



Badsell Farm Paddock Wood

Landscape Concept Development

June 2021



Contents

1. Introduction	4
2. Appropriate response to the AONB	6
3. Appropriate Response to the Green Belt	12
4. Appropriate Response to Nearby Listed Buildings	20
5. Retention of Valued Landscape Features	22
6. Remodelled Floodplain	31
7. Land Budget Comparison	34
8. Delivery of Open Space Requirements	38
9. Emerging, Illustrative Landscape Masterplan	42
10. Conclusion	46

Figures

Figure 1 Site in Relation to Wider Draft Allocation	5
Figure 2 Site in Relation to AONB	7
Figure 3 Inter-visibility with the AONB	8
Figure 4 Site in Relation to Green Belt	13
Figure 5 Zones of Theoretical Visibility (Figures 5a and 5b)	15
Figure 6 Green Belt Assessment Viewpoint Locations	16
Figure 7 Listed Buildings	21
Figure 8 Vegetation and Watercourses	23
Figure 9 Site Analysis: Landscape Assets	24
Figure 10 Site Analysis: Boundaries	26
Figure 11 Site Analysis: Current Uses	28
Figure 12 Re-modelled Floodplain	31
Figure 13 Existing Floodplain	32
Figure 14 Walking Distance to Proposed Sports Hub	38
Figure 15 Walking Distance to Existing Leisure Centre	39
Figure 16 Emerging Illustrative Masterplan	41

1. Introduction

Land at Badsell Farm (hereafter referred to as ‘the site’) forms part of draft allocation STR/SS 1 of the Pre-Submission Local Plan (March 2021). As shown on Figure 1, it sits within the south west corner of the draft allocation. It has therefore been identified as a site which is suitable for development of housing that will contribute to the provision of 3490-3590 new houses within Paddock Wood overall, with approximately 500-600 homes being proposed on the site.

As recognised in the evidence base published as supporting information to the Pre-Submission Local Plan, there are sensitivities to the site which need to be considered when proposals are developed. This document sets out our understanding of the landscape, visual and Green Belt sensitivities, and how a response to these has shaped the emerging landscape framework and concept masterplan. To demonstrate how the allocation could be delivered, a concept masterplan is provided. This demonstrates how technical opportunities and constraints could be delivered within the allocation. However, the submission is not intended to pre-determine the more detailed masterplanning work that would be a feature of the SPD preparation.

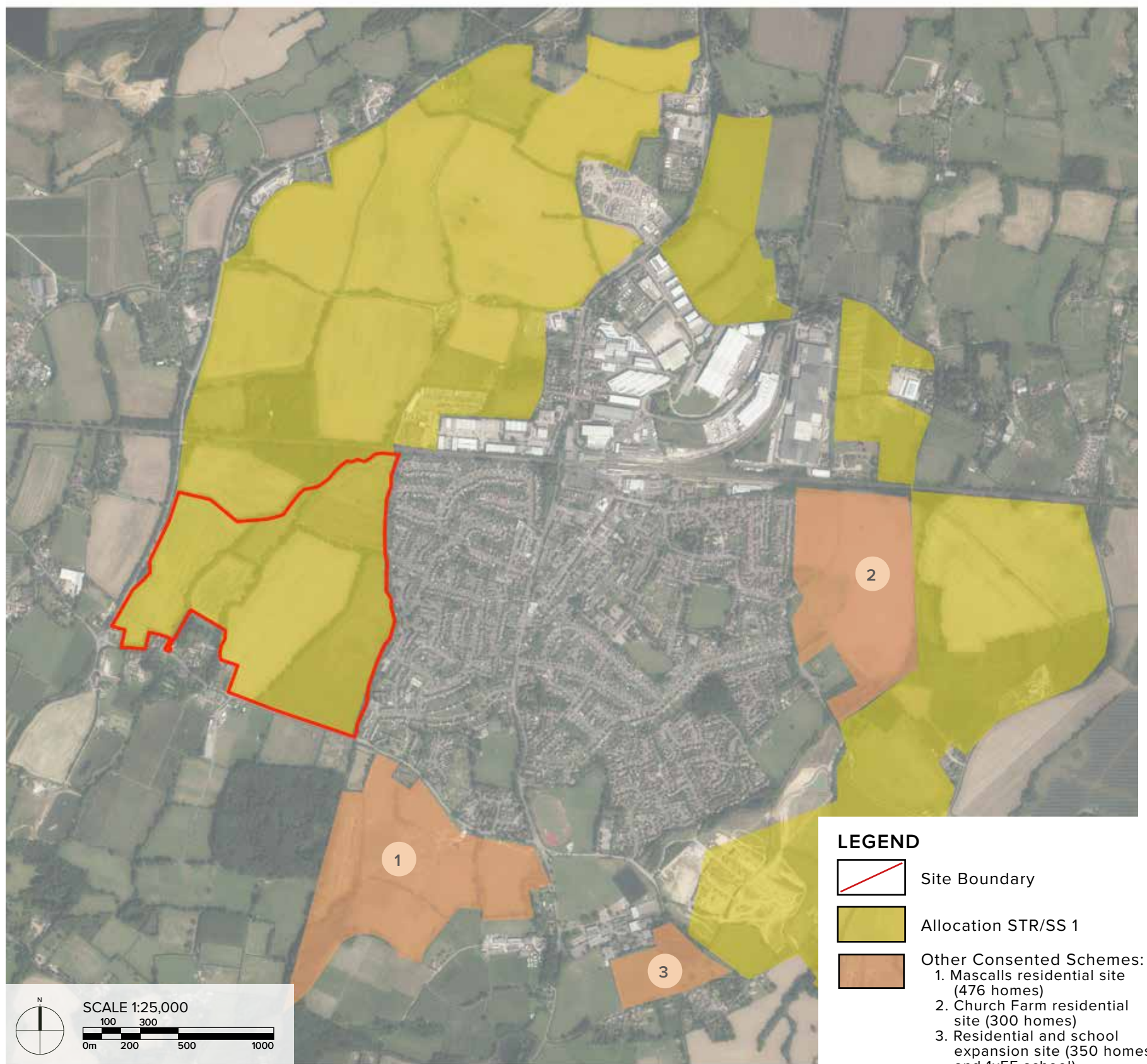
The remainder of this document is structured as follows:

- In Chapter 2 we set out how the indicative concept masterplan and landscape framework are evolving to respond positively to the setting of the AONB;
- In Chapter 3 we set out how the indicative concept masterplan and landscape framework are evolving

to provide a new and robust edge to the area of land removed from the Green Belt, and to respond positively to the remaining area of Green Belt to the west;

- Chapter 4 illustrates how the indicative concept masterplan and landscape framework are evolving to create an appropriate boundary with the groupings of Grade II Listed Buildings to the south of the site;
- In Chapter 5 we present the key landscape features which are to be retained as part of the indicative concept masterplan and landscape framework;
- Chapter 6 introduces preliminary work undertaken that demonstrates the potential for a remodelled floodplain. This chapter describes the resultant potential for betterment in terms of flood water management and an expanded developable area with potential for a greater level of flexibility in urban design terms;
- Chapter 7 provides a capacity study, examining the number of units that can be included within the site assuming the floodplain is remodelled;
- Chapter 8 describes how the site could deliver the open space requirements;
- Chapter 9 shows an indicative proposed layout based on maximisation of the site’s potential and effective use of land.

Site in Relation to Wider Draft Allocation Figure 1



2. Appropriate Response to the AONB

The emerging indicative concept masterplan presented in Chapter 9 has been designed to ensure a positive response to the setting of the High Weald Area of Outstanding Natural Beauty (AONB), located approximately 1km to the south of the site. The relationship between the site and the AONB is shown on Figure 2.

In order to fully understand the key characteristics and sensitivities of the AONB setting and how the site is viewed from the AONB, the indicative concept masterplan has been informed by the published AONB setting evidence base, and also following site visits undertaken to test the inter-visibility of the site as viewed from the AONB. The key published document for understanding the relationship between the High Weald AONB and the site is the AONB Setting Analysis Report¹. The findings of this study, and the mitigation proposed, is summarised below.

AONB Setting Analysis Report

This document recognises that development to the west of Paddock Wood (western parcels of draft allocation STR/SS 1) are unlikely to have an adverse effects on the setting of the High Weald AONB. However, to ensure a positive scheme is developed, the following mitigation is proposed:

- The provision of strong Green Infrastructure within sites west of Paddock Wood, maintaining vistas towards the AONB from the Public Rights of Way. Maintaining views from the PRoW along the banks of Tudeley Brook is

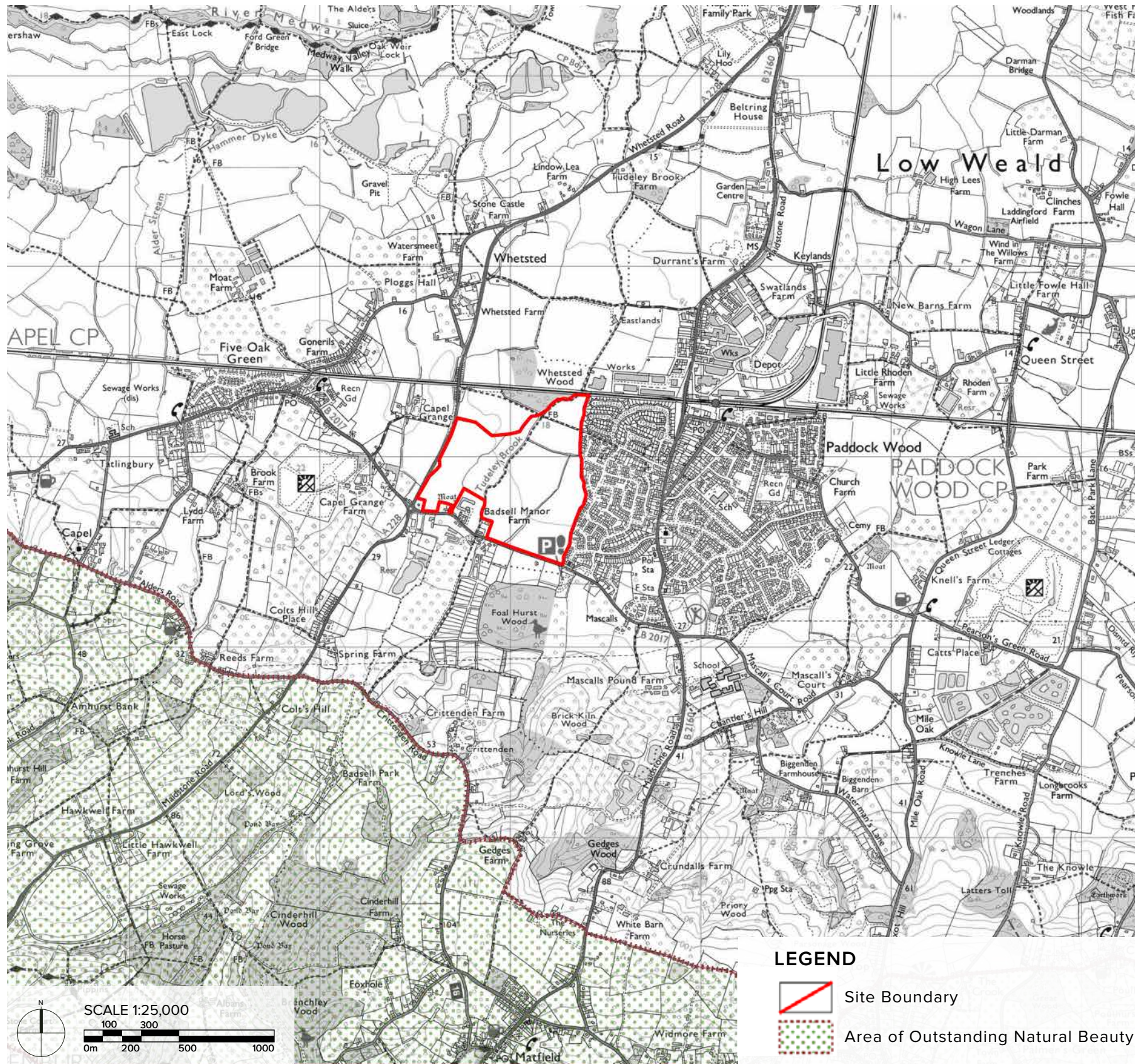
identified as being important. **As such, our emerging indicative concept masterplan proposals shown in Chapter 9 retain a wide Green Infrastructure corridor along the banks of Tudeley Brook, where views back to the hills of the High Weald AONB landscape can be experienced.**

