

EXTRACT FROM THE TUNBRIDGE WELLS LOCAL PLAN CONCERNING TUDELEY GARDEN VILLAGE

Policy AL/CA 1

Tudeley Village (SHELAA Reference: Site 438)

This site, as defined on the Capel draft Policies Map, is allocated for:

- i. Approximately 2,500-2,800 new dwellings, with approximately 1,900 to be delivered in the plan period. The level and tenure mix of affordable housing is to be determined through the Local Plan and CIL Stage 2 Viability Assessment. This figure will be confirmed in the Regulation 19 Pre-submission version of the Local Plan;
- ii. The provision of appropriate employment within the settlement;
- iii. A range of local services and facilities appropriate to the scale and function of the settlement;
- iv. The provision of appropriate open space, leisure, and recreational areas, including informal and formal space, children's and youth play space, sports pitches and allotments/food growing areas (see Policy OSSR 2: The provision of publicly accessible open space and recreation).

Development on the site shall accord with the following requirements:

1. All development to be delivered through a comprehensive masterplan approach. Proposals for the piecemeal development of individual sites will not be supported;
2. All development must demonstrate how it meets and embeds the key qualities below:

Clear identity – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.

Sustainable scale – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area. Well-designed places – with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities. Great homes – offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.

Strong local vision and engagement – designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.

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Transport –integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that

settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.

Healthy places – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.

Green space – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital. Legacy and stewardship arrangements – should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.

Future proofed – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.

3. The Council and the landowner/developer jointly to lead the masterplanning approach;

4. The masterplanned approach is to include determining appropriate phasing of development, to be linked to the relevant and strategic delivery of infrastructure, including in terms of surface water; in particular the provision of high quality, multiple benefit Sustainable Urban Drainage systems, foul water, refuse collection, etc., utilising industry best practices and new and emerging technologies (see Water Policies EN 26 to EN 29, criteria 2 and 10 of Policy EN 1: Design and other development management criteria, and Policy ED 3: Digital Communications and Fibre to the premises);

5. The masterplan shall be informed by detailed studies within and surrounding the allocation that shall include land use, landscape character, visual amenity, biodiversity and heritage. Particular attention will be given to:

i. The grade of agricultural land and agricultural activities to minimise the effects on the rural economy and agricultural functionality (see Policy EN 22: Agricultural Land);

ii. Key landscape characteristics, views and the setting of heritage assets and the setting of the High Weald AONB (see Policies EN 1: Design and other development management criteria, EN 20: Rural Landscape and EN 7: Heritage Assets);

iii. Existing habitats and species and opportunities for landscape scale improvements for biodiversity to ensure a net gain for biodiversity focused on key locally important habitats and species (see Policies EN 11: Net Gains for Nature: biodiversity and EN 12: Protection of designated sites and habitats);

iv. The layout to particularly respect the setting of heritage assets, especially All Saints Church, and to investigate how Hadlow Tower will be viewed from within the development (see Policy EN 7: Heritage Assets);

6. The layout and design is to be of the highest quality, with exceptional permeability and low levels of private car use within the settlement. The design quality, as an exemplar, to be one of the justifications for the release of Green Belt land (see Policies EN 1: Design and other development management criteria and EN 20: Rural Landscape);

7. Opportunities to provide a higher density of development around the settlement centre and other key points within the development should be maximised, and structural landscaping and buffers around perimeters of the site shall be provided (see Policy H 4: Housing Density, criterion 3 of Policy EN 1: Design and other development management criteria, and Policy EN 20: Rural Landscape). In particular, the masterplanning must have regard to the need to ensure the visual separation between Tudeley Village and Five Oak Green, and the potential to 'underground' overhead power cables;

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8. Provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt within the locality shall be made, to be agreed and secured through the masterplanning approach;

9. Transport provision shall be delivered on a strategic basis, taking account of the impact of proposed development at land at Capel and Paddock Wood, with transport infrastructure links between Paddock Wood, Tudeley Village, Tonbridge, and Royal Tunbridge Wells. A key element will be determining the most appropriate route to link to the road network to the east, which shall minimise the impact on the existing highway network through Five Oak Green, and should seek to reduce traffic levels through this settlement, and have regard to Kent County Council minerals allocations in the vicinity and sensitive receptors such as Capel Primary School.

Contributions will be required towards the provision of the potential offline A228 strategic link and eastward link to the A228 or land at Capel and Paddock Wood;

10. A strategic approach to increase walking and cycling permeability will be included in the masterplanning (see Policy TP 2: Transport Design and Accessibility):

Development to be structured around direct walking and cycling routes, linking new development with existing community facilities (e.g. primary school), public transport, employment, and commercial centres.

Improvements to pedestrian/cycle links across the railway to be sought, subject to viability issues;

The provision of longer distance cycle links to land at Capel and Paddock, Tonbridge, and villages surrounding Paddock Wood (leisure and utility); Embracing new and emerging technologies and maximising public transport provision (frequency, linkages, etc.) using new technology. New development to be designed appropriately to facilitate provision of bus routes within allocated sites, linking into wider bus network;

11. Development at this site is subject to the provision of land for a new secondary school to the west of Tudeley Village (and to the east of Tonbridge) to be allocated under Policy AL/CA 2, a new primary school within Tudeley Village, and provision for the expansion of Capel Primary School, with delivery linked to an overall delivery timetable (to be determined through the masterplanning process);

12. Provision shall be made for sports and recreation facilities (see Policy OSSR 2: Provision of publicly accessible open space and recreation);

13. Provision shall be made for appropriate health facilities, or contributions towards such facilities;

14. The development on the site should demonstrate that it will not exacerbate flooding elsewhere in the vicinity, particularly from the Alder Stream at Five Oak Green, and that as part of the wider delivery the development delivers storage/attenuation/mitigation, to reduce the flood risk

to particular existing residential areas in Five Oak Green. This is also one of the justifications for the release of Green Belt land;

15. The settlement will be expected to include the provision of a scheme of management and funding for green spaces and green infrastructure for both amenity and biodiversity for the lifetime of the development;

16. Regard should be given to the Groundwater Source Protection Zone which falls within the north of the site and the Environment Agency should be consulted on any planning applications coming forward.