

FEATURE KENT'S GARDEN SETTLEMENTS

The garden city movement

The garden city movement is a method of urban planning that was initiated in 1898 by Sir Ebenezer Howard in the United Kingdom. Garden cities were intended to be planned, self-contained communities surrounded by 'greenbelts', containing proportionate areas of residences, industry and agriculture.

Edward Bellamy's novel *Looking Backward* and Henry George's work *Progress and Poverty* inspired Ebenezer Howard to publish his book *To-morrow: a Peaceful Path to Real Reform* in 1898 (reissued in 1902 as *Garden Cities of Tomorrow*).

Ideally his garden city would accommodate 32,000 people on a site of 2,400ha (6,000 acres), planned on a concentric pattern with open spaces, public parks and six radial boulevards, 37m (120ft) wide, extending from the centre. The garden city would be self-sufficient and when it reached full population, another garden city would be developed nearby. Howard envisaged a cluster of several garden cities as satellites of a central city of 50,000 people, linked by road and rail.

The second edition of his book, *Garden Cities of Tomorrow* was successful and this provided Howard with the support needed to realise his vision. The overcrowding and deterioration of cities was one of the troubling issues of the time. Howard's garden city concept combined the town and country in order to provide the working class an alternative to working on farms or 'crowded, unhealthy cities'.

The first garden towns

In order to build a garden city Howard needed to find finance to buy land. To do this he founded the Garden Cities Association (later known as the Town and Country Planning Association or TCPA). This created First Garden City Ltd in 1899 to create the garden city of Letchworth.

In 1904, Raymond Unwin, architect and town planner, along with his partner Barry Parker, won the competition run to plan Letchworth, an area 34 miles outside London. Unwin and Parker planned the town in the centre of the Letchworth estate with Howard's large agricultural greenbelt surrounding the town.

In 1919 Howard bought land at Welwyn to house the second garden city. The purchase was at auction, with money Howard borrowed from friends. The Welwyn Garden City Corporation was formed to oversee the construction.

Even until the end of the 1930s, Letchworth Garden City and Welwyn Garden City (both in the county of Hertfordshire, England) remained as the only existing garden cities. The movement succeeded in emphasising the need for urban planning policies that eventually led to the New Town movement.

More recent developments

After the Second World War the concept was again implemented when the New Towns Act initiated the development of many new communities based on Howard's egalitarian ideas.

Developments influenced by the Garden City movement in the United Kingdom include:

- Glenrothes
- Bedford Park, London
- Bourneville
- Milton Keynes
- Telford
- The Garden Village, Kingston upon Hull

Source: Wikipedia/Geni.com/JonesthePlanner.co.uk

EBBSFLEET GARDEN CITY



Why invest in Ebbsfleet?

Masterplan

The biggest development opportunity in the country is Ebbsfleet Garden City in north Kent. Within 1026ha (2,535 acres), some 15,000 homes are envisaged, along with 511,000m² (5.5 million ft²) of commercial space and 186,000m² (2 million ft²) of retail, leisure and community facilities.

AECOM has been appointed by Ebbsfleet Development Corporation to create a community-led masterplan for the new city. The consultancy and project management organisation, which led the masterplanning for the 2012 Olympic Park, has already held consultations with local residents and is now due to deliver its outline plan for further consultation.

This will set out the overall vision for the new garden city and the strategy to deliver it. This will include essential enabling infrastructure and a cohesive, co-ordinating framework to support ongoing development.

Connectivity

Ebbsfleet boasts one of only three international railway stations in the country, the others being London St Pancras and Ashford. The journey to Paris is 125 minutes and Brussels takes 110 minutes. It only takes 17 minutes to travel from Ebbsfleet to central London by train – less than from most London boroughs. The station was opened in November 2007, and Eurostar services began two months later. It is owned and operated by High Speed One and is the only station in the country to be served exclusively by high-speed trains. Northfleet and Swanscombe stations also fall within the Ebbsfleet Garden City. Both are on the South Eastern Main Line with direct services to Charing Cross in under an hour.

Ebbsfleet's exemplary transport connections don't end with rail. The future garden city is only two miles from the M25 and via the A2 Dover can be reached in an hour and central London is 20 miles to the west. While the existing road networks in the area are deemed sufficient to serve the development of thousands of new homes, plans are being drawn up to relieve congestion at the nearby M25 Dartford Crossing.

Three options for a new Lower Thames Crossing were published in 2013. In April 2017 the Secretary of State for Transport announced the preferred route for the new Lower Thames Crossing to form a new strategic route from the Channel ports to the Midlands and North. It will be a bored tunnel under the River Thames east of Tilbury and Gravesend to connect to the A2.