- All development proposals should consider inter-visibility with the 'Millennium Viewing Point'. **As such, we have assessed the impact that our emerging indicative concept masterplan proposals would have on the view from Millennium Viewing Point. As demonstrated by Viewpoint 3, there is no inter-visibility between Millennium Viewing Point and the site.**
- Any masterplan should adhere to relevant guidance including the National Design Guide and should take inspiration from the High Weald Design Guide and Management Plan. **As set out in Chapters 8 and 9, the masterplan has evolved in response to good design practice, including the National Design Guide.**
- Careful consideration to the views and rural setting of listed buildings and historic farmsteads, which are visible within the landscape from the High Weald AONB. **The manner in which the emerging masterplan responds positively to the setting of Listed Buildings south of the site, is set out in Chapter 3.**

Footnotes

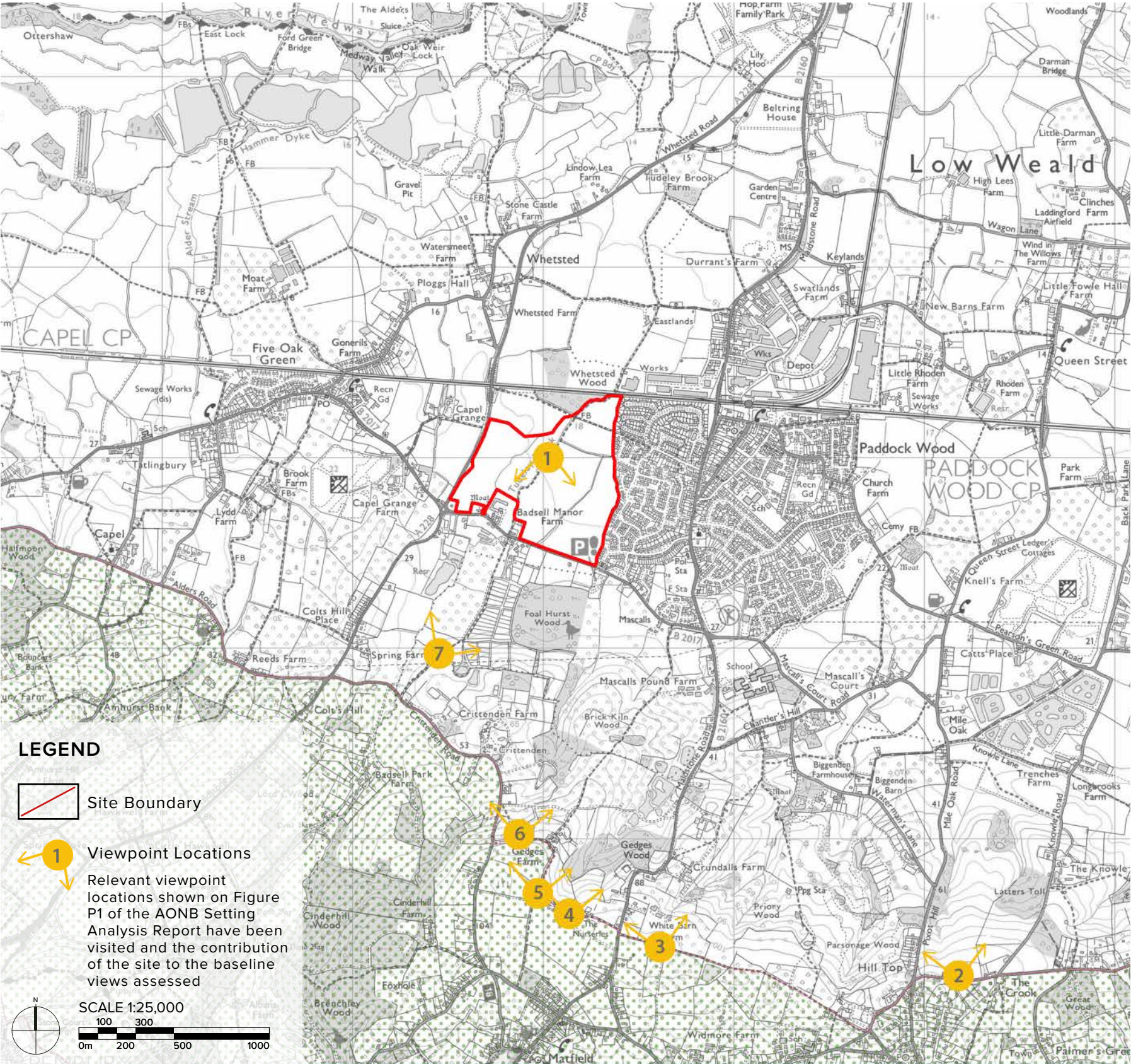
1. AONB Setting Analysis Report, for Tunbridge Wells Borough Council, by Hankinson Duckett Associates, 2020

Site in Relation to AONB Figure 2



Inter-visibility with the AONB

Figure 3

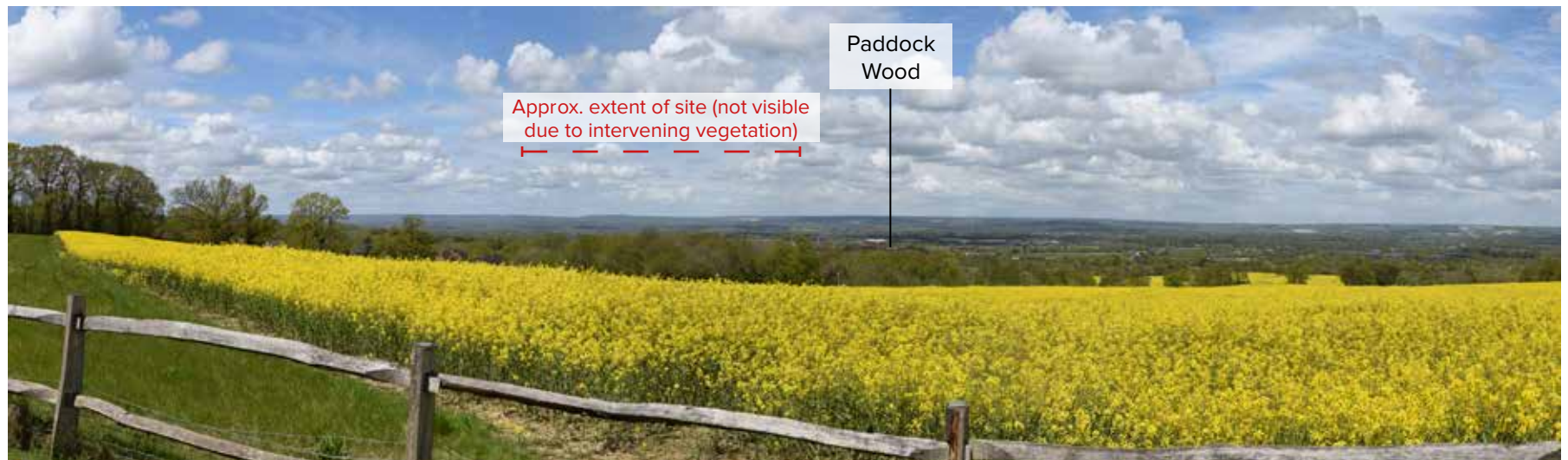


Views from the Site Towards the AONB

Viewpoint 1 (same location as viewpoint 1 from Figure P1, AONB Setting Analysis Report 2020) within the site



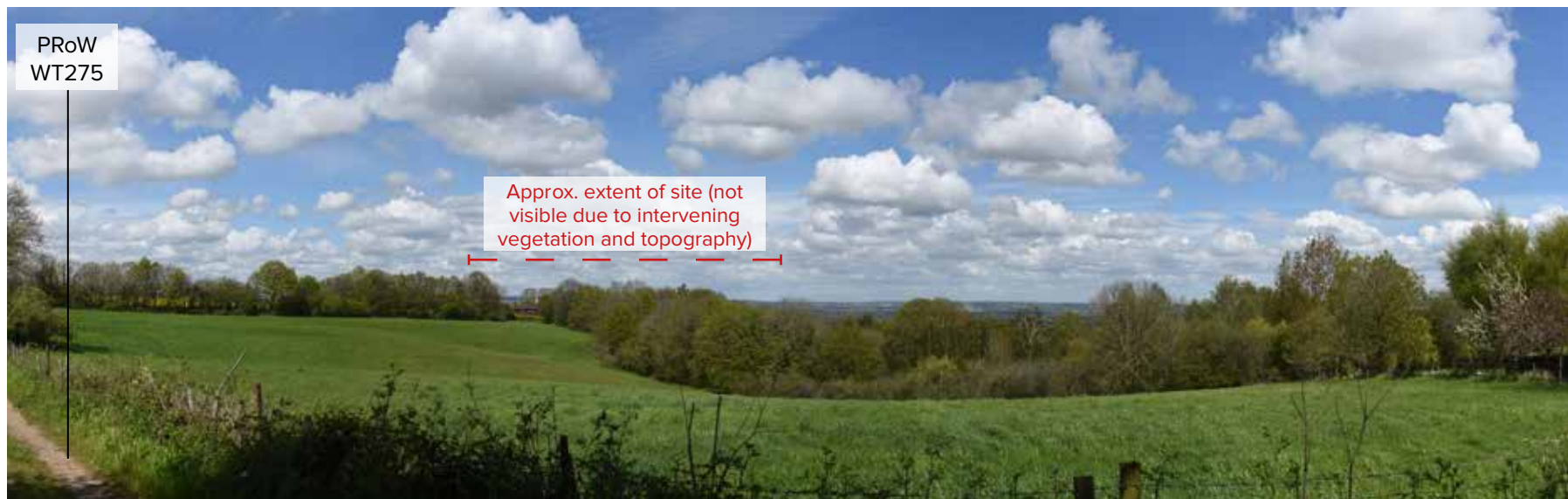
Viewpoint 2 (same location as viewpoint 3 from Figure P1, AONB Setting Analysis Report 2020)



Viewpoint 3 (same location as viewpoint 4 from Figure P1, AONB Setting Analysis Report 2020)



Viewpoint 4 (same location as viewpoint 5 from Figure P1, AONB Setting Analysis Report 2020)



Viewpoint 5 (same location as viewpoint 6 from Figure P1, AONB Setting Analysis Report 2020)



Viewpoint 6 (located near viewpoint 7 from Figure P1, AONB Setting Analysis Report 2020)



Viewpoint 7 (located near viewpoint 8 from Figure P1, AONB Setting Analysis Report 2020)



3. Appropriate Response to Green Belt

Tunbridge Wells Borough Council's review of Green Belt boundaries has resulted in the removal of the site from the Green Belt on the basis of an exceptional circumstances case made in the Development Topic Paper². In addition to the general exceptional circumstances, specific exceptional circumstances are identified for Paddock Wood which include the potential to deliver flood mitigation as part of the development which would deliver 'betterment' through reduced flood risk to existing areas of Paddock Wood.

