

Statement of Common Ground
between
Tunbridge Wells Borough Council
and
Dandara Ltd

in respect of the
Tunbridge Wells Borough Local Plan

October 2021



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1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) is a jointly agreed statement between Dandara Ltd ('Dandara') and Tunbridge Wells Borough Council ('TWBC'), hereafter referred to as "the parties", in relation to the preparation of the Tunbridge Wells Borough Local Plan (TWLP). Dandara has control over a significant proportion of the western parcel of the wider "Land at Paddock Wood and east Capel" Strategic Allocation (Policy STR/SS1).
- 1.2 This SoCG is provided to inform the Examination into the soundness of the TWLP. It sets out key matters and the approach taken to how the site will come forward.
- 1.3 This Statement first sets out the development position as understood between both parties ('Development Statement' at Section 2.0). This sets out information on the evidence underpinning the delivery of part of the western parcel under the control of Dandara and its relationship to the wider allocation, provides details of the development proposals and sets out a future programme of joint work which will be undertaken. The Statement then sets out the matters of common ground between the Council, as the plan making authority, and Dandara as one of the lead developers of the western parcel.
- 1.4 This SoCG also sets out those limited matters of dispute.
- 1.5 It is noted that Dandara has submitted representations to a range of policies within the Plan. This SoCG focuses predominately on the policy matters relating to the delivery of this site. Other matters are set out in the response tables appended to the Consultation Statement in the usual way.
- 1.6 It is appreciated that liaison in relation to the matters included in this SoCG are ongoing and will be subject to review. It is anticipated that an updated SoCG will be provided following the publication of the Initial Questions from the Inspector. Moreover, this SoCG is not binding on any party and is agreed without prejudice to further matters of detail that either party may wish to raise subsequently through the examination into the Local Plan.

2.0 Development Statement

- 2.1 This section provides a summary of the development position relating to the land controlled by Dandara within the western parcel of the proposed urban expansion of Paddock Wood, including land in east Capel. It is a jointly agreed position statement by both parties. In doing so, this section briefly summarises the current evidence relating to the delivery of the allocation as a whole, and then specifically the land promoted by Dandara. It also provides a factual update on the development proposals which underpins this parcel.

Local Plan Context: Land at Paddock Wood and East Capel Allocation (Policy STR/SS1)

- 2.2 The strategic expansion of Paddock Wood to the north, east and west (the western extension including land in Capel Parish) is proposed as a long-term strategic site allocation under Policy STR/SS1 of the Regulation 19 TWLP. This proposed expansion will provide a significant number of new homes to meet the objectively assessed needs, employment uses and associated infrastructure; all to be delivered on garden settlement principles.
- 2.3 The principle of directing a significant amount of growth through an urban extension to Paddock Wood has been considered throughout the preparation of the plan, most recently this has been assessed within the evidence base of the Local Plan, including the:
1. Sustainability Appraisal of the Pre-Submission Local Plan, February 2021; and
 2. Strategic Housing and Economic Land Availability Assessment, January 2021.
- 2.4 These evidence base documents have identified the 'site' as a suitable and justified location for housing and employment development, subject to the provision of the appropriate infrastructure which can enable the site to be delivered. As documented through the Sustainability Appraisal, reasonable alternative options have been explored as part of the process for developing an appropriate strategy.

