

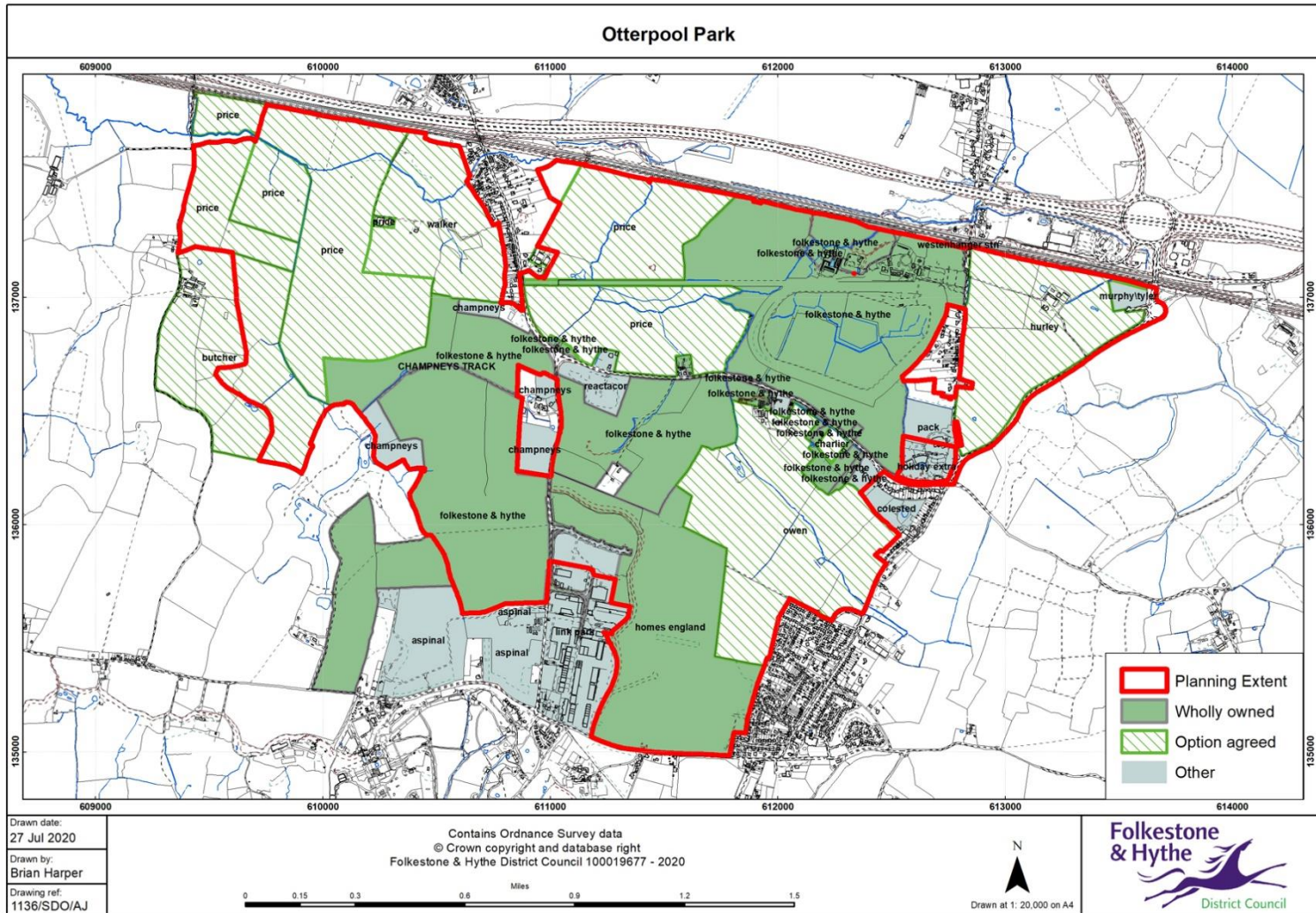


OTTERPOOL PARK

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Invicta Chamber of Commerce
29 July, 2020

