

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Paddock Wood

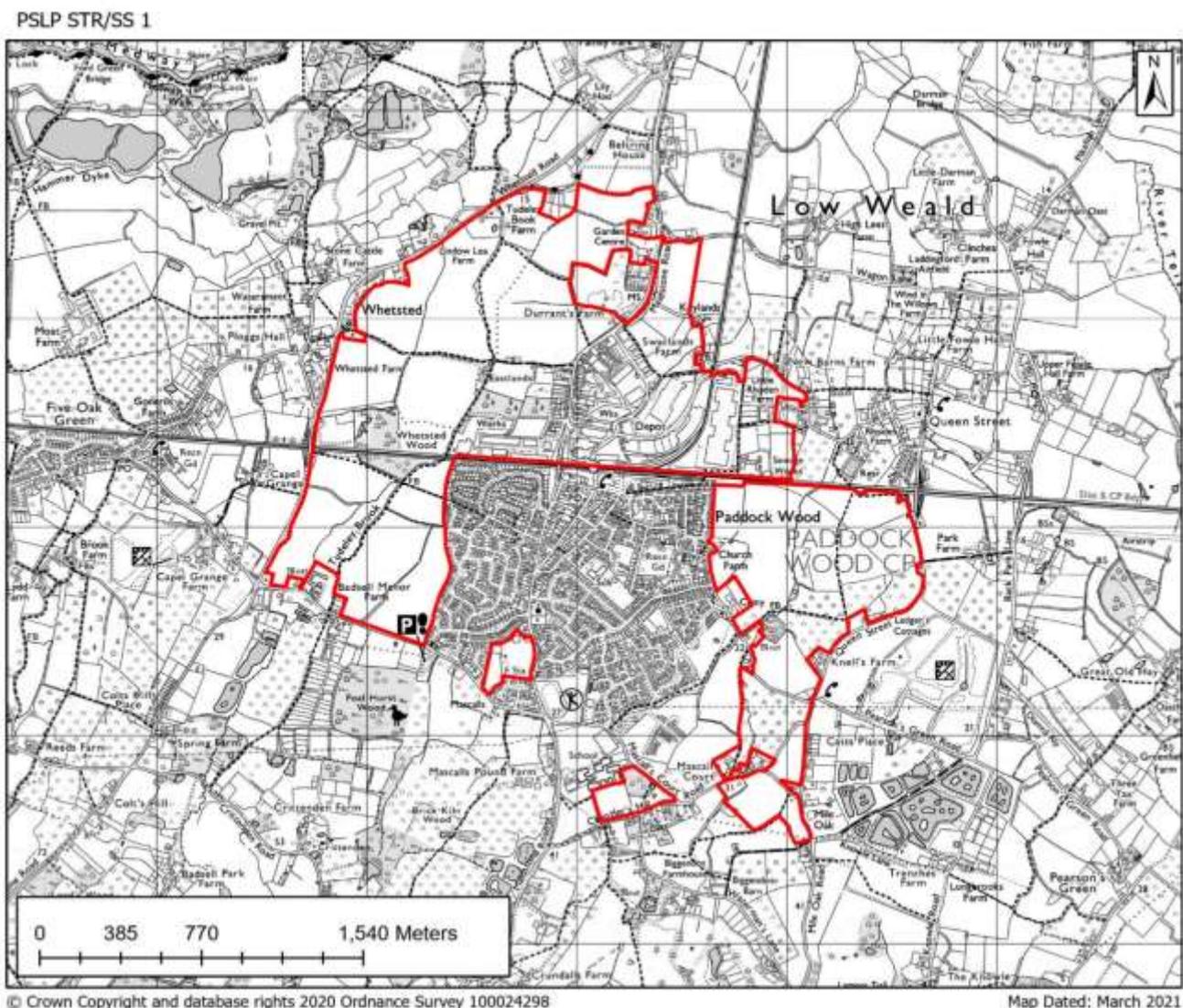
Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan

January 2021



Site Reference: Local Plan Allocation STR/SS 1 includes sites 20, 47, 51, 79,142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402, late site 48, and DPC19 (Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 2)

Site Address: Land at Capel and Paddock Wood



Parish:	Capel/Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	360.58
Developable area (ha):	Subject to Masterplanning

Site type:	Predominantly Greenfield land, with some areas of PDL
Potential site use:	Mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses
Potential yield if residential:	Approximately c. 3600. See Strategic Sites Masterplanning and Infrastructure Study 2021. In addition, c. 300 units have been granted planning permission on land at Church Farm.
Issues to consider:	<p>AONB (1 component part); Heritage - Listed Building; Ecological interest; notable feature/designation; Land Contamination (Recycling / Metal Waste, Sewage Treatment Works, Unknown Filled Ground (medium risk), Railway Land, Cemetery (modern), Works Unspecified Use, Depot); SFRA Flood Zone 2, 3a, and 3b; ALC: Grade 2, Grade 3 Cross boundary issues.</p> <p>As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings</p>
Site Description:	<p>The site comprises predominantly agricultural land including crop and some top fruit, together with areas of woodland (some ancient woodland) and horse paddocks within the site. The site includes some buildings and areas of PDL. One site (Church Farm) has planning permission for residential development.</p> <p>The site is surrounded on its outer edges by further agricultural or paddock land, plus residences, recreational fishing lakes and solar farms (in some instances with roads forming the immediate boundaries with this land beyond). Within the inner boundaries of the site is predominantly residential, employment and educational uses comprising the existing settlement of Paddock Wood. Site boundaries comprise a mix of trees, hedging and fencing. There are a series of PROWs which run through the site, and in the land surrounding it.</p> <p>See also SHEELA Sheets for sites 20, 47, 51, 79,142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402, late site 48, and DPC19.</p>
Suitability:	<p>This site is considered suitable for the allocation of land at Paddock Wood and east Capel to provide a strategic urban extension to the existing settlement at Paddock Wood. A strategic development of this size will be comprehensively masterplanned, and whilst it is acknowledged that there are flooding constraints across the site (particularly to the west) these will be considered through the masterplanning. There is potential for the existing town to benefit from the substantial investment that new development would bring, including resolution of existing flooding problems.</p> <p>Land to the west is Green Belt. There is national policy protection</p>

	<p>for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>It is noted there are heritage assets in the vicinity of the site, and any development would need assess their significance and take into consideration the impact of the proposal . The masterplanning approach would enable these assets to be properly considered, and opportunities created to enhance their setting.</p> <p>The site is outside the AONB: the policy constraints of this national designation do not apply</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable.</p>
Availability:	Available Multiple Ownership
Achievability:	The site is suitable for allocation and is available. It comprises individual sites that are promoted as one strategic allocation. All those who control the land are part of the Strategic Sites Working Group which has been formed to help deliver this allocation in the event it is allocated. It is considered that the site could come forward during the plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p>

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

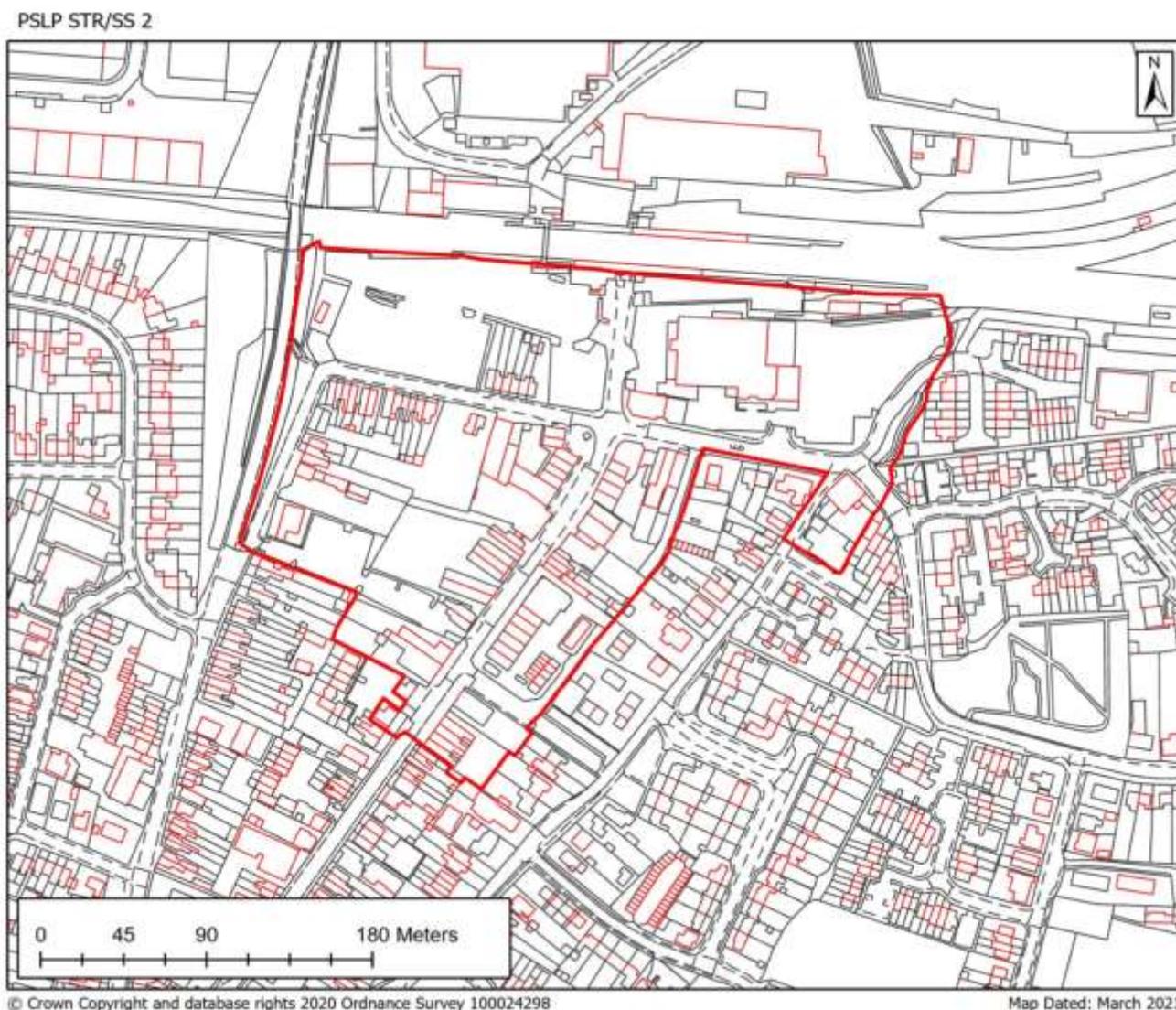
Loss of greenfield land with Best and Most Versatile soils causes

