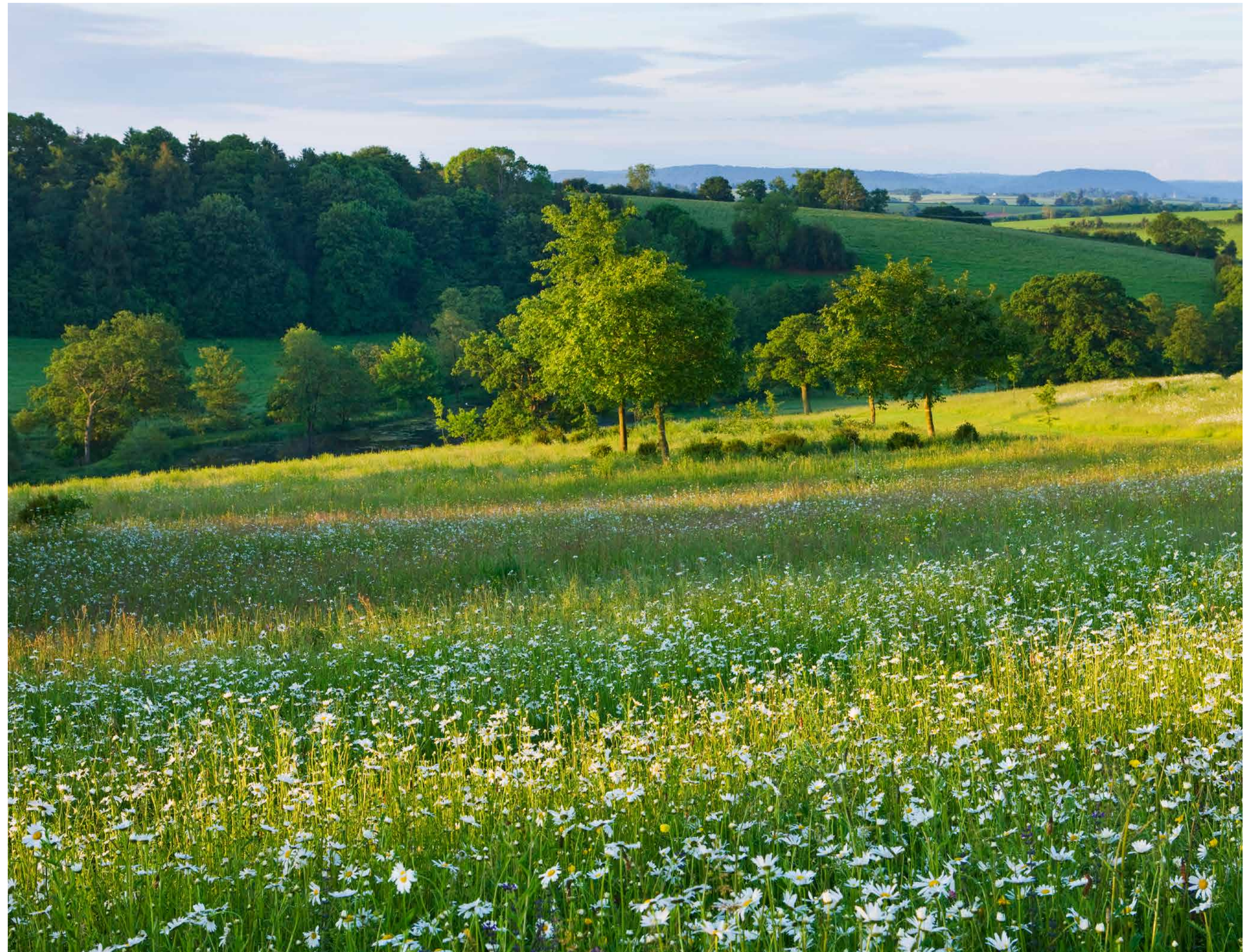


New Park, Northbourne

Welcome

Thank you for joining today's drop-in event to discuss the proposals for a woodland retreat featuring circa. 96 cabins on land at New Park, Northbourne.