- 2.5 A Strategic Sites Infrastructure and Masterplanning Study (hereafter ‘the Study’) has been prepared by David Lock Associates (2021) to inform the policy position within the TWLP. This will be developed as a Supplementary Planning Document (SPD) in line with the requirement of Policy STR/SS1.
- 2.6 This first element of this Study provides a Structure Plan for the growth around Paddock Wood and east Capel, which through a comprehensive masterplanning exercise identifies the capacity of the expanded settlement in terms of new dwellings, level of non-residential floorspace and the location and provision of key infrastructure within the settlement to ensure integration of the settlement into the existing community at Paddock Wood. The existing constraints are well understood and appropriate solutions have been incorporated into the masterplanning work. The identified constraints can be overcome through the provision of appropriate mitigation, typical of a site of this scale and nature.
- 2.7 In summary, the Structure Plan includes the following for the allocation as a whole:
1. 3,540-3,590 homes
 2. Around 11 hectares of employment land to the north of the railway
 3. Two 2FE primary Schools (with land safeguarded in western parcel for a potential future expansion to 3 FE).
 4. Three Local Centres, providing around 2,000sqm commercial floorspace in total
 5. Sports hub (combined in indoor and outdoor sports facilities) to the west
 6. Two Gypsy and Traveller sites to provide 3 pitches; anticipated to be located north of the railway and in the eastern parcel
 7. Doctors’ surgery, the most appropriate location of this to be identified through the SPD process
 8. Town wide system of paths and cycle routes linking out of the town to nearby villages and leisure routes (including integration with the Hop Pickers Line)
 9. A route for an electric hopper bus (or another form of sustainable transport solution)
 10. New pedestrian and cycle links across the railway line: one within the western parcel, one adjacent to the Maidstone Road bridge running through the town centre, and improvements to the existing bridge to the east
 11. Targeted flood embankments on the western parcel
 12. County level wetland park (recreation space which would also act as an occasional functional piece of flooding infrastructure) to the west

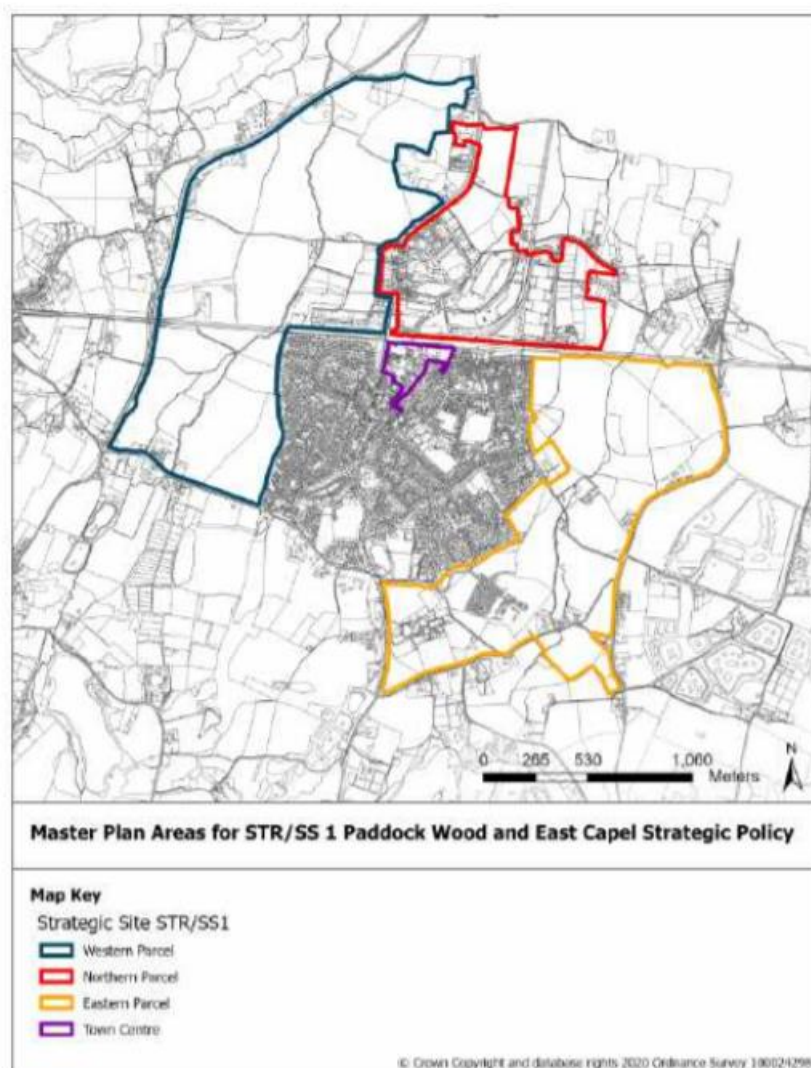
- 2.8 The Structure Plan is referred to in TWLP Policy STR/SS1 (Map 28). However, it is recognised that this is not a fixed blueprint for development. Instead, it establishes critical elements which should be secured through the delivery of the strategic settlement. Policy STR/SS1 has been formulated with this approach as a starting point, as set out in the Strategic Sites Topic Paper (Section 8.0). The policy sets out the quantum of development of housing, approach to housing mix and affordable housing provision. The necessary infrastructure as identified through the Infrastructure Framework (see below) is integrated within the Policy so the provision of this is secured. This is done in a manner which sets out the broad locations where infrastructure should be provided, but seeks to allow flexibility within the parameters of the masterplans for these to be interpreted by the individual site promoters and development through the production of Framework Masterplan SPDs (see below).
- 2.9 The second element of the DLA Study is the production of an Infrastructure Framework. This identifies the infrastructure capacity requirements stemming from both the Strategic Sites at Paddock Wood and east Capel, and Tudeley Village (a new garden settlement of around 2,800 new homes two miles to the west). This includes green, blue, movement and social infrastructure. The infrastructure requirement is intended to mitigate the impacts stemming from the growth as anticipated at present, and provides the requisite infrastructure considered necessary to deliver the settlement in line with garden settlement principles. The information identified within the Infrastructure Framework stems from discussions with the relevant stakeholders based on an identified need, and is included within the Infrastructure Delivery Plan which underpins the Local Plan as an evidence base document.
- 2.10 The infrastructure requirement has been fully itemised, and costs assigned by the Council's consultant team including the viability consultant, Dixon Searle and inputted this into the Local Plan viability model. This concludes that based on the assumptions made, all scenarios are viable when set against a benchmark land value of £250,000 per gross hectare. It is recognised that the nature of Viability Assessments at this stage of the Local Plan process are necessarily high level and that the range of assumptions could change over time. TWBC and the promoters will continue discussions on viability and phasing ahead of examination and provide an update to the Inspector.