The journey so far



The journey ahead

- Political support – Nov 2019 Council commitment of £100 million
- Cabinet approval in May 2020 to create Otterpool Park LLP and form a delivery team
- The company will act as master developer
 - Assemble Land
 - Gain Planning permission
 - Deliver infrastructure
 - Sell serviced plots



Towards a vision – LLP

Council Charter

Company needs to be commercial

Developing a brand

- **Connected**
- **Countryside**
- **Creative**

Key Targets

- 10,000 Homes, 9,000 Jobs, 30 year delivery
- 50% green space;
- Absorption Rate - 350 to 500 dwellings per year.
- Start on site 2022



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Core Strategy Local Plan Review

Strategic Allocation of Land for Development
Detailed site-wide policies

2021



Planning process

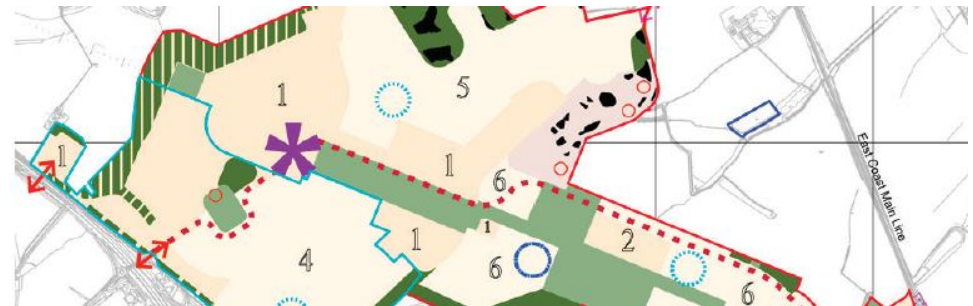
The complete planning application process comprises 3 tiers/stages:

Outline Planning permission

Key Parameters of homes, employment, social infrastructure, open space, transport
S106. Conditions & site wide Strategies

1

2021



Key Phases approval further detail:

Design Code
Schedule of Uses
Detailed Masterplanning
Education
Affordable Housing locations

2



Reserved matters

- Landscape
- Appearance
- Scale
- Layout
- Access

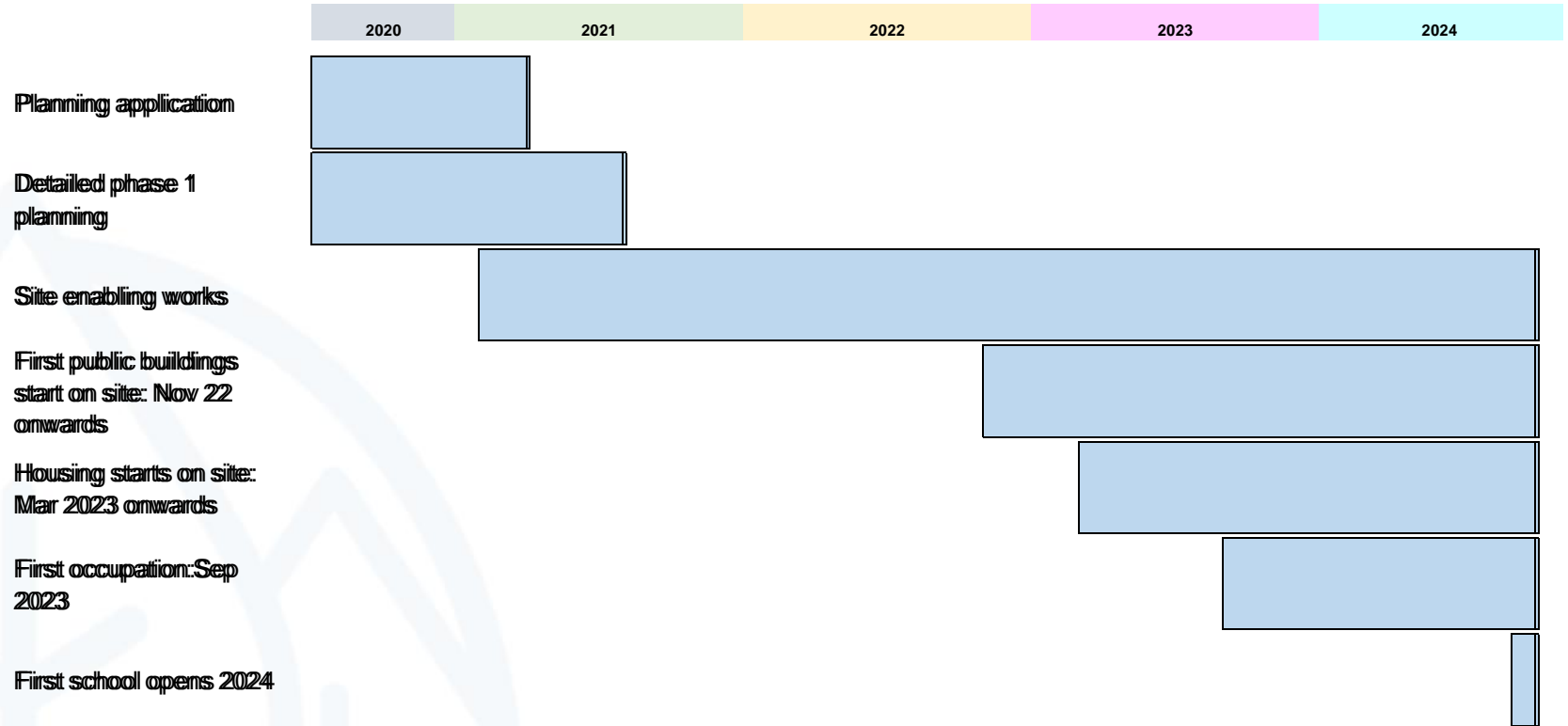
Once these are approved development can commence

