

Examination of the Tunbridge Wells
Borough Local Plan

Tunbridge Wells Borough Council

**Post Hearing Stage 3 - Revised
wording for
Policy STR/SS 1 - The
Strategy for Paddock Wood
including Land at east Capel**

Date: September 2024

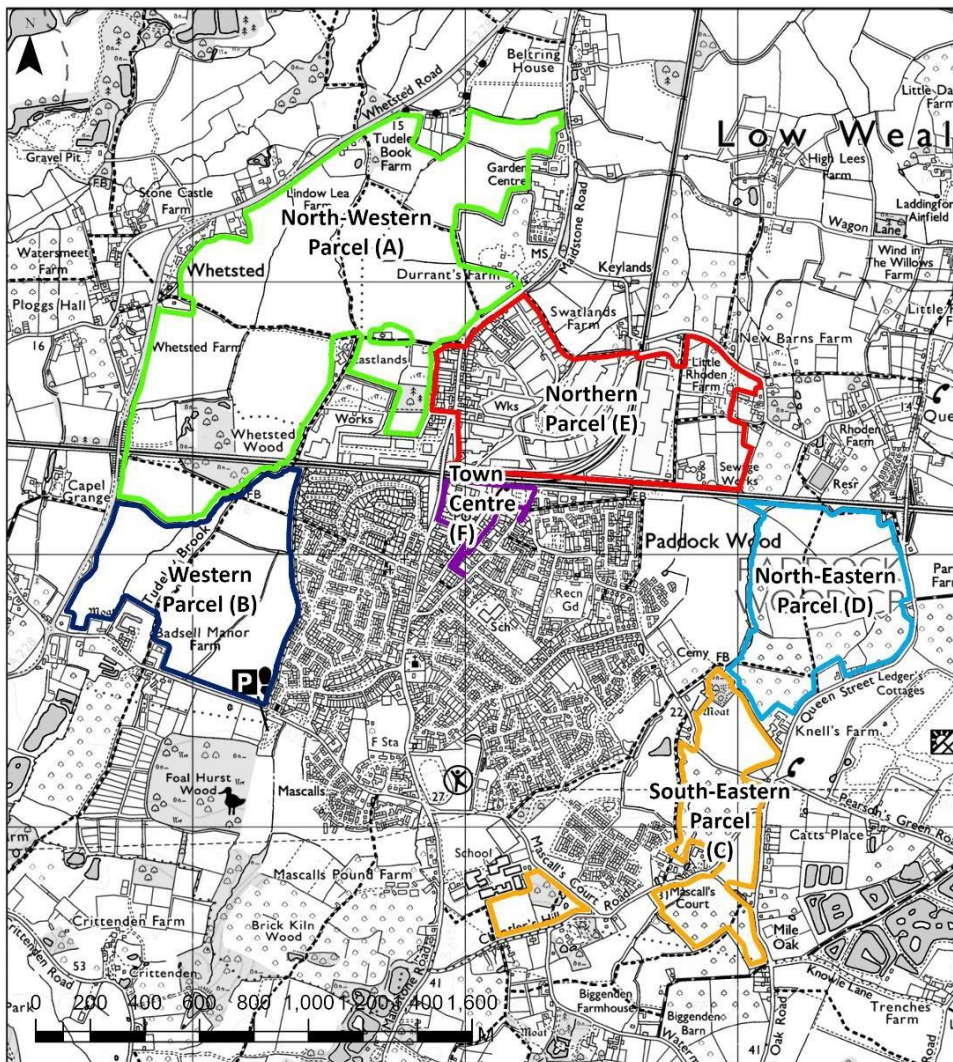


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Policy STR/SS 1

The Strategy for Paddock Wood including Land at east Capel



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- ▭ Northern Parcel (E)
- ▭ Town Centre (F)

Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy	Scale: 1:18,061
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Development principles

1. The development strategy for Paddock Wood and east Capel in conjunction with Policies STR/PW 1 (the Strategy for Paddock Wood (parish) and STR/CA 1 (the Strategy for Capel parish), sets provisional Limits to Built Development for Paddock Wood and east Capel on the Policies Map (Inset Map 4) as a framework for the

provision of an extended settlement over the plan period providing for approximately 2450 dwellings and associated infrastructure. This is facilitated through the release of Green Belt land to the west of Paddock Wood, with development to be carried out on each of the development Parcels identified on Map 27 as follows;