2.11 The evidence work prepared and referred to above concludes that the delivery of the growth around Paddock Wood and east Capel can occur over the plan period provided that the necessary strategic infrastructure is delivered to enable housing and employment to be developed and that appropriate measures are put in place to mitigate any impacts.

Land ownership

2.12 Policy STR/SS1 recognises there are three distinct parcels around Paddock Wood which form part of the allocation: western, eastern and northern parcels, as shown in Figure 1:

Figure 1: Land Parcels STR/SS1



- 2.13 There are four principal housebuilders who control land within the western and eastern parcels: Redrow, Persimmon, Dandara and Crest Nicholson. The northern parcel is predominantly being developed for employment uses.
- 2.14 Dandara controls a proportion of the western parcel; broadly speaking the majority of the land to the south of the railway line in the western parcel. Appendix 1 shows the land that is being promoted by Dandara.
- 2.15 Crest Nicholson is the other principal site promoter of land within the western parcel; controlling most of the land to the north of the railway line; and a small portion of land to the south.
- 2.16 It is accepted that planning applications will be brought forward by each housebuilder separately, but within the requirements of Policy STR/SS1 which looks at the whole plan holistically through its SPD structure. In this respect, it is intended that Dandara submits a single planning application for the primary residential land within its control only. Discussions remain ongoing with TWBC as to who will be responsible for submitting the planning application relating to the sports hub land and the timing of such an application.
- 2.17 A small number of other parties control other landholdings within the western parcel; all parts of the site are available and the site has been planned, along with the other parcels identified in the allocation, as a single comprehensive urban extension to Paddock Wood. In that context, Dandara is committed to working together as partners on the strategic growth around Paddock Wood alongside other developers, particularly the other housebuilders named above. Dandara forms part of the Strategic Sites Working Group; a forum established in July 2019 to facilitate collaborative working in the delivery of the two strategic sites.