The removal of land around Paddock Wood from the Green Belt was supported by a three stage Green Belt study. Part three of the study³ concluded that land parcel PW1_1 contributes to two of the Green Belt purposes. The parcel is judged to make a relatively weak contribution to Purpose 2 (preventing neighbouring towns from merging) and a strong contribution to Purpose 3 (safeguarding the countryside from encroachment). It recognises that the relationship with the settlement edge varies across Parcel PW1_1 with the eastern part of PW1_1 (and of the site) having the least distinction from the existing settlement edge as proximity to the inset settlement limits distinction. In contrast, land to the west of Tudeley Brook is judged to have a stronger distinction due to the combined role of boundary hedgerows and the brook in creating physical and visual separation from the town.

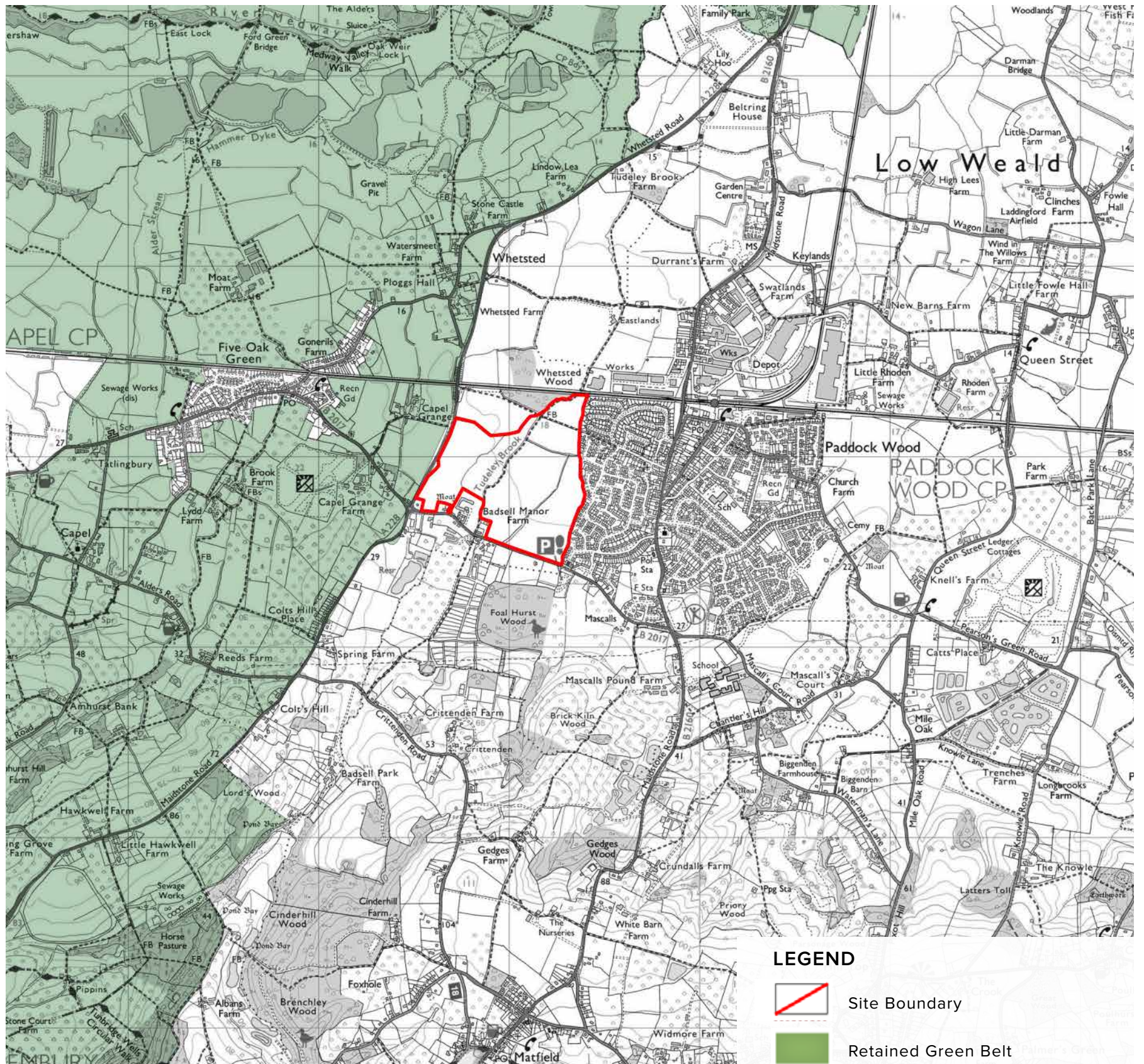
While the whole parcel is proposed for removal from the Green Belt, the Stage Three assessment recognises that there are varying levels of harm associated with release of Parcel PW1 from the Green Belt. The following mitigation is proposed to address this:

- Retention and enhancement of hedging and trees along the A228 as a robust and defensible Green Belt boundary;
- Development to be set back from the A228 to reduce visual impact of development on countryside, and use of internal hedging and tree belts along field boundaries to influence development layout;
- Reduce the urbanising effect of development when travelling along Badsell Road through use of set-back and appropriately designed road infrastructure to maintain the rural character of the road; and gradation in scale of built form, with lower density development to the periphery and in vicinity of the railway and Badsell Road;
- Open space and planting to the west and south of the allocation to reduce impact on the perceived separation between Paddock Wood and Five Oak Green/Tudeley Village;
- Use of sustainable drainage features to define/enhance separation between settlement and countryside, integrating with existing pattern of dykes and streams.

2. Tunbridge Wells Borough Council Development Strategy Topic Paper for Pre-Submission Local Plan, February 2021

3. Tunbridge Wells Borough Council, Green Belt Study Stage Three, Assessment of Green Belt Allocations. Final Report, Prepared by LUC November 2020

Site in Relation to Green Belt Figure 4



The Masterplan Response to the adjacent Green Belt

Our independent study of the role of the site in delivering the purposes of the Green Belt (Appendix 1) establishes the local exceptional circumstances for removal of the site from the Green Belt. It concludes that the removal of the site from the Green Belt will result in an overall low-medium level of harm to the Green Belt purposes, with the greater level of harm being experienced in the far west of the site. The existing belt of mature trees along the A228 provides a robust and easily identifiable new Green Belt boundary, and there is the potential to make this more robust, with the planting of additional vegetation as part of the emerging indicative concept masterplan.

All of the mitigation measures proposed by the Stage Three Green Belt Study are included within the emerging indicative concept masterplan and landscape framework. This includes the avoidance of built form in the western part of the site. It is considered that built form within the western part of the site would be contrary to the mitigation proposal to retain this area as open space to avoid encroachment into the countryside. It is considered that large structures, lighting and areas of hard standing such as those associated with leisure centres or indoor sports, would not be in keeping with the mitigation proposed and therefore has the potential to result in a perceived encroachment into the adjacent countryside.







The differing visibility of the site, assuming development to the east of Tudeley Book only (5a) and east and west of Tudeley Book (5b) is shown on Figure 5. Photographs demonstrating the visual relationship between the site and surrounding area are shown on a 'Green Belt Viewpoints 1 to 8' (pages 17 - 19). This demonstrates that there is currently a low level of inter-visibility between the immediate locality and the site. However, occasional views of the existing fields within the site are possible from Badsell Road (see Green Belt viewpoints 3 and 4). Although views are only currently occasional and glimpsed, this is because of the absence of built form on the site. Should large scale built form be introduced, the site would become more visible.

As noted by the Stage Three Green Belt Review should views of built form extending along Badsell Road as far west as the junction with the A228 become a feature, there is the potential for the perception of encroachment into the countryside.

Zone of Theoretical Visibility (ZTV) Figure 5



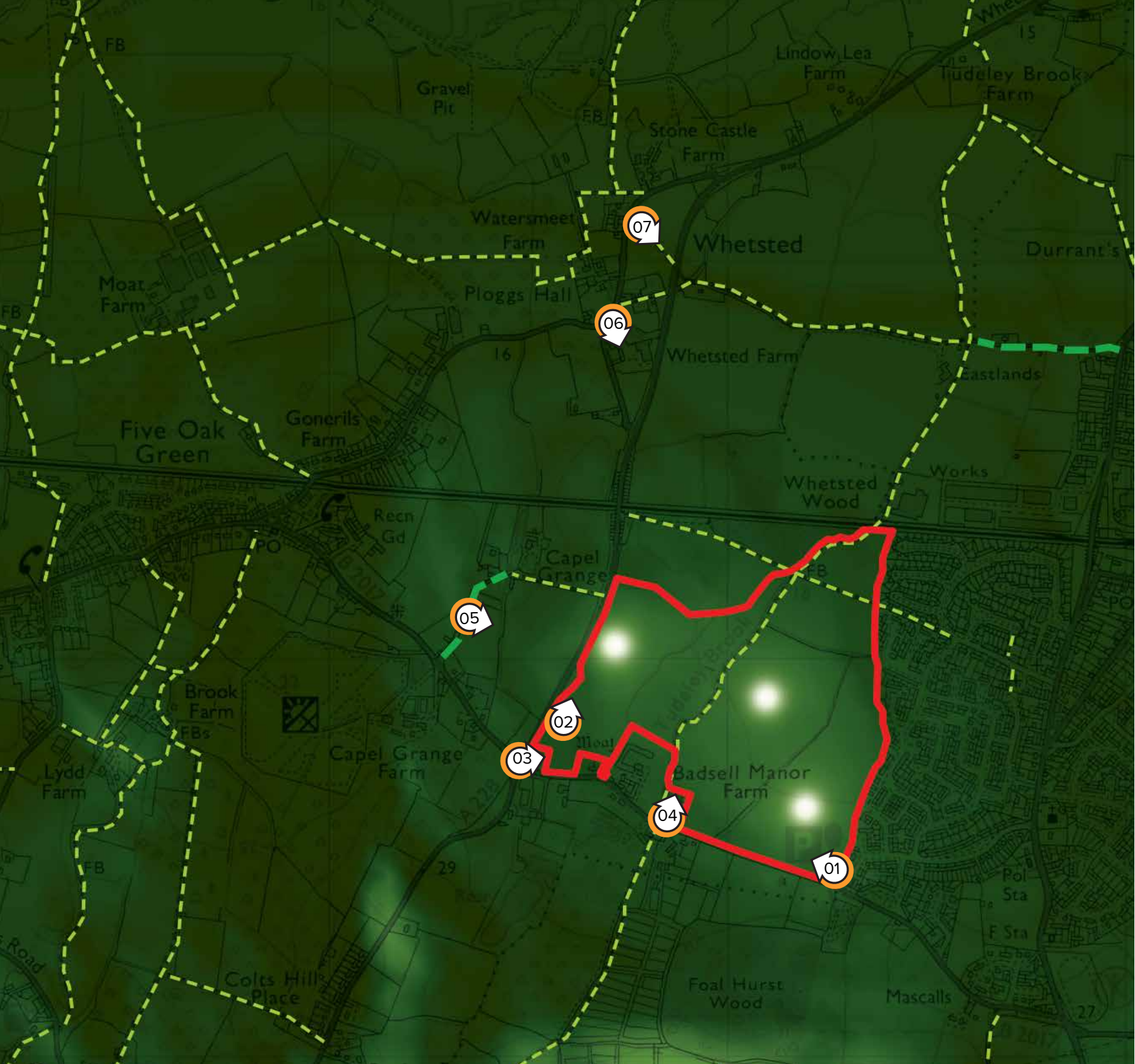
LEGEND

-  Site Boundary
-  Footpath
-  Bridleway
-  ZTV Light Source
-  ZTV based on DTM/DSM and is used to show a worst case likely visibility of the existing site and is to be used only to guide representative viewpoint positions
-  Visibility more likely
↓
Visibility less likely

