

HOUSING SHORTAGE

The Government has relaxed planning procedures to make house building easier and quicker to help overcome the national housing shortage. They do, however, promote the use of Brownfield sites (land already built on), but will allow the use of greenfield sites and Green Belt land in 'exceptional circumstances'.

Tunbridge Wells council estimates that 684 new home per year will need to be built over the next 10 years or so to fulfil local housing needs.

AFFORDABLE HOUSING

To cater for housing needs for all ages and social-economic groups a range of house types and sizes are proposed, with at least 40% being available as Affordable Housing.

FLOOD CONTROL

Sustainable Urban Drainage Systems (SUDS) will be put in place since urban development, houses, roads etc. cause more overland flow, a greater chance of floods and pollution by sewage overflows. Swales and ponds will be integrated into the plans to hold excess water and areas of woodland and permeable surfaces will increase interception and infiltration of water.

UK ECO-TOWN / ECO-VILLAGE POLICY

The plan for the TGV follows the UK Government policies for sustainable urban development very closely. Addressing issues such as environmental sustainability, flood prevention, green energy generation, protecting habitats, reducing the reliance on cars, introducing green infrastructure and empowering communities.

Link here : <http://nebula.wsimg.com/>

TUDELEY GARDEN VILLAGE (TGV)

SUSTAINABLE DEVELOPMENT

SHOULD BE BUILT : PROS

ENVIRONMENT

Although the TGV proposes to cover farmland and part of the Green Belt around Tunbridge Wells, the developers aim to protect the environment. Existing ponds and ancient woodlands will be kept to promote Habitats, Ecosystems, Flora and Fauna. A 10% increase in biodiversity is expected. Large areas of open space will be preserved and access by residents encouraged. Parks will be built in each of the neighbourhoods for children and streets will be tree-lined to provide an attractive environment.

MIXED USAGE

A variety of land uses are planned in addition to the wide range of house types. A junior school and a Secondary school are planned all within 10 minutes or so walking time of all areas. Retail, cafes and community areas are planned for the village centre and the neighbourhoods. This should cut down the need for commuting and along with public transport cut down the need for cars.

ENERGY

Much of the electricity needed for the village will be provided by a nearby solar farm producing 18MW. Within the development itself micro-generation of electricity will take place using photovoltaic cells and wind turbines. The houses will be sustainably built and well insulated to cut energy needs, reduce the need for gas and conventionally produced electricity. This will have a positive impact on climate change.

TRANSPORT

Path and cycleways will join the neighbourhoods with all facilities, this should discourage car use and e-charging points will be installed across the village to encourage the change to electric cars. A railway line runs through TGV and stations are planned for people who work outside the village.

