

Statement of Common Ground
between
Tunbridge Wells Borough Council
and
Hadlow Estate

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 Hadlow Estate 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). Hadlow Estate is the single landowner of the "Tudeley Village" Strategic Allocation for a new Garden Settlement (Policy STR/SS3).
- 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 all parties ('Development Statement' at Section 2.0). This sets out information on the evidence underpinning the delivery of Tudeley Village, 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 Hadlow Estate as the lead developer of the allocation.
- 1.4 This SoCG also sets out those limited matters of dispute.
- 1.5 It is appreciated that liaison in relation to the matters included in this SoCG are ongoing and will be subject to review. 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 development of a new garden settlement at Tudeley Village. It is a jointly agreed position statement by both parties. In doing so, this section briefly summaries the current evidence relating to the potential delivery of the allocation and provides a factual update on the development proposals which underpins this new settlement.

Local Plan Context: Tudeley Village (Policy STR/SS3)

- 2.2 The provision of a new garden settlement at Tudeley Village is proposed as a long-term strategic site allocation under Policy STR/SS3 of the TWLP. This proposed new garden village will provide a significant number of new homes, employment and commercial uses and associated infrastructure; all to be delivered on garden settlement principles.
- 2.3 The principle of directing a significant amount of growth through the provision of a new garden settlement at Tudeley has been assessed within the evidence base of the Local Plan, including the:
- Sustainability Appraisal of the Pre-Submission Local Plan, February 2021; and
 - Strategic Housing and Economic Land Availability Assessment, January 2021.
- 2.4 These evidence-base documents have identified the 'site' as a suitable location for a new settlement, subject to the provision of the appropriate infrastructure which can enable the site to be delivered.
- 2.5 A Delivery Strategy has been prepared by Hadlow Estate which has helped to inform the policy position within the TWLP. Amongst other things, this Strategy provides a Masterplan for the growth at Tudeley Village, which, through a comprehensive masterplanning exercise, identifies the capacity of the new settlement in terms of new dwellings, level of non-residential floorspace and the location and provision of key infrastructure within the settlement to ensure the provision of a sustainable new garden settlement. The existing constraints are well understood and appropriate

solutions are incorporated into the masterplanning work. It is not considered that any of the constraints could not be overcome through the provision of appropriate mitigation, typical of a site of this scale and nature.

2.6 In summary, the Masterplan includes the following for the allocation as a whole:

1. 2,800 homes (2,100 within the plan period to 2038)
2. One 3FE primary School
3. One 6FE Secondary School
4. Local Centre and three Neighbourhood centres, providing around 11,000 sqm commercial and office floorspace in total
5. Community facilities including a community hall, village green and health facilities
6. Open space, leisure and recreation areas, including formal and informal space, children's and youth play space, sports pitches and allotments
7. A movement network that prioritises pedestrian and bicycle travel and that organises all transport according to a hierarchy of uses

2.7 This Masterplan has informed TWLP Policy STR/SS3. 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/SS3 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 associated infrastructure as identified through the Infrastructure Framework (see below) is integrated within the Policy so the provision of these is secured. This is done in a manner which sets out the broad locations where these 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).

2.8 A Strategic Sites Infrastructure and Masterplanning Study has been prepared by David Lock Associates (2021) to inform the policy position within the TWLP. This will be developed as an SPD in line with the requirement of Policy STR/SS3. The second part of this Study is applicable to Tudeley Village: the production of an Infrastructure

Framework. This identifies the infrastructure capacity requirements stemming from both the Strategic Sites at Tudeley Village and Paddock Wood and east Capel, (a significant urban extension to Paddock Wood of around 3,490-3,590 new homes two miles to the east). This includes green, blue, movement and social infrastructure. The infrastructure required not only mitigates the impacts stemming from the growth, but also provides the requisite infrastructure needed to deliver the settlement in line with garden settlement principles.

- 2.9 This infrastructure has been fully itemised, and costs assigned. The Council's viability consultant, Dixon Searle, took this detailed schedule and inputted this into its Local Plan viability model. This concludes that based on its assumptions, all scenarios are viable when set against a benchmark land value of £250,000 per gross hectare. It is agreed and recognised that the nature of Viability Assessments at this stage of the Local Plan process are necessarily high level given the timeframes over which the strategic sites will be delivered, and having regard to the broad range of assumptions that are required to be made now but which could change over time.
- 2.10 The evidence work prepared and referred to above concludes that the delivery of the growth at Tudeley Village can occur over the plan period, and beyond (NB. as set out below, it is anticipated that 2,100 dwellings will be provided over the plan period at Tudeley Village, with the residual 700 units beyond) 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

- 2.11 The land within the Tudeley Village allocation is under the single ownership of Hadlow Estate. Hadlow Estate also has extensive land holdings beyond the allocation.
- 2.12 Hadlow Estate is 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.