3

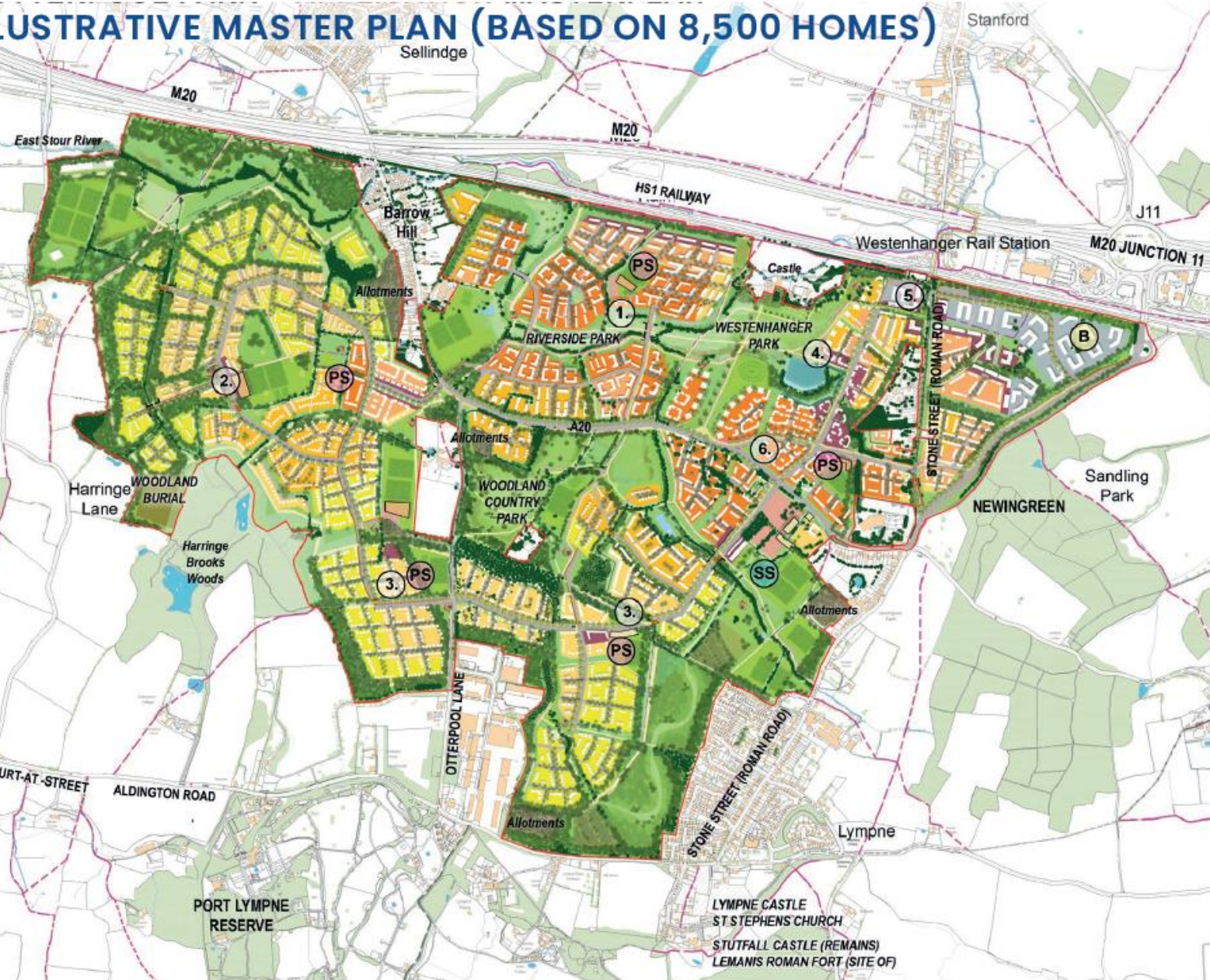
2022



Overarching Programme for delivery



ILLUSTRATIVE MASTER PLAN (BASED ON 8,500 HOMES)



1. **RIVERSIDE CHARACTER**
 - Visitor Community Hall
 - Local Shops / Cafes
 - Nurseries and Schools
 - Small Businesses
 - River Walks and Leisure
 - Sport Pitches
 - Riverside Habitats
 - Houses and Flats
2. **HILLSIDE CHARACTER**
 - Visitor Community Hall
 - Local Shops / Cafes
 - Nurseries and Schools
 - Allotments and Orchards
 - Village Greens
 - Natural Trail and Bridle Path
 - Housing
3. **WOODLAND & OTTERPOOL SLOPES CHARACTER**
 - Parks and Community Hall
 - Local Shops / Cafes
 - Nurseries and Schools
 - Allotments and Orchards
 - Woodland Burial Areas
 - Natural Trail and Bridle Path
 - Housing
4. **LAKE SIDE & CREATIVE QUARTER**
 - Parks and Gardens
 - Arts and Culture
 - Workshops
 - Multi Faith Centre
 - Lakeside Restaurants
 - Houses and Flats
5. **GATEWAY & ENTERPRISE QUARTER**
 - Transport Interchange
 - Bus, Rail, Park and Ride
 - Health Centre
 - Business and SMEs
 - Hotel and Conferences
 - Cafes and Restaurants
 - Shops, Leisure and Fitness
6. **TOWN CENTRE & KNOWLEDGE QUARTER**
 - Local Shops
 - Cafes, Food Court and Farmers Market
 - Community Hall
 - Schools
 - Local Service, GP and Dentist
 - Businesses and SMEs

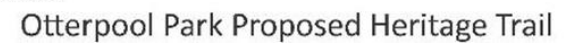
PS - PRIMARY SCHOOL
SS - SECONDARY SCHOOL
B - BUSINESSES

Figure 54. Illustrative plan showing the Outline Application (OPA).

The map illustrates the Lysons area, highlighting its connectivity through various transport modes. Key features include:

- Greenways and Cycle Routes:** Indicated by green arrows and numbered circles (1, 2, 3) showing paths through the landscape.
- Road Network:** Major roads like the A25 and M25 are shown, along with local roads such as the A20 and A21.
- Railway:** The railway line is depicted, connecting the area to other parts of the region.
- Geographical Features:** The map shows the Lysons River, the Greensand Ridge, and various parks and woodlands.
- Surrounding Areas:** Labels for nearby towns and regions like Seabridge, Westerham, Lysons, and Greensand Ridge are included.