	<p>land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>The site has been considered on the basis of mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses.</p> <p>Key considerations for planning for new settlements/significant extensions to existing settlements are set out at para 72 of the NPPF.</p> <p>The delivery of this allocation would require comprehensive masterplanning, which is considered to ensure the key constraints including flooding could be properly assessed.</p> <p>If exceptional circumstances can be demonstrated to release this land from the Green Belt, and the appropriate infrastructure provided to support an allocation of this strategic nature, it is considered that this site is a suitable allocation.</p>

	LCA: Low Weald Farmland, Fruit Belt; Cross boundary issues; As at 01 April 2020, site includes extant planning permission 17/03480/FULL for 309 dwellings
Site Description:	The site is bounded by Badsell Road to the north, to which there is currently vehicular access, and Maidstone Road to the east. The site prior to commencement of development of an existing planning consent (17/03480/FULL) consisted of a number of orchards and arable land. There are some farm buildings close to Badsell Road. The site adjoins some residential properties including 'Mascalls' to the north of the site. Paddock Wood Athletics track is located to the north east.
Suitability:	This site is considered suitable. Part of the site is located within the PDL, and the remaining adjacent to, so forms a natural extension to the settlement and is sustainable in this context. It also benefits from extant planning permission for 313 new dwellings. As an existing site allocation it is considered suitable to take forward.
Availability:	Available Single Ownership.
Achievability:	The site has an existing planning consent on which construction has begun as at 01 April 2020. It is an existing allocation and is a suitable site. A commitment to remove the overhead cables has meant an area of the site previously constrained for development purposes has now been freed up for potential development. The site is available and it is considered the site could be delivered within the Local Plan period.
Sustainability Assessment:	This site has a range of positive and negative scores. Increased pressure that the new residents would put on the local primary school is negated somewhat by the construction of a new primary school opposite Mascalls Secondary school (construction started in 2019). The relatively large numbers of dwellings here mean increased pressure on water supplies negates the benefits created by improving drainage and flooding on site. Air quality impacts are improved by the connectivity with PW and thus reduced need for private vehicles, but still remain slightly negative overall as private car use is still likely in this edge of semi-rural settlement location. It is expected that recreational pressure will occur on the adjacent Local Nature Reserve. Overall, the development represents a significant change to the setting of the historic landscape. 2020 MGB Study: Overall Harm Rating is Very Low. However, site still represents a large loss of greenfield land.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This is a part PDL site inside the LBD of Paddock Wood and is sustainable in this context. It currently has extant planning permission. It is an existing allocation that is considered suitable to carry forward.

Site Reference: Local Plan Allocation STR/SS 2, including SALP AL/PW1 (in part), and site 272, 276, and DPC 14

Site Address: Paddock Wood Town Centre



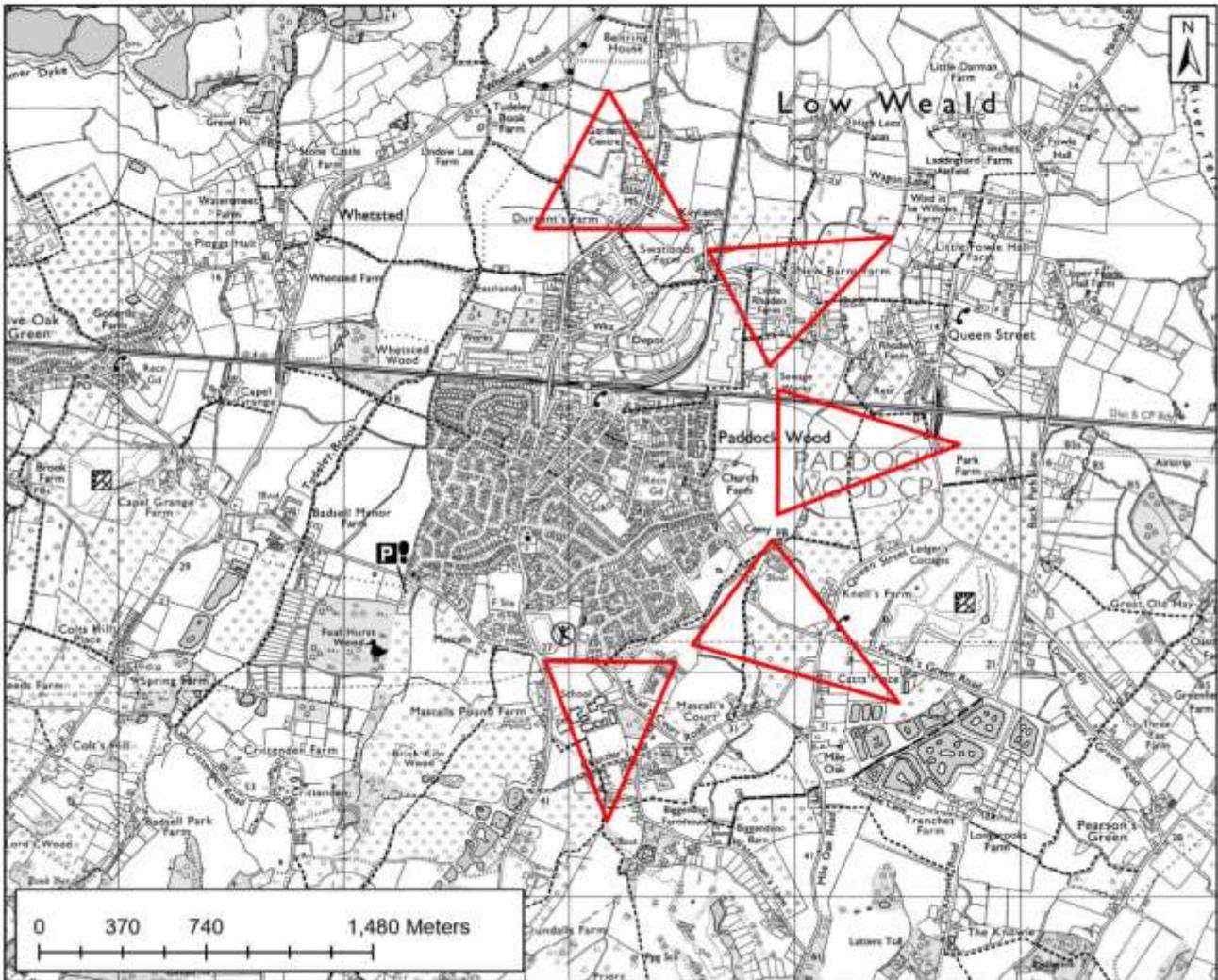
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	6.40
Developable area (ha):	Subject to masterplanning
Site type:	PDL site within Paddock Wood LBD
Potential site use:	Main town centre uses: including commercial, economic and residential.
Potential yield if residential:	At least 30 units.
Issues to consider:	Flood Zone 2; Flood Zone 3;

	HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	This site covers the defined town centre of Paddock Wood which extends to the railway line to the north, and southwards along Commercial Road. The main commercial uses front onto Commercial Road. The railway station is located to the north, and to the east of this is a Waitrose food store providing the main convenience retail provision. Mostly PDL inside the LBD. See also SHELAA assessment sheets for sites 272, 276, and DPC 14
Suitability:	This is considered to be a suitable site for a mix of commercial, leisure and complementary uses including residential. See also SHEELA assessment sheets for sites 272, 276, and DPC 14
Availability:	Available in parts. Multiple ownership.
Achievability:	This site area is in a number of different ownerships and uses and parts already have existing planning permissions for a range of uses. It is considered likely that other sites and uses will come forward within the wider site and can be delivered within the Local Plan period. The Council is also planning to bring forward a Town Centre Masterplan for Paddock Wood which will guide development in the town centre.
Sustainability Assessment:	This policy is largely sustainable. It would have a highly positive impact upon regeneration as Paddock Wood is one of the worst Areas of Income Deprivation in the Borough. The proposal would also provide employment and opportunities for growth of key businesses, as well as improving the range of available retail and leisure. It is likely that this regeneration will have positive impacts upon local townscape. The proposal scores positively for the water objective as the master planning approach is likely to provide an opportunity to improve upon the existing impacts from flooding in the town through SUDs for example.
Conclusion:	This site is identified as a suitable site/area for allocation within the Local Plan for a mix of commercial, economic and residential uses. It is largely PDL within the existing LBD and forms the defined town centre boundary of Paddock Wood .
Reason:	This is a suitable and sustainable site/area as confirmed through the SA. The site/area is however subject to a number of constraints as identified above, which will need to be considered within the Local Plan policy and will need to be taken into account in future proposals coming forward for development within the defined town centre.