- A. North - Western Parcel (edged in green) – approximately 770 dwellings.
 - B. South - Western Parcel (edged in dark blue) – approximately 520 dwellings.
 - C. South - Eastern Parcel (edged in yellow) – approximately 560 dwellings.
 - D. North - Eastern Parcel (edged in light blue) – approximately 600 dwellings.
 - E. Northern Parcel (edged in red) - approximately 4.25 hectares of Class E (g), B2 and B8 employment uses.
 - F. Town Centre (edged in purple on Map 27 (Master Plan Areas)) which is subject to Policy STR/SS2;
2. The development proposals for the whole of the allocated area shall embed garden settlement principles. Proposals for each Parcel should give effect to this requirement and be informed and guided by the Council's Strategic Sites Masterplanning and Infrastructure Study (including the Structure Plan for Paddock Wood) dated October 2023.
3. The development proposals as a whole shall:
- (a) provide a mix of housing types, size, and tenure (in line with Policy H1) to ensure a balanced, inclusive, and accessible community, the exact mix to be agreed with and approved by the Local Planning Authority at the planning application stage in relation to each Parcel;
 - (b) deliver mixed communities, including accommodation for those with different accommodation needs, including the needs of older people with at least one sheltered and one extra care housing scheme (one on the east and one on the west of the allocated site);
 - (c) be landscape led and of a high standard of design with particular attention to be paid to structural and detailed landscaping (to promote and deliver a continuous and homogeneous landscape approach to the allocation as a whole). This should include the retention and enhancement of hedges and trees along the A228 with development set back from A228 to reduce visual impact on the countryside, with use of internal hedging and tree belts along field boundaries to influence development layout;
 - (d) ensure that the development responds appropriately to local character and overall setting;
 - (e) incorporate zero and low carbon development, in line with the requirements of Policy EN 3.
 - (f) meet the informal and formal recreational needs of the development and provide areas of green and open space (as shown schematically on Map 28);

- (g) meet the biodiversity objectives of Policy EN9 in an integrated and comprehensive manner;
 - (h) ensure that surface water runoff from the development will not exacerbate and so far, as possible and practicable improve flooding elsewhere;
 - (i) make provision for any viably workable minerals to be extracted prior to development commencing on the site where this is practical and environmentally feasible.
 - (j) where development is proposed within the setting of the High Weald AONB, to have regard to the recommendations of the High Weald AONB Setting Study and the objectives of the High Weald AONB Management Plan;
 - (k) provide walking and cycling linkages within and between each Parcel, together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with Policy TP2;
 - (l) where possible and practicable, connect to and enhance the existing bridleways network;
4. Proposals for the piecemeal development of individual sites in the Eastern and Western Parcels that do not conform to the above requirements will not be permitted.
 5. Planning applications for development should be informed by appropriate landscape and visual impact assessments, biodiversity and heritage studies where necessary.
 6. All development proposals shall be assessed by a Design Review Panel at the pre-application and application stages.

Masterplanning

7. All development proposals in relation to the Eastern and Western parcels shall be in accordance with an approved masterplan relating to each parcel (or combination of parcels) that will respect the requirements of paras. 2 to 6 above. The masterplan shall be submitted to the Council for its approval as part of the initial application for planning permission in relation to (any part of) the relevant Parcel.
8. Each Masterplan shall:
 - (a) show the intended overall design and layout of the development and the proposed distribution and location of uses across the Parcel including its functional links with neighbouring Parcels, the existing community of Paddock Wood and Paddock Wood Town Centre and surrounding land which shall accord with, be based upon and promote, garden community principles as required in para.2 above;
 - (b) demonstrate how heritage assets and their settings will be sympathetically integrated into the development and their significance respected;
 - (c) show all structural landscaping and indicative treatments to be provided (including boundary treatments);

- (d) incorporate a green and blue infrastructure (GBI) plan which is informed by a comprehensive wildlife and habitat survey and heritage and landscape character assessments;
 - (e) show how the development will incorporate the full range of sustainable transport measures, including the proposed access and highway and transport links, including links within the site and to the surrounding footpath and cycleway and bridleway network (including proposed and potential footpath and cycleway and bridleway links to the wider area wherever possible);
 - (f) demonstrate how the development will safeguard, maintain and, where possible, enhance key views in and across the allocated site;
 - (g) provide convenient and highly legible pedestrian and cycle links through the allocated site to connect the Parcels and integrate the new communities and provide good pedestrian access to Paddock Wood Town Centre and surrounding areas;
 - (h) identify the locations and forms of the district and local centres, including the community and healthcare facilities to be provided;
 - (i) incorporate a parking strategy in accordance with policy TP3;
 - (j) where green belt is to be developed, provide compensatory improvements to the green belt.
9. Proposals for employment development on the Northern Parcel shall comply with the requirements of paragraph 8 (a), to (g) above.
10. The masterplans for the Eastern and Western Parcels shall include a phasing and implementation plan which shall be submitted to and approved by the Local Planning Authority to optimise the sustainability of the development as a whole and which shall identify the phasing of development across the whole of the relevant Parcel to ensure that the proposed development will be carried out in a manner that co-ordinates the implementation and occupation of the development with the timely delivery of such necessary on and off-site infrastructure as shall be reasonably required to: (1) support the development and occupation of each Parcel and its proper integration with neighbouring Parcels and (2) ensure the timely provision of Parcel specific and shared infrastructure taking into account Table 11 of the Council's Strategic Sites and Masterplanning Infrastructure Study (including the Structure Plan for Paddock Wood) dated October 2023 (as may be updated from time to time) or as may otherwise be reasonably required.
11. The development shall be delivered in accordance with the phasing and implementation plan as approved pursuant to para. 7 above.