 NOT TO SCALE

Green Belt Assessment Viewpoints

Figure 6



 NOT TO SCALE

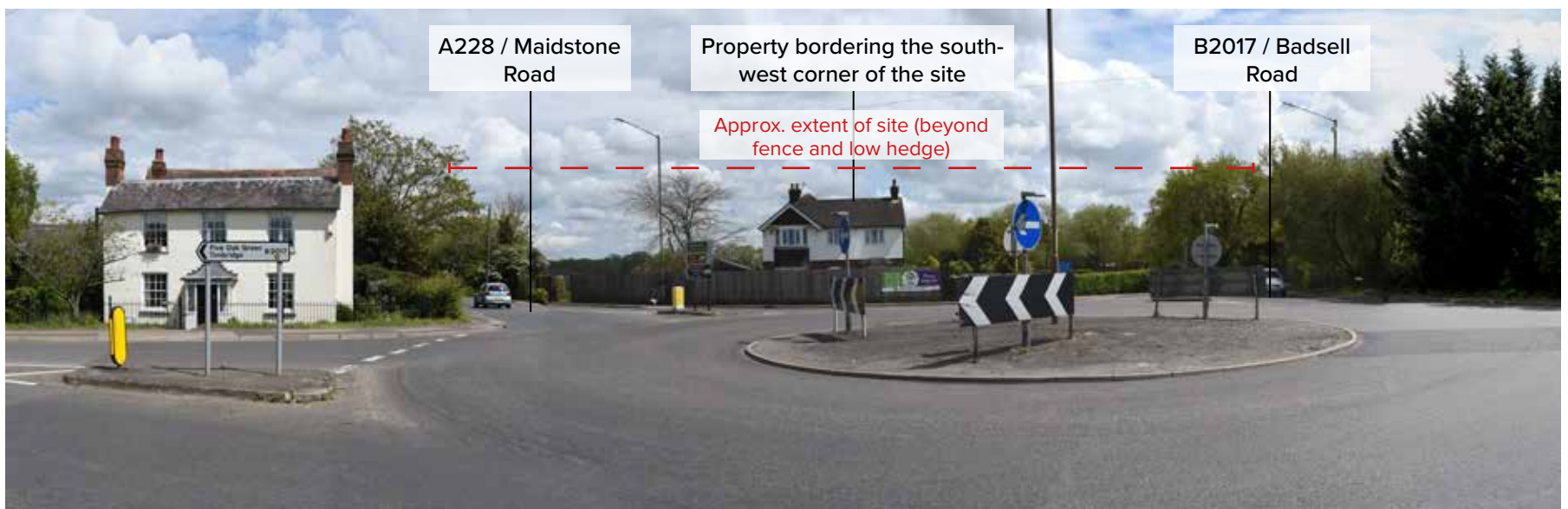
Viewpoint 1 (within site)



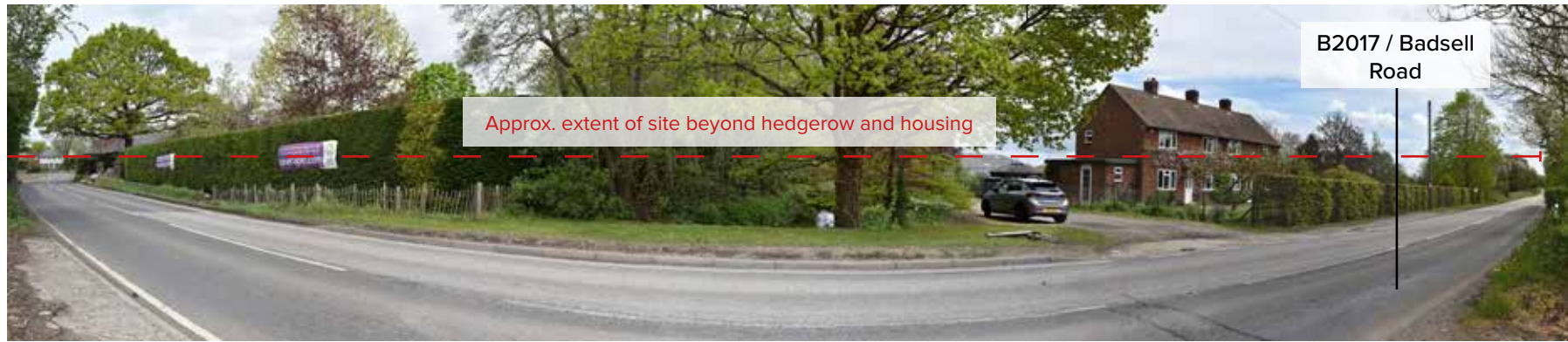
Viewpoint 2 (within site)



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



4. Appropriate Response to Listed Buildings

An assessment of the heritage baseline of land within and adjacent to the site has been undertaken³, and concluded that there are two groupings of Listed Buildings in the vicinity of the site: the Mill House Group and the Badsell Manor Group (see Figure 7).

The study concludes that the draft allocation is unlikely to have an adverse effect on the setting of the Mill House Group due to the separation distance between the buildings and the site. The context of the group's siting at a busy road junction and the very limited historic connection between the site and the group means there is unlikely to be a major impact on the special interest of the listed buildings or an appreciation of that significance. Moreover, the principal element of positively contributing setting, i.e. the group value with the other listed building, will be retained and help to reduce any perceived impacts on significance through a reduction in the sense of their formerly isolated rural location.

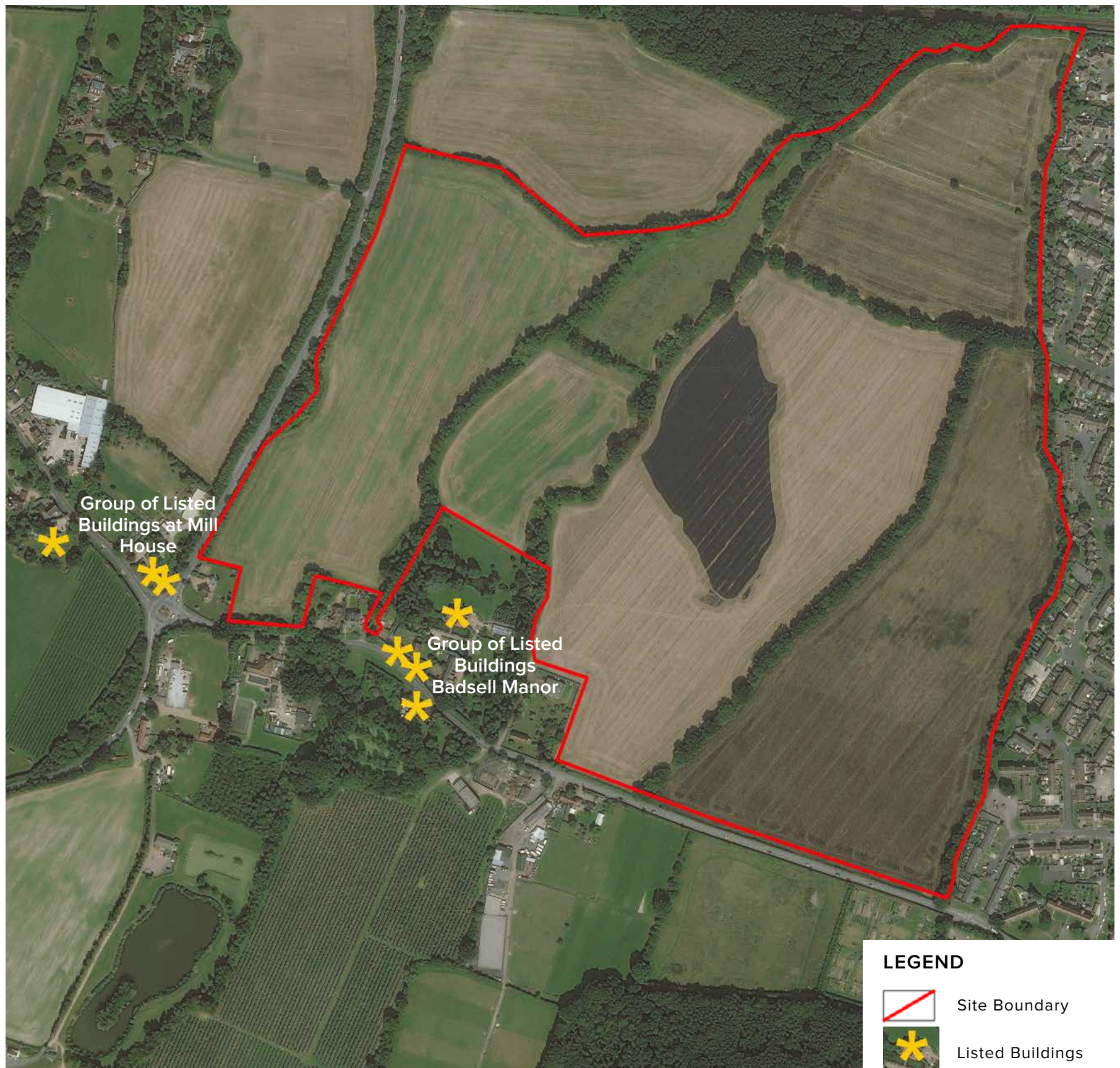
However, it was judged that the Badsell Manor Group is likely to be more sensitive to change in heritage terms due to its historic, functional and visual connection with the surrounding agricultural lands (including the site), which enhances the appreciation and understanding of the Badsell Manor Group's significance through experience of the open agricultural character of the landscape and surviving field boundary structure.

Mitigation proposed which has been incorporated to the emerging landscape framework includes:

- Retention of a planted buffer to the sides of Badsell Manor Farm;
- Enhancement of existing rows of trees along boundaries adjacent to Badsell Manor Farm and along the field to the north of Badsell Manor Farm;
- Retention of the existing field patterns within the site and/or reflection of these patterns within the development through landscaping and arrangement of landscaping, built form, transport routes, amenity, etc.

³. Badsell Manor Farm Heritage Baseline, Badsell Manor Farm, Paddock Wood, Kent

Listed Buildings Figure 7



5. Retention of Existing Valued Landscape Features

In accordance with the National Design Guide and the requirement to develop places that respond to their existing context and character, analysis has been undertaken of the features that make the site distinct. These features have inspired ideas about how the emerging indicative concept masterplan should be developed.

It has also been important to identify the existing PRow and informal access points to the site, to understand how to best provide connections and routes that form part of the *'town wide system of paths and cycle routes'* required by the draft allocation.