Site Reference: Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 1

Site Address: Includes sites: 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26 and 48, 2016 SALP Site; AL/PW3A and AL/PW3B and additional land not submitted

Paddock Wood RA Option 1



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Map Dated: March 2021

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	Subject to Masterplanning
Developable area (ha):	Subject to Masterplanning
Site type:	Paddock Wood Reasonable Alternative Option 1 (Predominantly Greenfield land, with some areas of PDL)
Potential site use:	Mixed use (significant extension/expansion of existing settlement)

	of residential, employment and associated land uses
Potential yield if residential:	c. 1,500 units (subject to Masterplanning) plus 1,000 units from the existing SALP sites.
Issues to consider:	<p>AONB (1 component part); Heritage (Listed Building); Ecological interest; notable feature/designation; Land Contamination (Sewage Treatment Works, Railway Land (medium risk), Unknown Filled Ground (medium risk), Works Unspecified Use (medium), landfill site); SFRA Flood Zone 2, SFRA Flood Zone 3a, SFRA Flood Zone 3b; ALC: Grade 3; As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings, and 14/506766/HYBRID for 375 dwellings (site has been partly completed as at 01 April 2020)</p>
Site Description:	<p>The site comprises predominantly agricultural land, together with areas of woodland (some ancient woodland) and horse paddocks within the site. The site includes some buildings and areas of PDL. One site (Church Farm) already has outline planning permission for residential and educational development, and another (Mascalls Court Farm) is currently under construction/partly completed being “built out”. .</p> <p>The site is surrounded on its outer edges by further agricultural or paddock land, plus residences, recreational fishing lakes and a solar farm (in some instances with roads forming the immediate boundaries with this land beyond). Within the inner boundaries of the site is predominantly residential, employment and educational uses comprising the existing settlement of Paddock Wood.</p> <p>Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>There are a series of PROWs which run through the site, and in the land surrounding it.</p> <p>See also individual SHEELA sheets for 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26 and 48, 2016 SALP Site; AL/PW3A and AL/PW3B.</p>
Suitability:	<p>This option requires no land to be removed from the Green Belt. Green Belt land is protected through planning policy, albeit the NPPF recognises that it may be appropriate to release land from the Green Belt as part of the Local Plan process if exceptional circumstances can be demonstrated (such a meeting housing need).</p> <p>Flooding is a lesser constraint on the eastern side of Paddock Wood, however, by delivering a strategic allocation to the east of Paddock Wood only would remove the opportunity to deliver drainage infrastructure which will result in betterment in flood risk terms to the existing residents in Paddock Wood. An improvement to flooding issues for existing residents is one of the key</p>

	<p>justifications for the proposed release of Green Belt land to the west side of Paddock Wood. The channel realignment needed to improve flood risk is on land in the west and thus cannot be implemented this option.</p> <p>The site is outside the AONB: the policy constraints of this national designation do not apply.</p> <p>Having regard to this, subject to the demonstration that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable.</p> <p>However, when considering this reasonable alternative against the other options for the strategic growth around Paddock Wood, it is not considered that this option provides any significant benefits over Option 2 (which is considered suitable for allocation) and delivers fewer dwellings. Meeting housing needs in the most sustainable way is the key objective and therefore this option is not as suitable as Option 2 (Allocation STR/SS1).</p> <p>See also individual SHEELA sheets for 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26 and 48, 2016 SALP Site; AL/PW3A and AL/PW3B.</p>
Availability:	Available Multiple ownership
Achievability:	The is available and whilst it is in multiple ownership, land owners all form part of the Strategic Sites Working Group and so the site could be delivered over the plan period. However, the site is not suitable.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p>

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively.

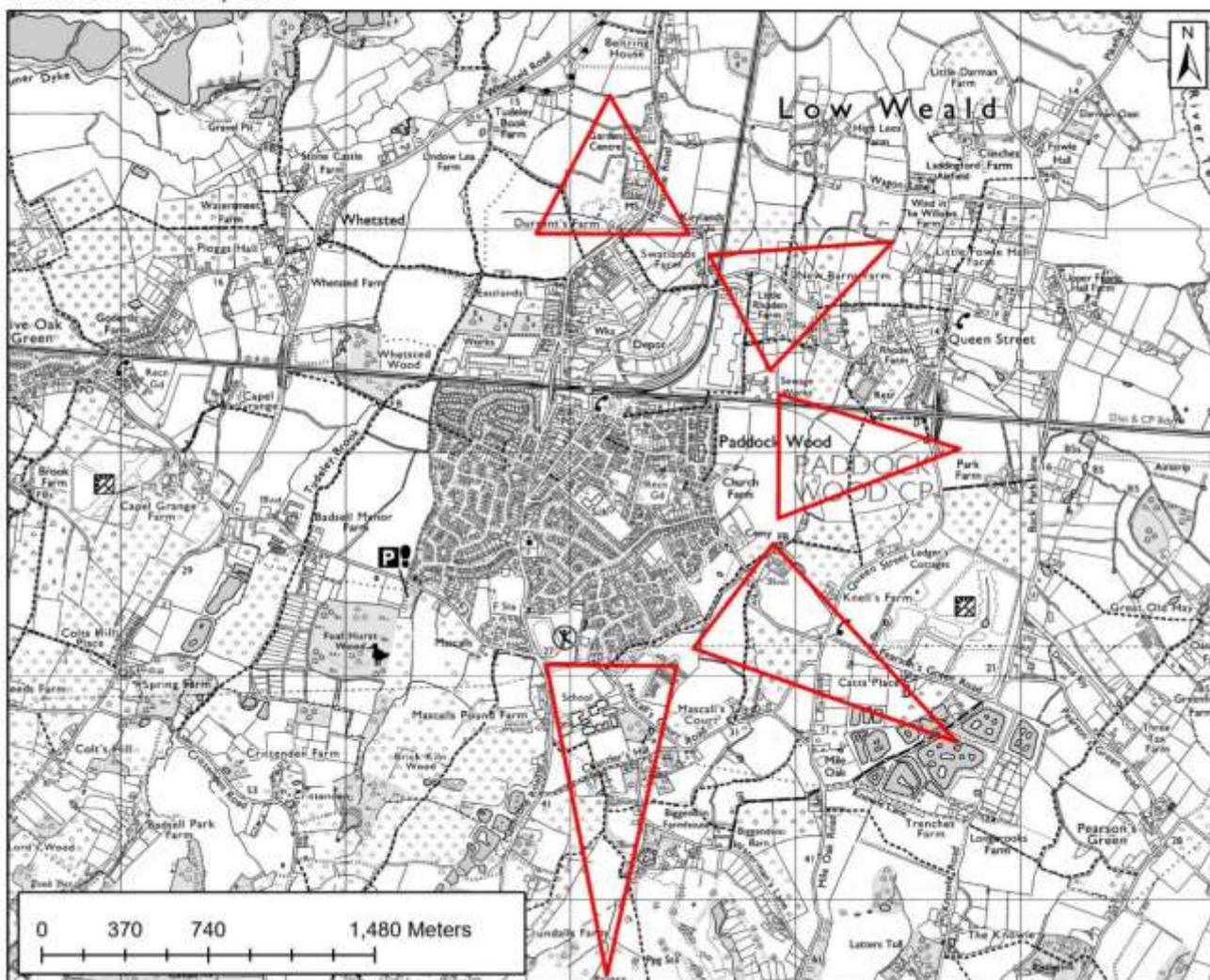
The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise score reflects the scale and location of the development adjacent to the railway line.