Strategic Infrastructure

12. Infrastructure shall be secured by conditions and/or s.106 obligations to ensure that:

- a) development across the whole of the allocated site shall be capable of being integrated and phased and its impacts satisfactorily and mitigated;
 - b) there are supporting facilities (including access to green and blue infrastructure, leisure and sporting facilities, shops, health, community and educational facilities) that will allow the early establishment of a self-sufficient and cohesive community with an appropriate level of supporting infrastructure provision;
 - c) occupiers have a range of sustainable travel options at their disposal, including access to bus services and the cycle and pedestrian links;
 - d) transport links and associated transport and highway improvements and the provision of new transport and highway infrastructure is provided when it is needed to support the development and mitigate potential off-site highway and other transport impacts;
13. The delivery of necessary infrastructure shall be informed by ongoing discussions with relevant stakeholders, including Kent County Council and adjacent local authorities (Tonbridge & Malling, and Maidstone Borough Councils, **Paddock Wood Town Council, and Capel Parish Council**) and other relevant statutory consultees and be kept under review throughout the planning stages of the development.
14. Save to the extent covered by CIL requirements (if any), development proposals in relation to all Parcels will be required to be supported by planning obligations that provide so far (as necessary and reasonable) for the timely provision of and/or the payment of proportionate contributions towards the carrying out and/or implementation of strategic and other necessary highway mitigation works and improvements, education and health provision and other necessary infrastructure (As Identified within the Infrastructure Delivery Plan) following consultation with relevant parties. This shall include the requirement to pay reasonable and proportionate contributions retrospectively towards such infrastructure to support the development as may have been forward funded through other sources where the provision of such infrastructure is necessary and reasonable.
15. The infrastructure to be funded shall include but may not be limited to:
- (a) sports and leisure provision to include an upgrade to existing indoor and outdoor sports facilities (which shall include a 25m swimming pool if feasible);
 - (b) health provision (to be provided in one or more of the local centres);
 - (c) secondary school provision equivalent to 3 Forms of Entry (3FE) as an expansion of existing secondary school at Mascalls Academy, or in the event that this scheme is not deliverable, a new secondary school shall be delivered within the North-Western development parcel,
 - (d) cycle and pedestrian links across the development parcels with links to the existing settlement including a north-south pedestrian and cycle bridge over the railway line linking the North-Western and South Western Parcels, and links to adjoining neighbourhoods and access to community facilities;
 - (e) the improvement of the highway network including the Colts Hill Bypass.

- (f) the delivery of 4,54ha of sport provision (in one location straddling the south western and north western parcel boundaries) for sport and leisure provision including outdoor pitches, changing facilities, and car parking;