Members of the project team are on hand to answer any questions you may have. We are eager to hear your thoughts and ideas and encourage you to leave your feedback once you have reviewed the information on display today.



New Park, Northbourne

The site

This site is part of the historic Northbourne Estate, its rural setting inspires the plans for a low-impact, nature-focused retreat that respects and enhances the landscape.

Northbourne Estate history

The Northbourne, formerly Betteshanger, Estate has been under the ownership of the James family since 1850. In 1884, Sir Walter James was elevated to the peerage as Baron Northbourne. The 4th Baron, Walter Ernest Christopher James, was an advocate for organic farming and is credited with coining the term “organic farming” in his 1940 book *Look to the Land*.

Consisting primarily of agricultural land, the Estate formerly included parkland for Betteshanger House which included the proposed site until it was converted for agricultural use.

The James family have leased Betteshanger House to a preparatory school, now known as Northbourne Park School, since 1932. The school continues to operate today.



The site today



Red line site plan



New Park, Northbourne

The vision

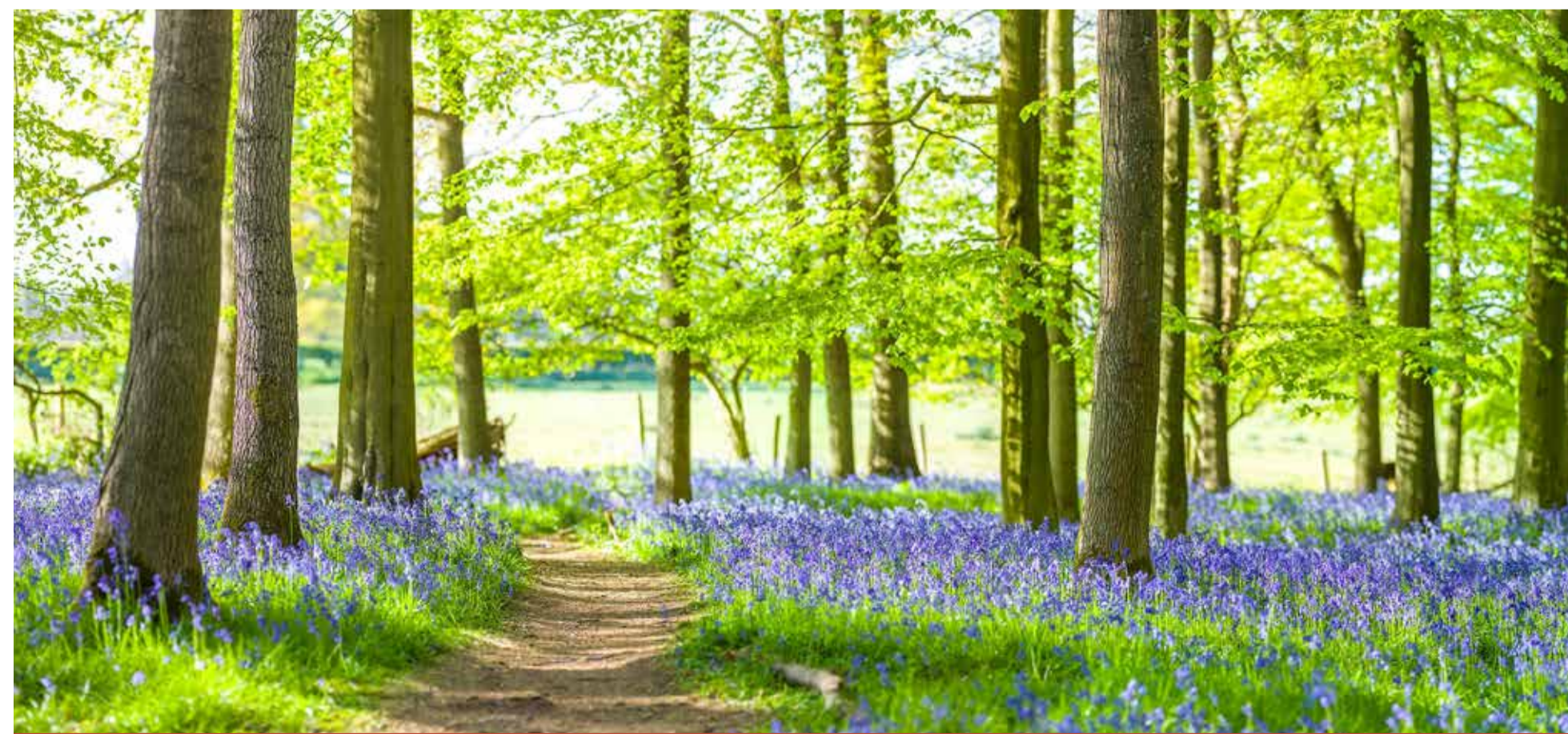
The vision for the site is to offer peaceful escapes, inviting guests to immerse themselves in nature, slow down, unplug from daily distractions, and reconnect with themselves and each other.

