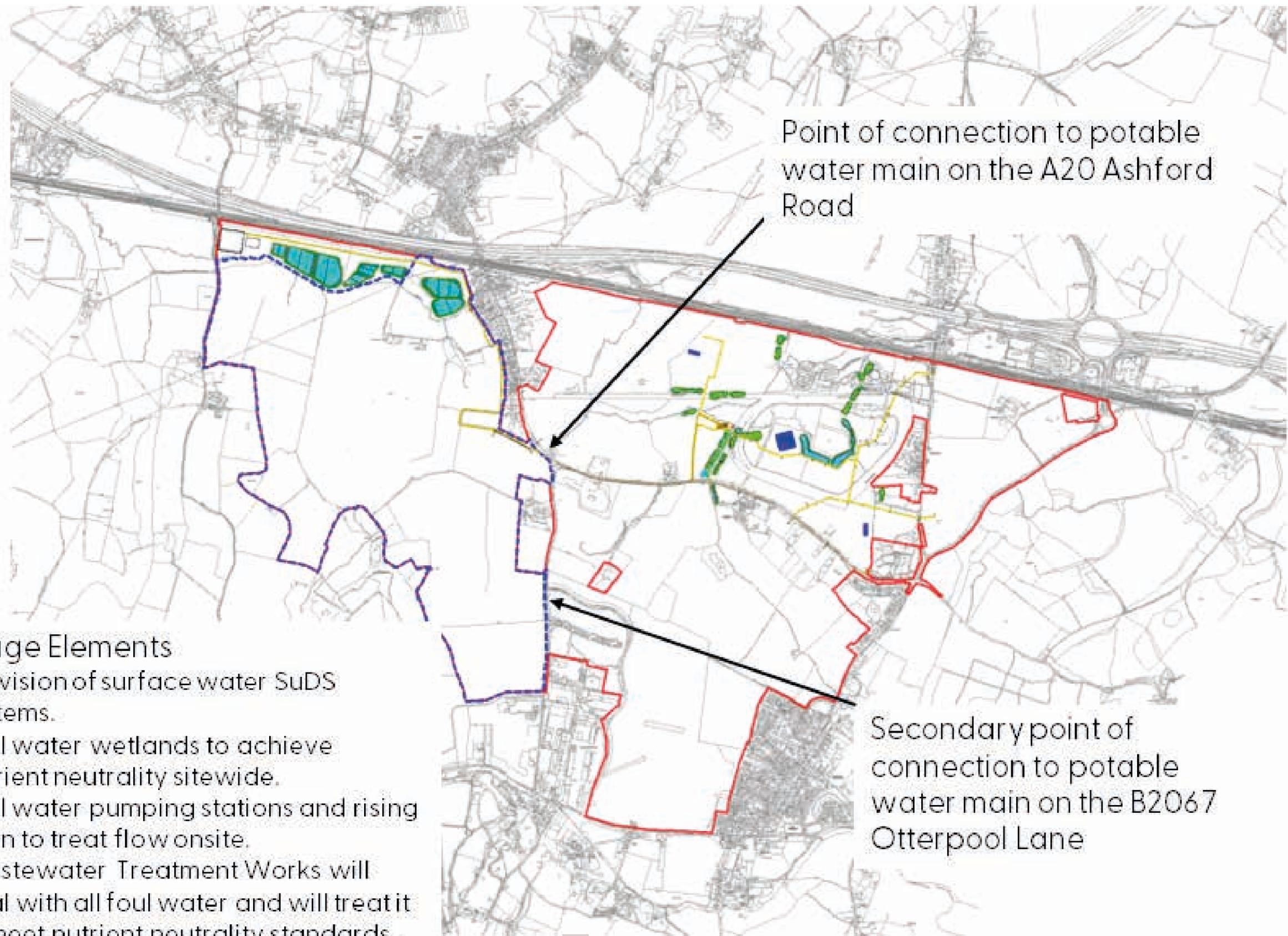
Bridgefield, Cheesemans Green, Ashford

Wider Infrastructure - Phase 1B Boundary



Phase 1B

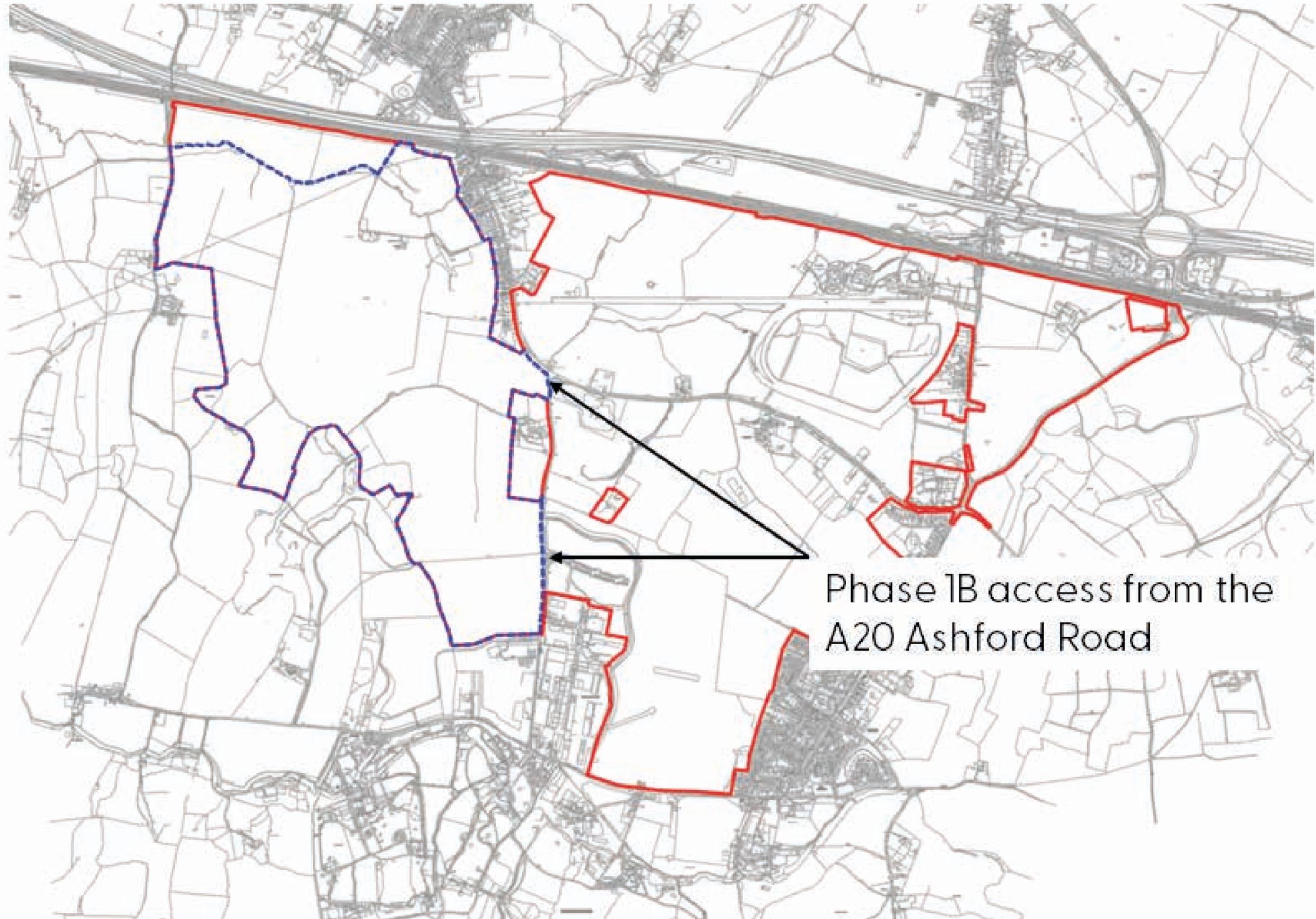
Wider Infrastructure - Phase 1B Water



Drainage Elements

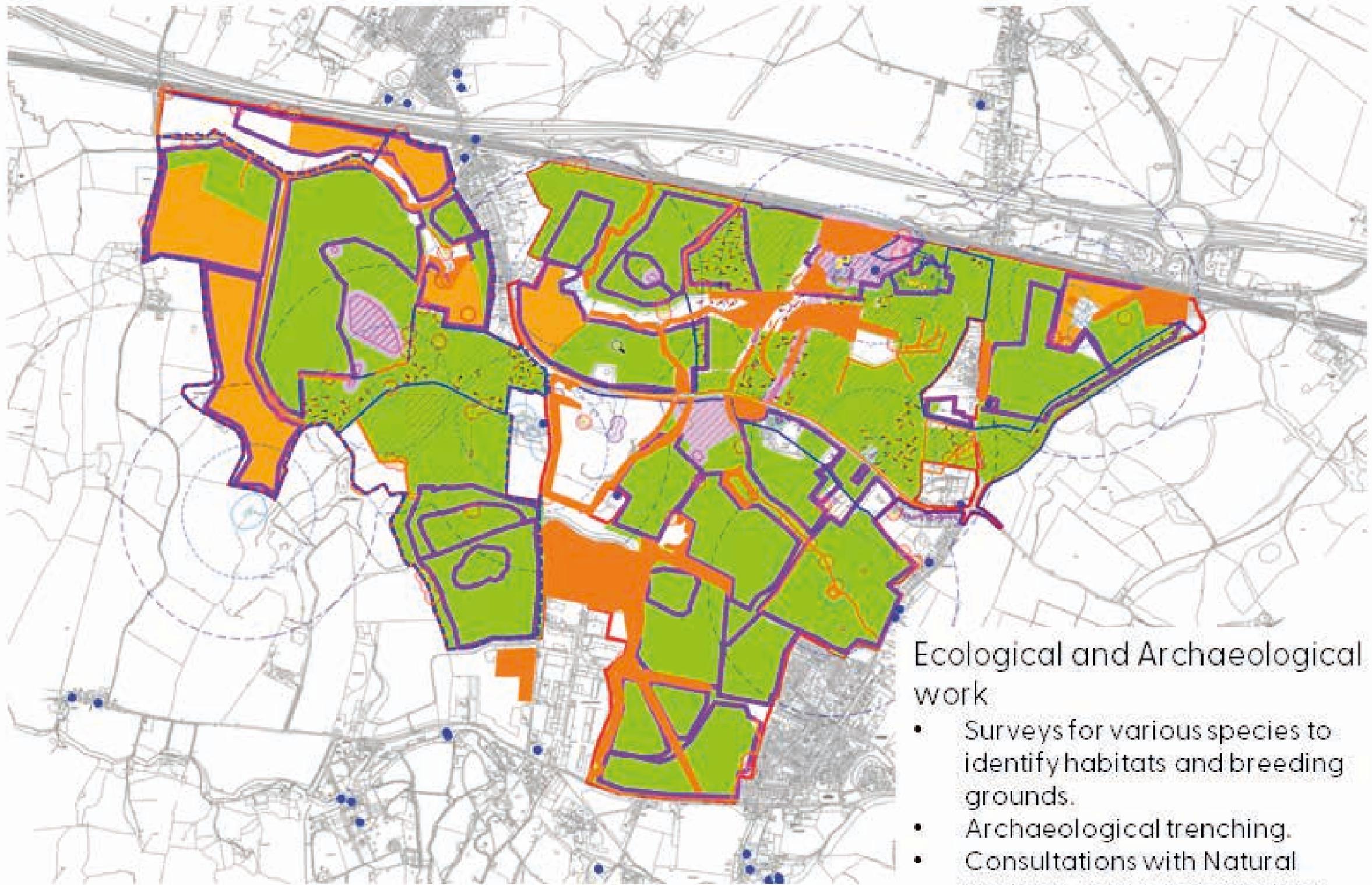
- Provision of surface water SuDS systems.
- Foul water wetlands to achieve nutrient neutrality sitewide.
- Foul water pumping stations and rising main to treat flow onsite.
- Wastewater Treatment Works will deal with all foul water and will treat it to meet nutrient neutrality standards, alongside new wetlands

Wider Infrastructure - Phase 1B Access



Phase 1B access from the
A20 Ashford Road

Wider Infrastructure - Ecology and Archaeology

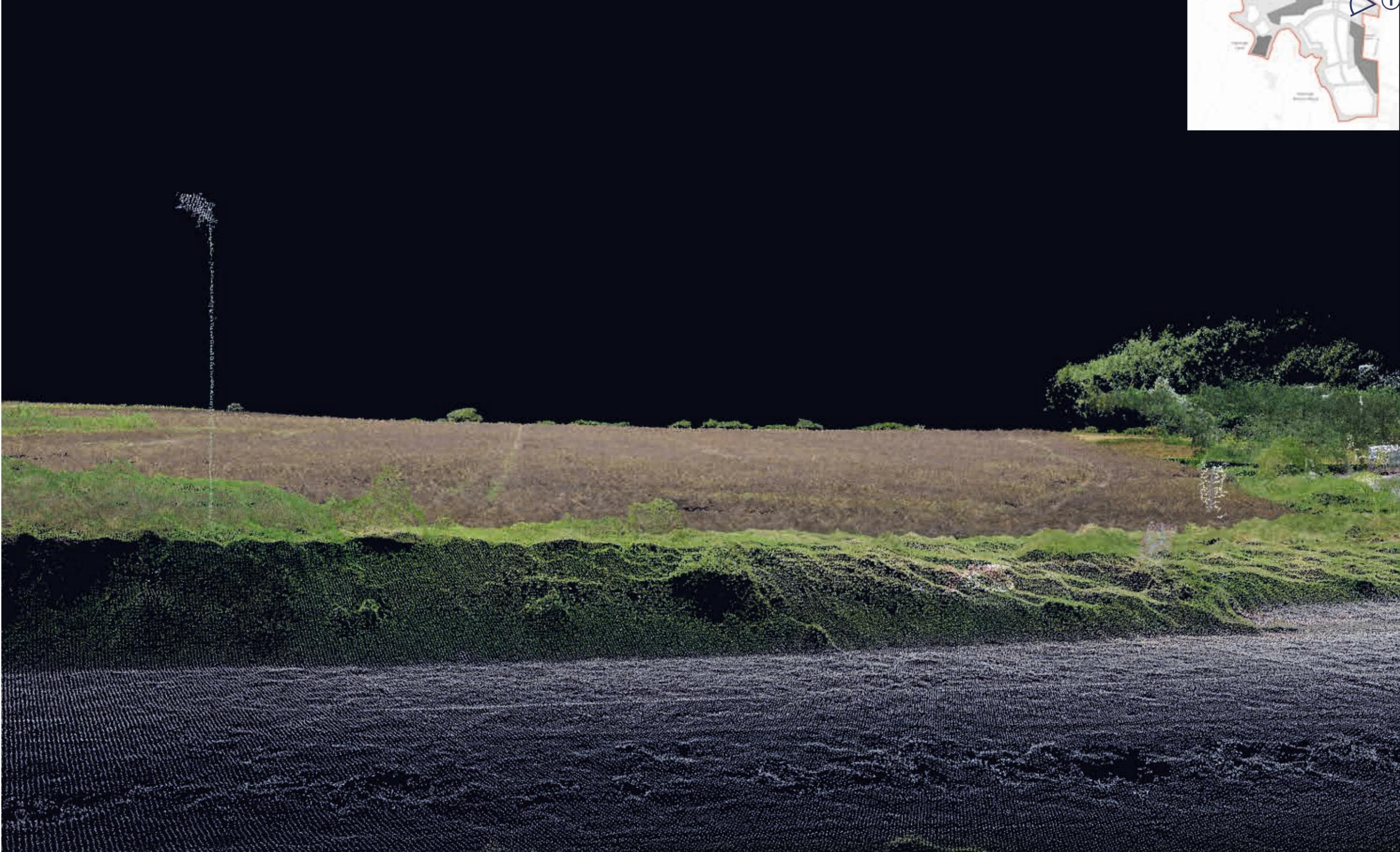
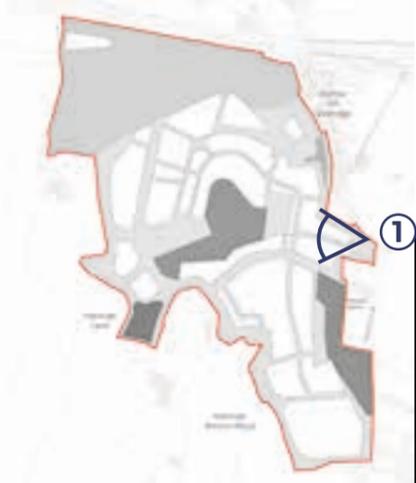


Ecological and Archaeological work

- Surveys for various species to identify habitats and breeding grounds.
- Archaeological trenching.
- Consultations with Natural England and Historic England.