	Site Boundary		Local Centre		SUEZ		Structural vegetation
	Key Open Space		Existing Trees and Woodland		River and open waterbodies		A25 'Boulev'
	Permitted Space		Gateway to water landscape		Dark Corridor		Green Link across A25



Sustainable transport strategy

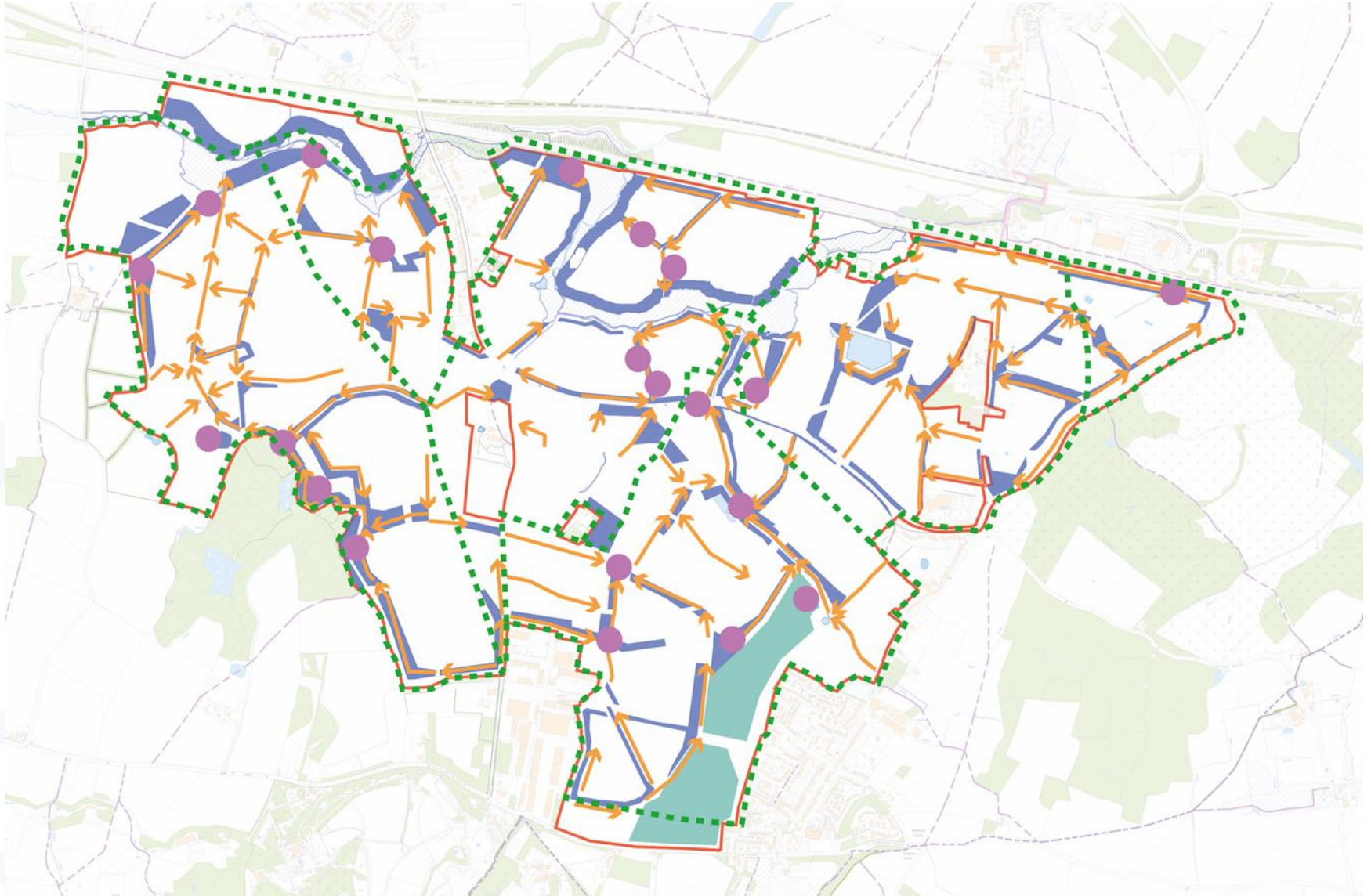


Renewed focus on mobility for the future:

- Work and travel patterns are changing
- Importance of the station
- Creating walkable neighbourhoods
- Bus services
- Street design strategy
- Walking & cycling: both direct routes and leisure routes through green and blue infrastructure
- Balance with investment in existing road network.