At the same time, our aim is to honour the legacy of the Northbourne Estate, support a thriving rural economy, and enhance Kent's historic landscape for future generations.

The project is expected to contribute around £2.7 million to the regional economy during construction, and £2.3 million annually to Dover's economy. It will be a net-positive rural enterprise that supports local supply chains from farm shops to service providers while attracting approximately £11 million in tourism spending for the district.

The woodland retreat will revive a historic landscape by reconnecting it with its origins as part of the Betteshanger Estate's designed grounds. Through active woodland management and early planting, the project will enhance biodiversity, strengthen wildlife and improve overall forest health creating a richer, more resilient natural environment over time.

These proposals work with the landscape, not against it – a respectful, fully reversible use of rural land that avoids more intensive development. By introducing a carefully managed events offer within the grounds of Northbourne Park School, the retreat creates a vital new revenue stream to support the school and help secure its long-term future.



Celebrating the rich history of the local area



Reviving woodlands to enhance experiences

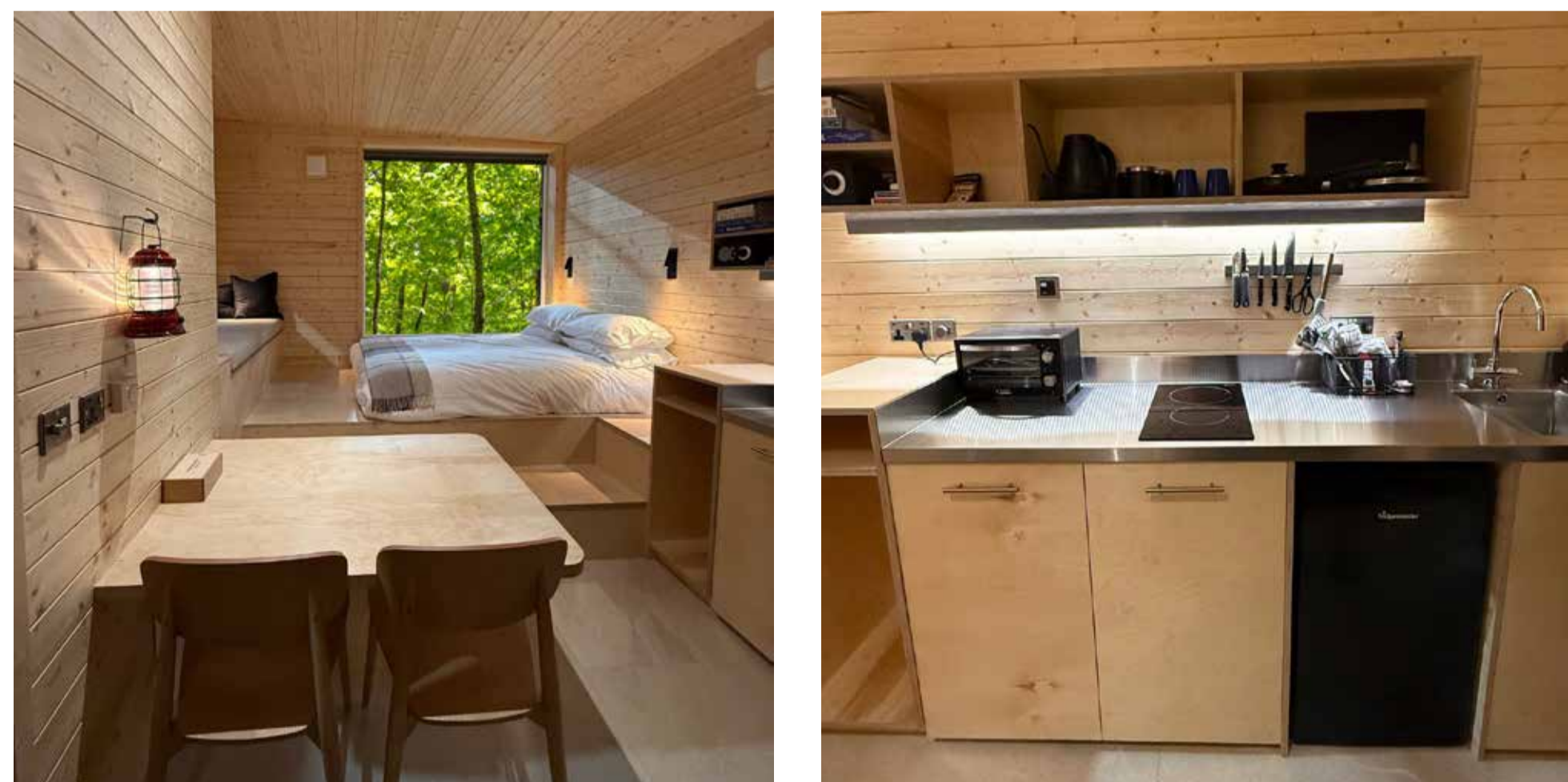


New Park, Northbourne

The cabins

Set quietly within the woodland, the cabins are designed to offer more than just a place to stay, they provide space to breathe. Immersed in nature and deliberately simple, each cabin invites guests to slow down, switch off from daily life, and rediscover a sense of calm and connection. Whether it's a weekend escape or a longer stay, the experience is about feeling present and grounded in the landscape.

Inside, the cabins are cosy yet thoughtfully equipped, offering a kitchenette and dining area, a full bathroom, and a queen-sized bed positioned in front of our signature 'Big Window' – offering uninterrupted views of the woodland outside. Protected, peaceful, and deeply rooted in their setting, the cabins create a comfortable retreat that feels both elemental and considered.



Indicative images of how the cabins could look