Tudeley Village

Site Description

- 2.13 The Tudeley Village site, of 170 hectares, is located between the hamlets of Tudeley and Tudeley Hale and the village of Five Oak Green. The centre of the site is roughly equidistant between Tonbridge, to the west, and Paddock Wood, to the east. The London-Ashford railway line bisects the site east to west.
- 2.14 The site is bounded to the west by Hartlake Road, to the north by Sherenden Road and to the south by the B2017 Five Oak Green Road. To the east, the limits are not so readily defined, but include the edge of an existing solar farm and a series of field boundaries. Sherenden Road follows along the north of the site and then turns to cut through the centre from north to south. Bank Farm (livery stables) and its surrounding horse paddocks lie either side of Sherenden Road just south of the railway line. This roughly marks the centre of the site.
- 2.15 The land is currently used for arable cultivation, fruit growing and grass. The field boundary structure is one of the defining characteristics of the site. Other than within the horse paddocks at Bank Farm, the field boundaries to the south of the railway are formed of wavy, long-established hedgerows, long wooded shaws and some more significant woodland areas.
- 2.16 The topography of the site falls steadily, but not dramatically, from south to north. At the junction of the B2017 and Sherenden Road, broadly the highest point of the site, the level is at around 58m AOD, dropping down to 25m AOD, where Sherenden Road passes under the railway, from where the topography levels out to around 18m AOD across the essentially level Medway Valley floodplain. These modest levels and gradients contrast with the landform to the south and south-west of the B2017, i.e. that within the AONB, which rises increasingly steeply to the south with more pronounced undulations.
- 2.17 Hadlow Estate has evaluated the site and mapped key constraints, which are described in the Delivery Strategy that the Estate has prepared for the site. The Masterplan acknowledges and responds to the unique characteristics of the site and

the surrounding region. The fundamental principles of the plan are derived from the site conditions and constraints.

Green Belt

- 2.18 Although the proposed site for Tudeley Village is outside the protected AONB, it sits wholly within the Green Belt. As of 2019, some 22 per cent of land within Tunbridge Wells Borough was designated as Green Belt. Furthermore, 70 per cent of the Borough lies within the High Weald AONB. In line with the guidance in the NPPF, both parties agree that there are exceptional circumstances to release the site from the Green Belt.

Landscape and topography

- 2.19 The site is in a transitional area between the High Weald and the Low Weald. The masterplan responds to this identity and looks to retain and enhance recognisable features including the sloping topography, the network of routeways, and the farmhouses and oasthouses. Care has also been taken to preserve and respect key views to and from the Tudeley Village site.

Flooding

- 2.20 Almost the entire site is located within Flood Zone 1, with a small portion in the northern part of the site in Flood Zone 2. The Estate has obtained technical advice on flood risk and surface water drainage which has guided the design and implementation of floodwater management and drainage measures, including the size and position of SuDS and Natural Flood Management. The principle of development has also been discussed and agreed with the Environment Agency.

Ecology and biodiversity

- 2.21 The site includes three areas of ancient woodland, ditches, ponds, small copses, hedgerows, tree belts and small tree groupings associated with ponds. Hadlow Estate will protect and enhance existing valuable habitats within the site boundary and improve on the biodiversity and wildlife value of monocultural arable and close-cropped horse-grazed paddocks present on some portions of the site. A Phase 1 habitat mapping survey has been undertaken with further assessments to be carried out as the plan develops. All ancient woodland will be protected and enhanced and will

be provided with suitable landscape buffers in accordance with Policy EN12 and EN13. The proposal will be detailed to ensure delivery of a Net Gain for Biodiversity in accordance with Policy EN9.