Water Strategy



Housing objectives

Housing Strategy provides trajectory for growth over 30 + years:

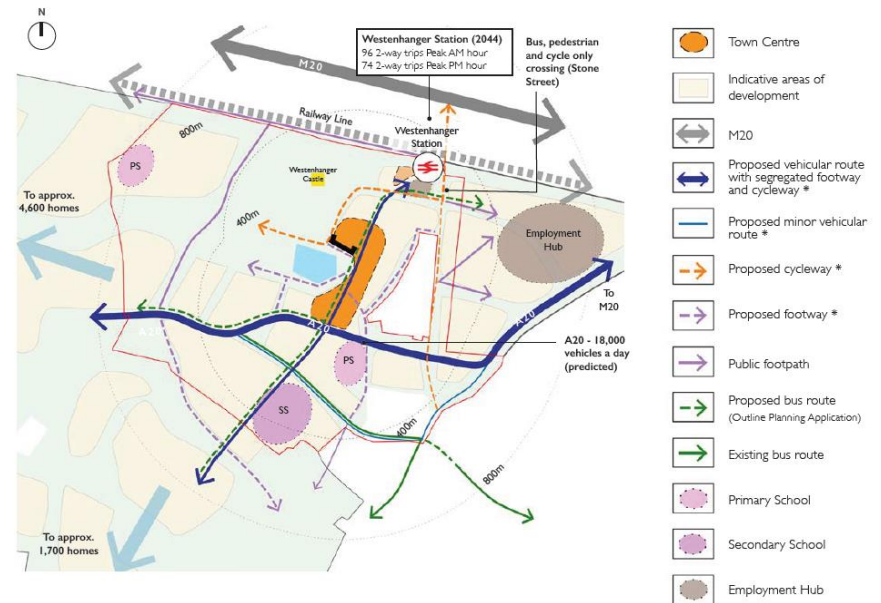
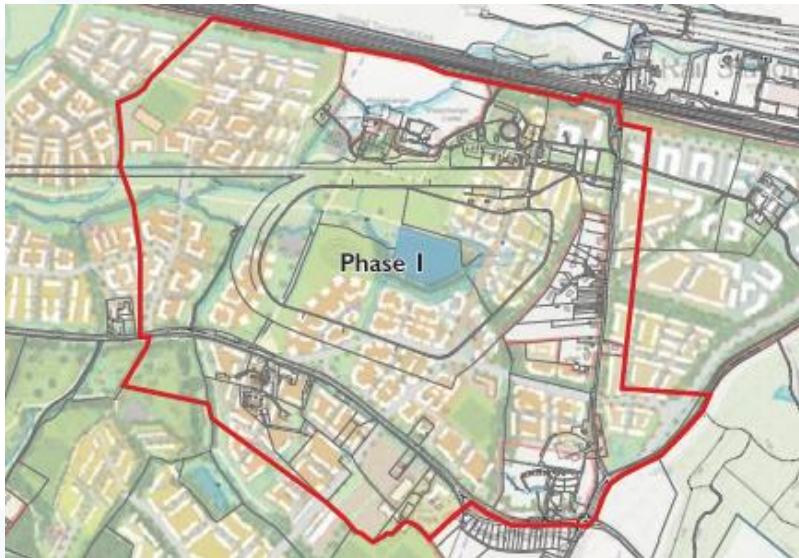
- A mix of sizes, types and tenures of homes from the start
- Hierarchy of housing need from very local to district wide to national
- Objective to attract more people of working age to the district
- Creating a sustainable and balanced population
- Self and custom build



Jobs and Community facilities

- Around 8,900 jobs
- Up to 7 primary schools, 1 or 2 secondary schools, 12 nurseries and a SEN school
- Health and community hub: basic GP needs plus additional space for wider community and care / extended NHS services
- Additional space for health businesses and services eg dentists, podiatrists
- Community space
- 648 extra care/retirement/supported living homes

Phase 1 masterplan and town centre



Phase 1 Masterplan - Tibbalds

1. Concept Drawing

Please provide one concept drawing setting out your approach to the phase 1 masterplan.