	<p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment.</p>
Conclusion:	<p>This site is not considered suitable as a potential Local Plan allocation.</p>
Reason:	<p>The site has been considered on the basis of mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses.</p> <p>This site is suitable for allocation; however, in sustainability terms it is not as sustainable as Option 2 which is being taken forward as a Strategic Allocation (STR/ SS1). Option 2 delivers more housing, and provides more opportunity for betterment in flood risk terms; a key consideration in the delivery of housing growth to Paddock Wood.</p>

Site Reference: Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 3

Site Address: Includes sites: 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26, 48 and 52. 2016 SALP Site; AL/PW3A and AL/PW3B and additional land not submitted

Paddock Wood RA Option 3



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Map Dated: March 2021

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	Subject to Masterplanning
Developable area (ha):	Subject to Masterplanning
Site type:	Paddock Wood Reasonable Alternative Option 3 (Predominantly Greenfield land, with some areas of PDL)
Potential site use:	Mixed use (significant extension/expansion of existing settlement)

	of residential, employment and associated land uses
Potential yield if residential:	c. 2,500 units (Plus 1,000 units from existing SALP sites)
Issues to consider:	<p>AONB (1 component part); Heritage (Listed Building); Ecological interest; notable feature/designation; Land Contamination (Sewage Treatment Works, Railway Land (medium risk), Unknown Filled Ground (medium risk), Works Unspecified Use (medium), landfill site, Manufacture of Clay Bricks, Depot); SFRA Flood Zone 2, SFRA Flood Zone 3a, SFRA Flood Zone 3b; ALC: Grade 3</p> <p>As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings, and 14/506766/HYBRID for 375 dwellings (site has been partly completed as at 01 April 2020)</p>
Site Description:	<p>The site comprises agricultural land, together with areas of woodland (some ancient woodland), horse paddocks and a golf course within the site. The site includes some buildings and areas of PDL. One site (Church Farm) already has outline planning permission for residential and educational development, and another (Mascalls Court Farm) is currently under construction/partly completed.</p> <p>The site is surrounded on its outer edges by further agricultural or paddock land, plus residences, recreational fishing lakes and a solar farm (in some instances with roads forming the immediate boundaries with this land beyond). Within the inner boundaries of the site is predominantly residential, employment and educational uses comprising the existing settlement of Paddock Wood.</p> <p>Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>There are a series of PROWs which run through the site, and in the land surrounding it.</p> <p>See also separate individual SHEELA sheets for sites 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26, 48 and 52. 2016 SALP Site; AL/PW3A and AL/PW3B.</p>
Suitability:	<p>This option requires no land to be removed from the Green Belt. Green Belt land is protected through planning policy, albeit the NPPF recognises that it may be appropriate to release land from the Green Belt as part of the Local Plan process if exceptional circumstances can be demonstrated (such a meeting housing need).</p> <p>Flooding is a lesser constraint on the eastern side of Paddock Wood, however, by delivering a strategic allocation to the east of Paddock Wood only would remove the opportunity to deliver</p>

	<p>drainage infrastructure which will result in betterment in flood risk terms to the existing residents in Paddock Wood. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of Green Belt land to the west side of Paddock Wood. The channel realignment needed to improve flood risk is on land in the west and thus cannot be implemented this option.</p> <p>The site is outside the AONB: the policy constraints of this national designation do not apply. However, extended development towards the south have the potential adversely affect the AONB.</p> <p>Land within the southern portion of the site (i.e. that indicated by the southern extent of the southern arrow) would be a considerable distance from existing and future services, employment etc at or towards the centre of Paddock Wood (c. 2-3km). Development here would be likely to be a significant distance from these services – and beyond walking distance to many, exacerbated by piecemeal development required here to accommodate ancient woodland buffers. This reduces the suitability of the overall site.</p> <p>On the basis of the above, this option for the Strategic Site to accommodate growth around Paddock Wood is not considered suitable.</p>
Availability:	<p>Part available:</p> <p>Land within the southern portion of the site (i.e. that indicated by the southern extent of the southern arrow) has not been submitted in the Call for Sites and is not understood to be available.</p> <p>Land closer to Paddock Wood has been submitted in the Call for Sites: this is in multiple land ownership.</p>
Achievability:	<p>Although contact has been made with all those who control the land around Paddock Wood, given that the land to the south is not available, and this would be a key requirement to deliver this site overall, development here is not considered to be achievable.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p>

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach. It was felt that the 2-3km distance to the town centre for new residents in the south could be off-putting.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

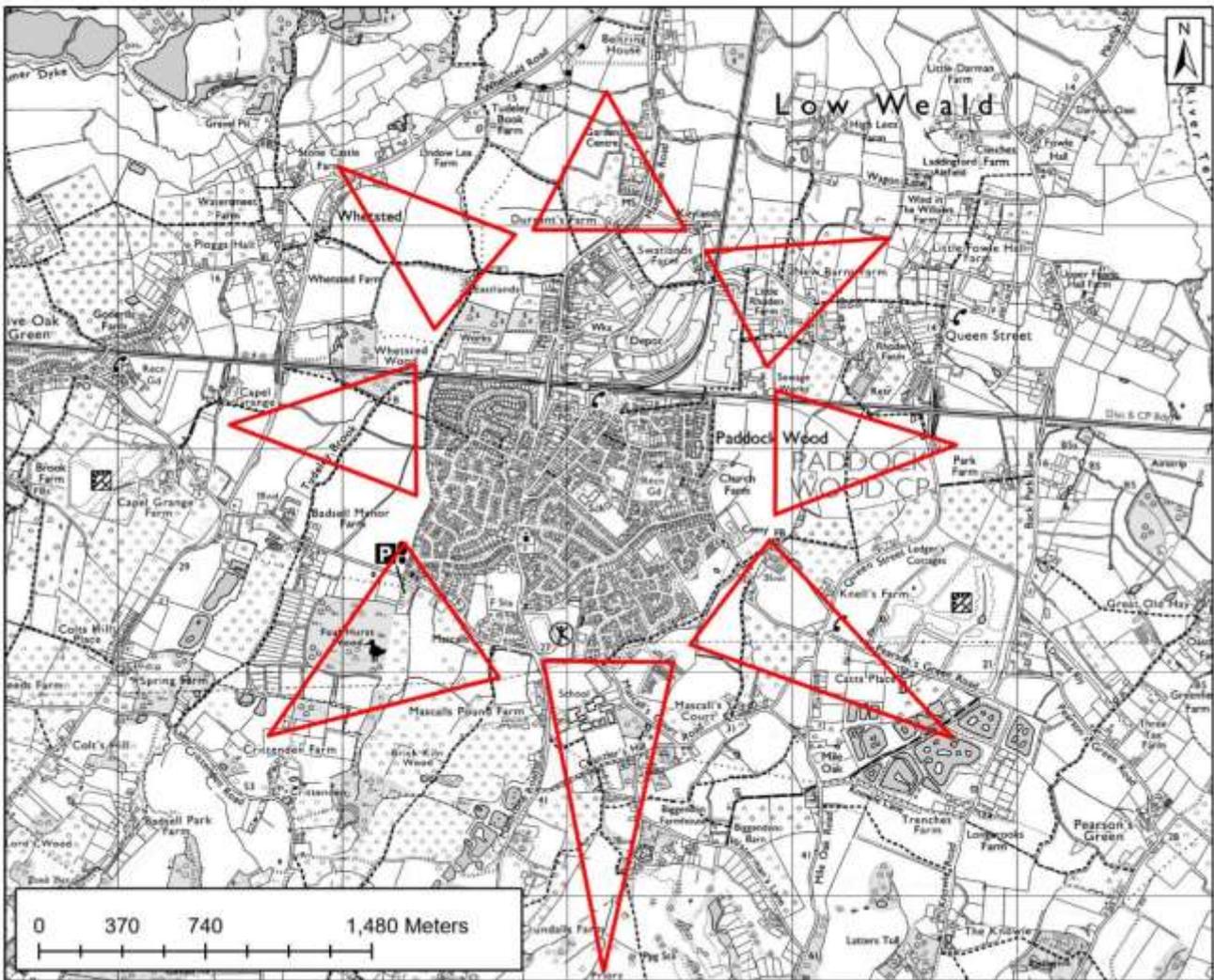
The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

	<p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise score reflects the scale and location of the development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre). The score is influenced by the more piecemeal development in the south and east (around ancient woodland and flood zone 3) rendering new residents quite distant from Paddock Wood town.</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment-</p>
Conclusion:	This site is considered unsuitable as a potential Local Plan allocation.
Reason:	<p>The site is outside the AONB and outside the Green Belt. However, the southern extent of the site is not available, and there is no indication that development would be achievable. There are also concerns regarding the suitability of this part of the site given its distance from services at or towards the town centre.</p>

Site Reference: Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 4

Site Address: Includes sites: 20, 47, 51, 79, 141, 142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402 and late sites 26, 48 and 52, 2016 SALP Site; AL/PW3A, AL/PW3B and AL/PW4 and additional land not submitted

Paddock Wood RA Option 4



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Map Dated: March 2021

Parish:	Capel/Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	Subject to Masterplanning
Developable area (ha):	Subject to Masterplanning
Site type:	Paddock Wood Reasonable Alternative Option 4 (Predominantly Greenfield land, with some areas of PDL).