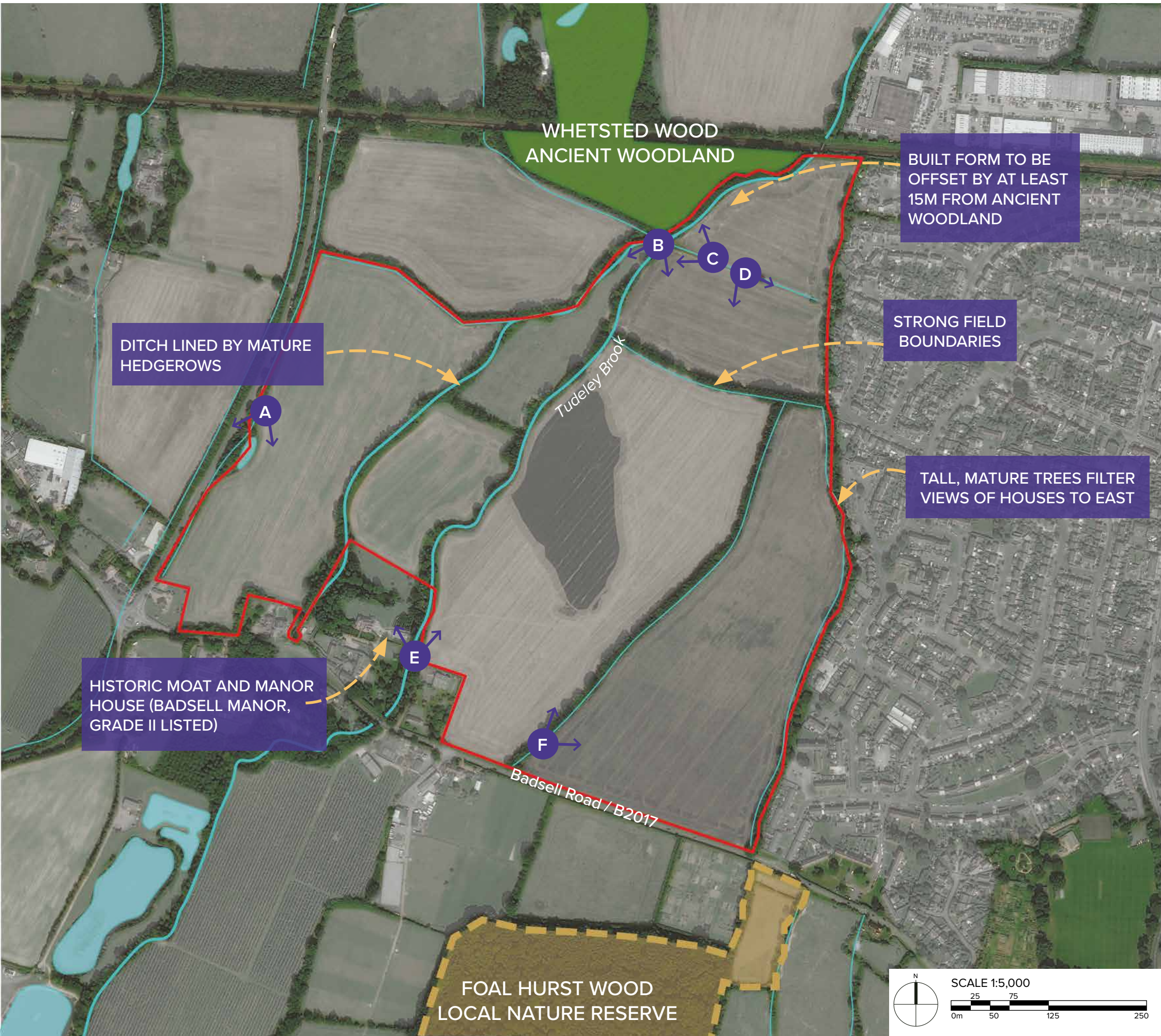
Figures 9 to 12 and their accompanying photographs within this chapter demonstrate the landscape features which make the site distinctive, and which have informed the emerging landscape framework.

Vegetation and Watercourses

Figure 8



Site Analysis: Landscape Assets Figure 9



WHETSTED WOOD
ANCIENT WOODLAND

BUILT FORM TO BE
OFFSET BY AT LEAST
15M FROM ANCIENT
WOODLAND

STRONG FIELD
BOUNDARIES

TALL, MATURE TREES FILTER
VIEWS OF HOUSES TO EAST

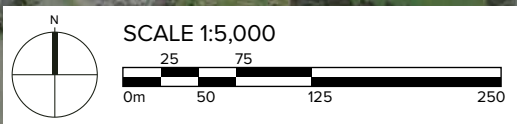
DITCH LINED BY MATURE
HEDGEROWS

HISTORIC MOAT AND MANOR
HOUSE (BADSELL MANOR,
GRADE II LISTED)

FOAL HURST WOOD
LOCAL NATURE RESERVE

Badsell Road / B2017

Tudeley Brook



A. Low lying area prone to minor flooding



B. Tudeley Brook in the north of the site



C. PRoW connecting Whetsted Woods and the edge of Paddock Wood



D. Tall vegetation along the site boundary, filtering views of housing beyond



E. Tudeley Brook in the south of the site



F. Mature field boundaries



Site Analysis: Boundaries

Figure 10



G. Urban edge, screened by mature trees



H. Boundary to Badsell Road / B2017



I. Informal path along eastern edge



J. Access from a neighbouring residential property via bridge



K. Relationship between eastern boundary and the existing built edge



L. North-eastern residential boundary



M. Boundary to Maidstone Road / A228



N. Boundary with Whetsted Wood and railway



Site Analysis: Current Uses

Figure 11



O. Well-used informal path within the site



P. PRow alongside Whetsted Wood



Q. Offsite paths in Whetsted Wood



R. Naturalistic flood alleviation scheme, involving the local community



S. Flood alleviation in farmland west of the site



6. Remodelled Floodplain

The potential for land to the south-west of Paddock Wood to provide flood mitigation is part of the ‘exceptional circumstances’ case made in the Development Topic Paper, in support of release of the land from the Green Belt. Work completed to understand the flood mitigation potential of land within the site identified the opportunity to remodel the floodplain and, in doing so, provide betterment in the form of flood mitigation and additional developable area which will enable a more flexible urban design approach. The proposed remodelled floodplain is shown on Figure 12.

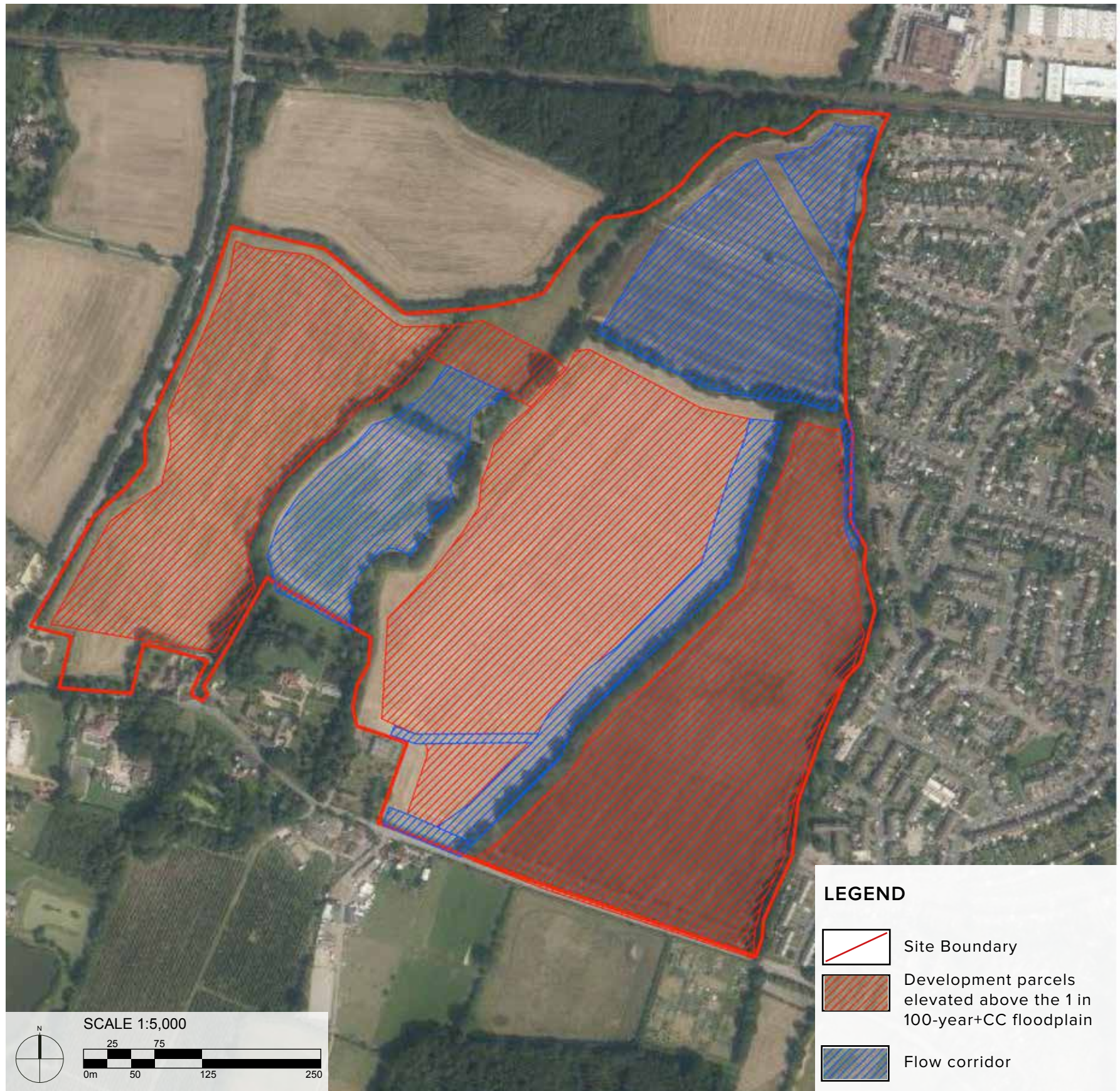
Following the identification of potential to remodelled the floodplain an indicative concept masterplan has been developed (see Chapter 9). This represents an alternative to the Structure Plan included as Map 28 of the draft allocation and demonstrates how a remodelled floodplain could influence the masterplan for the allocation. This emphasises the need for flexibility within the Structure Plan to allow for adaptation during future masterplan development and more detailed flood modelling work.

Whilst the indicative concept masterplan presented in Chapter 9 of this study differs to that shown in the draft allocation, the broad principles that underpin the masterplan and associated landscape framework remain aligned with the principles established by both draft allocation STR/SS 1 and by the Tunbridge Wells Strategic Sites Masterplanning and Infrastructure Study⁵. The shared principles of the two masterplanning approaches are set out in Chapter 9.

