



A Quod project sheet

# Otterpool Park Garden Settlement

## Role

Quod is advising Otterpool Park LLP on the development of Otterpool Park, a new garden settlement in Kent. It is proposed that the new garden settlement will comprise up to 8,500 homes along with retail, commercial, education, health, community uses and associated infrastructure.

Otterpool Park will create a new landscape-led community that integrates green and blue infrastructure with the existing historic assets and communities.

While retaining approximately 50% of the environment at Otterpool Park as green space, this ambitious proposal will not only house a significant new residential community, it will also create outstanding community infrastructure, new business space, and many natural green spaces as well as sports and leisure facilities. The site will be very well connected to existing rail (HS1 line) and road (M20) major infrastructure and retain important heritage assets at the core of the development, notably a grade 1 listed Tudor castle.

Quod have been working with the design team to develop the proposals and have held extensive pre-application discussions with the local planning authority and other key stakeholders.

Quod have also promoted the allocation of the new settlement through various stages of the emerging Local Plan, culminating in the allocation being secured in early 2022.

Quod prepared and submitted an outline planning application for the proposals on behalf of Otterpool Park LLP in February 2019. Quod will continue to advise the applicant during the determination period of the application and into the delivery phase of the project.

## Description

New garden settlement comprising up to 8,500 homes along with retail, commercial, education, health, community uses and associated infrastructure.

## Client

Otterpool Park LLP

## Planning Authority

Folkestone and Hythe District Council

## Expertise

Planning	✓
CIL	✓
Environmental Planning	
Development Economics	
Socio-economic	✓
Infrastructure	✓
Strategic Land Promotion	✓
Regeneration	
CPO	

## Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	✓
Industrial, Logistics and Warehousing	