Development

Land Securities agreed to sell land at Eastern Quarry to a joint venture company, Henley Camland. The company will prepare the land so that it is ready for housing developers to start building properties. This involves investment of around £200m to level former quarry land, build new roads and develop retail, leisure and community facilities.



Castle Hill, Eastern Quarry, May 2018.

It will also be building the new leisure lake on the site. The land will form two of the three villages in the Eastern Quarry.

Castle Hill, the third village, is being developed by Taylor Wimpey, Ward Homes and Persimmon. Taylor Wimpey have 539 residential plots at Castle Hill, joining Ward Homes and Persimmon, which in total are building 1,550 homes in this area of the Garden City, of which 375 are allocated as affordable.

Land Securities is retaining 16ha (40 acres) of Eastern Quarry, on which it will be building and developing the leisure and retail facilities. It is hoped that this area will also provide new employment opportunities and offices for small businesses.

Healthy Towns

In February 2016 it was announced that Ebbsfleet Garden City is to become one of the country's 10 beneficiaries of the healthy new towns project. The scheme will focus on areas in the country where a substantial number of homes are being built, introducing a range of measures to help people live healthier lives.



Ebbsfleet Green, May 2018.



Residents enjoy a picnic at Springhead Park.

According to planning blueprints for Ebbsfleet Garden City, each section of the development will have its own primary school in a central location, within walking distance of all housing. In Eastern Quarry three primary schools are planned. A preventative measure to tackle rising levels of obesity in children is a ban on fast-food outlets near all schools throughout the area, more achievable in a new garden city compared to established towns and cities.

The healthy new towns scheme also aims to offer support to people who have dementia, as well as encouraging community cohesion by designing 'safe and appealing' green spaces and introducing cycle paths.

Update from Ian Piper, Chief Executive, Ebbsfleet Development Corporation

It's been three years since the Ebbsfleet Development Corporation was set up and when people ask what's happened in that time it's very easy to show them.

There are the new communities that are coming together in Ebbsfleet Green, Castle Hill and Springhead Park. These new developments are providing a range of new homes, including those available through 'shared ownership', allowing many residents to get their first step on the housing ladder. There is so much choice available, from different house builders including Redrow Homes, Countryside, Clarion, David Wilson, Charles Church and Taylor Wimpey.

And, of course, new communities need new facilities, so we are delighted to show people the new Cherry Orchard

Kent's Garden Settlements
Ebbsfleet Garden City



Family cycling in Castle Hill.

EBBSFLEET DEVELOPMENT CORPORATION

Primary School – Ebbsfleet Garden City's first – which opened in 2017 alongside a new community centre. We also have our first hotel, restaurant and pub called the Spring River.

Getting around the Garden City, without relying on the car is really important to us. This is why we have started work on a new bridge which will provide a new bus, cycle and walking link for residents of Springhead Park directly to Ebbsfleet International. It is why we are investing heavily in new walkways and cycleways across the area, the first of which has just opened giving people in Northfleet a direct link to the River Thames. Eventually the whole Garden City will be connected by a series of walking and cycling routes, enabling people to move freely across the whole area.

Nearby, Keepmoat are getting ready to go on site to build 600 riverfront homes which will provide a wide range of housing types.

We are proud to be one of ten NHS Healthy New Towns, ensuring we are putting healthcare at the forefront of everything we do.

We have invested many millions in vital infrastructure which will ensure the Garden City not only has adequate power supply for a lifetime but enables developers to get on site quicker and build the homes people need. We have also agreed to invest with Highways England in key improvements to the local junctions on the A2, which can now progress thanks to our intervention.

So the answer to what has been done in three years is "quite a lot"! But we know there is much more to do, the job has only just begun. We will continue to push for Crossrail to come to Ebbsfleet Garden City and open up a whole new world of travel for people from the area. Work will continue to ensure we have a first-class city centre around Ebbsfleet International that is fitting of a 21st Century Garden City. That includes our plans to create a first-class healthcare and innovation quarter.

This is not only one of the largest regeneration projects in the country, it is, in our view, also the most exciting. New residents tell us that they love living here and that they are excited about the future and that's one of the most rewarding things to hear.

OTTERPOOL PARK



A new garden town and a new opportunity

Otterpool Park is a proposed garden town of 10,000 homes and 14ha (35 acres) of employment land within the overall 765ha (1890 acre) site between Folkestone and Ashford which will be one of the biggest development opportunities in Kent.

Plans for the garden town have been put forward to address local housing need and boost the economy in the district by two major landowners, Folkestone & Hythe District Council and Cozumel Estates (wholly owned by Simon and David Reuben). The latter owns the former Folkestone racecourse which forms part of the site. The two landowners are working in partnership to prepare a masterplan and planning application.

Supported by the government as part of the Garden Communities programme, the project has received £1.5m in capacity funds to develop the proposals. Homes England has also bought land within the area, demonstrating key government level backing for the proposal.