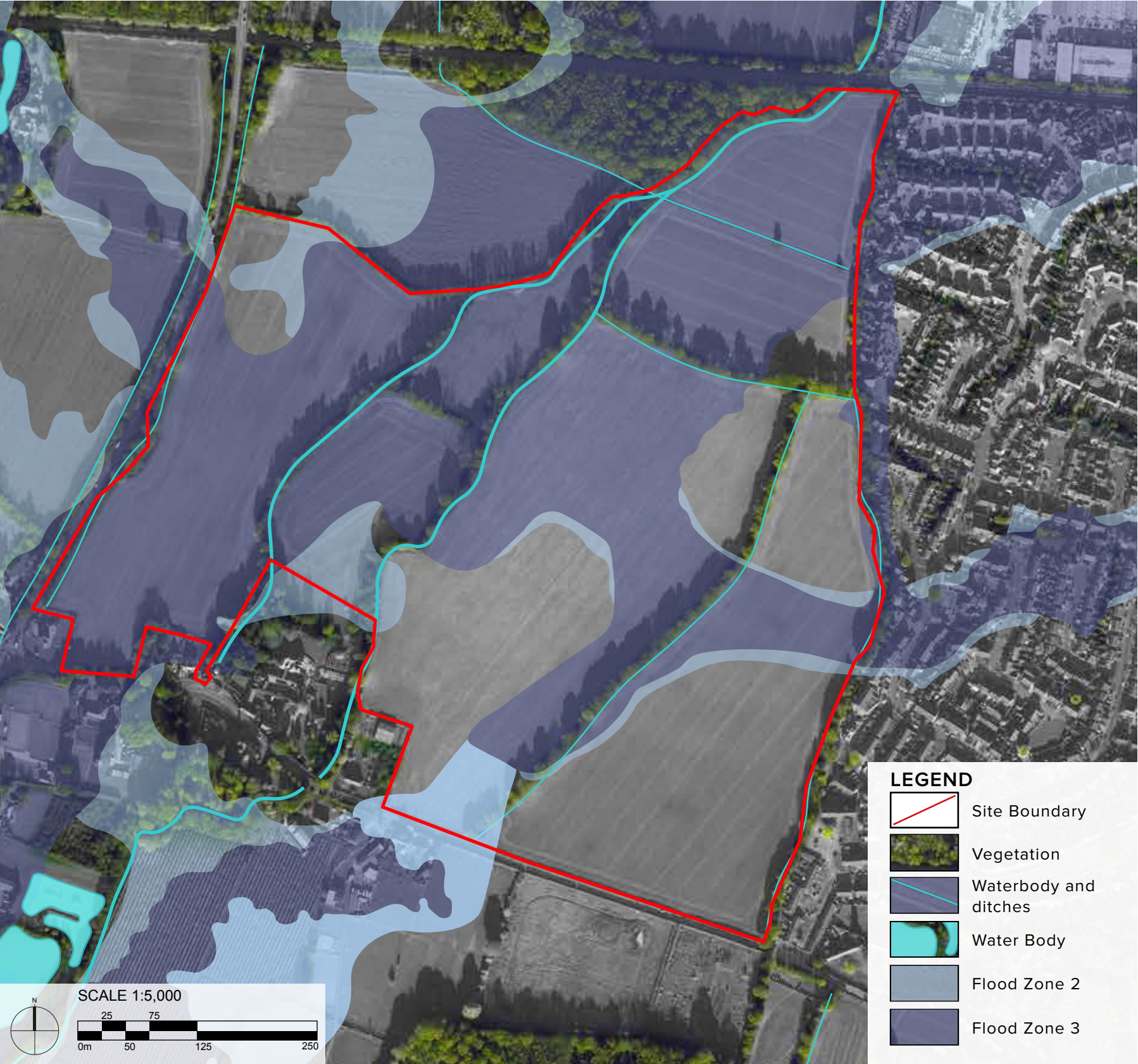
4. Hydraulic Modelling Summary Note, BWB, January 2021.

5. Tunbridge Wells Strategic Sites Masterplanning and Infrastructure Study, Tunbridge Wells Borough Council, February 2021

Remodelled Floodplain Figure 12



Existing Flood Zones Figure 13



7. Land Budget Comparison

PADDOCK WOOD AND EAST CAPEL STRUCTURE PLAN

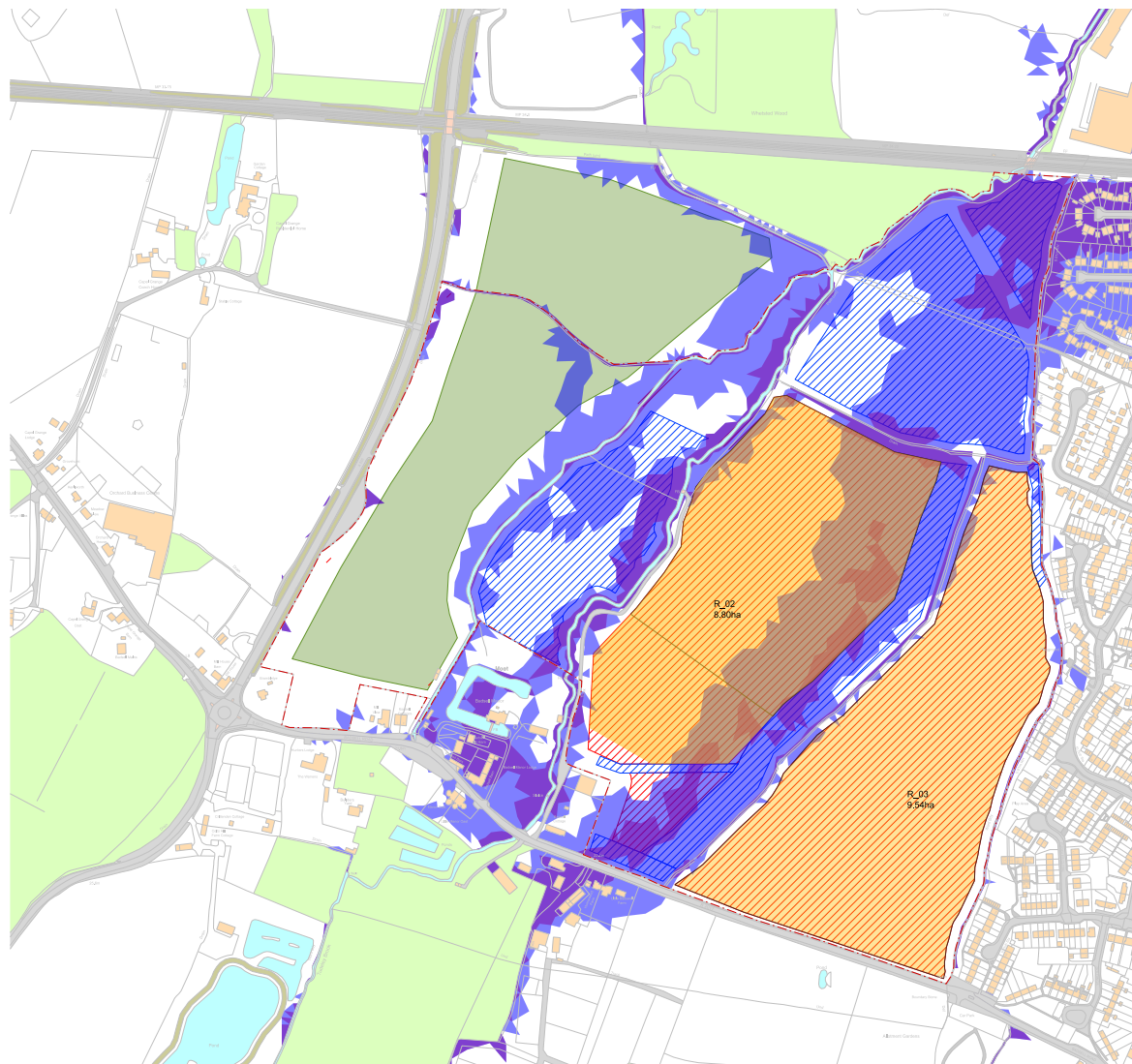


LAND BUDGET & SCHEDULE OF ACCOMMODATION

PARCEL	LAND USE	AREA (HA)	DENSITY (DPH)	EFFICIENCY*	NO. OF UNITS
RES2	residential	3.92	38 dph	100%	149
RES3	residential	9.36	38 dph	100%	356
TOTAL		13.28	38 dph	100%	505
SH1	sports hub	10.10			

**Efficiency percentage takes in account land required for internal road infrastructure, incidental open space and SuDS*

REMODELLED FLOODPLAIN



- Residential
- Sports hub
- Development parcels elevated above the 1 in 100-year+ CC floodplain
- Flow corridor
- Flood Zone 3a: High probability (1 in 100 annual probability of flooding)
- Flood Zone 3b: High probability (1 in 20 or greater annual probability of flooding)

LAND BUDGET SCHEDULE

PARCEL	LAND USE	GROSS DENSITY (100% EFFICIENCY)				NET DENSITY (80% EFFICIENCY)			
		AREA (HA)	DENSITY (DPH)	EFFICIENCY*	NO. OF UNITS	AREA (HA)	DENSITY (DPH)	EFFICIENCY*	NO. OF UNITS
RES2	residential	8.80	38 dph	100%	334	7.04	38 dph	80%	268
RES3	residential	9.54	38 dph	100%	363	7.63	38 dph	80%	290
TOTAL		18.34	38 dph	100%	697	14.67	38 dph	80%	558
SH1	sports hub	10.10							
Difference with TWBC masterplan (505 units)					+192 units				+53 units

8. Delivery of Open Space and Sport

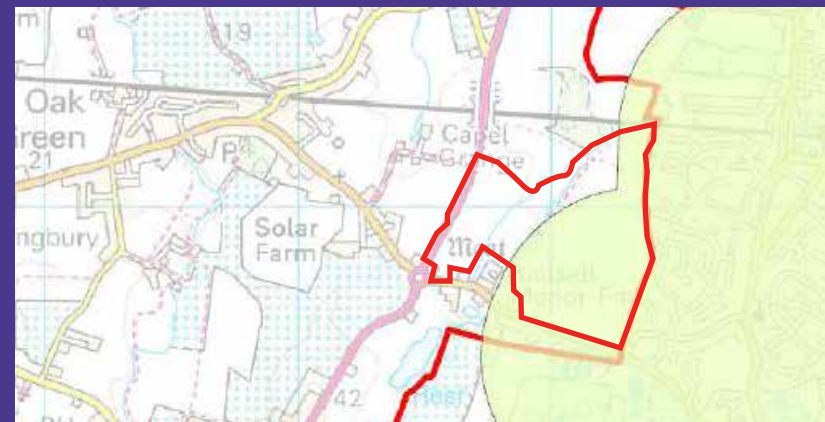
The draft allocation indicates that 10ha of space should be included within the western parcel for the provision of a Sports Hub; the location proposed partially falls within the Dandara site. Beyond this, the draft allocation doesn't make reference to the need for different typologies of open space to be provided. However, in accordance with the typologies and quantities of open space required by the Tunbridge Wells Open Space Strategy⁶, the following quantities of open space are considered likely to be needed on the basis of delivery of between 500 and 600 new homes.

Table 6.1 Open Space Requirements

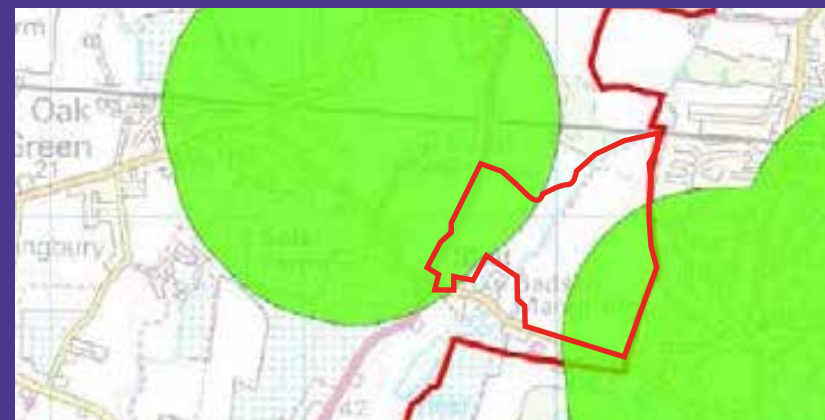
Typology	Quantity (ha)	Existing Deficiency
Allotments	0.4	N
Amenity Green Space	1.08	Y
Parks and Recreation	1.48	Y
Play (youth)	0.054	Y
Play (child)	0.054	Y

As set out in Chapter 9, the masterplan currently shows these quantities of play and allotment typologies, and in addition provides significantly more amenity and parks and recreation space.