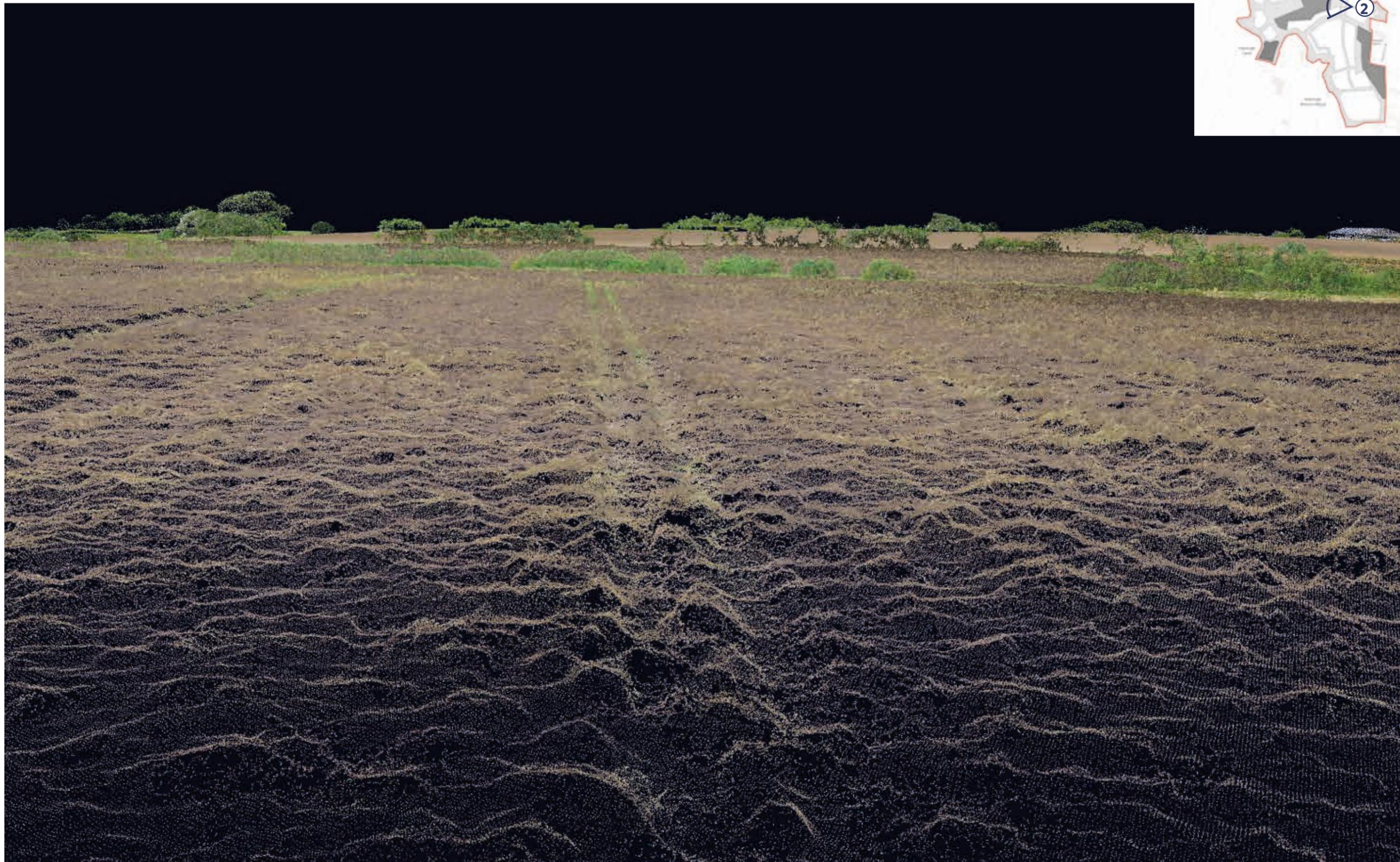
Sensat Photogrammetry Views

Gateway



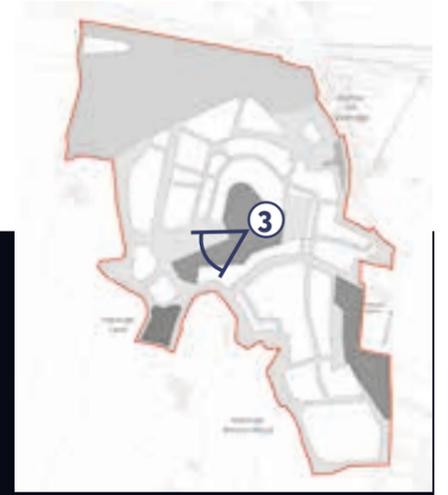
Sensat Photogrammetry Views

Local Centre



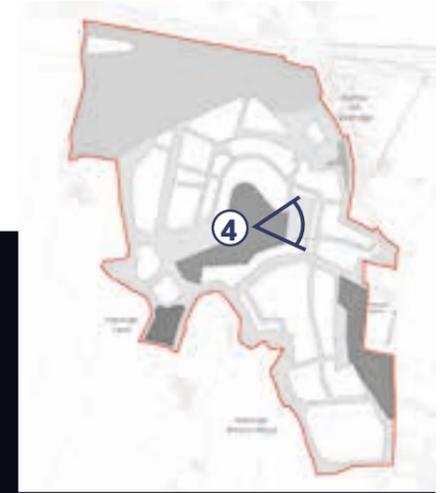
Sensat Photogrammetry Views

Barrow Hill Green

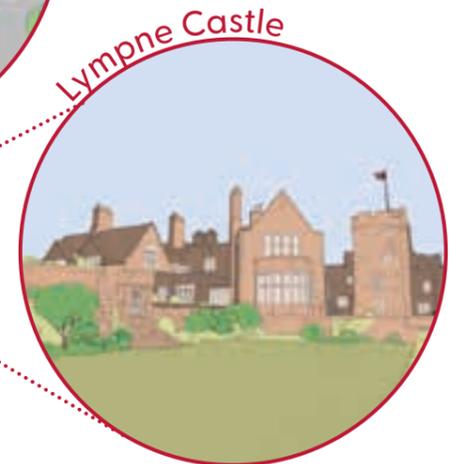
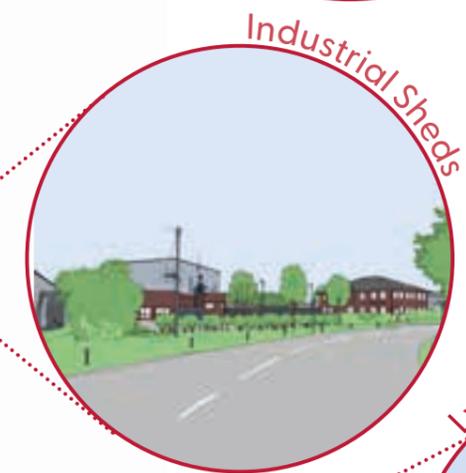
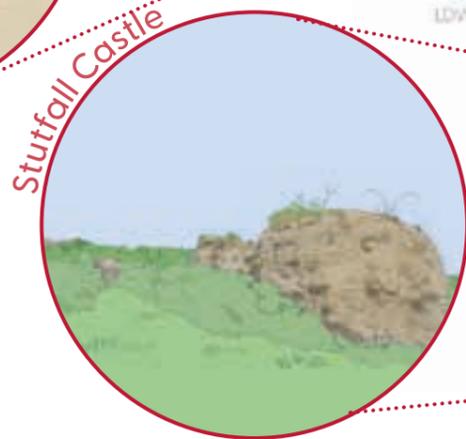
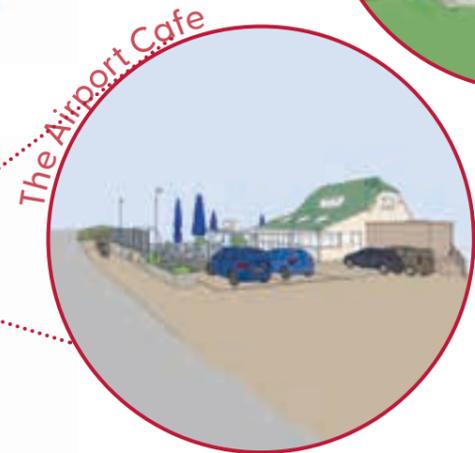
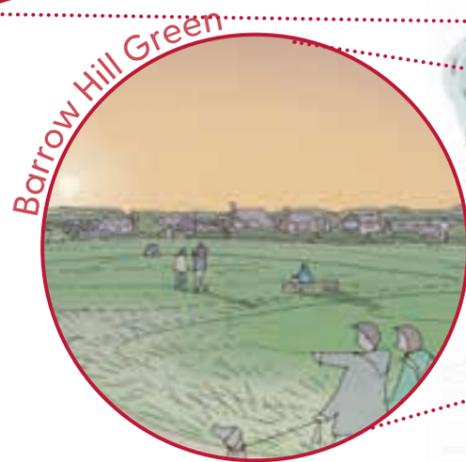
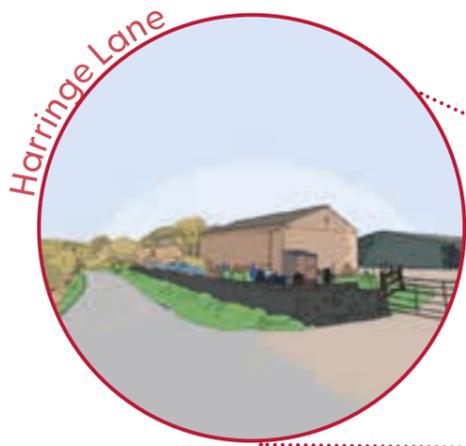


Sensat Photogrammetry Views

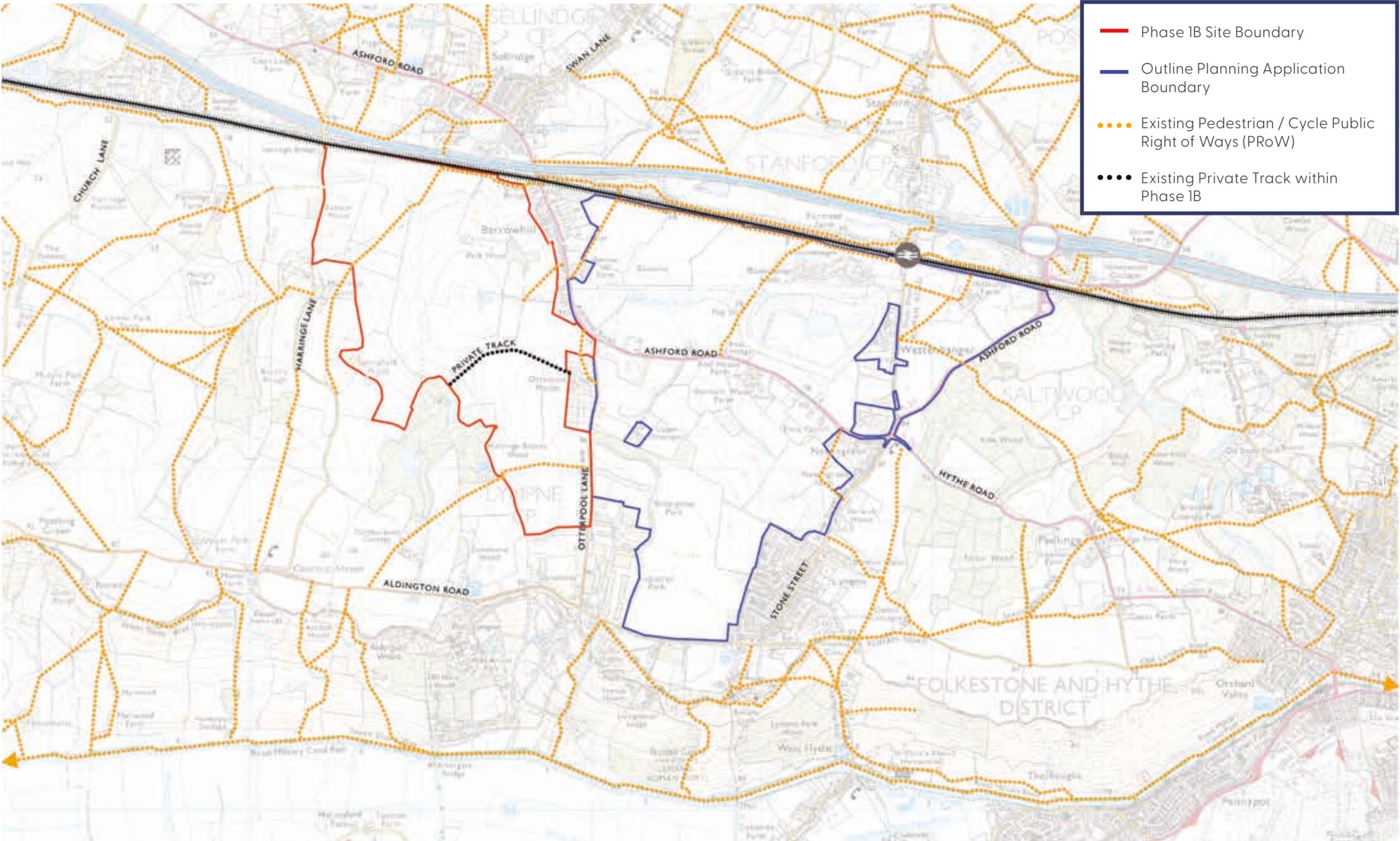
From Barrow Hill Green to the Local Centre