The Western Parcel: Badsell Farm

Site Description

- 2.18 The site promoted by Dandara (known as Badsell Farm) comprises land to the west of Paddock Wood; the majority of this site is located within Capel Parish. The site is around 45 hectares in extent, bound to the east by existing residential areas of

Paddock Wood, to the south by Badsell Road, to the west by the A228 and to the north by the existing railway land in part. A site location plan identifying land in Dandara's control is included within Appendix 1.

- 2.19 The site is currently in agricultural use. The land is currently designated within the Green Belt and parts of the site are located in Flood Zone 2 and 3, albeit the majority is in Flood Zone 1. Tudeley Brook runs through the centre of the site. The site is surrounded by significant mature tree planting which limits direct views into the site from the surrounding area.
- 2.20 These main constraints do not present any fundamental issues that undermine or prevent the principle of development the site. The constraints will be addressed in planning terms through the development of a Framework Masterplan SPD for this parcel and the subsequent planning application process.
- 2.21 As noted in the masterplanning work undertaken by DLA, the western parcel is, relatively, more constrained in landscape and flooding terms than the eastern parcel of the allocation, and the development capacity within the western parcel has been masterplanned accordingly. There are significant amounts of open space, breaking development up and forming space for active movement networks, along with flood risk mitigation.

Delivery

Illustrative Masterplan

- 2.22 Dandara is developing a masterplan for its land holding within the western parcel in line with the parameters established within the DLA Structure Plan. A copy of this early work is enclosed with Dandara's representations to the Regulation 19 consultation stage, and includes an initial assessment of site capacity and land budget factoring in the identified site constraints.
- 2.23 Further work has taken place since submission of these representations. It is accepted by both parties that through detailed flood modelling work, Dandara's development parcels may vary from those identified in the DLA Structure Plan. This is to provide for the most efficient use of land and to maximise site development potential, whilst

including appropriate flood management and mitigation. This is being informed through discussions with the Environment Agency.

- 2.24 It is currently anticipated that Badsell Farm will deliver around 500-600 homes, based on a total 17 hectares on net deliverable residential areas, including roads, applying an average density of 35-38 dwellings per hectare. Dandara also accepts the need to include a neighbourhood centre, and safeguard land for the provision of a sports hub within this parcel, as set out through Policy STR/SS1. It is agreed that the neighbourhood centre will be considered further as part of the masterplanning process for the Western Parcel.

Planning Application Timeframes

- 2.25 Pre-application discussions on the site are due to commence in October 2021.
- 2.26 Both parties agree that they will work proactively and collaboratively throughout the planning process from commencement of pre-application discussions, through to the determination of the planning application. A Planning Performance Agreement will be entered into to facilitate discussions and help aid the delivery of a comprehensive planning permission in line with the Policy requirements on this site.
- 2.27 Dandara also agrees to undertake a Design Review Panel at least once at pre-application stage, and again post submission, to help drive forward a high quality scheme for this parcel of the wider allocation.

Indicative Phasing

- 2.28 Phasing will be picked up as part of the early work that informs the production of the Western Area Framework SPD.

Trajectory

- 2.29 Dandara has significant local knowledge of the Tunbridge Wells market. Dandara anticipates completing its first units on site in 2025/26, and expects to deliver between 75-100 dwellings per annum as part of a multi phased development. In this respect Dandara notes that at its recently completed Knights Park development in Tunbridge Wells, they delivered between 70-100 dwellings per annum. Accordingly, the following delivery trajectory is agreed by both parties as being realistic and achievable.

Table 1

| | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 |
|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Dandara | | 25 | 75 | 100 | 100 | 100 | 100 | 75 | 25 | | |

2.30 This trajectory has been considered as part of the overall housing trajectory for the delivery of the Local Plan as set out in the Housing and Delivery Topic Paper. This has been refined, but in broad terms the trajectory remains the same

Sports Hub

2.31 The Structure Plan prepared by DLA concludes that the most appropriate solution for the provision of the formal indoor and outdoor sports need, stemming from the growth proposed around Paddock Wood and east Capel, would be to provide this in one location. This would enable a comprehensive sports hub to be provided, which could potentially include a swimming pool. TWBC agrees with DLA's view that land to the south west of the allocation i.e. Badsell Farm, would be the most appropriate location for this use. Dandara agrees to the safeguarding of land for the proposed use, however, suggests that the SPD process provides an opportunity to further refine what is provided on the site, how and when it will be delivered and to address questions such as what happens to the existing leisure centre in Paddock Wood.