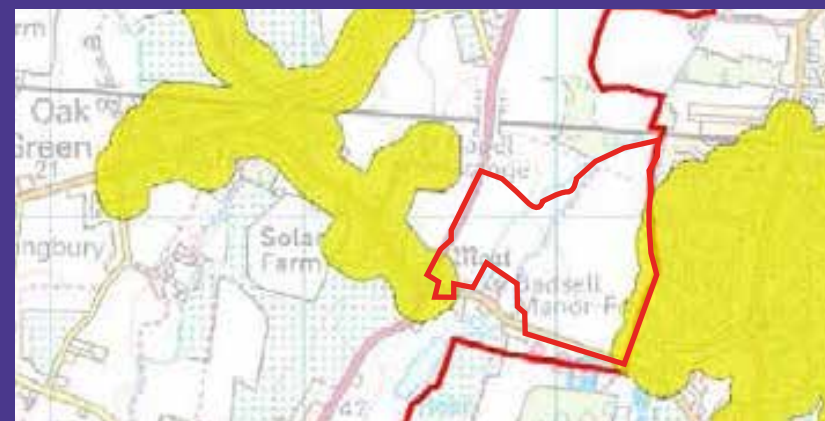
AMENITY GREENSPACE



PARKS AND RECREATION



PLAY (CHILD)



PLAY (YOUTH)



6. Tunbridge Wells Borough Council Open Space, Sport and Recreation Study (2013 – 2033) Open Space Study (June 2018)

The Proposed Sports Hub

As required by draft allocation STR/SS1, space has been provided in the western part of the site for a Sports Hub. It should be noted however that Dandara are not promoting the Sports Hub, and Tunbridge Wells Borough Council should consider what level of built form and sports use would be appropriate in this location. It is considered that the following should be considered by Tunbridge Wells Borough Council when considering what type of sports may be appropriate for the Sports Hub:

1. The types of sports and play facilities currently in short supply in Paddock Wood;
2. The walking distances to the Sports Hub, from different parts of the site and from the surrounding areas;
3. The location of the existing leisure centre.

Deficiencies in Sports and Play Provision

Review of the Tunbridge Wells Open Space Strategy identified that Capel Parish and the west of Paddock Wood Parish both have a deficiency in play provision for youth. It is considered that the extensive space available within the site for sports and play provision may help address this deficiency. A range of types of pitches, tracks or play equipment could be provided within the south west corner of the site, without going against the mitigation requirements of the Green Belt evidence base (set out in Chapter 3).

Walking Distance to the Sports Hub

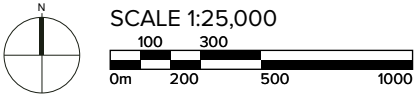
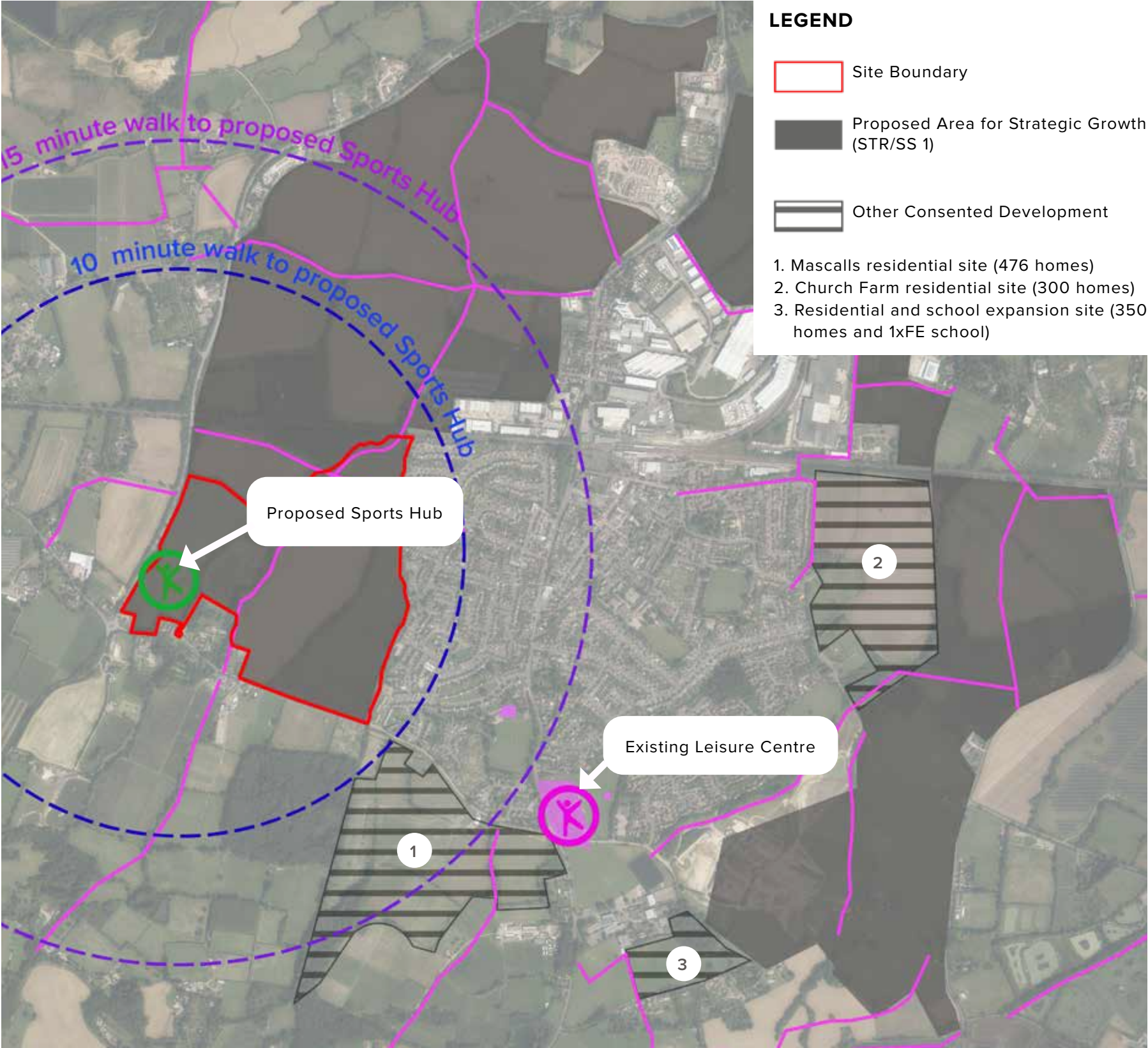
As required by the draft allocation text, the design proposals must be developed in accordance with the National Design

Guide. As such, consideration has been given to the walking distance to the proposed Sports Hub from Paddock Wood. A leisure centre that provides sporting and leisure facilities for the entire town should be placed in a location which is easily accessible and walkable. The National Design Guide defines “walkable” in this context as being 800m, or a 10 minute walk. As demonstrated by Figure 14, a Sports Hub in the south west corner of the site would be easily accessible to residents in the south west corner of the draft allocation, and also to residents of the western part of the existing Paddock Wood area. It would however not be within easy walking/cycling distance of existing residents in eastern Paddock Wood, or the more eastern and northern parts of the proposed expansion of Paddock Wood.

Figure 15 demonstrates that the existing leisure centre is within walking distance of most of the existing settlement of Paddock Wood, but similarly would not be walkable for all proposed future residents. This implies that a single leisure centre location may not be appropriate for Paddock Wood, and different facilities may be best supplied in different locations. As demonstrated by the findings of this chapter and Chapter 3, it is considered that land in the western part of this site would be best suited to the provision of a range of open air sports pitches and play facilities.

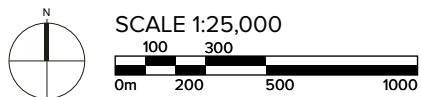
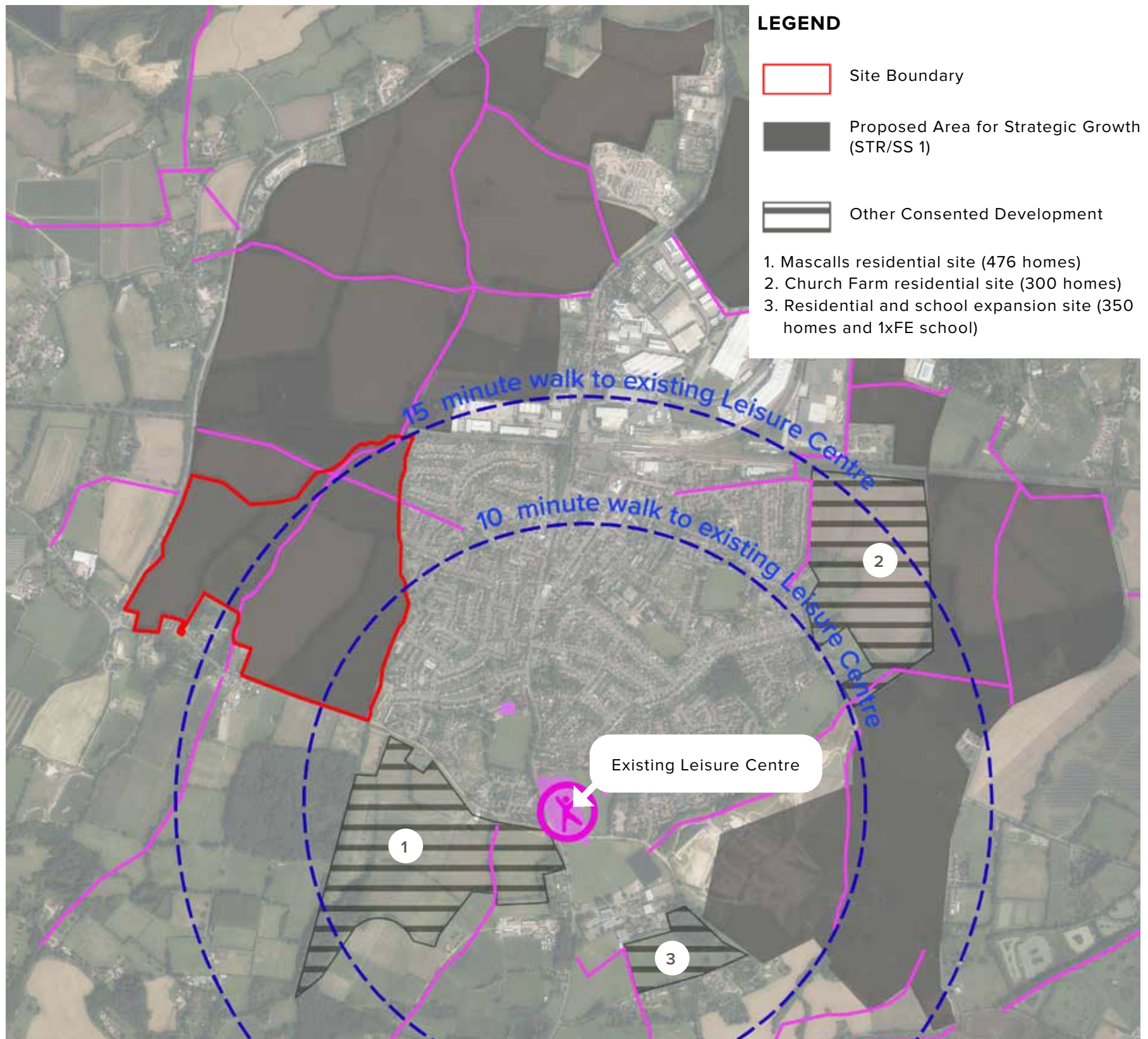
Walking Distances to Proposed Sports Hub