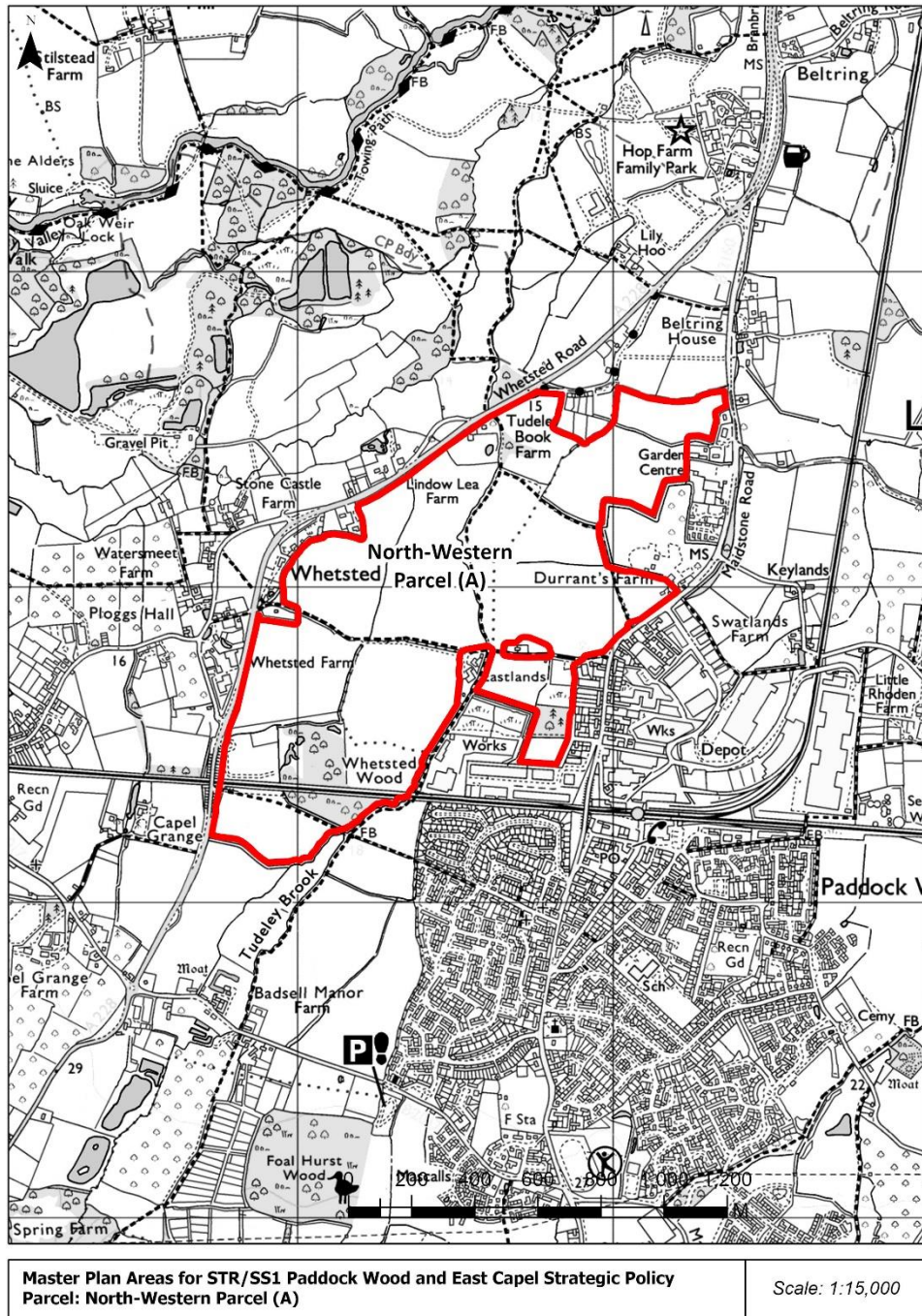
16. The supporting infrastructure listed below shall be delivered in accordance with the following delivery parameters, unless otherwise agreed in writing with the Local Planning Authority: -

Phase	Development	Indicative Supporting Infrastructure
Short	Cumulative total: circa 540 homes	<ul style="list-style-type: none"> • Parcels C & D on site works/ connections to Church Road/ Queen Street/ A228 and B2160 • Bus link between Parcel D and the Countryside development • Parcels A & B on site works/ connections to A228 and B2160 • Financial contributions for B2017 Badsell Road / B2160 Maidstone Road signalised junction • Financial contributions for Hop Farm roundabout (A228 Whetsted Road/A228 Bransbridges Road/B2160 Maidstone Road roundabout) (junction 12) works • Financial contributions for cycle storage at Paddock Wood Railway Station
Medium	Cumulative total: circa 1650 homes	<ul style="list-style-type: none"> • Financial contributions to facilitate Colts Hill Improvements work (once CPO and planning application complete with existing contributions held by KCC) • Financial contributions to facilitate Pembury Road/A264 works • Financial contributions to facilitate Somerhill roundabout (Junction 8) works • Financial contributions and land for Parcel D new primary school • Financial contributions and land for Parcel A new primary school • Financial contributions for staged improvements to Mascalls to provide 3FE expansion or transfer of land for 6FE secondary on parcel A (which could be operational from 4FE) and associated contributions to KCC to deliver. • Financial contributions for ped/ cycle link over railway Parcels A and B, subject to National Rail

		<ul style="list-style-type: none"> • Financial contributions to improvements at Putlands – indoor sport • Financial contributions to improvements to Green Lane sports facilities • Financial contributions and provision of land on Parcel A/B for 4.54ha sports and leisure provision including outdoor pitches, changing facilities and car park • Parcel D allotments
Long	Cumulative total: circa 2450 homes	<ul style="list-style-type: none"> • Financial contributions to shuttle signal Bridge Paddock Wood High Street • Financial contributions to A228 Maidstone Road / Whetsted Road priority junction (junction 113) works, if required • Financial contributions to improvements at Putlands – outdoor sport • Parcel A wetland park
	Monitor & Manage	Five Oaks Green/B2017 works

17. Where reasonably necessary and appropriate, the occupation of the development shall be regulated by reference to the completion or provision of any such infrastructure as may be necessary to support the development and to optimise its sustainability (to be determined by reference to evidence current at the point of determination).