Existing buildings and heritage constraints

- 2.22 The heritage constraints and opportunities are well understood. The Estate has completed an Archaeology Desk-Based Assessment and a Heritage Constraints Appraisal, which covers heritage assets on and near to the site. There are a number of listed buildings associated with the B2017, which adjoins the site boundary. The most notable of these is the Grade I-listed Church of All Saints (noted for the stained-glass windows by Chagall), located at the western site boundary. Three listed buildings are located within the site, with two at Bank Farm and one at Lilley Farm. A Registered Park and Garden is associated with the 'Schools at Somerhill', approximately 300m to the west of the site, at its nearest point.
- 2.23 Given the conclusions reached regarding the exceptional circumstances in relation to the Green Belt, these main constraints do not present any fundamental issues that undermine the principle of development on the site, and the landowner has already prepared a detailed Masterplan and Delivery Strategy for the proposal which has carefully considered all of the key constraints set out above. 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.

Delivery

Illustrative Masterplan

- 2.24 A Masterplan has been prepared by Hadlow Estate, which has been informed through a public consultation exercise run by the Estate. It is anticipated that this Masterplan will evolve and be the subject of further public consultation as part of preparation of any future Supplementary Planning Document. This masterplan was submitted as part of the Estate's Regulation 19 representations, and shows how the parcel could be delivered. The Tudeley Village Masterplan comprises distinct neighbourhoods organised around a village centre, resulting in a sustainable mixed-use settlement. In addition to the village centre, there are three smaller neighbourhood centres, which

provide clusters of amenities to meet the day-to-day needs of residents living nearby. These neighbourhoods are all connected by a network of open spaces and pedestrian cycle routes. Key community infrastructure, including schools and leisure facilities, have also been woven throughout the plan.

- 2.25 Tudeley Village will incorporate a range of housing types and tenures to attract a mix of residents, from first-time buyers to retirees. Dwellings will range in size from 1-bedroom to 5-bedroom homes.
- 2.26 The Masterplan incorporates a generous allocation of open and green spaces: informal and formal, large and small. In addition, there will be multiple children's playgrounds varying in character to create unique identities within different neighbourhoods. Together, the Masterplan incorporates a network of green space that will benefit the community and promote health and wellbeing.
- 2.27 Pedestrian and cycle routes will be promoted and prioritised and have been subject to careful consideration throughout the masterplanning process. The whole settlement is designed to be walkable, although residents will not be restricted to remaining on foot. Well-designed and maintained cycle paths will allow residents to go further into the surrounding area, whilst still promoting and facilitating a healthy lifestyle. The type and distribution of the proposed land uses will encourage residents to remain within Tudeley and reduce offsite journeys significantly.
- 2.28 As noted previously in this document, the development provides an opportunity for a new railway station at Tudeley, offering excellent public transport links to the development if, in the future, Network Rail considers there is scope to provide this. Please see section 3.0 for further reference to this.

Planning Application Strategy

- 2.29 The Council, working with the Hadlow Estate, will be preparing an SPD to support the emerging policy allocation for Tudeley. There will be public engagement as part of preparing the SPD. Public consultation on a draft of the SPD is likely to take place during 2022. Adoption of the SPD is likely to happen soon after the adoption of the Plan, which is currently scheduled for early 2023. Both the adopted Plan and approved SPD will therefore put in place a detailed and robust policy context for the

determination of any planning applications that then come forward for the Tudeley project.

- 2.30 The expectation of the Council, based on initial discussions with the landowner and advisors, is that, following adoption of the Local Plan and SPD, an outline planning application will be prepared for the entire development of Tudeley, as well as a detailed application for the first phase of the project. Further discussions with the landowner are expected on this matter as the Council moves into the Local Plan Examination.

Indicative Phasing

- 2.31 An indicative high-level phasing plan has been produced and illustrates one way of sequencing development. The main considerations to the phasing of the site will be balancing delivery of new homes with education, health and commercial uses and infrastructure required to support particular stages of the development. Work on the detailed schedule of infrastructure delivery, including key trigger points, remains ongoing and all parties expect to have further information in this regard at the Examination.

Biodiversity Net Gain

- 2.32 A preliminary biodiversity net gain (BNG) assessment based on the Masterplan land use plan presented in the Tudeley Village Delivery Strategy has been completed by Applied Ecology Ltd using the DEFRA biodiversity metric 2.0 calculation tool.
- 2.33 The assessment is intended to provide an initial indication of the scale of BNG that could be achieved by the Tudeley Village development and the Estate expects further biodiversity gains to be established and realised during the detailed design and execution of the project, resulting in a meaningful biodiversity enhancement at the allocation site.
- 2.34 The Hadlow Estate has committed to achieving a minimum of at least 10% biodiversity net gain at Tudeley Village through on-site (or, if required, off site) measures and will seek to improve on that figure through the development of the Masterplan. The Estate expects to achieve this high biodiversity value through a combination of:

- Careful design development of the Masterplan and the considered selection and allocation of land use to promote biodiversity;
- Protection and enhancement of existing features that are of most value for biodiversity; and
- The selection and specification of materials, the design of landscape features and habitats which have a particularly high biodiversity value and which will be managed to sustain this value for the lifetime of the development.