Figure 14



Walking Distances to Existing Leisure Centre

Figure 15










9. Emerging Landscape Concept


OPEN SPACE SCHEDULE




SITE BOUNDARY	~45 ha
<hr/>	
LANDUSE	
<hr/>	
Residential and roads	~17 ha
Play Space (LEAP/LAP)	~0.04 ha
Play Space (NEAP)	~0.1 ha
Allotment/food growing	~0.4 ha
Sports pitches (within remodelled floodplain)	~3.5 ha
Space for sports pitches outside remodelled floodplain (3.4ha of Sports Hub provided outside the Site boundary)	~6.6 ha
Remodelled Floodplain Natural Green space with public access	~8.5 ha
Amenity Space and SuDS	~8.5ha


LEGEND


-  Remodelled floodplain
-  Flood meadow within the remodelled floodplain
-  Linear SuDS feature outside the remodelled floodplain
-  Public open space outside the remodelled floodplain.
-  Existing PRow
-  Existing trees retained
-  Proposed tree planting

Proposed Open Spaces










-  The Draft Allocation calls for 10ha of space for a 'Sports Hub' to be located in approximately this area, with some of the Sports Hub use falling outside the Site boundary to the north. The exact nature of the proposed Sports Hub is not given. Analysis of deficiencies of open space typologies, and appropriate walking distances to the Sports Hub (800m/10 minutes as advised by National Design Guide) indicate that this wouldn't be an ideal location for a Leisure Centre intended to serve the whole town. However, it would be a good location for providing a range of outdoor sports, suitable for use by both older children and adults. It could become part of an 'arc' of sports and wellbeing uses, that connects from the existing edge of Paddocks Wood, around the perimeter of the Site.

-  Natural play space within floodplain.
-  One NEAP is proposed, providing both the play (youth) open space typology requirement for the Site, and contributing towards addressing the youth play deficiency in this part of Capel Parish.
-  The floodplain could also incorporate sports features which are compatible with the floodplain e.g running tracks on grass or sports pitches.

-  Two LAPs/LEAPs are proposed within the scheme, which together would provide for the play (child provision). They are located close to the area of proposed housing, adjacent to the perimeter walking route so that they are overlooked and easily accessible.

-  Allotment/orchard/food growing

Proposed paths

-  Existing PRow adjacent to Tudeley Brook retained in a landscape setting. It will be located within an area of flood meadow which will also function as the flow corridor identified by BWB.
-  Potential to create a crossing point over Gravelly Streams to improve connectivity with existing Paddock Wood.
-  8 metre wide amenity green link proposed along the boundary with Gravelly Stream, providing sufficient space for flow corridor, but also providing space for a path as part of the wider green infrastructure network.
-  Path through area of amenity space, within area kept open with an offset from the Badsell Road, as proposed by the Green Belt Stage 3 mitigation.
-  Path within area of open space forming offset to Grade II Listed Buildings.
-  Bridged path access across the flood meadow, into the Sports Hub.
-  Perimeter walking path around the proposed Sports Zone.
-  Existing informal paths around field perimeter, connecting to PRow WT175 and WT 179, retained.
-  East-west running green links through the Site, connecting the existing edge of Paddocks Wood with the proposed Sports Zone. The sections of these Green Links that fall outside the remodelled floodplain, could incorporate linear SuDS features.

Emerging Landscape Masterplan

Figure 16

Indicative layout based on effective use of land, maximising site potential while including necessary flood management and open space / sport provision.



The indicative concept masterplan shown on Figure 16 differs to the structure plan replicated as Map 28 of the Pre-Submission Local Plan. As described in Chapter 6, this is because the masterplan has been developed in response to a remodelled floodplain, which provides the flood mitigation required as part of the exceptional circumstances case, and also a larger area of developable land. The indicative concept masterplan has responded to this larger developable area to provide a different arrangement of proposed residential development and SuDS provision, whilst still providing the required areas of open space, sports hub and applying the same guiding principles established in Tunbridge Wells Strategic Sites Masterplanning and Infrastructure Study. This remodelling creates potential for betterment to south-west Paddock Wood as a result of improved flood water management and provision of open space. .

The design principles established by the Tunbridge Wells Strategic Masterplanning and Infrastructure Study, that are relevant to the landscape masterplan are listed in Table 9.1. Alongside each design principle, a description is provided of how the indicative concept masterplan has delivered each design principle.

Table 9.1: Tunbridge Wells Strategic Masterplanning and Infrastructure Study Design Principles

Tunbridge Wells Strategic Sites Masterplanning and Infrastructure Principles	Indicative Concept Masterplan Proposals
<p>Pedestrian and Cycling Principles High-quality cycling and pedestrian links into the town centre, no greater than 500m apart, to promote the centre’s vitality and viability, and connect new neighbourhoods to the existing town</p> <ul style="list-style-type: none"> • Cycling and pedestrian links running through multi-functional open green spaces, creating radiating green wedges between development and incorporating leisure, play and recreational uses for new and existing residents 	<p>East-west connecting paths/cycle paths are proposed, connecting the site (including the proposed Sports Hub) to existing and proposed crossing points over Gravelly Steams, to paths within Paddock Wood.</p>

Tunbridge Wells Strategic Sites Masterplanning and Infrastructure Principles	Indicative Concept Masterplan Proposals
<p>Green Wedges Principles</p> <p>Retention of ancient woodland areas and setting within a network of green and blue spaces to enhance their capacity as wildlife habitats</p> <ul style="list-style-type: none"> • Enjoyment of and access to open countryside and outdoor space, plus access to nature to promote wellbeing. 	<p>The Ancient Woodland is retained and appropriate offsets provided. A wide area of proposed open space/flood meadow is provided separating Whetsted Woods from the proposed area of residential development.</p> <p>The masterplan proposes an extensive network of green infrastructure throughout the masterplan, connecting to existing paths and open spaces.</p>
<p>Water Principles</p> <p>Using the pattern of water and flooding to structure development naturally, keeping houses out of potential flood zones and increasing the capacity of existing flood areas to absorb excess water under climate change scenarios</p> <ul style="list-style-type: none"> • Management of floodwaters and provision of open space and other land use provision on-site without the use of additional land • Creation of wetland habitat to provide biodiversity gain and reflect locally distinctive natural forms 	<p>The masterplan is based upon a remodelled floodplain, which follows the same principles of keeping housing out of potential flood zones, increasing the capacity of existing flood areas and managing flood water within the Site. Extensive areas of flood meadow are proposed with associated wetland habitat creation and biodiversity gains.</p>
<p>View Principles</p> <p>Use of views in and out of the development to structure streets and public spaces, aligned with historic landmarks (such as oasthouses)</p>	<p>Generous north-south green infrastructure routes, following the proposed flood flow paths are retained though the site, providing the opportunity to retain views out towards the hills of the AONB to the south.</p>
<p>Setting Principles:</p> <p>Development is of a scale and form that echoes the local context, framing views out to the surrounding countryside and hills, focusing on attractive historical features, and limiting visual impact through planting and tree belts.</p> <p>Landscaped edges create a strong new boundary to the Green Belt and the surrounding rural context.</p>	<p>The setting of Grade II Listed Buildings is considered, and appropriate mitigation designed into the masterplan (see Chapter 4).</p>

10. Conclusion

It has been demonstrated that the site can satisfy the requirements of policy STR/SS1 by delivering 500-600 homes in a manner which is in accordance with the requirements of the draft allocation and the supporting evidence base. An indicative concept masterplan demonstrating how the site could be developed has been shown in Chapter 9.

The indicative concept masterplan proposes an alternative to the Structure Plan replicated as Map 28 of the Pre-Submission Local Plan. As described in Chapter 6, the indicative concept masterplan has been developed in response to a remodelled floodplain which provides the flood mitigation required as part of the exceptional circumstances case, and also a larger area of developable land. The alternative indicative concept masterplan shown demonstrates the importance of maintaining flexibility within the Structure Plan, so that it can respond to more detailed flood modelling and design work undertaken in the future.

In accordance with the requirements of the draft allocation, the indicative concept masterplan provides space for a Sports Hub in the western part of the site, although this remains a feature promoted by Tunbridge Wells Borough Council. As stated within the report, Tunbridge Wells Borough Council must give careful consideration to what form of sports provision would be most suited to this part of the site. These considerations should be informed by a review of the level of harm to the Green Belt purposes, an understanding of local sporting needs and consideration of appropriate walking distances.

Appendix 1 Green Belt Assessment

The Green Belt Assessment considers the contribution of the Site to the five Green Belt purposes. Each applicable purpose is assessed in respect of the level of harm development on the land would have on the purposes for including land in the Green Belt (negligible, low, medium, high and effects with intermediate judgment where appropriate).

<p>Purpose 1: To check the unrestricted Sprawl of Large Built-Up Areas</p> <p>Purpose Harm: NA/Low</p> <p>The proposed development would extend the settlement of Paddock Wood westwards, as part of a wider planned expansion of the town which would alter the settlement pattern. However, although the settlement would grow, the eastwards expansion would be contained by the A228 and a newly defined, strong and easily recognisable new Green Belt boundary.</p>
<p>Purpose 2: To prevent towns from merging</p> <p>Purpose Harm: Low</p> <p>Despite the westwards expansion of Paddock Wood, a wide separation would be retained between Paddock Wood and Tonbridge. The Stage 3 Green Belt study does make the point that urbanising development at Five Oaks, and the intervening linear transport networks, has resulted in an erosion of the perceived separation between Tonbridge and Paddock Wood, which contributes to an erosion of separation between Paddock Wood and Tonbridge. Removal of the Site from the Green Belt does create the potential for further erosion of the separation, hence the Low harm assessment.</p>
<p>P3 To assist in the safeguarding of the countryside from encroachment</p> <p>Purpose Harm: Medium</p> <p>Although located in very close proximity to Paddock Wood, the site is perceived as countryside. This is increasingly the case the further west within the site when the sense of separation from the existing settlement edge becomes greater.</p> <p>Although development of the site will have some visible encroachment, this will largely be restricted to views experienced from within the site itself and from Badsell Road to the south. Existing mature planting along the western, northern and eastern boundaries will limit views of the encroachment.</p> <p>Adoption of the mitigation proposals suggested in the Green Belt Stage 3 Study, including retaining the western part of the site as open space use, would minimise the level of harm experienced.</p>
<p>P4 To preserve the setting and special character of historic towns</p> <p>Purpose Harm: N/A</p> <p>The Stage 3 Green Belt assessment concludes that the site and wider parcel PW1_1 does not contribute to this Purpose, and our assessment agrees.</p>
<p>P5 Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land</p> <p>Purpose Harm: N/A</p> <p>The Stage 3 Green Belt assessment concludes that the site and wider parcel PW1_1 does not contribute to this Purpose, and our assessment agrees.</p>



BADSELL MANOR FARM

 **dandara**
award winning property

DEFINE

Define | Unit 6
133-137 Newhall Street | Birmingham | B3 1SF
T: 0121 2371914 W: www.wearedefine.com