

### **GREEN BELT LAND**

The present Government policy suggests that Green Belt land should only be used for new developments in 'exceptional circumstances'. The Green Belt is an area around a town or city like Tunbridge Wells where new development is prohibited to prevent urban sprawl into the surrounding countryside.

### **BIODIVERSITY**

The use of Greenfield sites outside existing urban areas increases the threats to the natural environment. This development destroys habitats and has a negative impact on flora and fauna, reducing Biodiversity (the number and variety of plants and animals).

### **BROWNFIELD FIRST**

The Government has a Brownfield First policy (using previously used land within the urban area) when considering new developments and local authorities must establish a 'Brownfield Register' of available sites. Tunbridge Wells has its own Brownfield policy and should look at Brownfield sites for new housing developments rather than Greenfield land. It should also look at 'Windfall sites' within the town that regularly become available during the planning period.

### **FARMLAND**

Urban sprawl and the development of greenfield sites around Tunbridge Wells will have a negative impact on farming and food production. This is increasingly important in a period of climate change when people and governments are concerned with 'Food Miles' and the threat to food security and reliance on food imports.

### **TUDELEY GARDEN VILLAGE (TGV)**

#### **SUSTAINABLE DEVELOPMENT**

**SHOULD NOT BE BUILT : CONS**

### **FLOODING**

Floods are less common in rural areas compared to built up areas because of the greater interception and infiltration of rainwater. Development of Greenfield sites increases the overall cover of impermeable surfaces such as roofs and roads.

The lack of interception by vegetation, limited infiltration into the ground and increased overland flow of water in developed areas leads to more flooding and an increased chance of sewage overflows causing pollution.

### **TRANSPORT AND TRAFFIC**

Development of the new village will bring increased traffic into what was predominantly a rural area. Air pollution, noise pollution and congestion will increase and the existing small rural roads will be unable to cope. New roads will need to be built, causing further disruption and unless new jobs are created in the area commuting will rise.

### **UNSUSTAINABILITY**

TGV is not sustainable. Environmentally it would have detrimental impacts on ecosystems and biodiversity. Socially transport problems will make life more difficult for residents and economically Brownfield sites make much more sense.

### **AREA OF OUTSTANDING NATURAL BEAUTY (AONB)**

The high Weald is an AONB, and TGV is partly within this area. This area has special landscape features that are worthy of being conserved, along with distinctive farming landscapes, woodlands and hedgerows. They are conserved for the quiet enjoyment of visitors, also having regard for those who live and work there. Planning controls are in place to prevent destruction and disruption. TGV would have a negative impact on this and be visible from other parts of the AONB.