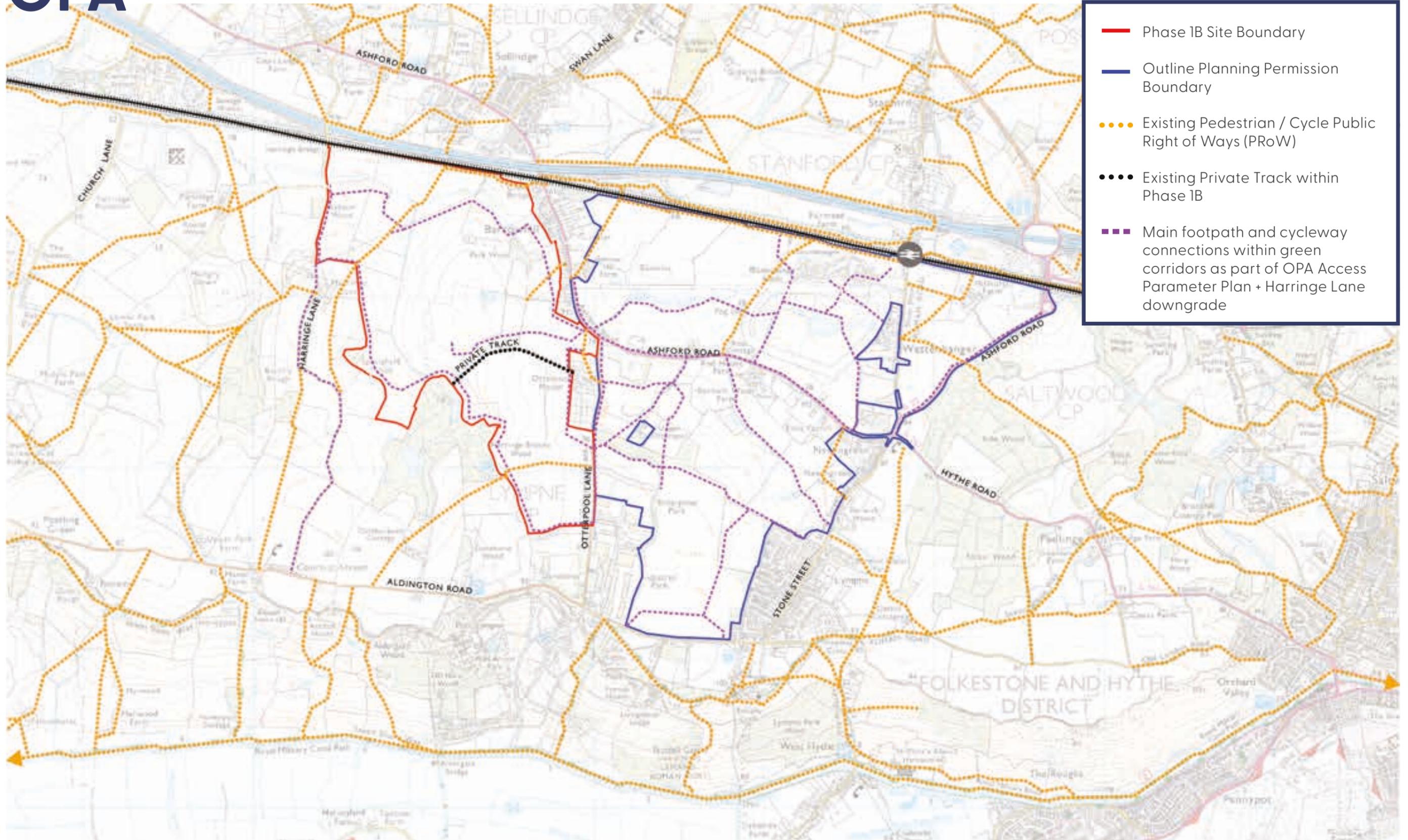
Local Key Features



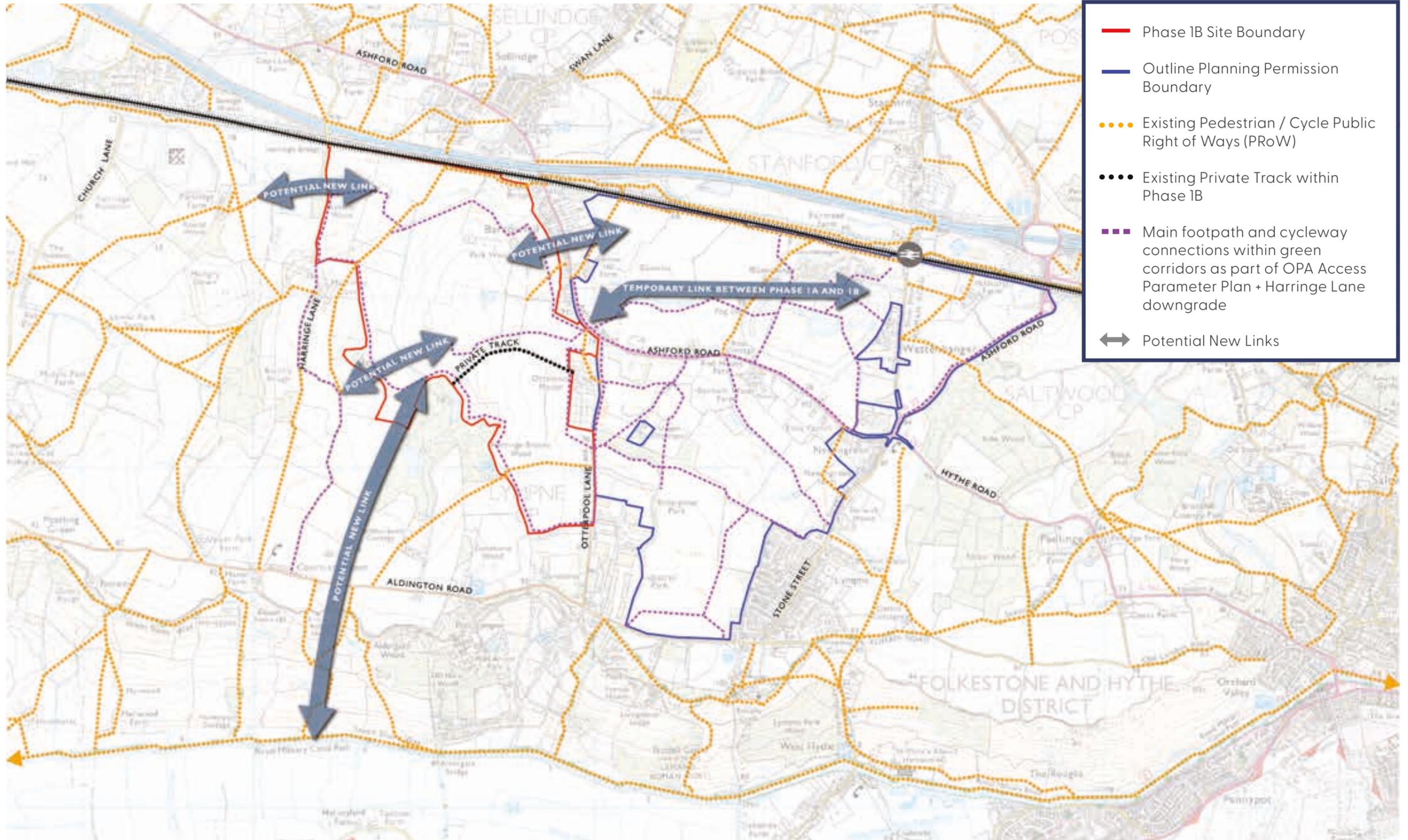
Wider Connections - Existing Pedestrian & Cycle PRowWs