Potential site use:	Mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses
Potential yield if residential:	c. 4,500 units (plus c. 1,000 units from existing SALP sites)
Issues to consider:	<p>AONB (2 component parts); Heritage (Listed Building); Ecological interest; notable feature/designation; Land Contamination (Sewage Treatment Works, Manufacture of Clay Bricks, Railway Land (medium risk), Unknown Filled Ground (medium risk), Sewage Treatment Works, Works Unspecified Use (medium), Landfill Site, Depot); SFRA Flood Zone 2, SFRA Flood Zone 3a, SFRA Flood Zone 3b; ALC: Grade 2, Grade 3;</p> <p>As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings, 17/03480/FULL for 309 dwellings, and 14/506766/HYBRID for 375 dwellings (site has been partly completed as at 01 April 2020)</p>
Site Description:	<p>The site comprises agricultural land, together with areas of woodland (some ancient woodland), horse paddocks and a golf course within the site. The site includes some buildings and areas of PDL. Two site (Church Farm and Mascalls Farm) already has planning permission for residential and educational development, and another (Mascalls Court) is currently under construction/partly completed.</p> <p>The site is surrounded on its outer edges by further agricultural or paddock land, plus residences, recreational fishing lakes and solar farms (in some instances with roads forming the immediate boundaries with this land beyond). Within the inner boundaries of the site is predominantly residential, employment and educational uses comprising the existing settlement of Paddock Wood.</p> <p>Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>There are a series of PROWs which run through the site, and in the land surrounding it.</p>
Suitability:	<p>A strategic development of this size will be comprehensively masterplanned, and whilst it is acknowledged that there are flooding constraints across the site (particularly to the west) these will be considered through the masterplanning. There is potential for the existing town to benefit from the substantial investment that new development would bring, including resolution of existing flooding problems.</p> <p>Land to the west is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Review Study (2020) identifies that the release of the</p>

	<p>land from the Green Belt to the west of Paddock Wood (in land in Capel parish) will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>It is noted there are heritage assets in the vicinity of the site, and any development would need assess their significance and take into consideration the impact of the proposal. The masterplanning approach would enable these assets to be properly considered, and opportunities created to enhance their setting.</p> <p>The site is outside the AONB: the policy constraints of this national designation do not apply. However, development in the southern portion of the site has the potential to adversely affect the AONB by extended development further south.</p> <p>Land within the southern and south western portions of the site (i.e. that indicated by the southern and south western extents of the southern and south western arrows, respectively) would be a considerable distance from existing and future services, employment etc at or towards the centre of Paddock Wood. Development here would be likely to be a significant distance from these services – and beyond walking distance to many, exacerbated by piecemeal development required here to accommodate ancient woodland buffers. This reduces the suitability of the overall site.</p>
<p>Availability:</p>	<p>Part available:</p> <p>Land within the southern and south western portions of the site have not been submitted in the Call for Sites and is not understood to be available.</p> <p>Land closer to Paddock Wood has been submitted in the Call for Sites: this is in multiple land ownership.</p>
<p>Achievability:</p>	<p>Although contact has been made with all those who control the land around Paddock Wood, given that the land to the south and south west is not available, and this would be a key requirement to deliver this site overall, development here is not considered to be achievable.</p>
<p>Sustainability Assessment:</p>	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being critical. Conversely, active and shared transport options would be given</p>

large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.

Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach. It was felt that the 2-3km distance to the town centre for new residents in the south could be off-putting.

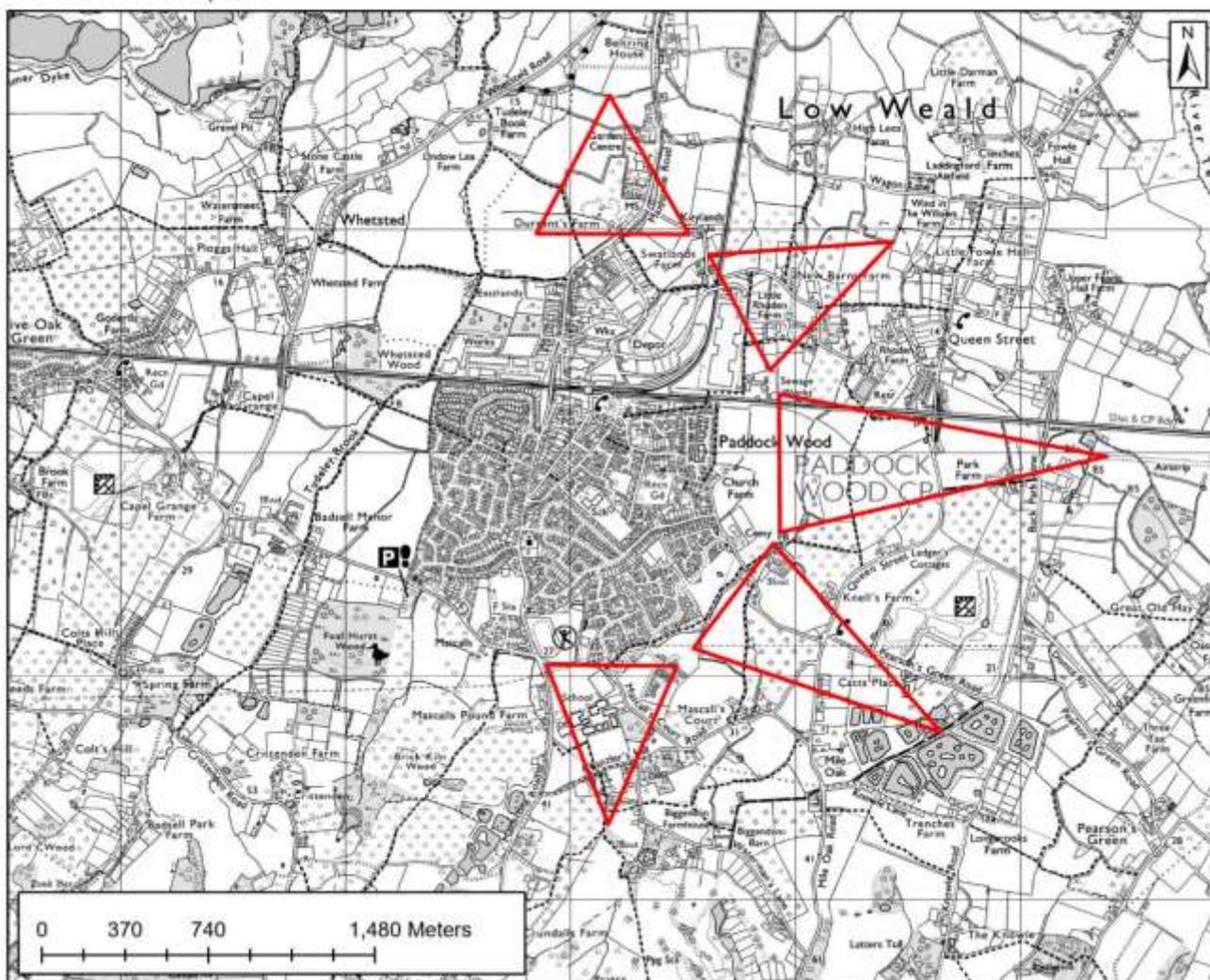
The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

	<p>A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise score reflects the scale and location of the development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre). The score is influenced by the more piecemeal development in the south and east (around ancient woodland and flood zone 3) rendering new residents quite distant from Paddock Wood town.</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	The site is considered unsuitable as a potential Local Plan allocation.
Reason:	On the basis that part of the site is not available, and there are concerns that the same area of land isn't suitable, given its distance from the town centre, it is not considered that this site is suitable for allocation.

Site Reference: Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 5

Site Address: Includes sites: 20, 47, 79, 212, 218, 316, 318, 319, 340, 342, 344, 347, 371, 374, 376, and late sites 26 and 48, 2016 SALP Site; AL/PW3A and AL/PW3B and additional land not submitted

Paddock Wood RA Option 5



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Map Dated: March 2021

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	Subject to Masterplanning
Developable area (ha):	Subject to Masterplanning
Site type:	Paddock Wood Reasonable Alternative Option 5 (Predominantly Greenfield land, with some areas of PDL)
Potential site use:	Mixed use (significant extension/expansion of existing settlement)

	of residential, employment and associated land uses
Potential yield if residential:	c. 2,500 units (plus c. 1000 units from existing SALP sites)
Issues to consider:	<p>AONB (1 component part); Heritage (Listed Building); Ecological interest; notable feature/designation; Land Contamination (Sewage Treatment Works, Railway Land (medium risk), Unknown Filled Ground (medium risk), Works Unspecified Use (medium), landfill site, Manufacture of Clay Bricks, Depot); SFRA Flood Zone 2, SFRA Flood Zone 3a, SFRA Flood Zone 3b; ALC: Grade 3</p> <p>As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings, and 14/506766/HYBRID for 375 dwellings (site has been partly completed as at 01 April 2020)As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings, and 14/506766/HYBRID for 375 dwellings (site has been partly completed as at 01 April 2020)</p>
Site Description:	<p>The site comprises agricultural land, together with areas of woodland (some ancient woodland), horse paddocks and a golf course within the site. The site includes some buildings and areas of PDL. One site (Church Farm) already has outline planning permission for residential and educational development, and another (Mascalls Court Farm) is currently under construction/partly completed.</p> <p>The site is surrounded on its outer edges by further agricultural or paddock land, plus residences, recreational fishing lakes and a solar farm (in some instances with roads forming the immediate boundaries with this land beyond). Within the inner boundaries of the site is predominantly residential, employment and educational uses comprising the existing settlement of Paddock Wood.</p> <p>Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>There are a series of PROWs which run through the site, and in the land surrounding it.</p>
Suitability:	<p>This option requires no land to be removed from the Green Belt. Green Belt land is protected through planning policy, albeit the NPPF recognises that it may be appropriate to release land from the Green Belt as part of the Local Plan process if exceptional circumstances can be demonstrated (such a meeting housing need).</p> <p>Flooding is a lesser constraint on the eastern side of Paddock Wood, however, by delivering a strategic allocation to the east of Paddock Wood only would remove the opportunity to deliver</p>