Otterpool Park's location next to junction 11 of the M20 and in close proximity to the Channel Tunnel four miles away will make it a highly desirable business location. Central London is accessible directly within one hour from Westenhanger railway station. The site is bordered by Areas of Outstanding Natural Beauty on three sides with access to attractive countryside, with the villages of Lympe to the south east and Sellindge to the north west.

The masterplan

The proposals are landscape led with a focus on wellbeing through high-quality public realm, sustainable, forward-thinking design and connections with the rest of the UK and Europe. The plans incorporate the infrastructure,

employment opportunities and services required to support the new community and existing residents in the area.

A framework masterplan has been prepared for up to 10,000 homes and supporting infrastructure, services and amenities. This forms the basis of the first outline planning application that will be submitted by the end of 2018. The application will set out the phasing of the first 8,500 homes plus supporting facilities and services. Subsequent applications will determine the details of each phase of development. The initial planning decision is expected in late 2019.

It is anticipated that the first homes will be ready for occupation in 2021, if construction begins in 2020. Initially, delivery rate is expected to be around 325 homes per year, rising to 400 per year or more in later years – subject to market conditions. Completion of the 10,000 homes and associated development is expected to take around 30 years.

Progress so far

Work on Otterpool Park's masterplan and outline planning application began in 2016.

A consultant team led by Arcadis has undertaken extensive technical studies of the site and consulted with key specialist stakeholders in areas including landscape and green infrastructure, biodiversity, transport, utilities and archaeology.

Farrells has been responsible for the creation of the framework masterplan.

During the progress of this work, the landowners have consulted with the public during three stages of engagement via workshops, drop-in events and other meetings. Feedback gathered has helped shape the evolving masterplan.

A high-quality environment with early delivery of the community facilities will be vital to attracting new residents and businesses; providing benefits to existing communities and raising property values in the area.

Homes for everyone

Otterpool Park will provide homes for people of all needs and aspirations offering flats, small houses and family homes, as well as homes suitable for retirees and those

requiring assisted living. Around 22% of the 10,000 homes at Otterpool Park will be designated affordable, in line with Folkestone & Hythe District's Core Strategy policy with approximately 10% offering extra care for older residents. Homes will be of mixed tenure with private sale/rent, shared ownership and the opportunity for self and custom build.

Landscape and design

Landscape-led, as befits garden town guiding principles the proposals have been designed to respect the sensitive setting of the Kent Downs Area of Outstanding Natural Beauty that surrounds the site. The masterplan incorporates a central high street and a number of character neighbourhood areas, each benefiting from its own central hub – well connected by green corridors and public transport.

Proposal for multi-functional green infrastructure, Otterpool Park.



Planned neighbourhoods include:

- **The Gateway** – to the north of the site close to Junction 11 of the M20 and to Westenhanger train station, acting as a key transport hub;
- **Westenhanger Castle and Park** – the medieval castle and manor house that will feature as a heritage landmark that brings character and accessible urban green space to the north of the planned main high street, close to The Gateway;
- **Hillside** – to the west of the development and a more rural village-like hub, offering lower-density homes and plentiful trees and planting.

Green space accounts for more than 40% of the site, encouraging residents to use the landscape for travel, exercise and leisure. Otterpool Park will provide a rich mix of town and country parks, woodland, riverside space and

Kent's Garden Settlements

Otterpool Park

nature reserves, creating a characterful and green view from the North Downs. Designs are also being developed to retain notable habitat areas and ensure good, functional habitat corridors across the site and to the wider environment. This will enable the area to continue to support a diverse range of species and in turn, provide an Otterpool Park that remains in keeping with the rural character of Kent.

Infrastructure, facilities and services

The planned delivery of new infrastructure, facilities and services provides an opportunity to boost local employment and to relieve pressure on existing local utilities and community services.

The masterplan includes provision of up to six primary schools, two secondary schools and eleven nursery schools. Also, a main health centre and, potentially, secondary health facilities. A wide range of shops, restaurants, cafés and community buildings, as well as the extensive, accessible green space – will mean Otterpool Park is a destination for visitors as well as a home for residents.

Otterpool Park's transport network will connect the garden town with surrounding villages, towns and beyond. It is designed to provide convenient, accessible travel – with investment in the existing road network. It will encourage residents to use their cars less, lead more active lives and minimising air/noise pollution from traffic. Westenhanger Station will also be upgraded for high-speed train services that will allow residents to reach London in under an hour. Local facilities, including bus stops, will be no more than a 10-minute walk from all homes. Safe and attractive cycleways and paths will connect people to shops, schools and workplaces without the need for a car.

Employment opportunities

Plans include provision for up to 8,000 new jobs at Otterpool Park, bringing higher-skilled employment opportunities to the district and attracting innovative, creative and expanding businesses.