Wider Connections - New Pedestrian & Cycle Connections as part of OPA



Wider Connections - Potential New Links for Phase 1B

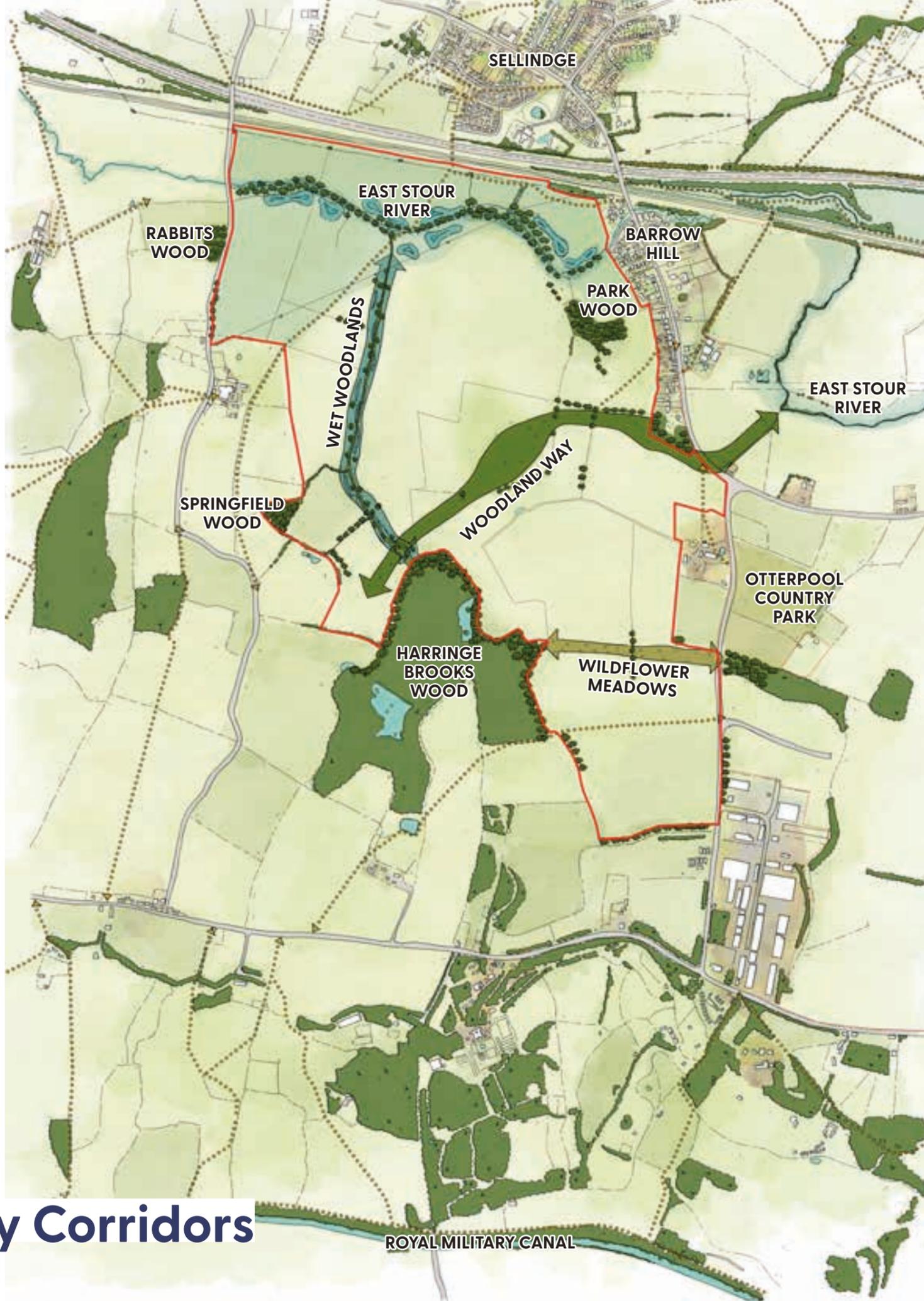


Masterplan Build-up



1. Existing Context

Masterplan Build-up



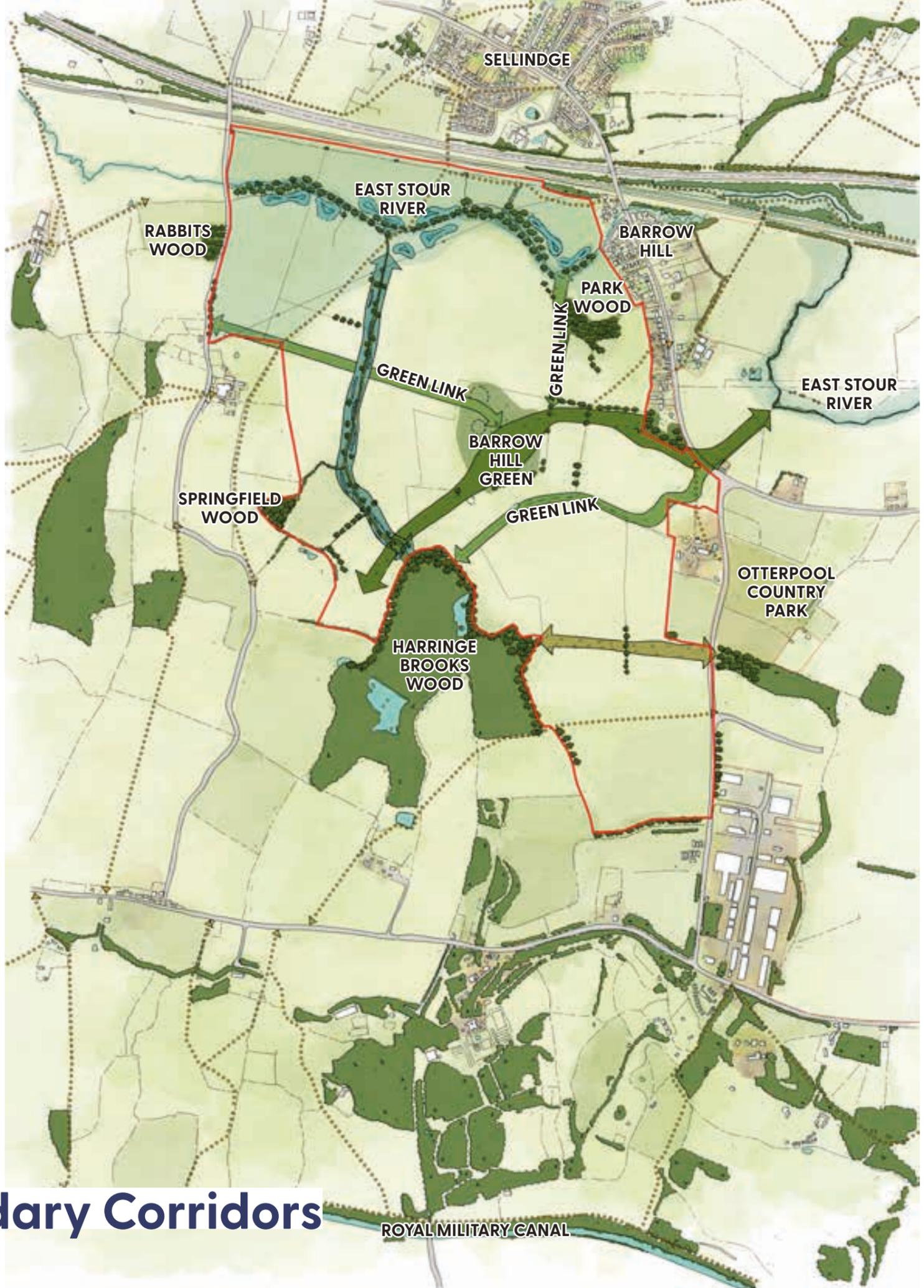
2. GREEN: Primary Corridors

Masterplan Build-up



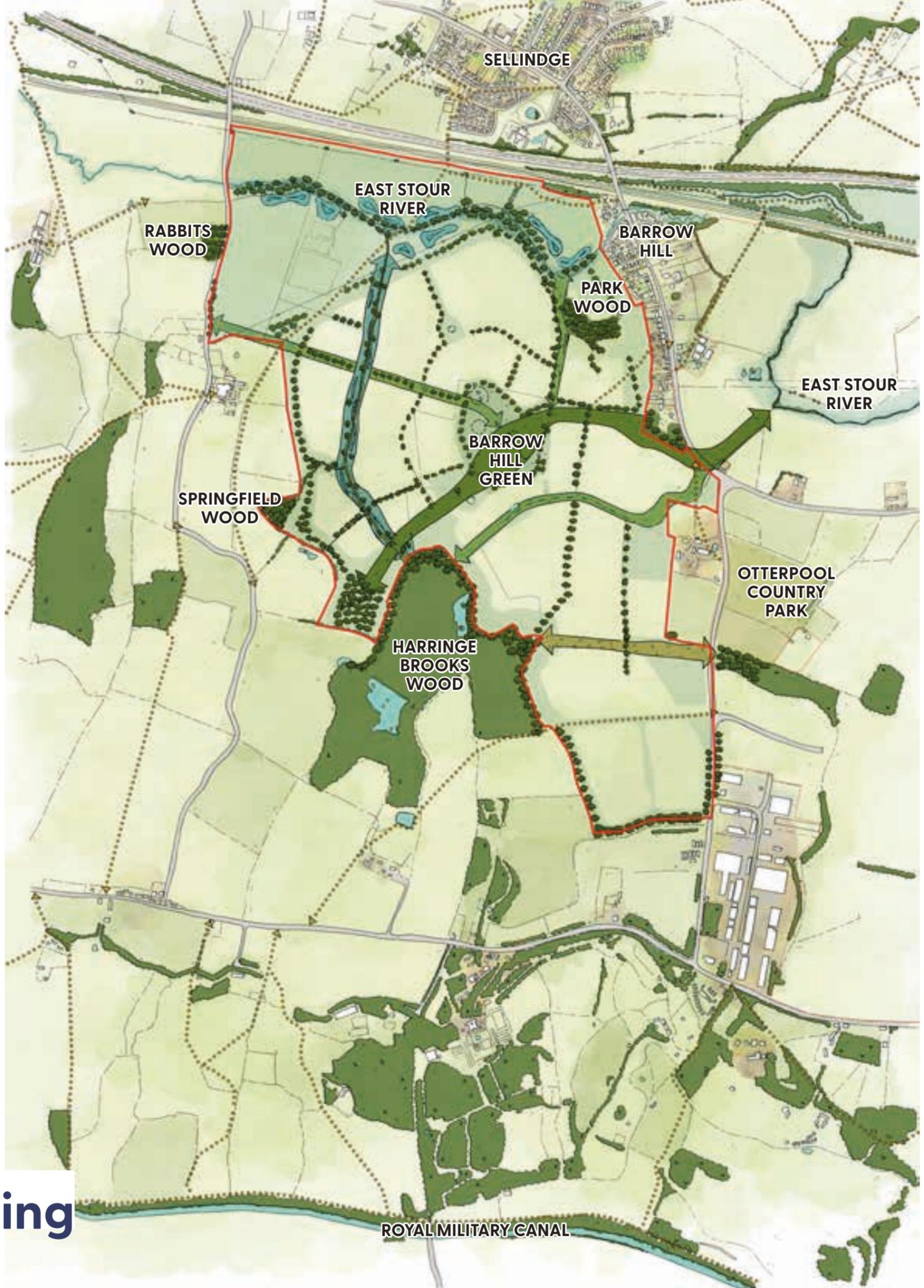
3. Barrow Hill

Masterplan Build-up



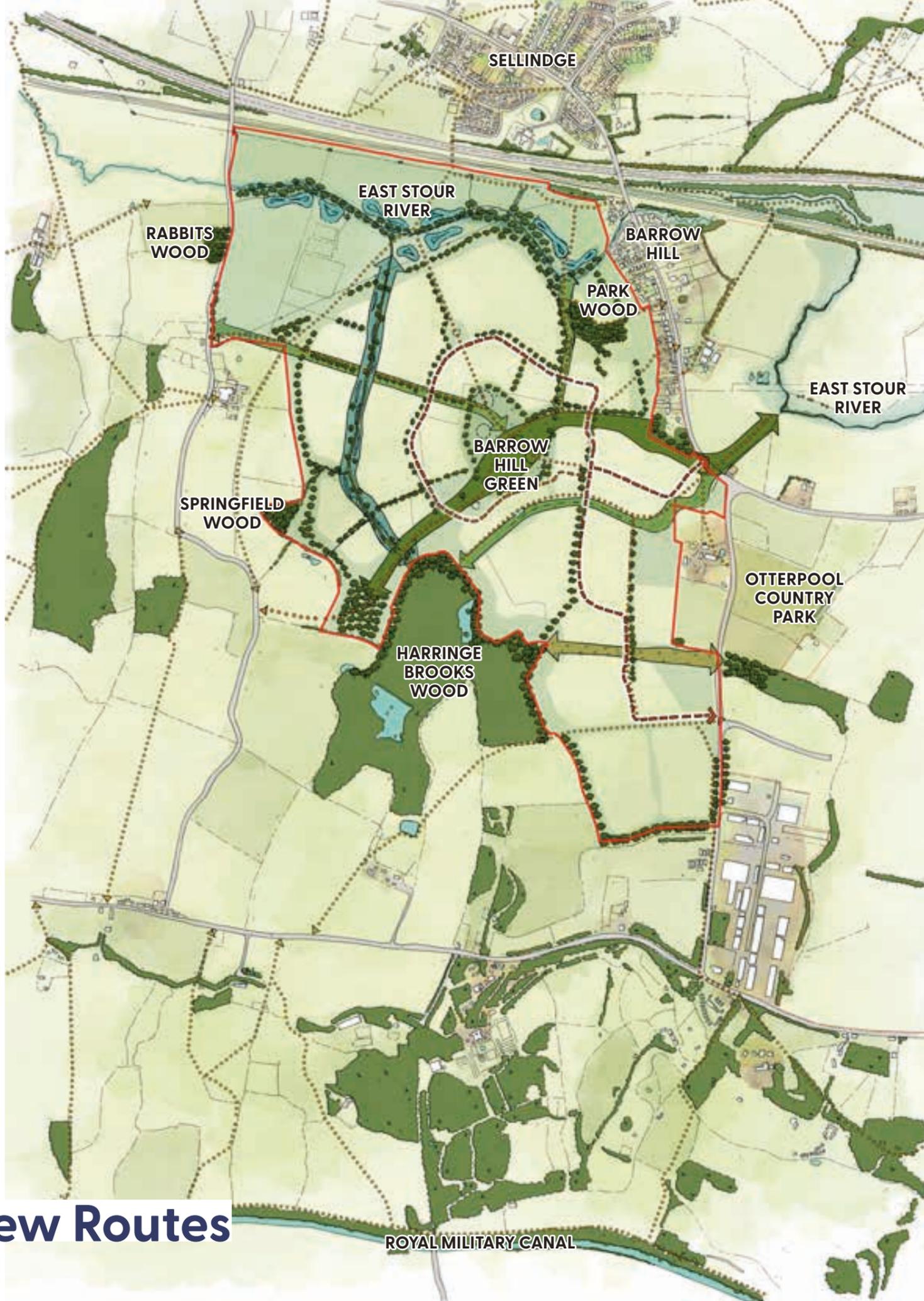
4. GREEN: Secondary Corridors

Masterplan Build-up



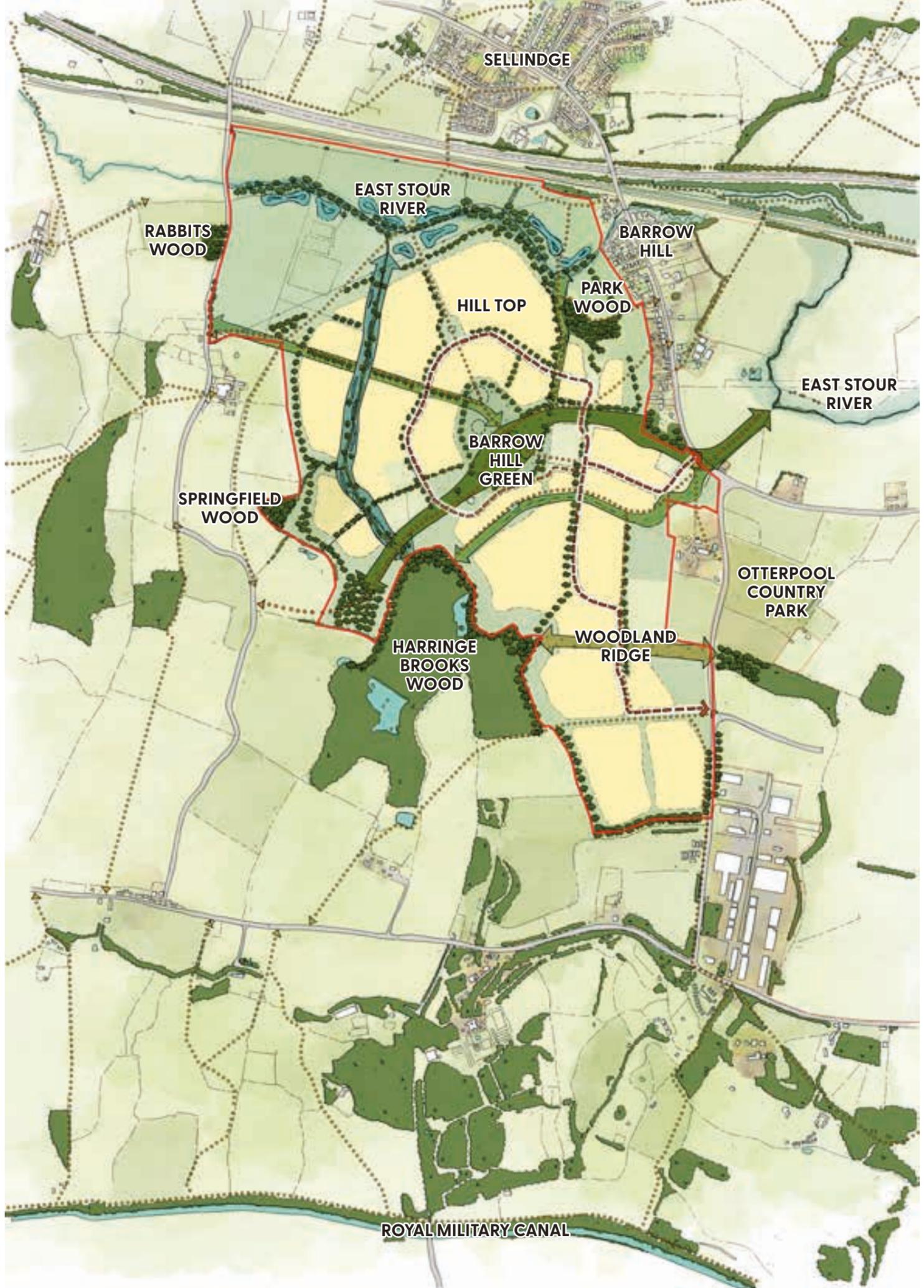
5. Strategic Planting

Masterplan Build-up



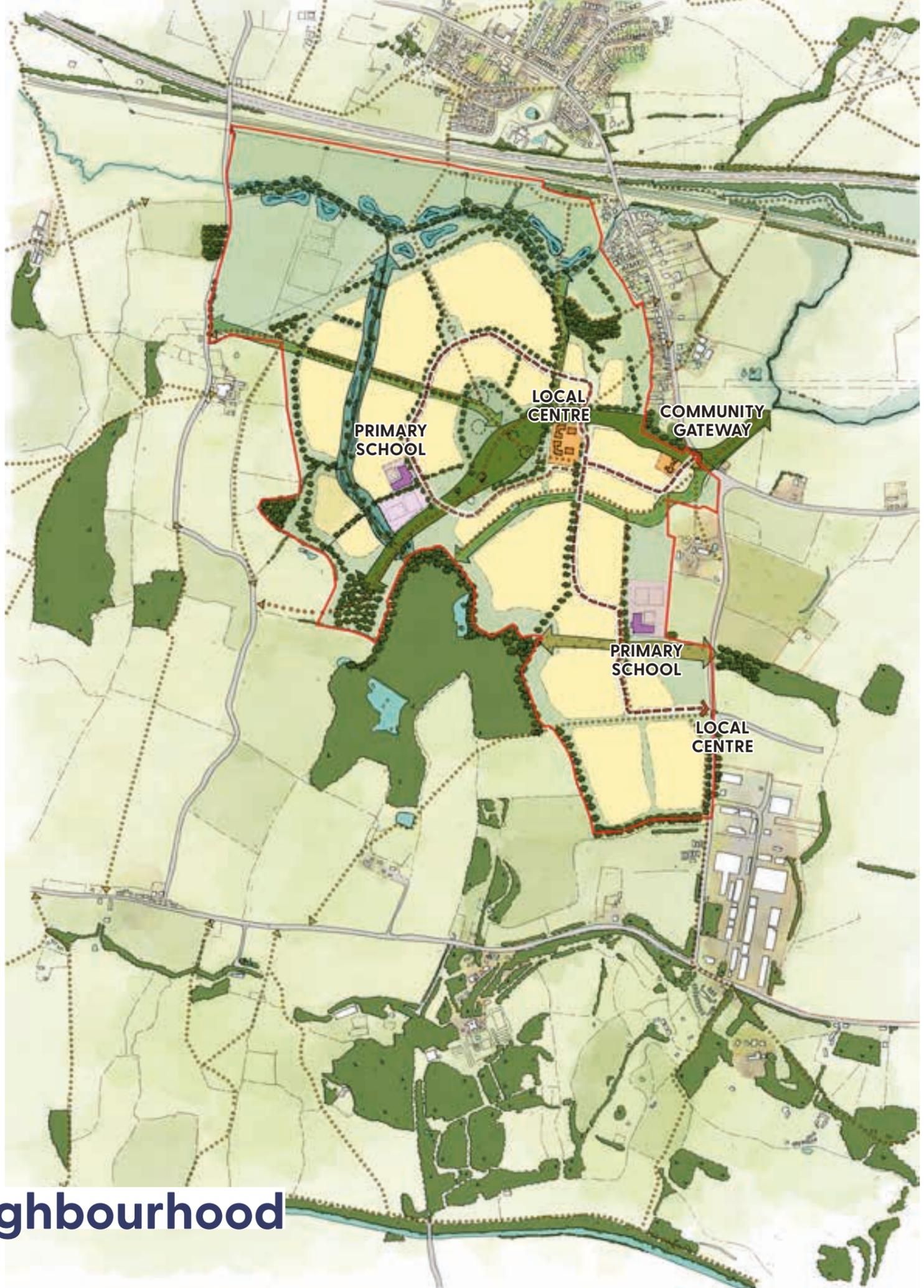
6. Hierarchy of New Routes

Masterplan Build-up



7. New Homes