Concept plan of the southern town centre



Places we like: Market Square, Eddington. Good enclosure from a mix of uses, and space for 'pop-up' uses



Aerial view demonstrating the approach into the town centre and a high quality public realm



Places we like: Mulberry Park Community Hub, Bath. Striking contemporary form and active edges onto the public realm.



Terraced steps descend to a jetty allowing people to sit and enjoy views of the canal, as well as get closer to the edge.



Integrating buildings with an urban character into the landscape, reflecting the overall "green" character of Otterpool.



High quality public realm can make a real "place" ahead of buildings

precedents



New waterbody which transitions from urban where it meets the primary street, to more natural as it approaches the lake and park.



Cafés and restaurants spilling out into the public realm, with views across the landscape



Cafes, restaurants and outdoor seating areas overlooking the water



Network of routes connecting the development into Westernhanger Park



Water, in the waterbody, lake and within play areas will give this area a strong sense of identity.



The waterbody will become more natural nearer the existing lake, respecting the setting of this landscape feature.



Water introduced into the public realm in the form of play and social spaces.



Opportunities for different types of public art and installations

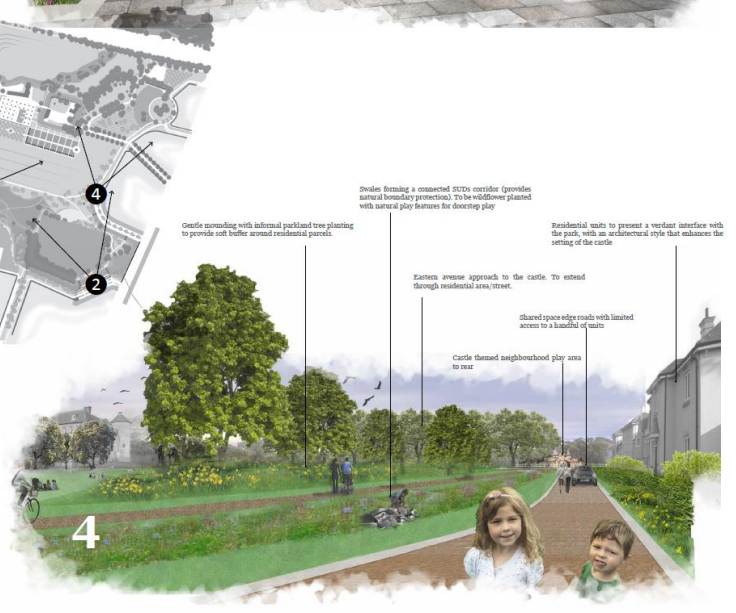
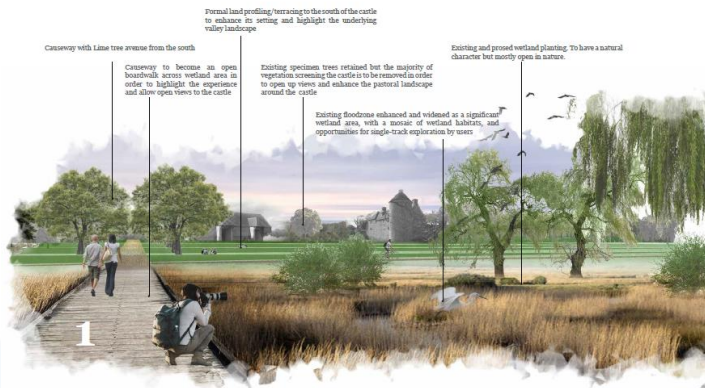


Integrated network of pedestrian and cycle routes



Water integrated into the development in natural and more urban forms

Castle Park – Mark Hanton





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Any Questions?