In 2017, Lichfields prepared a report for Folkestone & Hythe District Council that identified the employment opportunities for Otterpool Park. The garden town, it concluded, enjoyed a number of advantages as a location for employment: its location, a focus on sustainability, lifestyle and the high quality of the space. Lichfields identified five growth sectors for Otterpool Park:

- Green construction
- Low carbon environmental goods and services
- Advanced manufacturing
- Creative, digital and media
- Business, financial and professional

Of jobs created, 65% are anticipated to be higher-skilled. An estimated 75% are expected to be taken up by existing residents in Folkestone/Hythe area – based on current patterns. Around half of the projected jobs will be at schools and other local services; the rest will be located throughout the employment space provided in the masterplan and centred around the town centre. Provision has been made for 52,000m²(550,000ft²) of office space, 10,683m²(115,000ft²) light industrial space and 25,100m²(270,000ft²) of retail, café and restaurant space.

Delivery

Soft market testing with developers, housebuilders and housing associations has generated a very strong interest, which is informing the delivery strategy.

For further information about Otterpool Park and the opportunities for developers and other partners contact: [Julia Wallace: Julia.wallace@folkestone-hythe.gov.uk](mailto:Julia.wallace@folkestone-hythe.gov.uk)

CHILMINGTON, ASHFORD



Ever since the 1960's Ashford has been a town of housing expansion and growth, particularly road and rail infrastructure and now offering international connectivity. Its formal designation as one of the Growth Areas in the then Governments Sustainable Communities Plan of 2003 set the context for Ashford Borough Council's Local Development Framework Core Strategy (adopted in 2008). Since then, the council has adopted an Area Action Plan for Chilmington which set down key principles for the development; 5,750 homes, 1,000 jobs, a development built on garden city principles and aspirations for high quality. A Quality Charter and Design Code help to shape the framework for high quality delivery in terms of both the build infrastructure and the development of the community.

The site is located five minutes from Junction 9 of the M20 with easy access to the international train station and High Speed One to London. It is on the edge of the urban area of Ashford and therefore will maintain a semi-rural feel.

The development will see the provision of four primary schools, one secondary school, four large play spaces, a sports hub and community hub including a health facility. Over half the site is open space, providing plenty of areas for residents to enjoy. The capital value of the community assets alone is more than £24m There will be 10% of homes designated as affordable housing in Phase 1 with a 30% target overall.

In February 2017, outline planning permission was granted and the s106 signed. Since then applications for housing have come forward, with permission for the first 346 homes granted to Hodson Developments in early 2018. Marketing of these homes has already begun with an onsite marketing suite expected to open early in 2019.

There are currently three developers on site; Hodson Developments, Jarvis Homes and BDW, with Hodson being the lead developer.

Further applications have been submitted to the council by Hodson (a further 150 dwellings), Jarvis (99 dwellings) and BDW (22 dwellings) and permissions for these land parcels is expected over the coming months. Construction work on these land parcels will begin in spring 2019, seeing potentially over 600 homes in construction towards the latter end of 2019.

Progress on site includes most of the Phase 1 infrastructure now delivered and construction of the first houses is well advanced, with first occupations anticipated in summer 2019.

The partners involved in Chilmington (Ashford Borough Council, Kent County Council, Homes England and the developers) have developed a strong stewardship model for Chilmington. A new community trust will be incorporated in December 2018 with a board of director trustees from both the developers and community taking on key roles in delivering the aspirations of those involved. All community assets (other than schools and highways) will be owned and operated by the Chilmington Management Organisation (CMO), who will safeguard the quality aspirations on behalf of the residents. The Trust is a vital part of the 'recipe for success' at Chilmington, providing long term stewardship of community assets and energising a vibrant and active community.

Residents will pay an annual estate rent charge which will contribute to the maintenance of community assets. This will be further complimented by other income streams, including commercial income and an early year's developer deficit grant, ensuring the quality build aspirations can also be maintained through the maintenance of the assets and provision of community development activities.

The first primary school opened offsite in September 2018, with the onsite school expected to open in the heart of the district centre in September 2020. This first permanent community building will be open to local residents for community activities outside of core school hours and will complement the temporary premises onsite of the CMO, providing early facilities for the residents to enjoy.

The CMO will work with the community to deliver on their needs and provide a range of activities and clubs to stimulate and nurture an active and engaged community.

The council and its stakeholders believe strongly that working with the existing community now and in the early stages of house building is paramount to its success and have therefore developed an early community development strategy to embrace this unique time when there are no new residents but many existing residents who are interested in the development and want to help shape an integrated community.

Further information about Chilmington can be found at www.ashford.gov.uk

Or contact Sally Anne Logan, Chilmington Corporate Coordinator at sallyanne.logan@ashford.gov.uk



Chilmington masterplan.