Masterplan Build-up



8. Mixed-Use Neighbourhood

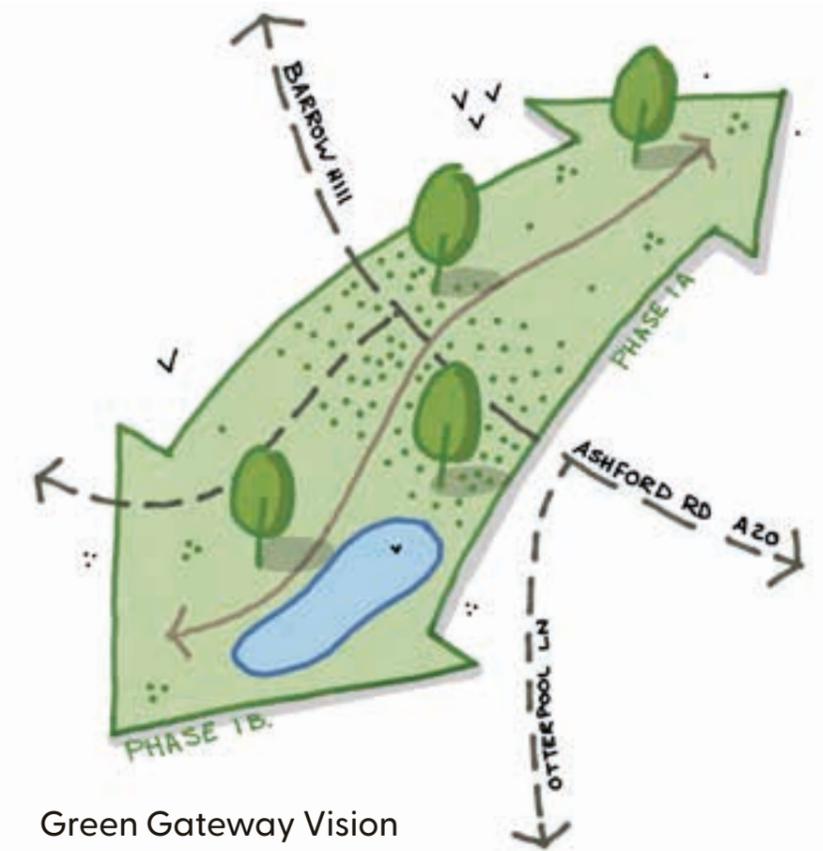
Illustrative Masterplan



Green Gateway Vision and Movement

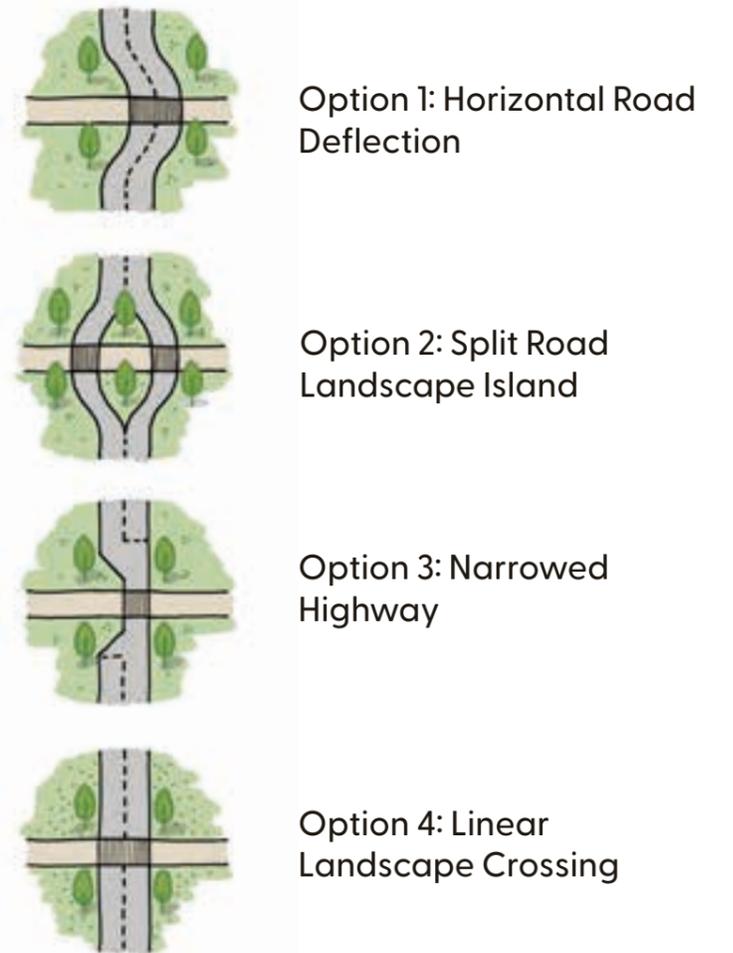


Movement Diagram

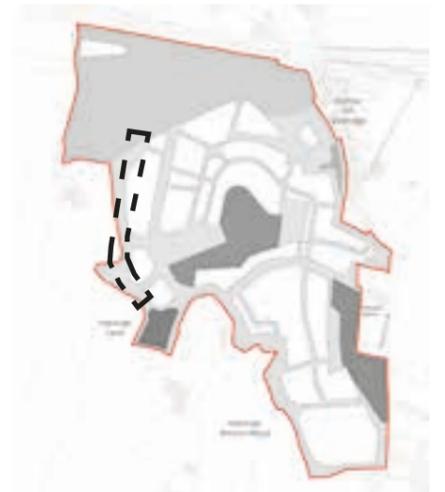
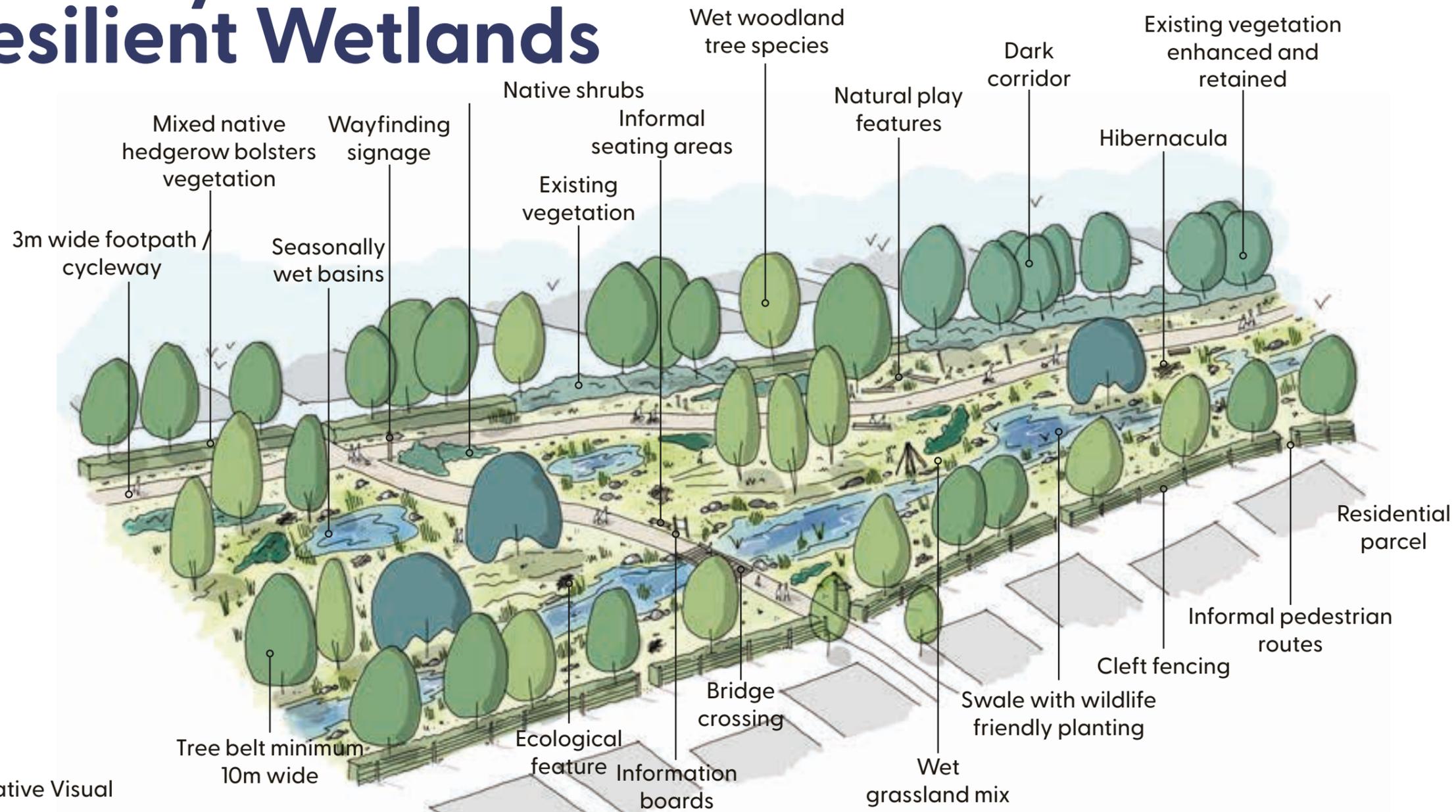


Green Gateway Vision

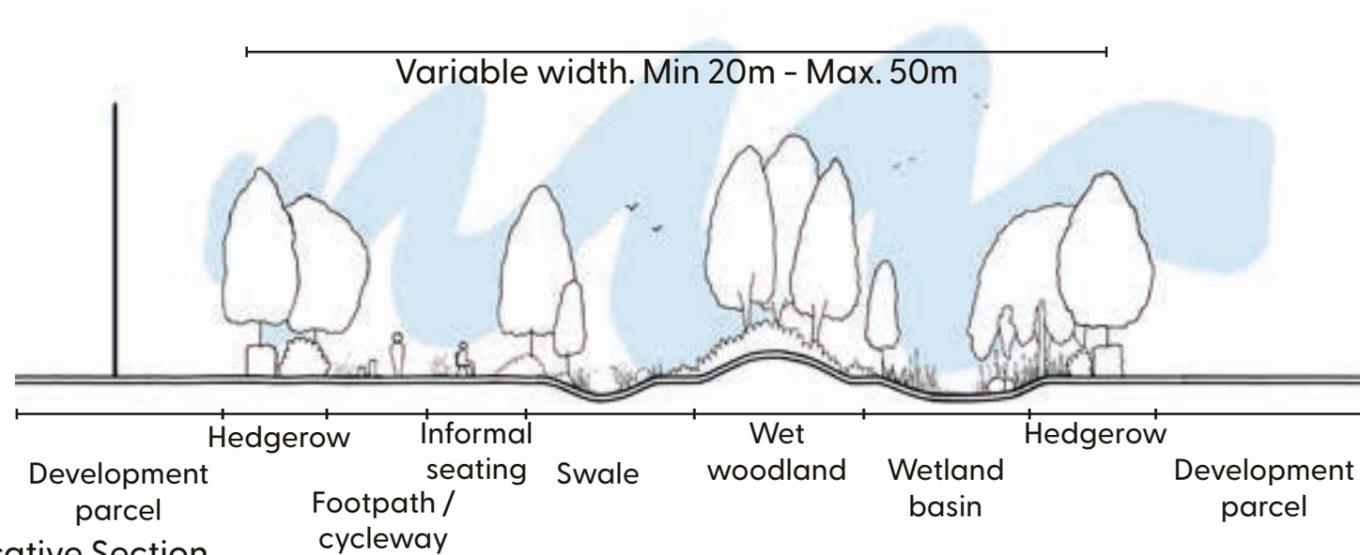
Indicative Traffic Calming Measures



Primary Corridor - Resilient Wetlands



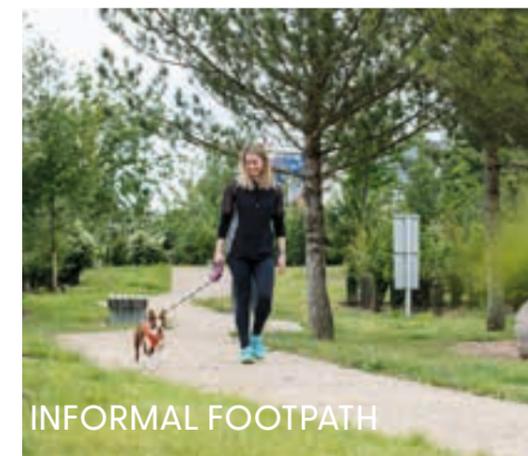
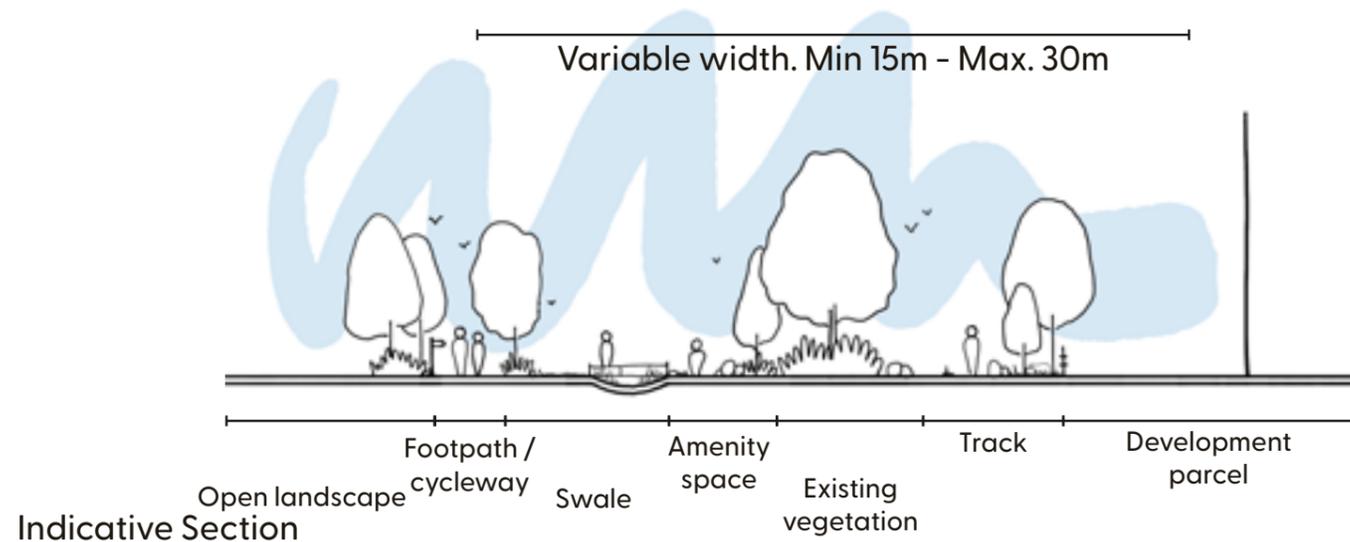
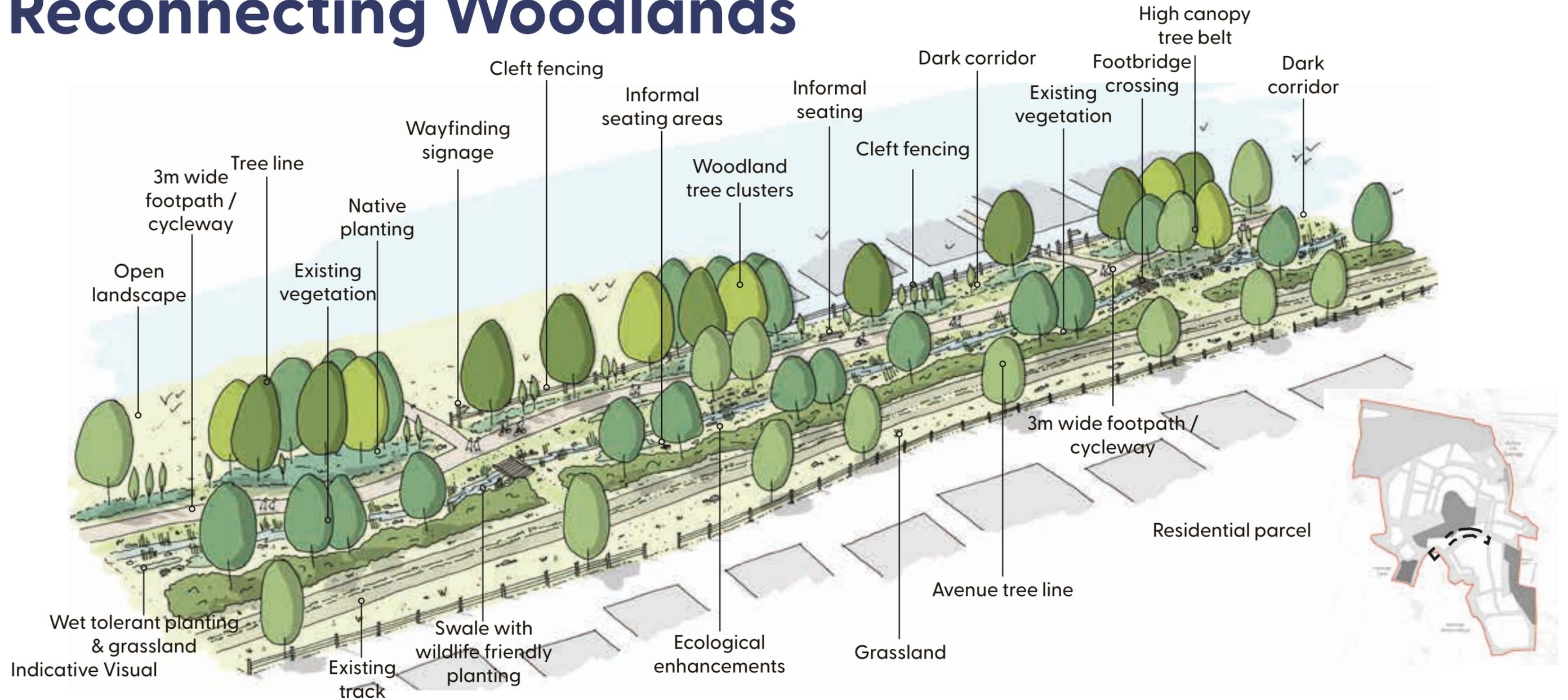
Indicative Visual



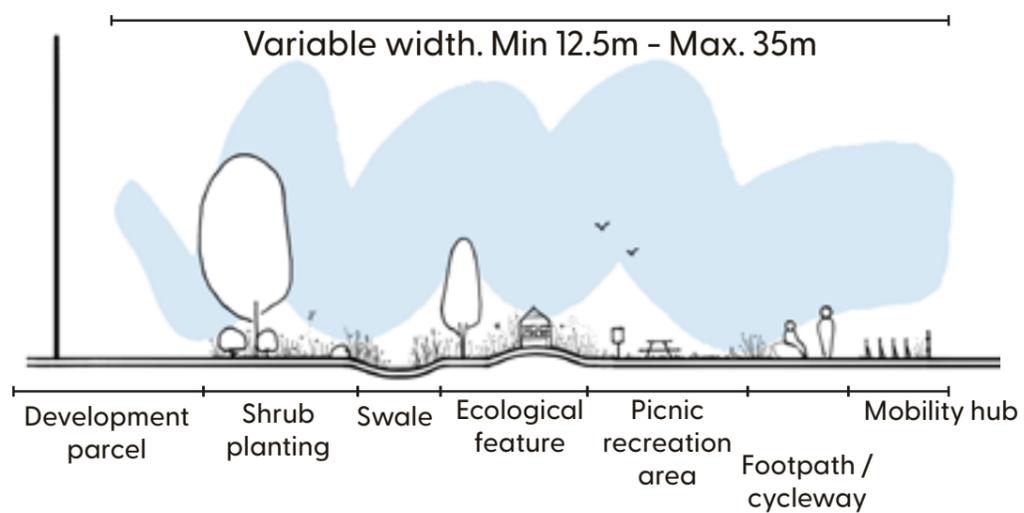
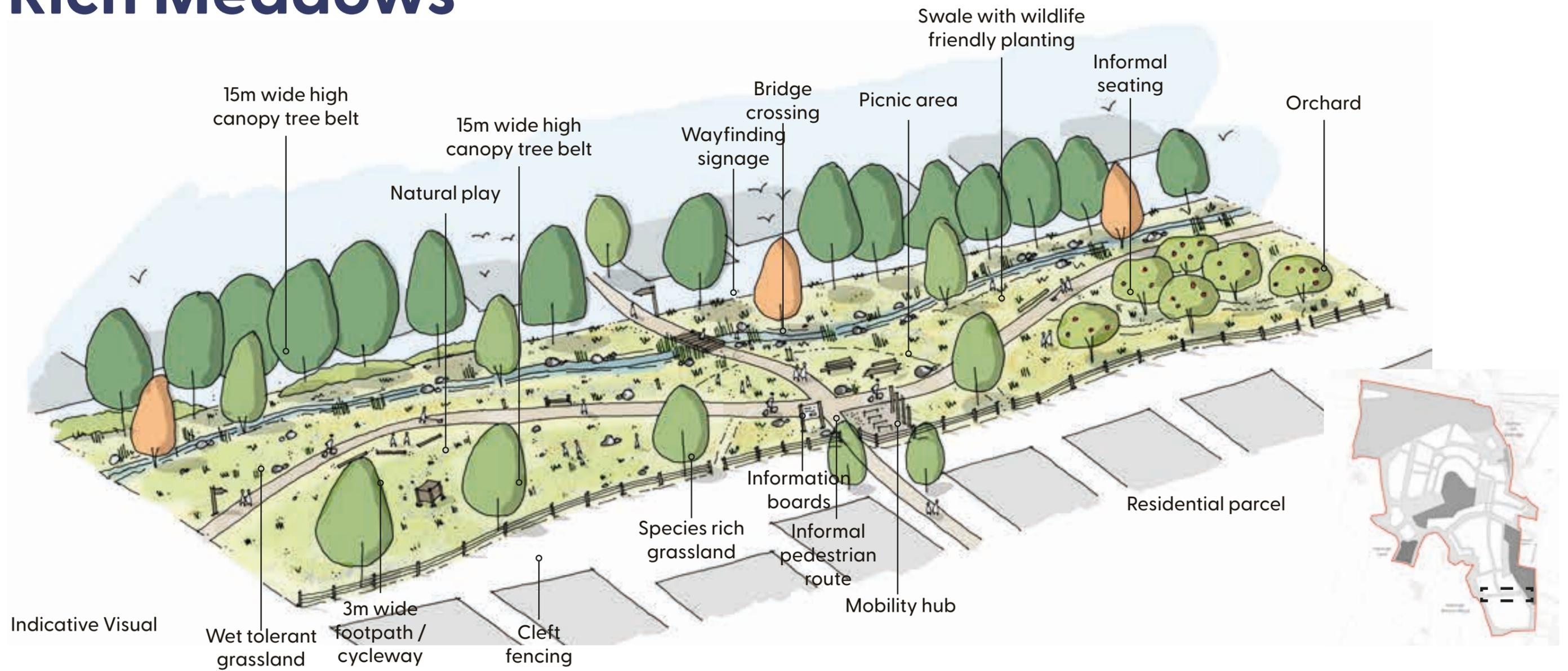
Indicative Section