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newparknorthbourne.co.uk

New Park, Northbourne

Masterplan



Masterplan showing the proposals, amenities, and immediate properties

About Getaway

Since 2015, we've inspired people to slow down, disconnect from the noise and focus on what truly matters. Our thoughtfully designed, fully equipped cabins offer everything you need, and nothing you don't. With 29 locations across the United States of America each close to nature and within reach of city life, the experience is now arriving in the United Kingdom, offering a considered retreat in the heart of the countryside.



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New Park, Northbourne

Key benefits

The site’s rural setting and its historic role within the Northbourne Estate have helped shape a distinctive landscape and ecology. These qualities are central to our proposals, which aim to deliver a number of benefits including:




Circa **96** cabins sensitively set into the landscape



In the region of **39** new jobs created during construction and **25** permanent jobs to support the retreat, including on-site and management roles




At least **10%** increase in biodiversity




£2.3 million added annually to the Dover economy



Active woodland management and extensive planting including wildflower meadows, orchards, and woodlands



An estimated **£11 million** in visitor spending in the local area



A carefully managed events offer in the grounds of Northbourne Park School helping secure its future



A portion of revenue from bookings will help fund the planting of new trees

New Park, Northbourne

Next steps

Thank you for attending today’s drop-in event. We would now like you to share your views. Please scan the QR code with your smartphone to submit your feedback. If you would prefer a paper copy, please ask a member of the project team.



Scan the QR code to visit our website

The public consultation will be open until **Wednesday 25th June**. After this we will consider all feedback received ahead of submitting a planning application to Dover District Council later this summer.

Get in touch



newparknorthbourne.co.uk



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Timeline