Biodiversity Net Gain

2.32 Both parties agree that there is a requirement to ensure biodiversity net gain through the development, and Dandara will deliver this in line with the policy requirements as set out through Policy EN9 on the site. The approach to managing flood risk on the site will present opportunities for innovative uses of SUDs to the benefit of both drainage and biodiversity.

Flood Risk and Drainage

2.33 It is acknowledged by both parties that there are flooding and drainage issues in relation to parts of land within the western parcel. This is an area which has been considered in detail through the evidence base to the Local Plan, including the Strategic Flood Risk Assessment and the Flood Risk note appended to the Strategic

Sites Masterplanning and Infrastructure Study. This has been informed through discussions with the Environment Agency.

- 2.34 Dandara has appointed BWB to review the flood risk and surface water drainage associated with its site, and as noted above, has engaged regularly with the Environment Agency in the preparation of the emerging masterplan for this site.
- 2.35 The findings of the technical reports prepared by both parties, confirm the allocation is sound and deliverable with flood mitigation in place. Both parties agree to work together, and with the relevant statutory consultees, to ensure the issues relating to flood risk and drainage are adequately addressed in the consideration of any future planning application.
- 2.36 Further, the development will provide an opportunity for significant mitigation and flood infrastructure to provide betterment of current flood risk issues to the existing residents of Paddock Wood. Both parties agree that this policy requirement is an essential element of delivering this site.

Green Belt Matters

- 2.37 It is recognised by both parties that the proposed allocation requires land to be released from the Green Belt. It is agreed by both parties that there are macro and local exceptional circumstances to justify this release, and the changes to the Green Belt boundary are such that the new Green Belt boundary is robust and likely to endure over time. Further the remaining Green Belt land will continue to play a strategic role in preventing neighbouring settlements merging.
- 2.38 Paragraph 142 of the NPPF (2021) establishes a requirement for compensatory improvements to remaining Green Belt land. The full extent of Dandara's interest at Paddock Wood is to be released from the Green Belt and thus there are limited opportunities to provide compensatory measures on land controlled by Dandara. Suggested mitigation measures within the Council's Green Belt study to help strengthen a newly defined edge (i.e. through the planting of additional vegetation) is being incorporated into the masterplan for this site prepared by Dandara and includes consideration of:
- enhancing roadside planting using locally characteristic woodland copses, belts and hedgerows

- the application of ‘garden settlement’ principles to create an appropriate character for the settlement and settlement edge
- ensuring new development is designed sensitively with regards to views and local character
- through use of set-back from boundaries and appropriately designed road infrastructure
- the use of landscape features to define/enhance separation between settlement and countryside, integrating with the existing landscape pattern

2.39 The PPG sets out a range of measures including enhanced walking and cycle routes, woodland planting and enhanced green infrastructure that could be considered as compensatory measures to the Green Belt.

2.40 The Transport Connections Plan (Map 29 of the TWLP) identifies off site cycle and pedestrian route improvements that will be required. These are located within the Green Belt and will result in compensatory improvements to land remaining in the Green Belt. These existing cycle and pedestrian routes will be enhanced through contributions to appropriate wayfinding/ interpretation boards and improvements of these connections will improve access from the existing community to the proposed sports hub.