Development Parcel Principle Uses and Development

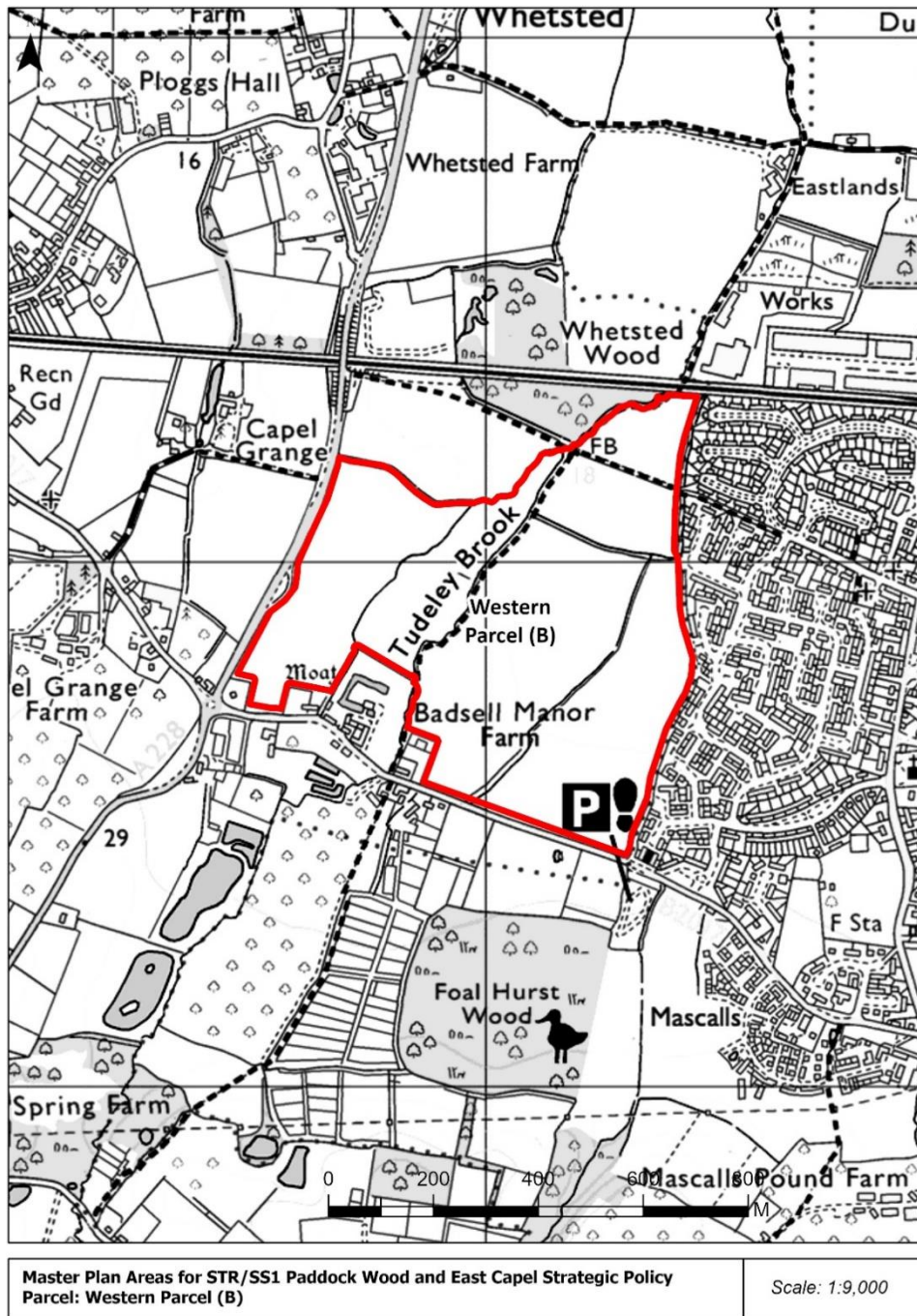


Policy STR/SS 1(A) – North Western Parcel Requirements

Without prejudice to the generality of the requirements of Policy STR/SS 1 above, and other relevant policies in this Plan, the North Western Parcel shall provide the following development/uses:

- (i) approximately 770 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;