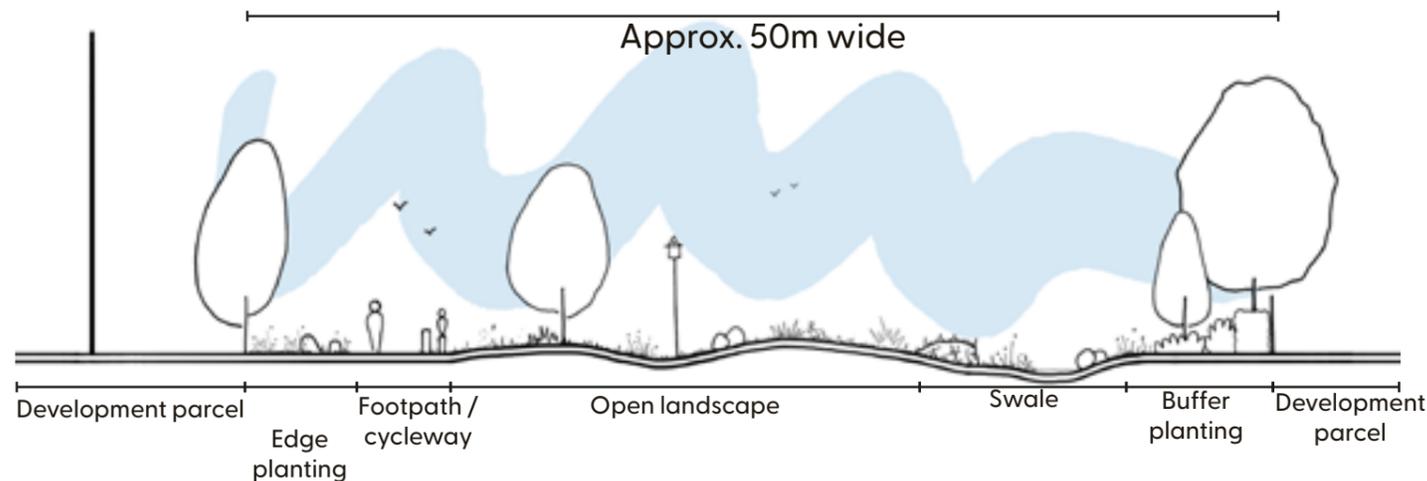
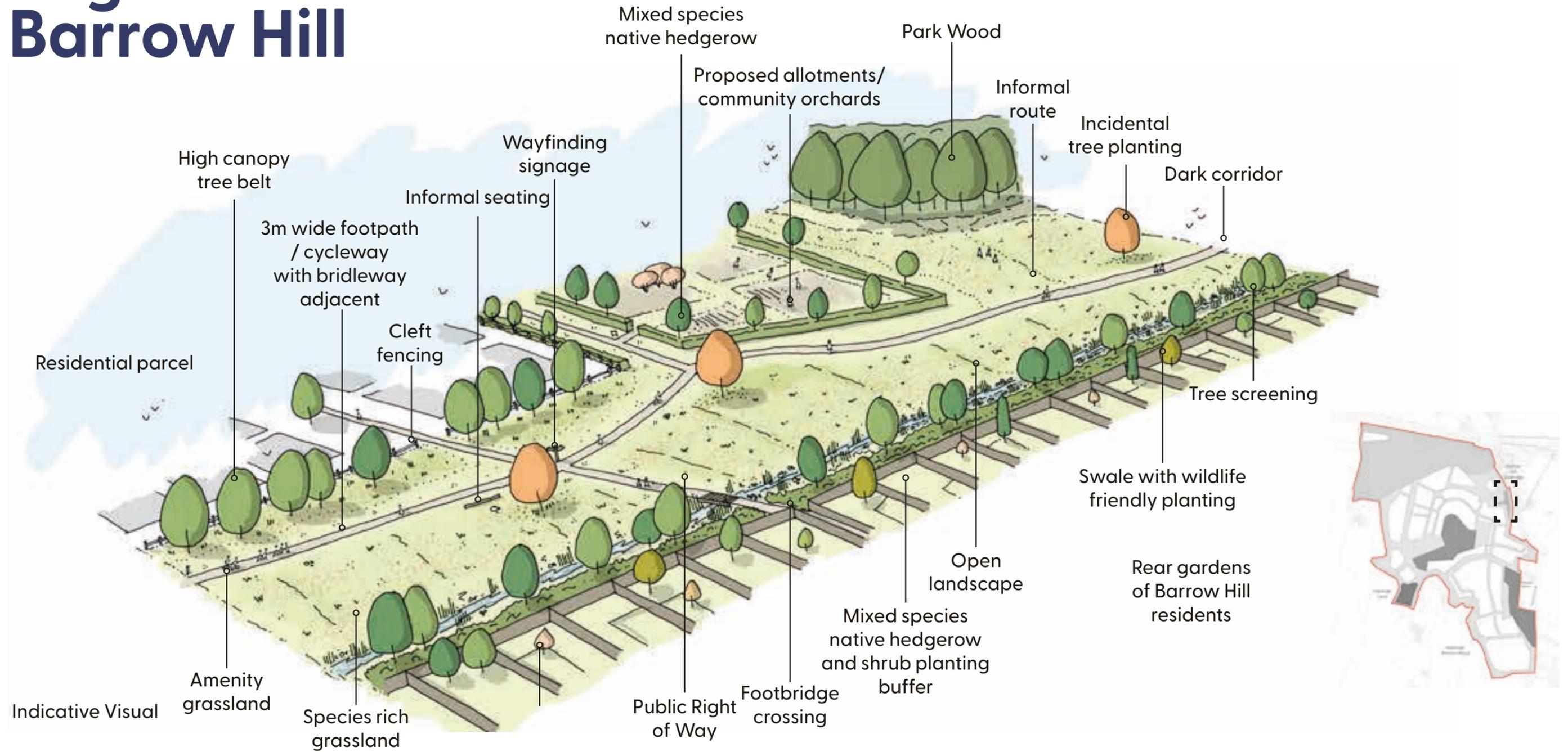
Primary Corridor - Reconnecting Woodlands