2.35 The BNG assessment will be updated going forward in line with masterplan design iterations; further detailed surveys for habitats and species, confirmation of habitat condition and management assumptions with key stakeholders; and revisions of the DEFRA calculator/guidance that may be released.

2.36 It is agreed that a net gain provision of between 10 and 20% for the lifetime of the development will be above and beyond emerging legislation for BNG.

Compensatory Improvements to Green Belt

2.37 The development of the land for Tudeley Village will affect the existing Green Belt and impact to some degree on the second and third of the five purposes of the Green Belt set out at Paragraph 134 of the NPPF (most notably purpose 3). However, the retained Green Belt between and around Tonbridge, Tudeley Village, Five Oak Green and Paddock Wood would be clearly and robustly defined and would prevent urban sprawl and neighbouring towns and villages from merging with one another, and safeguard the countryside from encroachment into the long term.

2.38 Furthermore, Hadlow Estate has proposed compensatory improvements to the Green Belt. This is a special opportunity to secure improvements to the Green Belt. The Estate has set out its proposed compensatory measures in its Delivery Strategy, and these will be detailed as part of a planning application and secured through legal agreement. These proposals will not only provide benefits relevant to Green Belt issues but will have knock-on effects that will benefit associated issues including Landscape, Ecology, Heritage, Access and Flooding.

2.39 In addition to on-site compensation measures, the Estate owns land contiguous with the proposed Tudeley Village development site, within the Medway floodplain to the

north and around Tudeley Woods to the south. Subject to detailed consideration, this land and the habitats within it have potential for environmental and biodiversity improvements, as well as opportunities to enhance accessibility to the Green Belt through improvements to the quality and connectivity of PROWs. These could include:

- Improvement to existing hedgerows on land under Hadlow Estate ownership on either side of the B2017;
- Planting new hedgerows in fields to the south of the site and within the AONB, with potential to replicate historic field patterns;
- Potential improvements to existing ancient hedgerows between woodland, pastures and arable fields in the AONB;
- Improvements to other existing hedgerows across the Estate;
- Improvements to small shaws and woodland south of the B2017 in the AONB, under Estate ownership, close to Pembury Woods;
- Review of and improvements where necessary to the existing Estate woodland management plan;
- Consideration of new carr woodland and scrub/thicket maintenance across the Estate to provide habitats for key Kent/national species, e.g. Nightingale and Turtle Dove;
- Improvements to existing permanent and ephemeral ponds across the Estate; and
- Improvements to existing meadows and heathland across the Estate, with potential to expand these habitats on Estate land.

Trajectory

2.40 Tudeley Village will be delivered according to a development trajectory as set out by the Estate and its advisors, which will see the completion of about 2,100 units within the plan period to 2038. Assuming the Local Plan is adopted early in 2023, the Estate is targeting the submission of an Outline and Phase 1 planning application in 2023. The commencement of enabling infrastructure works could begin in 2024 and construction of the first units in 2025.

- 2.41 It is understood that approximately 150 units will be delivered per year for the first 10 years of development, rising to 200 units per year thereafter. This development trajectory is based on the landowner's assessment and understanding of the local market as well as Tunbridge Wells Borough Council's own assessments. It is comfortably within the build-out/delivery rate for the development of 2,000 units and above, as set out in TWBC's Housing Supply and Trajectory Topic Paper for Pre-Submission Local Plan (February 2021), which suggests a maximum annual delivery rate of 299 units per year.
- 2.42 Hadlow Estate will ensure the timely and consistent delivery of Tudeley Village through a delivery model which will bring key infrastructure to sites ahead of delivery to the market. The first phase of development will start at the south west of the site, with a new access point from the B2017 Five Oak Green Road allowing for a new entrance road running eastwards to the first neighbourhood centre. The Estate will deliver this road and ensure there is capacity and connection points to key infrastructure, before appointing housebuilders to deliver housing on plots served by this new infrastructure.
- 2.43 Utilities providers have confirmed that the site can be enabled from existing and new infrastructure with Hadlow Estate meeting proportionate contributions for such improvements. For example, a new electricity substation would be developed from the outset. Southern Water has advised there is existing capacity in the foul drainage network for a small number of units before upgrades are required, to include the provision of a new main, and there is existing capacity available via a local point of connection for potable water. The Council confirms ongoing and regular discussions have taken place with Southern Water to enable this growth to be considered and accounted for in Southern Water's next Business Plan from 2025, AMP8.
- 2.44 This approach, by which the Estate enables sites for development by apportioning them into accessible, serviced plots, is a tried and tested model which has been successfully undertaken at comparable developments, such as Chapelton in Aberdeenshire and Tornagrain near Inverness.
- 2.45 Once the enabling infrastructure is in place, the landowner will seek to appoint several housebuilders who will work concurrently to deliver each phase of Tudeley Village. In Phase 1, this is likely to be three housebuilders who will each deliver c.50 units a year.