Delivery of Crossing over the Railway Line

2.41 Both parties support the principle of a connection across the railway line within the western parcel, in order to ensure permeability through the new settlement and sustainable linkages to Paddock Wood. TWBC accepts that the provision of the railway link is dependent on third party support with agreement required from Network Rail, and has a SoCG in place with Network Rail which confirms that Network Rail and TWBC will continue to work in a positive manner to facilitate this

Framework Masterplan SPD

2.42 A Framework Masterplan SPD will be progressed for the western parcel through joint working with all parties, and Crest Nicholson as the principal land promoter for the

residual land in the western parcel. This is set out as a requirement in Policy STR/SS1. The purpose of this SPD will be set out guidance to show how the policy requirements together with other policies within the Local Plan should be delivered on the site, including further detail on the delivery of the sports hub. At this stage it is anticipated that the SPD will include a comprehensive Masterplan Framework, setting out detail on layout, land uses and housing mix, green and blue infrastructure, movement, development character, placemaking, energy and sustainability. It may include design codes. Integral to the SPD will be how the parcel delivers on garden settlement principles, including a proposed strategy for Stewardship over the lifetime of the development.

- 2.43 The Council's adopted Local Development Scheme (LDS) sets out the timeframes for the preparation of this SPD. It is anticipated that the SPD will be developed alongside the planning application, as the detailed masterplan work progresses.

Equalisation

- 2.44 Both parties recognise and agree that the western parcel forms part of the wider growth around Paddock Wood, including land at east Capel, which should be delivered in line with the Structure Plan principles to ensure the whole settlement as expanded embeds the garden settlement principles. Accordingly, as set out in Policy STR/SS1 there may be a requirement for equalisation. It is agreed that all parties will work together positively and expeditiously to agree an appropriate mechanism for the equitable and timely infrastructure delivery. Details of this will be set out in the SPD.

Summary

- 2.45 This sub-section seeks to demonstrate to the Inspector that the land being promoted by Dandara within the western parcel of the Paddock Wood and east Capel site is a developable site which can deliver between 500-600 homes before the end of the plan period to support the housing growth within the Borough. The site has several constraints, as typical for development sites of this size. However, none are fundamental constraints that cannot be addressed via infrastructure investment and appropriate mitigation.
- 2.46 Land to the west of Paddock Wood is suitable and available, and there is a reasonable prospect that the site could be viably developed within the plan period in line with the

assumed trajectory. Both parties are committed to preparing an SPD which will set out how the development allocated in the parcel will be brought forward, and how it will integrate with the wider growth around Paddock Wood and east Capel in a holistic manner.

3.0 Areas of Agreement

- 3.1 The previous section sets out the shared position statement on the development of the land controlled by Dandara in the western parcel. This section seeks to summarise the key areas of agreement on the Local Plan.

Land at Paddock Wood and East Capel (TWLP Policy STR/SS1)

- 3.2 The parties agree on the principle of allocating Land at Paddock Wood and east Capel to accommodate a significant urban extension to the existing town, to be delivered on Garden Settlement principles.
- 3.3 The parties agree that the growth around Paddock Wood, including land in east Capel has the potential to play a key role in delivering the housing need for the Borough over the plan period. It is strategically well located, served by an existing mainline railway station with direct connections to London, and it located outside the Area of Outstanding Natural Beauty which covers over 70% of the Borough.
- 3.4 It is agreed that there are exceptional circumstances to release the land to the west of Paddock Wood (within Capel Parish) from the Green Belt.
- 3.5 It is a shared position that the site is developable in line with the presumption of sustainable development as set out in the NPPF. It is a suitable location, it is available and there is a reasonable prospect that the site could be viably delivered consistent with the trajectory assumed within the plan period.
- 3.6 The parties agree that the development within the allocation should be delivered in line with the principles of the Strategic Sites Masterplanning and Infrastructure Framework, which has informed policy STR/SS1. The parties also acknowledge that this is not a

fixed blueprint; instead establishing critical elements which should be secured through the delivery of the growth around Paddock Wood.