	<p>drainage infrastructure which will result in betterment in flood risk terms to the existing residents in Paddock Wood. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of Green Belt land to the west side of Paddock Wood. The channel realignment needed to improve flood risk is on land in the west and thus cannot be implemented this option.</p> <p>The site is outside the AONB: the policy constraints of this national designation do not apply. However, development in this option extending eastwards would be visible from the 'Millennium Viewing Point' to the north of Matfield which has the potential to adversely affect the AONB.</p> <p>Land within the eastern portion of the site (i.e. that indicated by the eastern extent of the southern arrow) would be a considerable distance from existing and future services, employment etc at or towards the centre of Paddock Wood (c. 2-3km). Development here would be likely to be a significant distance from these services – and beyond walking distance to many. Plus, Ancient Woodland towards the east could result in piecemeal development. This reduces the suitability of the overall site.</p> <p>On the basis of the above, this option for the Strategic Site to accommodate growth around Paddock Wood is not considered suitable.</p>
Availability:	<p>Part available:</p> <p>Land within the eastern portions of the site have not been submitted in the Call for Sites and is not understood to be available.</p> <p>Land closer to Paddock Wood has been submitted in the Call for Sites: this is in multiple land ownership.</p>
Achievability:	<p>Although contact has been made with all those who control the land around Paddock Wood, given that the land to the east is not available, and this would be a key requirement to deliver this site overall, development here is not considered to be achievable.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the</p>

south and north east of the town.

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach. It was felt that the 2-3km distance to the town centre for new residents in the south could be off-putting.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

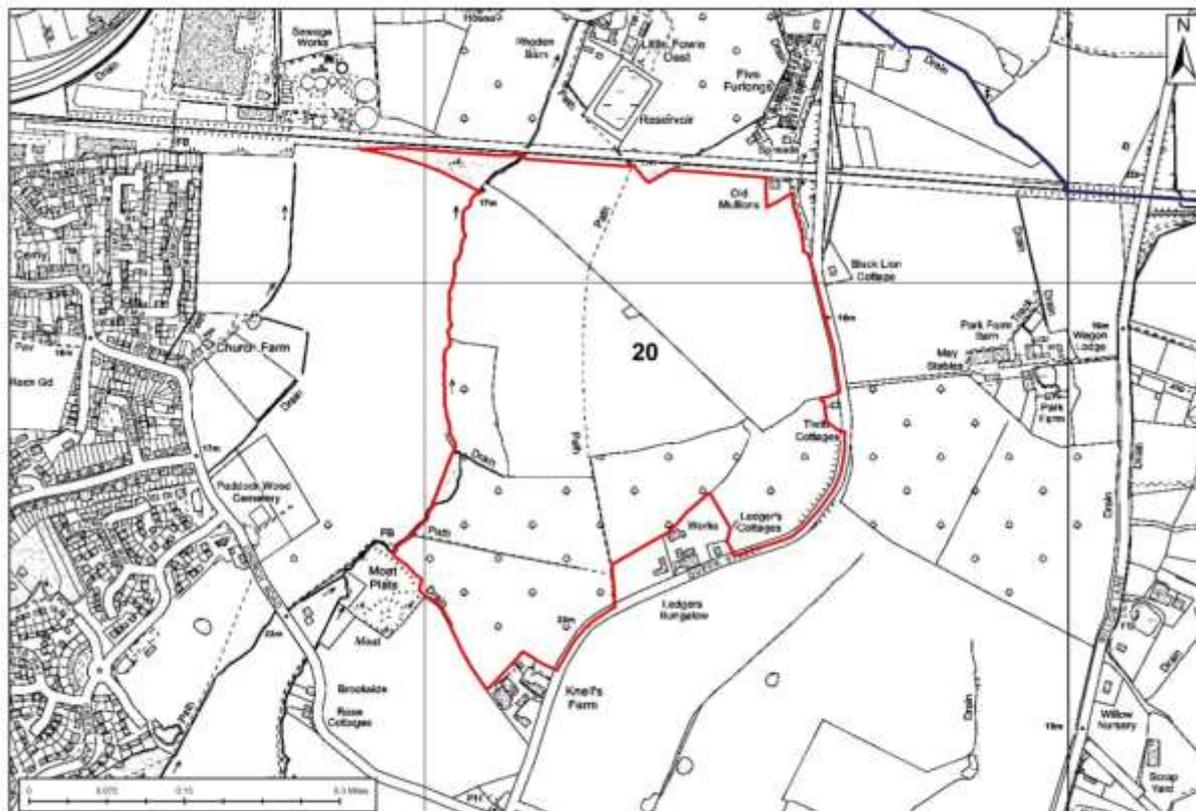
The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

	<p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise score reflects the scale and location of the development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre). The score is influenced by the more piecemeal development in the south and east (around ancient woodland and flood zone 3) rendering new residents quite distant from Paddock Wood town.</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk.</p>
Conclusion:	The site is considered unsuitable as a potential Local Plan allocation.
Reason:	On the basis that part of the site is not available, and there are concerns that the same area of land isn't suitable, given its distance from the town centre, it is not considered that this site is suitable for allocation.

Site Reference: 20 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Knells Farm, Queen Street, Paddock Wood

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	38.64
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to LBD
Potential site use:	Mixed including residential and community use
Potential yield if residential:	c. 3,600 in conjunction with other sites forming wider site allocation
Issues to consider:	TPO; Transport Infrastructure: PRoW, Safeguarded Railways; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century; Contaminated Land (Recycling / Metal Waste, Railway Land – tracks); APA: Dismantled railway the hop pickers line; ALC: GRADE 3;

	<p>LCA: Low Weald Farmland; Heritage – Setting of Listed Buildings; Highway issues; Cross boundary issues Potential noise from railway line; Adjacent to Limits to Built Development</p>
Site Description:	<p>The site is a managed agricultural field. There are no existing buildings on the site. The site lies adjacent to a railway line to the north, fields and sporadic residential uses. The boundaries of the site comprise mostly of hedging and trees. The boundary is quite open in places. There is a belt of hedging through the middle of the site as well as trees and hedgerows. There is a gated access from Queen Street. There are no pavements in the locality of the site. There are Public Rights of Way running through the site. The site is generally flat. There are public views of the site from the railway line and the Public Rights of Way.</p>
Suitability:	<p>This site is considered suitable. It is adjacent to the LBD and in proximity to the centre of Paddock Wood. In sustainability terms, when considered in conjunction with other sites, it is considered suitable for allocation and sustainable in this context.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is considered suitable. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative</p>

	<p>fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large</p>
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	<p>development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	The site is suitable as a potential Local Plan allocation.
Reason:	The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions for the strategic expansion of the settlement.

Site Reference: 47 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Ledgers Works, Queen Street, Paddock Wood, TN12 6NN



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.86
Developable area (ha):	Subject to masterplanning
Site type:	PDL site in proximity to LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	c. 3,600 in conjunction with other sites forming wider site allocation
Issues to consider:	HLC Period: Early modern, Early 20th century; Contaminated Land (Recycling/metal waste); APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues; Flooding issues;

	Cross boundary issues; Minerals and waste
Site Description:	This site consists of two residential properties and a vacant commercial site - Commercial Motor Services, Kent, Ltd. The site includes several buildings and a large area of hard standing with containers. Buildings include a pair of semi- detached houses and a single storey commercial building and associated structures. The site is adjoined by an orchard, fields and residential properties. The site has a mostly open frontage with Queen Street, with brick walls and hedging. Other boundaries comprise hedging. There is vehicular access serving the site directly off Queen Street. However, there is a lack of pavement along Queen Street. The site is a flat site. The site is exposed along the frontage with Queen Street but more enclosed elsewhere.
Suitability:	This site is considered suitable. It is a PDL in close proximity to the LBD and in proximity to the centre of Paddock Wood. It is not located in the Green Belt or the AONB. In conjunction with other sites, it is considered suitable for allocation and is likely to be sustainable in this context.
Availability:	Available Single Ownership
Achievability:	This site is a PDL site on the outskirts of Paddock Wood. It is available and it is considered that this site could be delivered during the period of the Local Plan
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial</p>

regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.