- (ii) land for a two-form entry primary school site, safeguarded to enable expansion to three form entry;
- (iii) a three-pitch gypsy/traveller site (to include space for one mobile home and one touring caravan per pitch) to be accommodated on the North - Western parcel south of the railway line in accordance with policy H9;
- (iv) a local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total;
- (v) the safeguarding of land for 4FE secondary school that has land available to expand to 6FE should it be required;
- (vi) a Wetland Park within and to the north of the North-Western parcel to deliver flood water attenuation and new habitat, allowing for informal recreation via a network of footpaths and boardwalks;



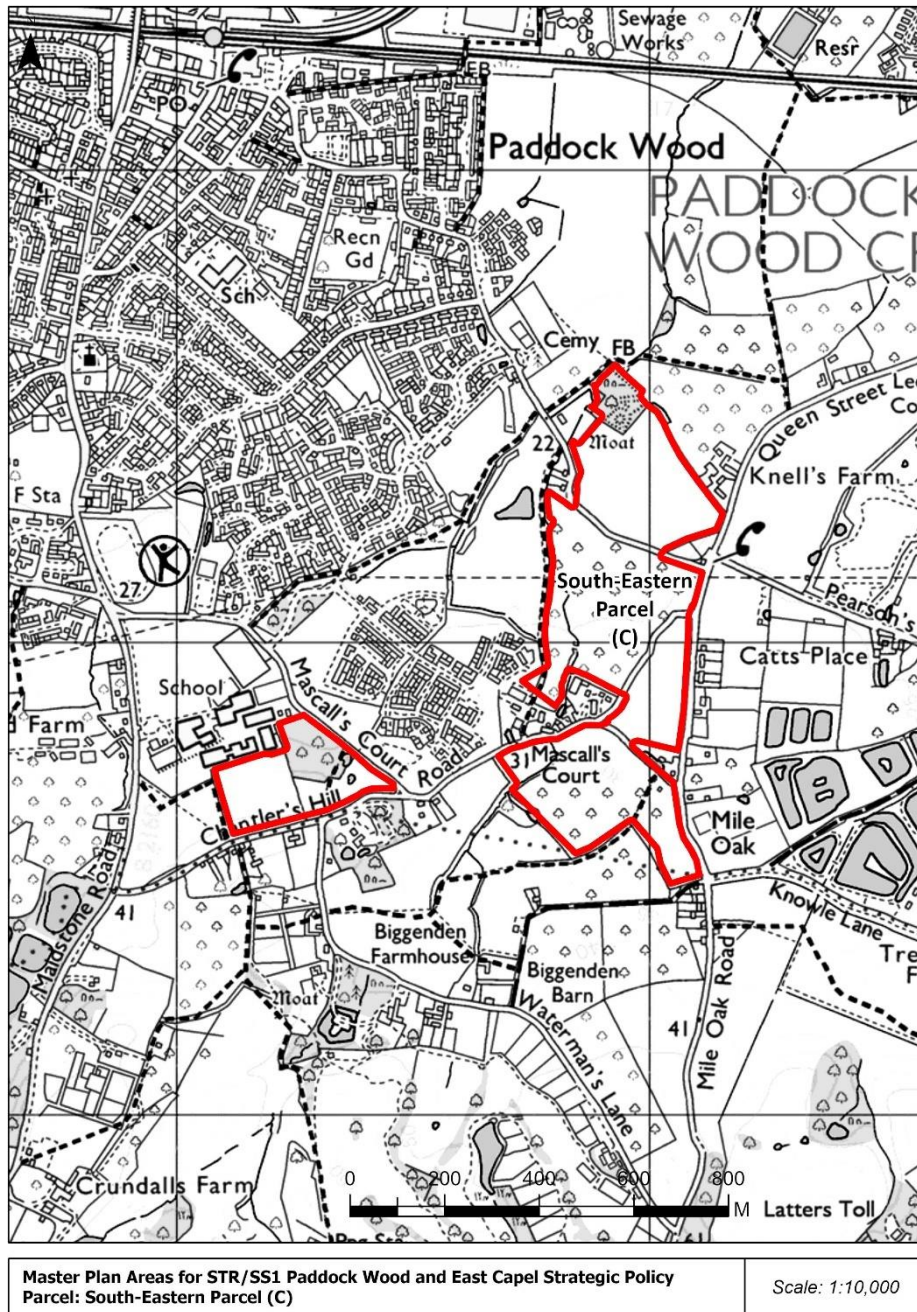
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Policy STR/SS 1(B) – South Western parcel Requirements

Without prejudice to the generality of the requirements of Policy STR/SS 1 above and other relevant policies in this Plan, the South Western Parcel shall provide the following development/uses:

- (i) approximately 520 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- (ii) a mix of housing to include sheltered accommodation provision in accordance with policy H6;

- (iii) a local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total including a Healthcare facility;
- (iv) a flood water attenuation area allowing for informal recreation via footpaths and boardwalks;
- (v) provision of flood attenuation features to enable the delivery of flood betterment to the north western area of the existing settlement.