- 3.7 The parties commit to working together to ensure the urban extension to Paddock Wood responds to the opportunities which presents through providing growth of this scale in terms of creating the infrastructure to deliver a garden settlement community to the expanded town of Paddock Wood.
- 3.8 The parties agree that in line with the housing trajectory in Section 2.0, that Dandara will be able to deliver around 500-600 houses over the plan period. The land shown in Appendix 1 is available for development and Dandara will be looking to undertake pre-application discussions with TWBC shortly.
- 3.9 The parties agree to entering into a Planning Performance Agreement to aid collaborative and proactive pre-application discussions and determination of a planning application.
- 3.10 The parties agree that further work is required to develop the delivery of the infrastructure associated with the growth around Paddock Wood, from the schedule set out in the DLA Masterplanning and Infrastructure Study. Whilst it is agreed that this is sufficient in terms of informing the Local Plan policy, further work is required to aid delivery on the ground. This information will be produced through ongoing discussions with the key stakeholders, and set out within the Framework Masterplan. This will include detail on contributions towards the A228 off and online works, the Five Oak Green Bypass, the sports hub and education provision and how contributions will be apportioned. In requesting contributions, TWBC confirms this will only be done when necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development (as set out in Part 122 of the CIL Regulations).
- 3.11 Policy H3 within the TWLP, which is referred to directly in Policy STR/SS1, sets a target of 40% affordable housing provision on qualifying sites across the Borough. Policy H3 also allows for exceptional circumstances to be demonstrated if the provision of on-site affordable housing at the stated level is not viable. Accordingly, a lower amount/ off site provision/ change in tenure split may be accepted. TWBC and the promoters will continue discussions on viability and phasing ahead of examination and provide an update to the Inspector.

- 3.12 The parties agree that the broad conclusions of the viability work carried out by Dixon Searle means there is a reasonable prospect of the growth around Paddock Wood and east Capel, including the requisite infrastructure, being delivered without external funding being necessary. Notwithstanding this, the parties agree that there are funding opportunities which could be explored to help deliver the sites.
- 3.13 The parties agree that land at Paddock Wood and east Capel and its associated strategic road infrastructure has been assessed within the SWECO Local Plan model, and this modelling work in overall terms is robust and demonstrates a transport strategy for the strategic site to enable the development to deliver significant benefits to the local highway network.
- 3.14 The parties agree that the development could be served by suitable bus routes to connect the site to key locations including Paddock Wood town centre and railway station, the proposed employment sites to the north, Royal Tunbridge Wells and Tonbridge. The sustainable principles of the modelling work, as set out in the Local Cycle and Walking Infrastructure Plan, are supported and it is agreed that the development within the western parcel has the ability to deliver pedestrian and cycle infrastructure required to facilitate this. This will also contribute to the provision of necessary Green Belt compensatory measures as identified in Section 2.0. All parties agree with this approach to integrate sustainable travel infrastructure in existing and proposed settlements to drive modal shift away from the private car.
- 3.15 The parties agree that the identified constraints in terms of landscaping, flood risk and heritage can be properly mitigated against and addressed through the development of a detailed masterplan and future planning application.
- 3.16 The parties agree to work together in the delivery of a Framework Masterplan SPD in line with the policy requirements of STR/SS1.
- 3.17 The parties agree to the principle of equalisation, with the other site developers within the allocation to enable to delivery of growth holistically and in line with the Structure Plan provisions. All parties will work collaboratively and proactively where required, working on the basis that such contributions are fair, reasonable and directly related to the proposed development.

- 3.18 TWBC notes Dandara has reservations about whether the form of sports provision proposed and location is justified, but notwithstanding this, Dandara agrees that the land within its control, identified for the sports hub, will be made available for this use if TWBC considers this appropriate and necessary. Dandara considers that the Policy should reflect what the minimum provision is required to deliver the allocation and is of the view that the Council may have aspirations for the site (i.e. a swimming pool) that go beyond that needed to support the development. Dandara is supportive of land being safeguarded for a multi-functional sports hub, however, its form must reflect what is being reasonably delivered to support the allocation and what is delivered as part of wider regeneration initiatives of the Council.