This approach means the Estate can appoint a range of housebuilders, to include small and medium-sized providers, with expertise to deliver a range of house sizes, types and tenures.

- 2.46 The landowner has advised that a detailed exercise to identify candidates capable of taking on the first phase of development will begin alongside the determination of planning application for the first phase. This will be based on competency of working with schemes that have been subject to a design code and to design requirements set by landowner and Council alike, and on the basis of demonstrating a capacity to perform in term of the targeted build-out rate over time.
- 2.47 As noted above, the proposed rate of delivery is comfortably within the build-out/completion rate set out for new settlements of this scale in TWBC's Housing Supply and Trajectory Topic Paper. The Estate is confident both that the numbers it is proposing will be deliverable and suited to the capacity of the local market to absorb new housing over the duration of the project, and that there is sufficient capacity within the proposed trajectory to accommodate some flexibility in the pace of delivery. The Estate has taken a relatively cautious approach to trajectory planning and an improved pace of delivery may be possible, depending on the successful delivery of the first phase and the market demand.
- 2.48 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.

Framework Masterplan SPD

- 2.49 A Framework Masterplan SPD will be progressed for Tudeley Village through joint working with all parties. This is set out as a requirement in Policy STR/SS3. The purpose of this SPD will be set out in guidance to show how the policy requirements together with other policies within the Local Plan should be delivered on the site. 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. 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.

2.50 The Council's LDS sets out the timeframes for the preparation of this SPD.

Summary

- 2.51 This sub-section demonstrates that Tudeley Village is a developable site, which can deliver at least 2,100 homes before the end of the plan period (and 2,800 overall) 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.
- 2.52 Land at Tudeley Village is suitable and available, and the parties are confident that the site could be viably developed within the plan period. All parties are committed to preparing a SPD which will set out how the development allocated in the parcel will be bought forward.

3.0 Areas of Agreement

- 3.1 The previous section sets out the shared position statement on the development of the Tudeley Village. This section seeks to summarise the key areas of agreement on the Local Plan.

Tudeley Village (TWLP Policy STR/SS3)

- 3.2 The parties agree on the principle of allocating Tudeley Village to accommodate a new settlement, to be delivered on Garden Settlement principles.
- 3.3 The parties agree that the growth at Tudeley Village has the potential to play a key role in delivering the housing need for the Borough over the plan period. It is well located, between two existing mainline railway stations with direct connections to London (Tonbridge and Paddock Wood), and is located outside the Area of Outstanding Natural Beauty which covers over 70% of the Borough.
- 3.4 It is a shared position that the site is developable in line with the presumption of sustainable development (NPPF footnote 13). It is a suitable location, it is available and the parties are content that the site could be delivered viably at a point within the plan period.