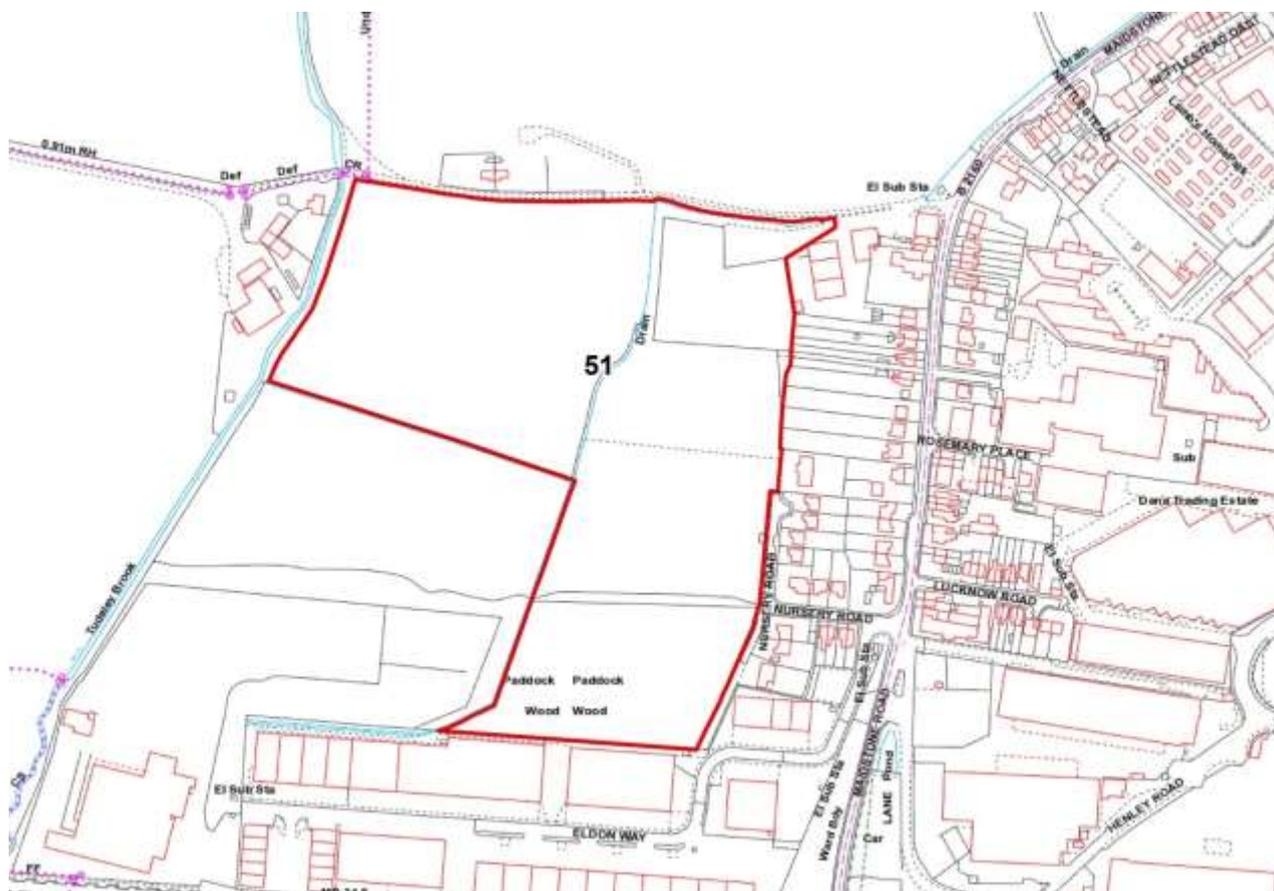
The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace

	<p>deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions for the strategic expansion of the settlement.

Site Reference: 51 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land West of Maidstone Road and north of Eldon Way, Paddock Wood



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	7.50
Developable area (ha):	Subject to masterplanning
Site type:	Part greenfield / part PDL site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and / or economic
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century; Contaminated Land (Unknown Filled Ground & Works Unspecified Use); APA: General background archaeological potential;

	<p>ALC: GRADE 3; LCA: Low Weald Farmland; Potential noise considerations (industrial / railway line further south of site); Cross boundary issues; Mostly part adjacent / small part within existing Limits to Built Development; Highway issues; Green Belt considerations (Adjacent to site)</p>
Site Description:	<p>The site includes an agricultural parcel to the north west; a fenced yard area to the north east and also includes a car park. It includes overgrown parcels of land plus woodland as well as an overgrown area indicated as sports ground. There is a porta-cabin in the yard area along with storage containers. The site is adjoined by residential properties along Maidstone Road and industrial uses at Eldon Way to the south. There are some sporadic residential uses north of the site. The boundaries of the site comprise a mix of hedging and trees. There are domestic boundary treatments in areas. Drainage channels and culverts exist within the site. There is currently no formal vehicular access serving the whole site. There are informal green footpaths through the site. There are pavements located adjacent to the site along Nursery Road. There is a Public Right of Way - number WT175 sited immediately adjacent to the west of the site. Public Right of Way number WT176 lies to the west. The site is generally flat. The site is generally enclosed with some more exposed parts.</p>
Suitability:	<p>The site is considered suitable for allocation. Part of the site is PDL and it is located adjacent to the existing built-up settlement. The site is not Green Belt nor is it located within the AONB. In conjunction with other sites, it is considered suitable for allocation and is likely to be sustainable in this context.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>This is considered a suitable site and it is available. It is considered that the site could be delivered during the Local Plan period.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p>

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the

	<p>release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.</p> <p>The negative noise scores reflects the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions for the strategic expansion of the settlement.

Site Reference: 79; SALP AL/PW3A (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Church Farm, Church Road, Paddock Wood

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	22.43
Developable area (ha):	19.95
Site type:	Part PDL/mostly greenfield site within LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	c. 3,900 in conjunction with other sites forming wider site allocation (c. 3600 from the strategic allocation and c. 300 from the extant planning permission on the site).
Issues to consider:	TPO; Historic Routeways Roads; Transport Infrastructure: PRow, Safeguarded Railways; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century;

	<p>Contaminated Land(Unknown Filled Ground, Railway Land, Cemetery (modern); APA: Dismantled railway the hop pickers line; ALC: GRADE 3; LCA: Low Weald Farmland; Heritage – Historic Farmstead to the South; Highway issues; Cross boundary issues; Land contamination); As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings</p>
Site Description:	<p>The site is a greenfield site that is partly managed. There is a stable on the site. The site is adjoined by residential properties, fields, the railway line and industrial estate to the north. The site boundaries consist of a mix of trees and hedging. There is a more open area to the east where there is a small fence. There are trees around and within the site. There is a drain running through the site. There is vehicular access to the site off Church Road. There are pavements along Church Road. There are Public Rights of Way along the southern and western boundaries of the site. The topography of the site is mostly flat but there is a slight rise to the south. The site is exposed.</p>
Suitability:	<p>This site is considered suitable. It is an existing allocation which benefits from an extant planning permission. It is located adjacent to the existing built up area, inside the LBD, and forms a logical extension to Paddock Wood, with services in close proximity. It is therefore considered sustainable in this respect.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is an existing allocation. It is available and in single ownership. It is likely that the site can be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For</p>

this reason, positive scores do not reach the maximum. Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

	<p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is inside the LBD and is in proximity to the centre of Paddock Wood. The site is likely to be sustainable in this context. The site currently has extant planning permission. It forms a logical extension to Paddock Wood in conjunction with other site submissions for the strategic expansion of this settlement.