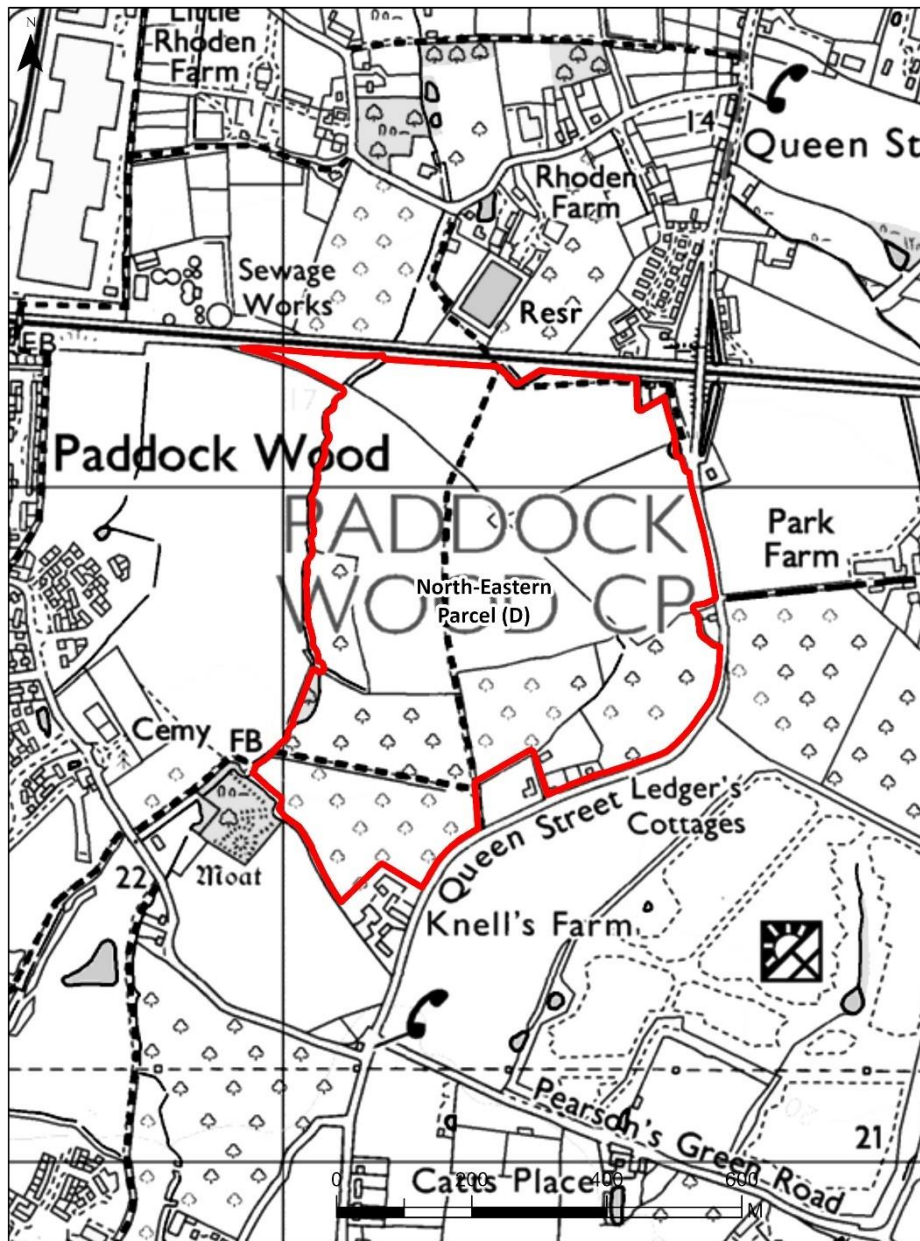


Policy STR/SS 1(C) – South Eastern Parcel Requirements

Without prejudice to the generality of the requirements of Policy STR/SS 1 above, and other relevant policies in this Plan, the South Eastern Parcel shall provide the following development/uses:

- (i) approximately 560 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- (ii) a mix of housing to include specialist extra care accommodation for the elderly in accordance with policy H6;

- (iii) safeguarding of land north of Chanters Hill for the expansion of Mascalls Academy if required.
- (iv) a local centre providing up to 700sqm commercial floorspace (Use Class E(a) to (f)) in total.



Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy
Parcel: North-Eastern Parcel (D)

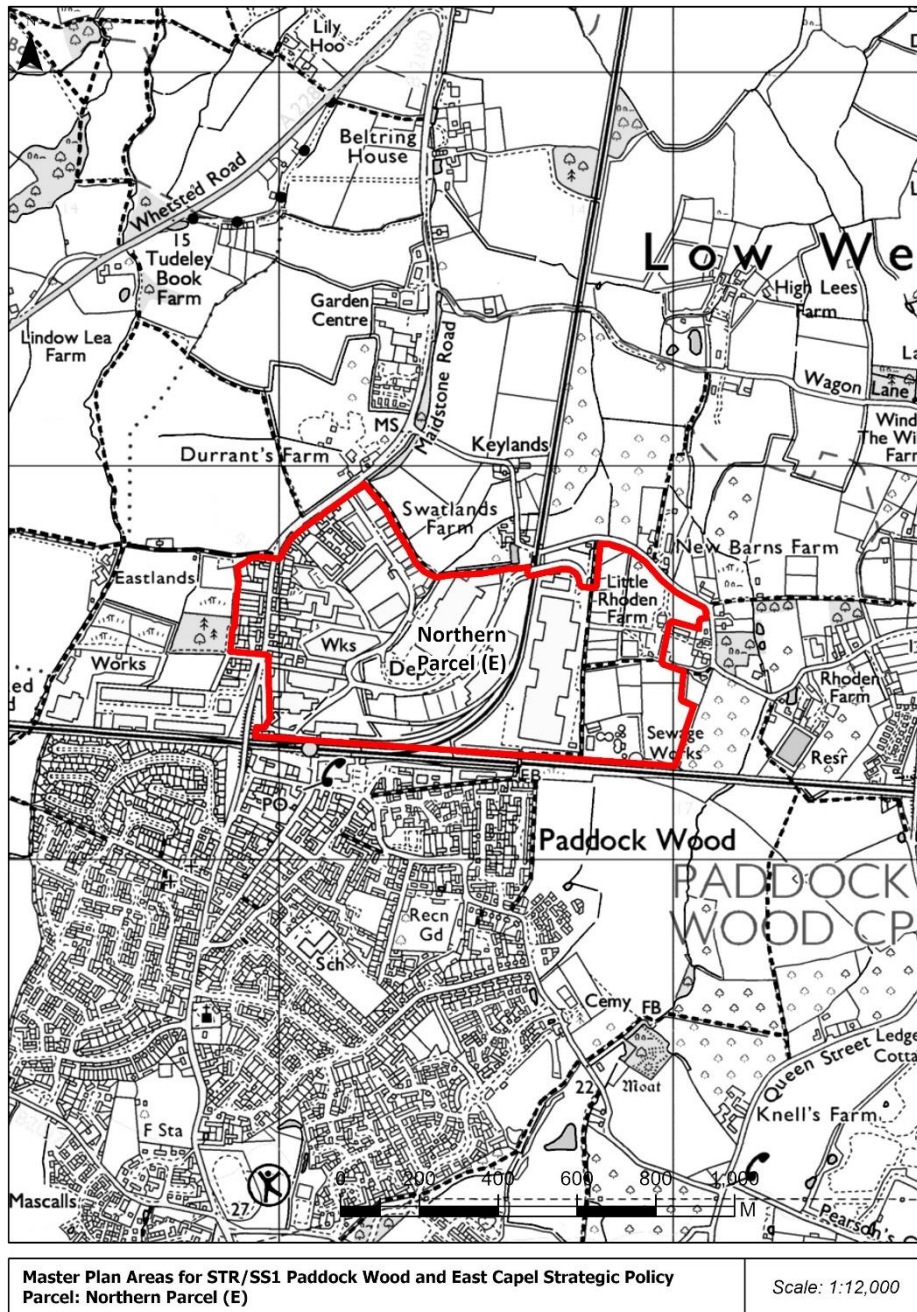
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Policy STR/SS 1(D) – North Eastern Parcel Requirements

Without prejudice to the generality of the requirements of Policy STR/SS 1 above, and other relevant policies in this Plan, the North Eastern Parcel shall provide the following development/uses:

- (i) approximately 600 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- (ii) land for a two-form entry primary school;
- (iii) incorporation, use and enhancement of the Hop Pickers Trail.



Policy STR/SS 1(E) – Northern Parcel Requirements

Without prejudice to the generality of the requirements of Policy STR/SS 1 above, and other relevant policies in this Plan, the Northern Parcel shall provide the following development:

- (i) a mix of employment uses on sites to the east of Transfesa Road to provide approximately 4.25 hectares of Class E (g), B2 and B8 employment uses.