



OTTERPOOL PARK

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Otterpool Park LLP
Business Plan, 2023 -2024

FHDC Overview and Scrutiny Committee

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Introduction

Business Plan process
Planning Review
Collaboration Agreement - Homes England
Infrastructure Programme
 Physical
 Social
Land Disposal(Housebuilder Negotiations}
Market Appraisal
Community Engagement
Next steps



Business Plan Process:-

1. Otterpool Park Board – 4 November 2022
2. FHDC Overview and Scrutiny Committee – 8 November 2022
3. FHDC Cabinet – January 2022
4. Therefore Draft Plan is required 5 months ahead of current year end.
5. Assumptions
6. Work in progress shown in red



Review – Planning

2022/23

Achievements

- Folkestone and Hythe DC Local Plan Adopted March 2022
- Application resubmitted June 2022
- Nutrient neutrality proposal agreed with Natural England November 2022
- Motorway improvements agreed January 2023
- Newingreen arrangements agreed December 2022



- Planning Committee resolution to approve February/March 2023
- S106 agreement signed June 2023

Disappointments

Ongoing delays with planning application

Inability of Statutory Agencies to respond in a timely manner

Review – Planning

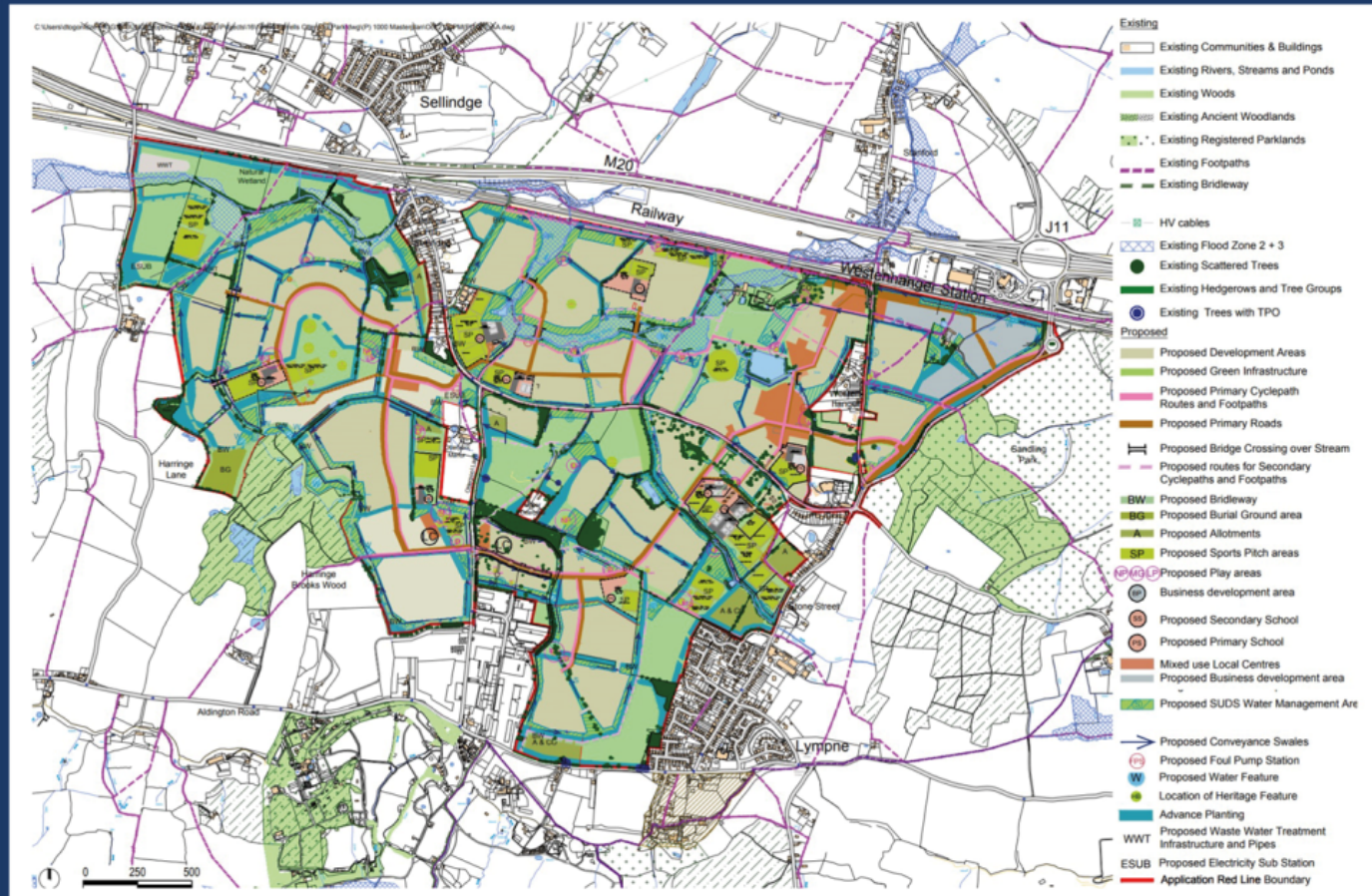
2023/2024

- Discharge of pre-commencement planning conditions
- The development and submission of the Phase 1/Tier 2.
- The development and submission of reserved matters (Tier 3) applications

including:

- Roads
- SUDs
- Rail – HS1 improvements
- First primary school
- Bus Interchange
- Mobility Hubs
- Castle Park
- Castle and Barns
- Support 7 housebuilders

Proposed Collaboration Agreement with Homes England



Collaboration Agreement Homes England

Purpose – homes and jobs

- Substantial injection of capital
 - Assist with management of peak debt
 - Accelerate land acquisition
 - Accelerate delivery of
- Accelerate delivery of key infrastructure (including HS1)
 - Broaden skills base and experience

Way Forward

- Principle agreed
 - Board, Sept 2022
 - Cabinet , Oct 2022
- Heads of terms to be reported for approval
 - Board, 24 January (provisional date) 2023
 - Cabinet on 25 January 2023 (OSC 17 January 2023)
- Business plan written on assumption that Homes England is acceptable

Working with Government

Throughout the year the staff of the LLP have engaged with various stakeholders including government (shown in the next slide)

April 2022	May/June 2022	July/August 2022	September/October 2022
Meeting with senior team at Department for Levelling Up, Housing and Communities	Site visit by Directors and entire team at DLUHC, DFT, BEIS, DIT, and Homes England	Meeting with Housing and Planning Team, DfT	Meeting with Defra
Infrastructure roundtable with Homes England, DLUHC, DFT and others	Initial meeting with Active Travel England	Meeting with Cities and Local Growth Team, BEIS	Meeting with Active Travel England
	Meeting with Area Director, National Highways	Meeting with DLUHC	Meeting with 1922 Committee Chairman
			Meeting with Deputy Prime Minister

Infrastructure

2022/23

Stantec preparing technical designs

WWTW and SUDs contract agreed with Severn Trent

2023/24

Priority infrastructure elements are programmed to commence in November 2023:

- Newingreen Junction
- A20 improvements (various schemes)
- Otterpool Avenue
- Wastewater Treatment Works (and associated wetland)
- On-plot enabling works (reprofiling, strategic drainage and utilities)
- Advanced planting

Social Infrastructure

2022/23

- Raft of requirements under Section 106 agreement
 - Schools
 - Heritage
 - Health and well being
 - Integrated Care Board
 - (Health Impact Assessment)
 - Community
 - Meeting places
 - sports

2023/24

- Sign Section 106
- Develop plans and proposals
 - 1st primary school
 - Future of Castle and Barns
 - Heritage Trail
 - Castle Park
 - Community meeting place
 - Skills Development



Review – Land Disposal

2022/23

- Open market testing – invitation to housebuilders to make submissions
- Bids assessed on quality and price
- Winning bidders selected
- Phase 1 Housebuilder deals concluded
- Joint venture entered into (with Council approval)
- Agree Land Acquisition Strategy

2023/24

- Any outstanding Phase 1 deals concluded



The Market – Analysis by Strutt and Parker (BNP)

- **Land values equal or above those in the Business Plan.**
 - Q3 2021 to Q2 2022, housebuilders particularly active in Kent
 - East Kent is one of the worst affected areas for water neutrality
 - Land values up exponentially for land driven by nutrient neutrality and post-pandemic demand for homes
 - Folkestone and Hythe has 17.1% increase in house prices for 12-months to July 2022
- **Headwinds** - rising construction costs, inflation, wider geo-political and economic uncertainty.
- **Softening of land markets** as approach Q4 2022, values remain at or above 2021 levels, outlook cautiously optimistic.
- **Outlook for Otterpool, prices to be significantly above the original Business Plan.**



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Review – Legal and Governance

2022/23

Agreed preferred form of stewardship vehicle and recommended to cabinet

Establishing financial instruments

Preparing first business plan for stewardship vehicle

Preparing Phase Delivery Strategy for approval

Regular financial updates

2023/24

Stewardship vehicle to become operational

Comprehensive training programme for Board after May 2023

Embed governance structures with Homes England

Agree land acquisition strategy

Next Steps – Strategic Deliver Programme

	2023	2024	2025	2050
Outline Planning Permission	Spring			
Site enabling works begin	Winter			
Key Phase One infrastructure completed		Winter		
Housing begins on site			Spring	
First occupation				
First primary school opens			Winter	
Last house occupied				OR THEREABOUTS

Any Questions?



Illustrative Masterplan, October 2021