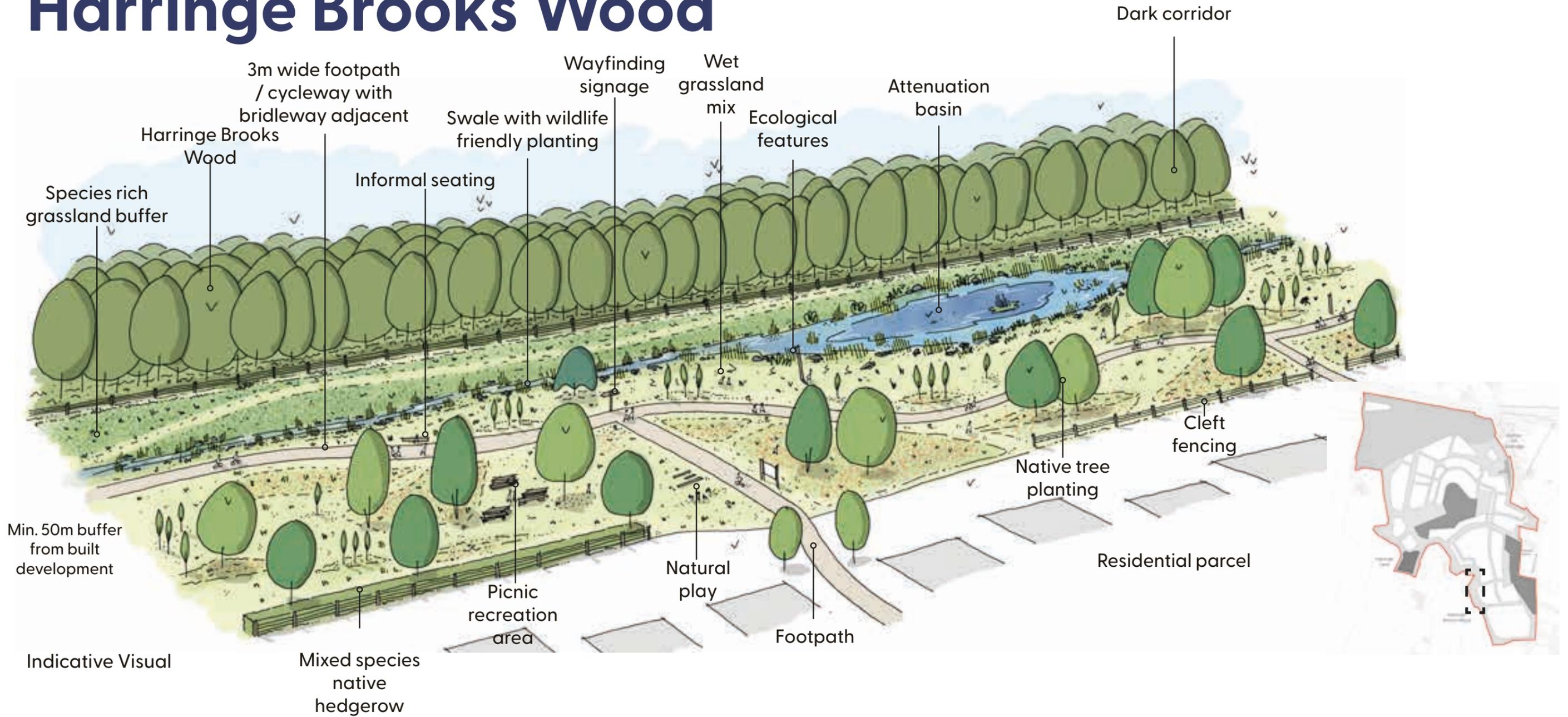
Primary Corridor - Rich Meadows



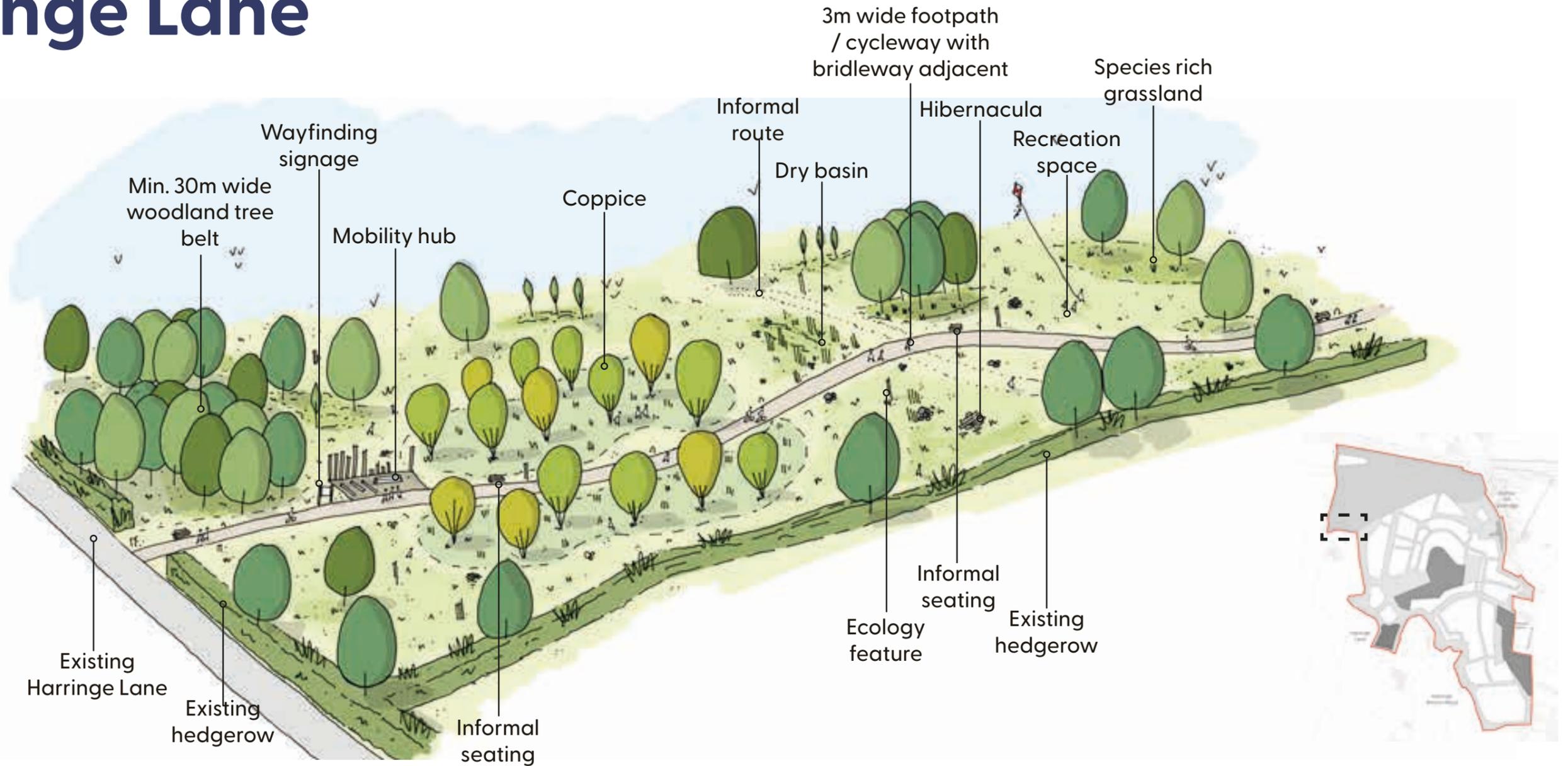
Edge Treatment - Barrow Hill



Edge Treatment - Harringe Brooks Wood



Edge Treatment - Harringe Lane



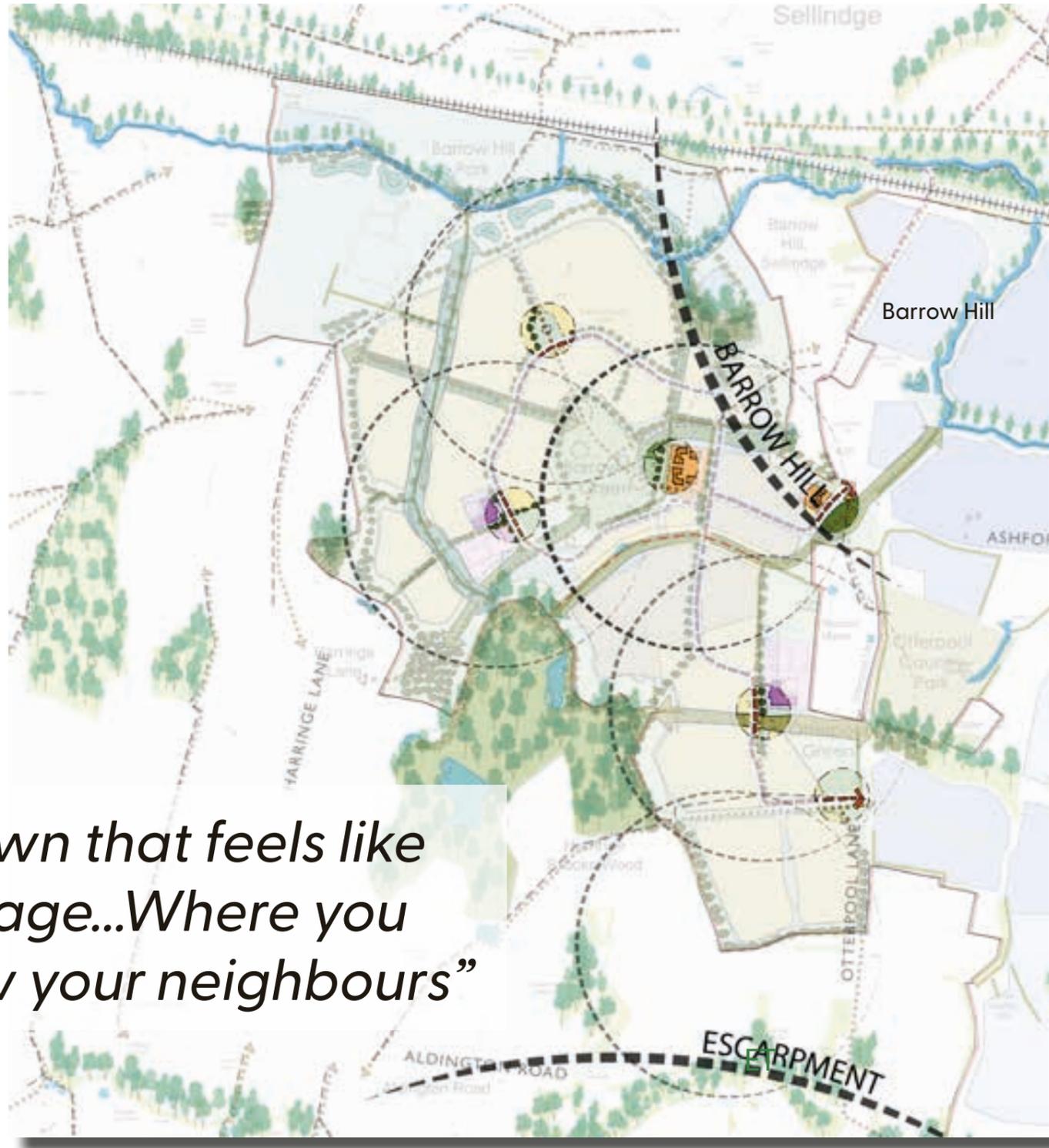
Indicative Visual



Sequence of Meeting Points



Walkable Neighbourhoods

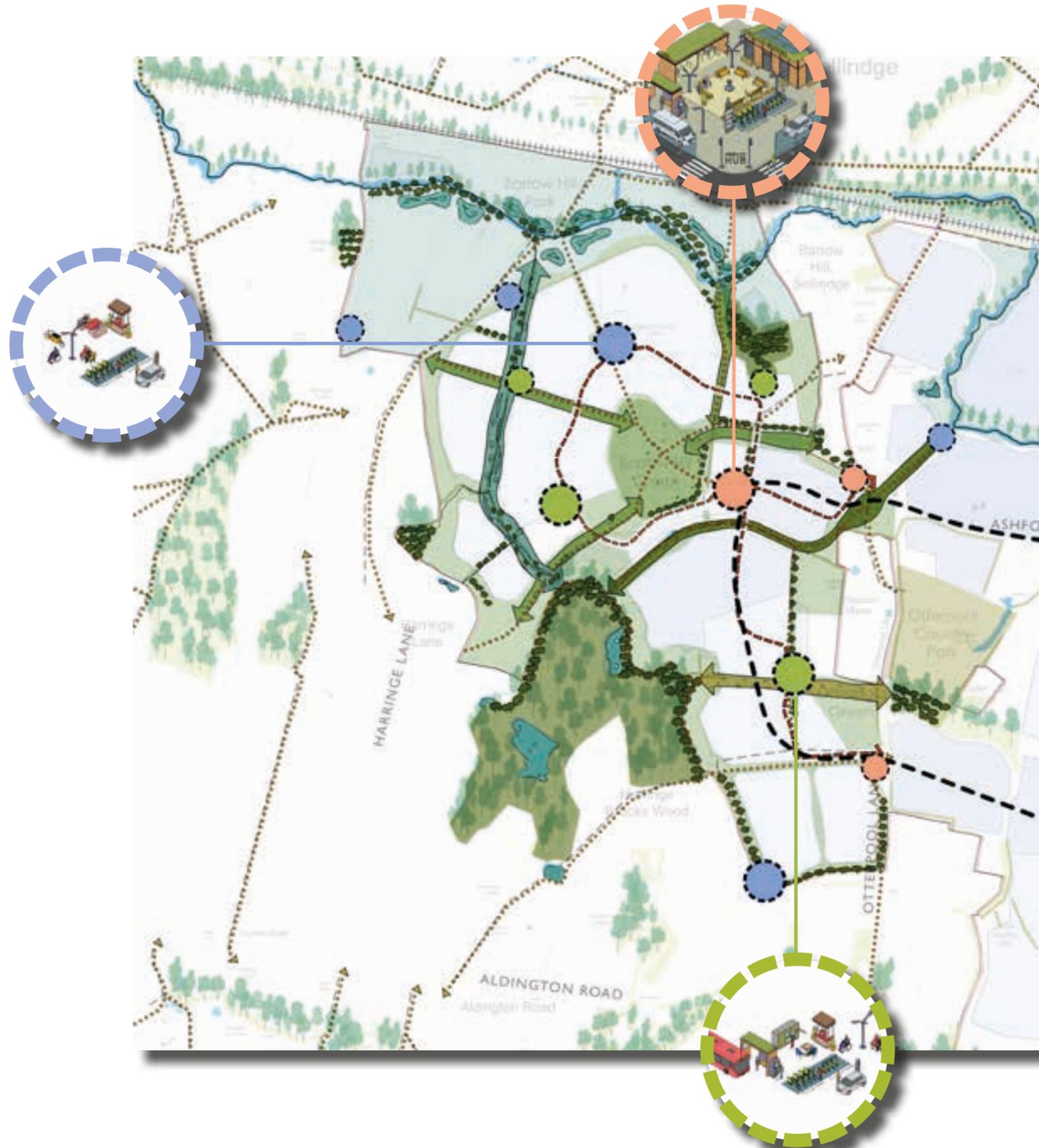


“A town that feels like a village...Where you know your neighbours”

Gathering Spaces & **Focal Points** within the villages can help:

- Knits our new neighbourhoods into **existing neighbourhoods**
- Foster a sense of **community and belonging**
- Help you get to know your **neighbours**
- Give neighbourhoods a **character & identity**
- Linked to the wider area by **arts & creativity**

Movement - Mobility Hubs



- Larger hubs on primary movement connections and major open spaces
- Smaller hubs in strategic locations

KEY

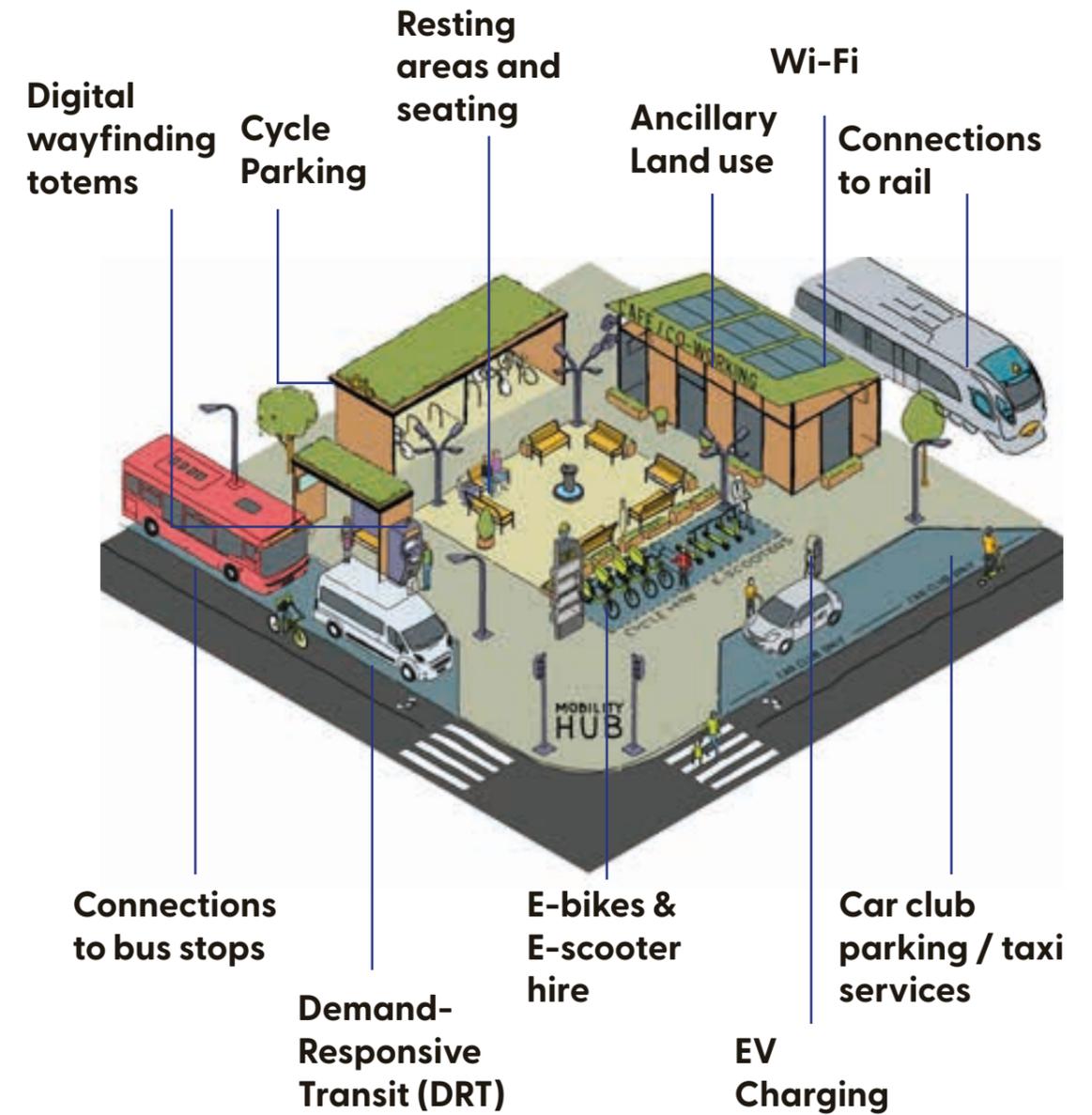
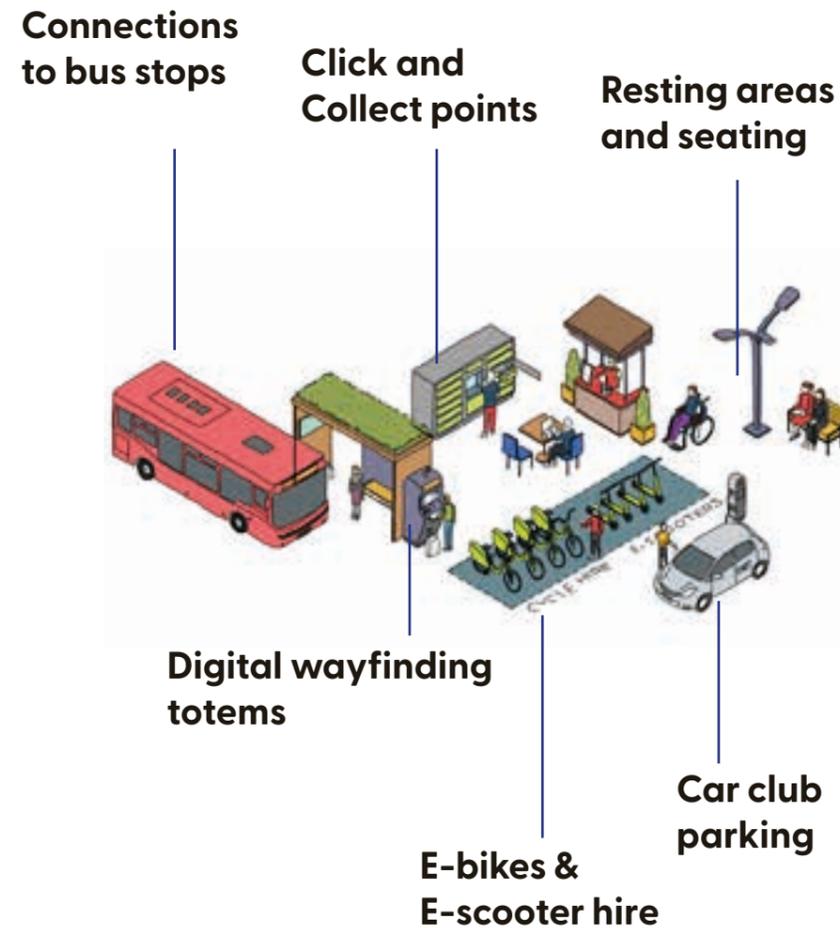
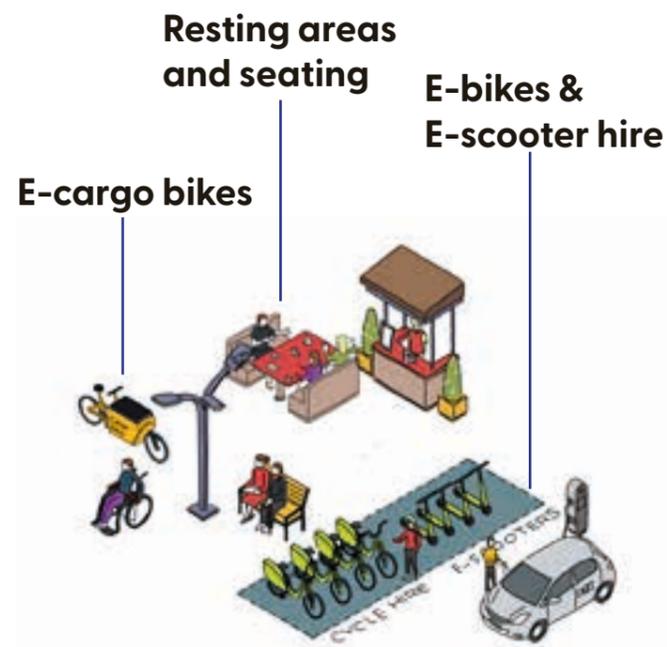
- Recreation Hubs
- Community Hubs
- Transport Hubs