Joint working

- 3.19 The parties are committed to constructive joint working to bring forward and deliver development east of Paddock Wood.
- 3.20 All parties agree that a Planning Performance Agreement will be agreed to take forward the pre-application discussions in a positive and collaborative manner.
- 3.21 The parties will continue to work together, including in producing a SPD for this parcel of the strategic site, which will set out the principles for the development and provide a comprehensive masterplan for the allocation site.
- 3.22 The parties are committed to public consultation, community involvement and stakeholder liaison in respect of the development. This will include engaging with parish councils, the Neighbourhood Plan group and other local groups. Both parties are aware of local concerns about the development site and, whilst it is a shared position between the parties that none of these concerns fundamentally make the site unsuitable for development, the parties will seek to work with those stakeholders and ensure the development is designed to minimise any impacts upon the existing communities. Both parties also agree to engage proactively with each other in progressing the site.
- 3.23 There will be continued joint working with statutory consultees, building on the constructive discussions undertaken to date.

- 3.24 For the avoidance of doubt, Dandara's outstanding objections to the TWLP (as set out below) does not affect the commitment to constructive joint working with the Council.

4.0 Areas of Disagreement

- 4.1 There remain minor areas of disagreement between Dandara and the Council; Dandara's position is set out in the response to the Proposed Submission Version of the TWLP and will be set out in separate Matter Statements.
- 4.2 In relation to the position regarding the delivery of the strategic growth around Paddock Wood and east Capel, the following key matters remain in dispute:
1. The approach taken to the policy for the strategic allocation. The TWLP has one policy for the proposed growth around Paddock Wood and east Capel (Policy STR/SS1). This reflects the holistic approach taken to the development; and the need to consider each parcel coming forward in the context of the wider growth which is to transform the existing and expanded town into a garden settlement. However, Dandara considers this is too long and repetitive and considers it would be clearer and more effective to have separate elements within the policy considering individual parcels.
 2. With regard to the new link across the railway line as required through the policy Dandara considers this should be an aspiration rather than a requirement. Dandara is seeking amendments to the policy requirement for this link (part 2(i)) so it makes clear how this rail link will be delivered. As set out at Section 3.0, TWBC accepts delivery is dependent on third party support and is engaging positively with Network Rail in this regard. TWBC disagrees that changes are required to the policy as the provision of this connection is an important element for development in this location; the policy requirement should be firm in this regard. However, TWBC does not consider it precludes development coming forward on the land controlled by either Crest Nicholson or Dandara if negotiations with Network Rail become protracted, nor does it stipulate that either developer or the Council should deliver this. Dandara confirms it is content with the principle of financial contributions towards a new link across the railway line,

with its delivery to be implemented by others (i.e. Network Rail in conjunction with others). This position is noted by the Council, but not yet firmly agreed.

3. With respect to Minerals Safeguarding, Dandara considers that as currently drafted the policy is unsound as the requirement for prior extraction of mineral before development can commence would affect the delivery of key strategic infrastructure at Paddock Wood and, in turn, delay when benefits (including regeneration benefits associated with Paddock Wood Town Centre) could be realised. As such, Dandara objects to the current wording of the policy. TWBC is of the view that the concerns raised are adequately covered by Policy DM7 in the Kent Minerals and Waste Local Plan 2013-30 (adopted 2020). The development plan is read as a whole as accordingly no change is required. Dandara considers that the approach of the Council presents unnecessary uncertainty as to the intentions of the policy which could be easily resolved through a minor modification.

5.0 Conclusions

- 5.1 The above is agreed as a shared position and both TWBC and Dandara look forward to delivering a vibrant and sustainable new urban extension to Paddock Wood.

6.0 Signatories

6.1 This statement has been prepared and agreed by the following organisations;

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| <p>Tunbridge Wells Borough Council</p> <p>Signature</p> <p>Signatures redacted</p> <p>William Benson</p> <p>Cllr Alan McDermott</p> <p>Date: 22nd October 2021</p> | <p>Dandara</p> <p>Signature</p> <p>Signatures redacted</p> <p>Rachel Allwood</p> <p>Date: 20th October 2021</p> |
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Appendices

Appendix 1: Land Ownership Plan Badsell Farm