- 3.5 The parties agree that the development within the allocation should be delivered in line with the principles of policy STR/SS3.
- 3.6 The parties commit to working together to ensure Tudeley Village responds to the opportunities which present through providing growth of this scale in terms of creating the infrastructure to deliver a garden settlement community in Capel parish.
- 3.7 The parties agree that in line with the housing trajectory in Section 2.0, that Hadlow Estate will be able to deliver around 2,100 houses over the plan period.
- 3.8 The parties acknowledge that the Local Plan policy position for affordable housing is 40%. However, it is recognised by all parties that Policy H3 within the TWLP, which is referred to directly in Policy STR/SS3, allows for exceptional circumstances to be demonstrated if the provision of on-site affordable housing at the stated level is challenging. Given that Tudeley is an entirely new community, the aspiration will be to ensure the delivery of affordable housing on a phased basis where the quantum and specific tenure mix can be reflective of the availability of services through the different phases of development (to be agreed at planning application stage), but where the 'whole development' policy reference of 40% remains. Accordingly, a lower amount/ off-site provision/ change in tenure split may be accepted in certain exceptional circumstances in particular phases.
- 3.9 The parties agree that the broad conclusions of the viability work carried out by Dixon Searle means there is a good prospect of the growth at Tudeley Village, 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.
- 3.10 The parties agree that Tudeley Village and its associated strategic road infrastructure has been assessed within the SWECO Local Plan model; that this modelling work is robust and demonstrates a highway scheme for the strategic site to enable the development to deliver significant benefits to the local highway network for this stage in the process; and that the detailed phasing of any works will be a matter for the subsequent Development Management process.
- 3.11 The parties further agree that the development could be served by suitable bus routes to connect the site to key locations including Paddock Wood town centre, Royal

Tunbridge Wells and Tonbridge. Further, the parties agree that suitable walking and cycling routes can be provided to connect the site to surrounding areas, including connecting the new settlement to the public footpath network as close to Tonbridge and the Railway station as possible. The sustainable principles of the modelling work, and the proposals set out in the Local Cycle and Walking Infrastructure Plan, are supported and it is agreed that the development within the Tudeley Village has the ability to deliver pedestrian and cycle infrastructure required to facilitate this. 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.

- 3.12 Both parties support the principle of providing connections across the railway line within Tudeley Village, in order to ensure permeability through the new settlement and sustainable linkages. TWBC accepts that the provision of these is dependent on third-party support with agreement required from Network Rail, and has a Statement of Common Ground in place with Network Rail. This Statement confirms that there is agreement over the estimated cost for the construction of the crossing and the broad approach to agreeing the air and other rights for this, and Network Rail, TWBC and Hadlow Estate will continue to work in a positive manner to agree proposals to fund and facilitate delivery.
- 3.13 Whilst not a requirement to facilitate the delivery of Tudeley Village, the proposal provides an opportunity for a new railway station to be delivered on the site to provide rail linkages to London on the Ashford/Dover line (linking to Tonbridge and Paddock Wood). At this time, it is accepted by TWBC that Network Rail does not consider there is merit or scope in providing a station in this location. Accordingly, the delivery of a station is not anticipated during the plan period, and provision of a station has not been included in the Council's considerations of this site through the Sustainability Appraisal, or in terms of planning merits or infrastructure requirements.
- 3.14 However, it is recognised by both parties that the Tudeley Village Masterplan makes provision for a station to be accommodated in the future, if this can be realised, to ensure the development does not preclude this opportunity if the position of Network Rail should change.

- 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/SS3.

Joint working

- 3.17 The parties are committed to constructive joint working to bring forward and deliver development at Tudeley Village. Joint working has already been a large factor in the preparation of the Masterplanning and Infrastructure Study undertaken by David Lock Associates, which has informed the policy position in the TWLP (STR/SS3).
- 3.18 It is also agreed with all parties that in due course a Planning Performance Agreement will be prepared to take forward the pre-application discussions in a positive and collaborative manner.
- 3.19 The parties will continue to work together, including in producing a SPD for the new settlement, which will set out the principles for the development and provide a comprehensive masterplan for the allocation site.
- 3.20 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 interests and ensure the development is designed to minimise any impacts upon the existing communities.
- 3.21 There will be continued joint working with statutory consultees, building on the constructive discussions undertaken to date.
- 3.22 For the avoidance of doubt, Hadlow Estate's outstanding objections to the TWLP do not affect the commitment to constructive joint working with the Council.

4.0 Areas of Disagreement

- 4.1 There remain areas of disagreement between Hadlow Estate and the Council. Hadlow Estate's position is set out in its response to the Proposed Submission Version of the TWLP and will be set out in separate Matter Statements together with the response of the Council to the issues raised.

5.0 Conclusions

- 5.1 The above is agreed as a shared position and both TWBC and Hadlow Estate look forward to delivering an exceptional garden settlement at Tudeley Village.

6.0 Signatories

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

<p>Tunbridge Wells Borough Council</p> <p>Signature</p> <p>Signatures redacted</p> <p>Date: 22/10/2021</p>	<p>HADLOW ESTATE</p> <p>Signature</p> <p>Signatures redacted</p> <p>Date: 21/10/2021</p>
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