Movement - Mobility Hubs

Recreation Hubs ●

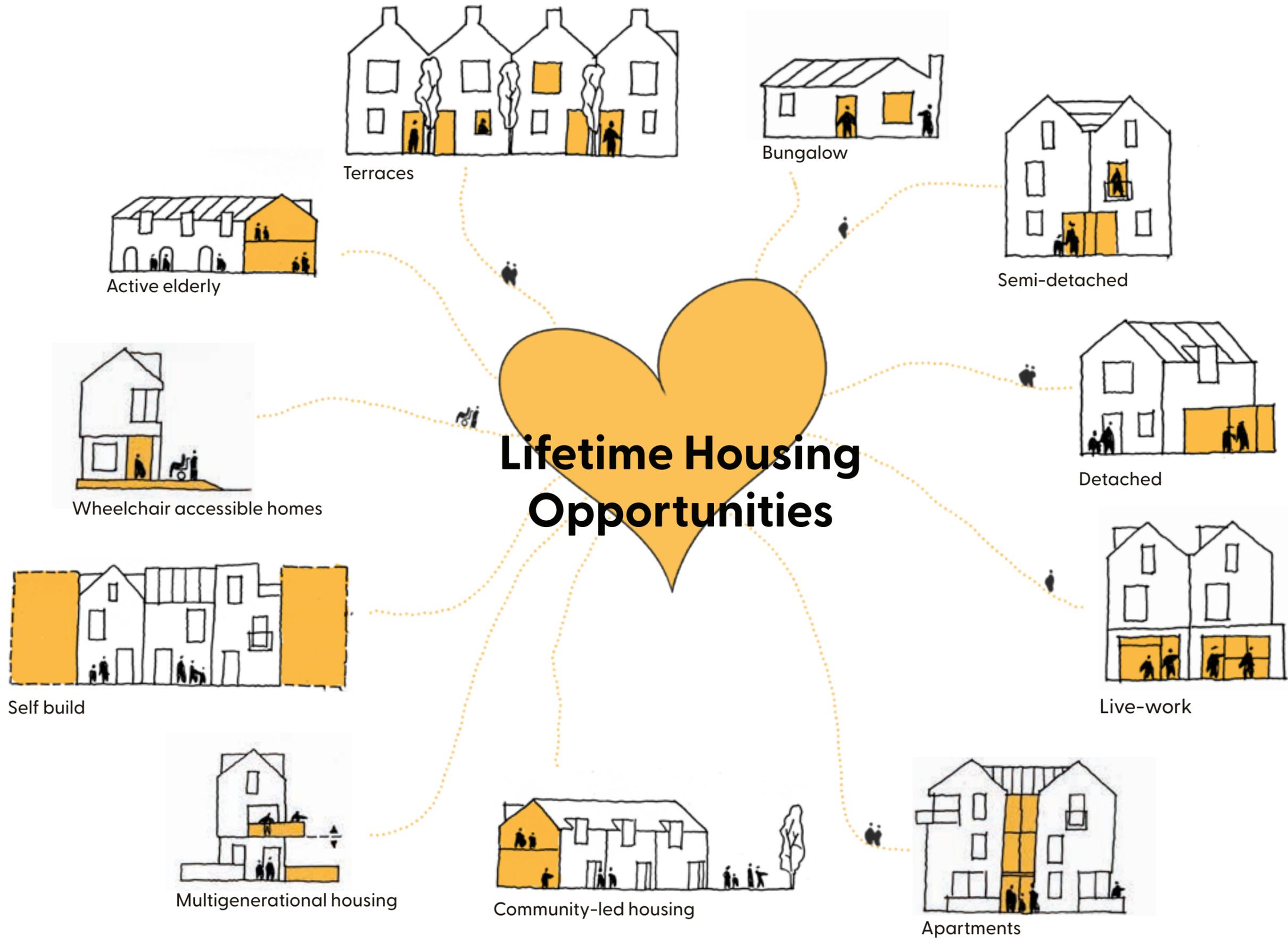
Community Hubs ●

Transport Hubs ●



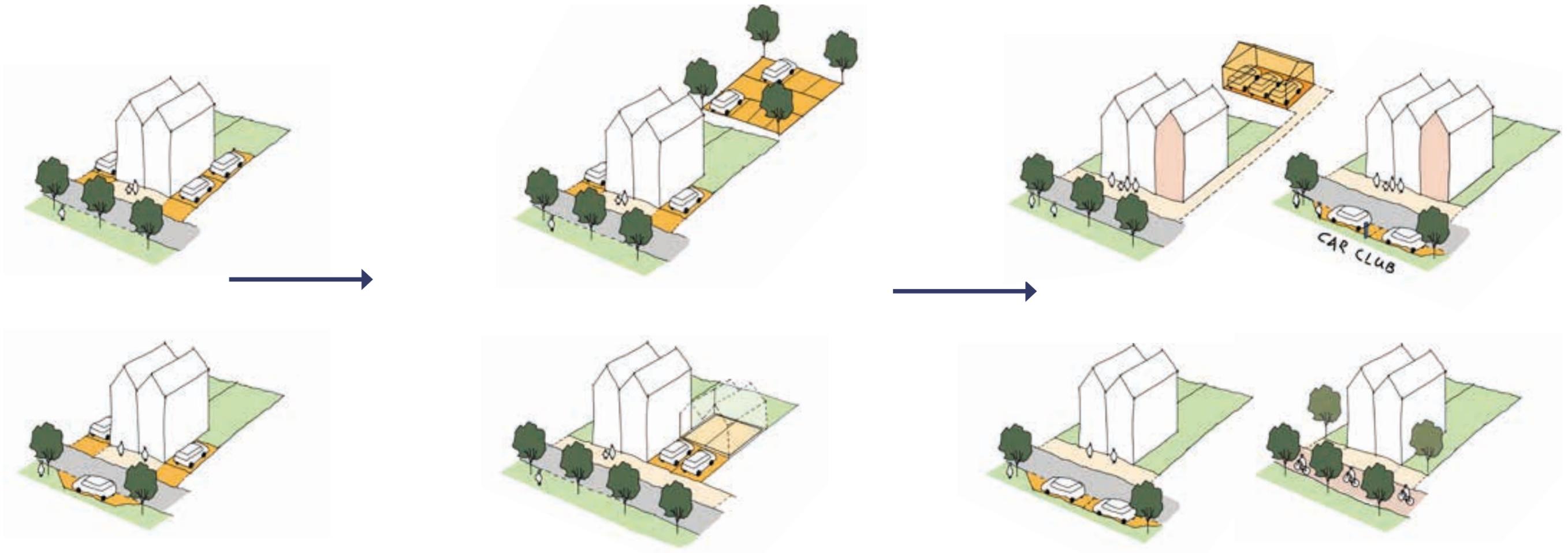
Refer to CoMoUK Mobility Hub Guidance

Community - Diverse Housing Opportunities



Community - Parking Strategy

A phased parking strategy to transition to lower car usage as the development progresses



Early Phase

Baseline

Parking on-plot and off-plot

Middle Phase

Reduced Parking.

1 space on-plot and off-plot

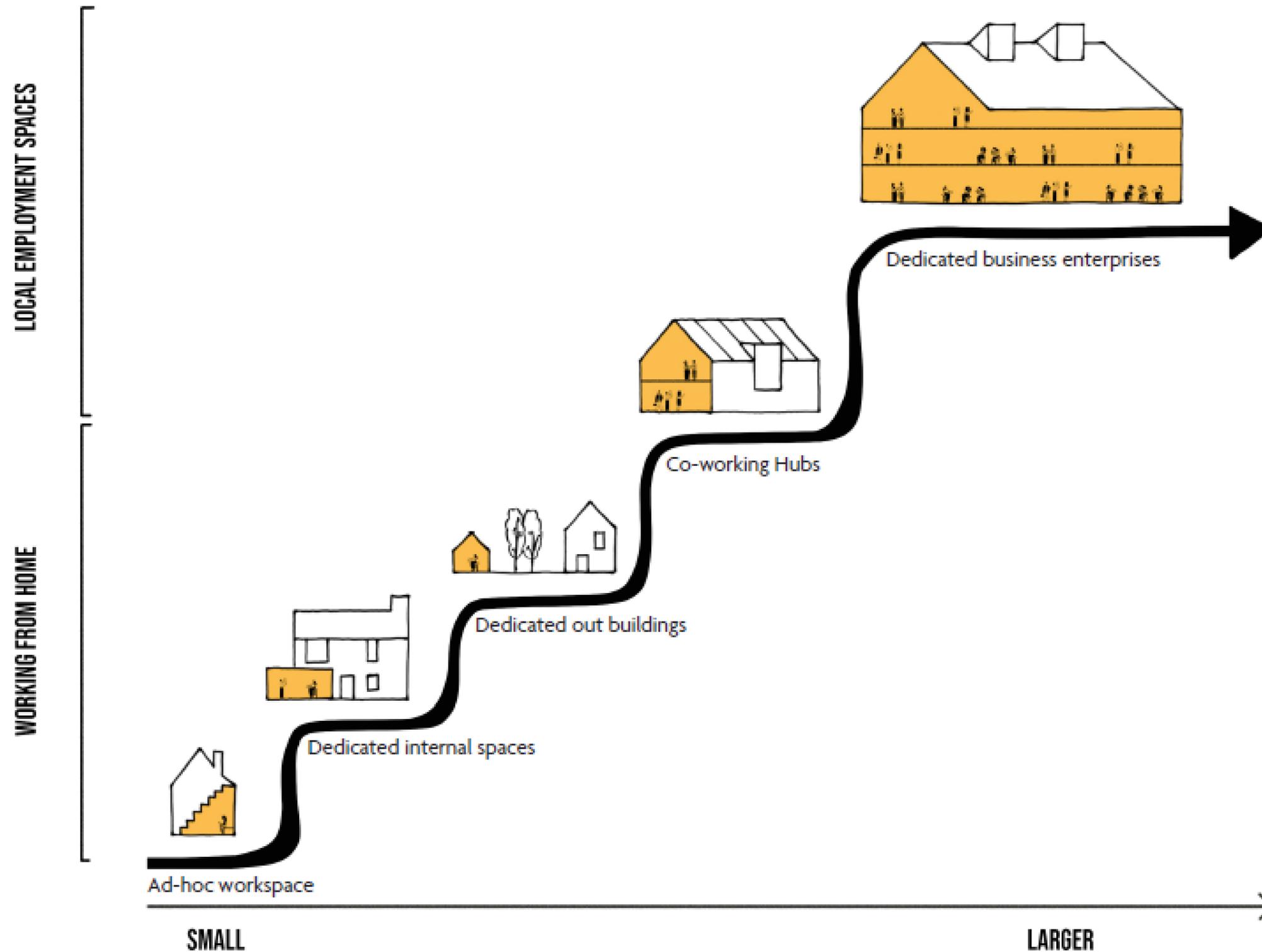
Later Phase

Potential Car-free Opportunities

Parking off-plot

All Mobility hubs live

Community - Workspace Opportunities



Addressing Slopes



Wet and wild response to the valleys creating organic edges

Encourage biodiverse wildlife corridors

Maximise the potential of a sloping site while being considerate of neighbouring views

Dwellings aligned along the contours

Tree planting to soften long views and create a layered landscape

Varied roofscape to blend into skyline and create distinctive silhouette

Protect the high points leaving landscape to dominate

Opportunity to develop distinctive character inspired by existing heritage and landscape features whilst framing long range views

Barrow Hill



- Work with local residents to look at detailed design of green buffer and edge treatment

Vignettes Gateway



Vignettes

Local Centre



Vignettes

Sunset on Barrow Hill Green



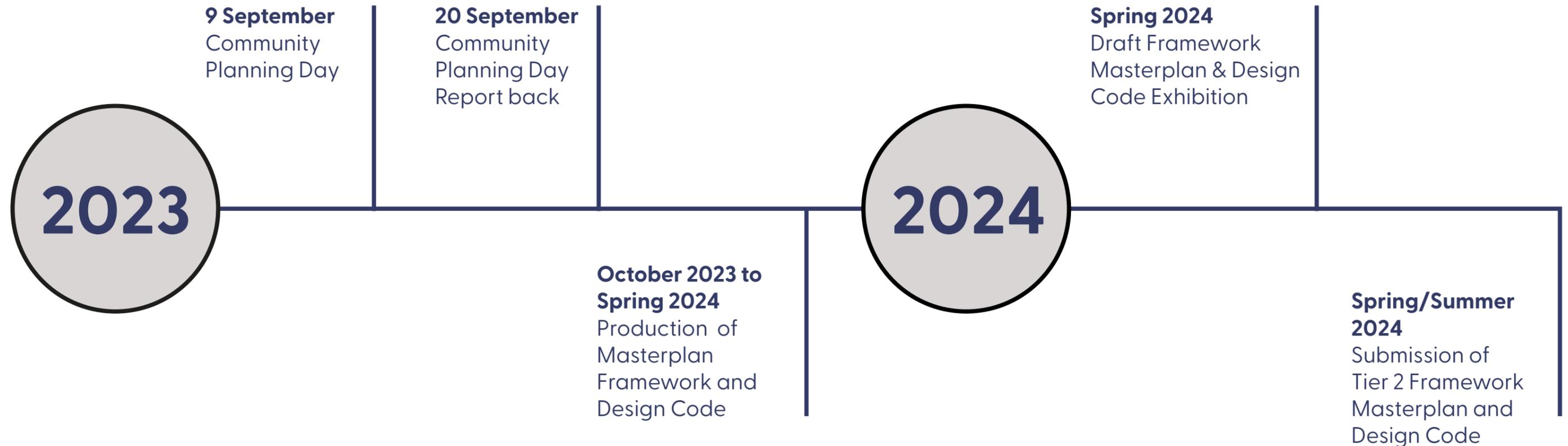
Vignettes

View from Barrow Hill Green to the Local Centre



Next Steps

- Vision Broadsheet in local community buildings
- Community Review Panel
- Exhibition of draft Framework Masterplan and draft Design Code
- Submission of draft Framework Masterplan and draft Design code



Report Back Newsletter



Vision for Otterpool Park Phase 1B Community Planning Day Summary Newsletter

September 2023



"Create an airy, friendly, green open town with all the necessary support facilities such as shops, pubs, clubs and transport connections."
Community planning participant

Artist's impression - view of the green gateway to Phase 1B

The Vision

Attractive, healthy neighbourhoods reflecting local character and responding to the landscape context to provide "the best of town and country"; high quality, energy efficient homes set in a landscape setting with leisure space, community gardens, orchards and allotments, and enhanced space for nature; community hubs within walking distance and with a mix of community amenities, and employment opportunities; a network of walking, cycling and bus links, connecting within Phase 1B and to the landscape and heritage assets of the local area; a mix of homes for households of all sizes, for all ages and all incomes; a focus on creating strong, integrated and creative communities, and; a continuing process of engagement with existing village communities as the proposals develop. These are just some of the ideas to emerge from the Vision for Otterpool Park Phase 1B Community Planning Day (CPD) held at Sellindge Village Hall on Saturday 9 September 2023.

Background

Planning for a new garden town at Otterpool Park started in 2016, when Shepway District Council, now Folkestone & Hythe District Council, secured central government funding to help meet the housing needs of the area over the next 30 years. The new garden town will provide for a properly planned, sustainable settlement that includes not just homes but all the community services, such as schools and health provision that will be needed. In addition, a significant amount of land will remain as green

space for people and nature. Extensive engagement with communities and stakeholders helped to shape the proposals and outline planning permission for Otterpool Park was granted in spring this year.

Community Planning

Otterpool Park LLP is now developing proposals for new neighbourhoods with around 3,000 homes for Phase 1b, a significant part of Otterpool Park covering approximately a third of the total area. JTP has been appointed as lead masterplanners and to facilitate the Community Planning Day (CPD) which was an opportunity for the community to share local knowledge and help co-create a Vision, which will inform a comprehensive masterplan and Design Code for the neighbourhoods.

Vision Report Back

Following the CPD, the Otterpool Park team reflected on and summarised the outcomes and drew up an illustrated Vision for Otterpool Park Phase 1B, which was reported back to the community on Wednesday evening, 20 September at Westenhanger Castle. This newsletter is a summary of the Vision and the full presentation can be seen at OtterpoolPark.org/Phase-1b

Next Steps

After the report back of the Vision, the Otterpool Park team will continue working with stakeholders and the community to develop a masterplan for the new neighbourhoods and draw up a Design Code setting design rules and requirements for the development.

Email community@otterpoolpark.org
Find out more about Otterpool Park Phase 1B at otterpoolpark.org/phase-1b



Report Back Newsletter



Vision for Otterpool Park Phase 1B Community Planning Day Summary Newsletter

September 2023

Illustrative Masterplan

The Vision for Otterpool Park Phase 1B was drawn up following the Community Planning Day public workshops.

- 1 Nature recovery network:**
The masterplan is underpinned by a nature recovery network. Green corridors which connect wetlands, woodlands, meadows and parkland. Protecting spaces for nature and bring people closer to wildlife and greenspace.
- 2 Barrow Hill Green:**
Heritage features are retained and protected by buffers within the green network, most located within Barrow Green.
- 3 Links and connections:**
The primary access to Phase 1B is from the A20, a primary street passes through the new neighbourhoods and connects to Otterpool Lane.
- 4** A bus route loop is provided through the neighbourhood, with a bus only connection to the south of Barrow Hill Green.

Proposed walking and cycling routes will provide connectivity within and beyond Phase 1B.
- 5** Encouraging active travel, linking to public footpaths and the cycle network, connecting to Harringe Lane and the wider countryside.
- 6** Existing public rights of way across Barrow Hill will ensure connectivity to the wider masterplan.
- 7 Homes for all:**
A variety of homes with a mix of sizes for all generations and life stages creating a balanced community.
- 8 Mixed Use neighbourhoods:**
A cluster of mixed use buildings at the gateway to Phase 1B marking the entrance to the new neighbourhood.
- 9** A vibrant local centre supporting a mix of uses centrally located and fronting onto Barrow Hill Green.
- 10** Two Primary Schools serving the local community, located on green corridors to encourage walking and cycling to school.
- 11 Recreation and activity:**
Active green space for all the community, space for sports and adventure play.
- 12 Growing and gardens:**
Encourage cultivating, sharing and cooking food grown locally in the new allotments, community gardens and orchards.
- 13 Wetlands and wildlife:**
Marshy wetland ponds enhancing habitats for wildlife and addressing sustainable drainage and biodiversity in a natural environment.
- 14 Connecting to content:**
Sunset view from Barrow Hill to the south west across the rolling countryside, fields and woodland.

"My dream is a life in balance with nature that has great civic pride in the town, schools and community."
Community planning participant

Email community@otterpoolpark.org
Find out more about Otterpool Park Phase 1B at otterpoolpark.org/phase-1b



Report Back Newsletter



Vision for Otterpool Park Phase 1B Community Planning Day Summary Newsletter

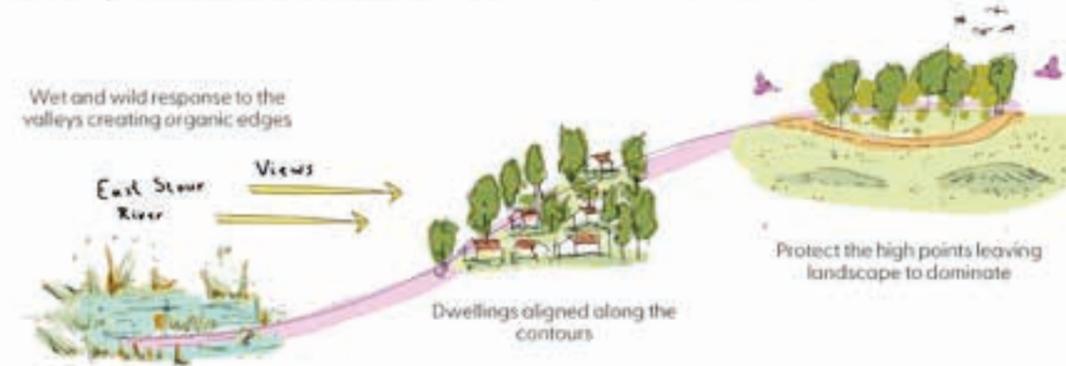
September 2023



Artist's impression - view from Barrow Hill to the south west



Artist's impression - view of the Phase 1B local centre



Concept section of how Phase 1B will address the slopes

Email community@otterpoolpark.org
Find out more about Otterpool Park Phase 1B at otterpoolpark.org/phase-1b