Site Reference: 212 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the north of Chantlers Hill, Paddock Wood



Parish:	Paddock Wood
Settlement:	Outskirts of Paddock Wood
Gross area (ha):	2.65
Developable area (ha):	2.45
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for education use.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues; Cross boundary issues; Flooding issues; Heritage – bordering two Historic Farmsteads within the setting of

	Listed cottages to the North and Listed Farmsteads to the South
Site Description:	The site consists of a managed green field that slopes down north to the adjacent school. There are no existing buildings on the site. The site is adjoined by a school, fields and some residential properties. The boundaries of the site include some wire post and rail fence along the southern boundary with Chantlers Hill. There are trees further along and hedging along the western boundary. There are trees along the north and part of the eastern boundary. There is currently a lack of vehicular access to the site from Chantlers Hill. It appears that the site is accessed from a gate on the adjoining land to the east, along Chantlers Hill. There is a field gate to the east serving the adjacent land. There is a lack of pavement along Chantlers Hill. There are Public Rights of Way adjacent to the west and south and further east. The site is flat adjacent to Chantlers Hill. The site then has a slope down northwards towards the adjacent school. This site is generally exposed.
Suitability:	The site is considered suitable. It lies adjacent to an existing school, near the existing LBD, and provides a logical opportunity for land to be provided to facilitate an extension to the school to accommodate additional forms of entry. The site is not located in the Green Belt, nor is it located within AONB.
Availability:	Available Single ownership
Achievability:	This site is adjacent to an existing school and is considered it is suitable for educational use. It is available and is in single ownership. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with</p>

consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

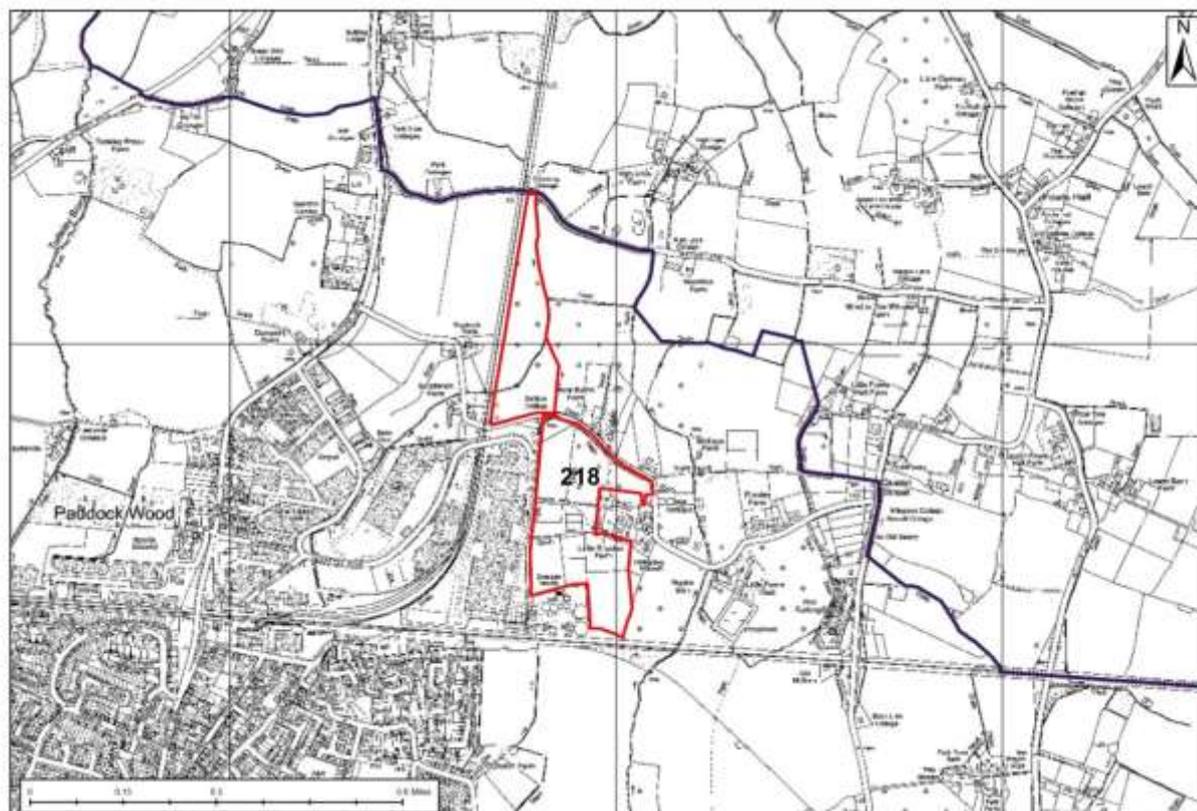
The negative noise scores reflects the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate development.

	<p>Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site in in proximity to the LBD and the centre of Paddock Wood. It is adjacent to an existing school and would provide suitable land for an extension for the school over the plan period.

Site Reference: 218 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Little Rhoden Farm, Lucks Lane, Paddock Wood, TN12 6PA

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	15.80
Developable area (ha):	Subject to masterplanning.
Site type:	Greenfield site comprising two parcels, one adjacent to LBD, the other in proximity to the LBD
Potential site use:	Site has been assessed for development potential, notably for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Transport Infrastructure: PRoW; Flood Zone 2; Flood Zone 3; HLC Period: Early 21st century, Early 20th century; Contaminated Land (Sewage Treatment Works and Railway Land (medium));

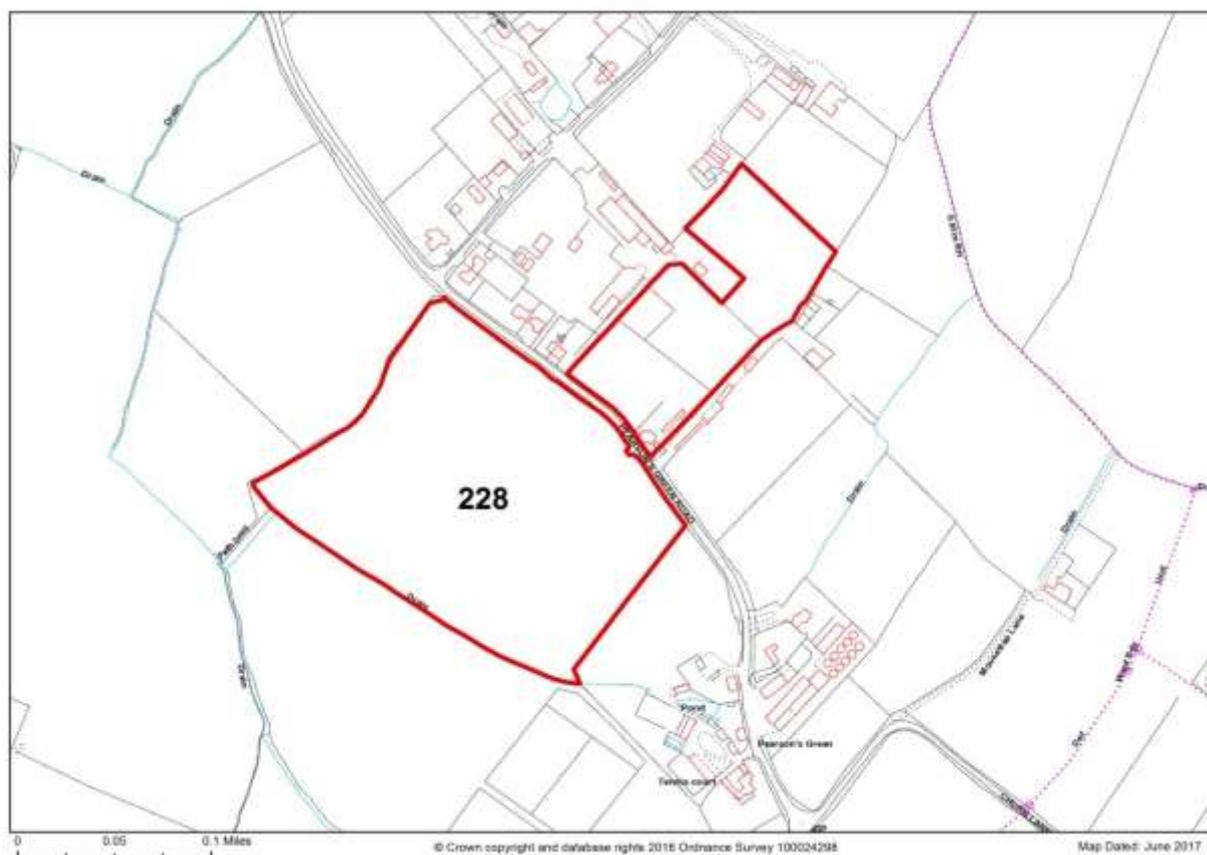
	<p>APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues; Cross boundary issues; Adjacent to existing Limits to Built Development (larger parcel); Heritage – within setting of Historic Farmstead, including Listed Building to the South and Historic Farmstead including Listed Building to the North</p>
Site Description:	<p>The site consists of two parcels of land, separated by Lucks Lane. The larger parcel is a field used for grazing / paddock. The smaller parcel is a fruit orchard. There is a riding school towards the top end of the larger parcel. There are no existing buildings on the site.</p> <p>Adjacent to the larger part of the site are industrial uses, a waste water treatment plant, some residential as well as a fruit orchard. The railway line runs to the south of the larger site and to the west of the smaller part of the site. The smaller parcel is adjoined by orchards and the railway line is adjacent to the west. There is other agricultural land adjacent to the site. The larger part of the site is fairly open with wire and chestnut fencing. The smaller part of the site is fairly open along Lucks Lane. There is a small tree belt towards the southern end of the larger part of the site adjacent to the water works. There is a culvert adjacent to the west.</p> <p>There are trees along other parts of the boundary. There is a very different character to the two parts of the site. The larger part is closer to urban development and the smaller part is more rural. There is noise from the industrial estate. There is a field gate serving the larger parcel of the site and there is access into the parcel from Lucks Lane. The smaller parcel of the site has access from Lucks Lane too. There is a footpath adjacent to the larger part of the site. There is a Public Right of Way crossing through the larger part of the site and adjacent to the smaller part of the site. The site is flat. The site is generally exposed from the Public Right of Way but is more enclosed from the sides due to adjacent development.</p>
Suitability:	<p>Part of the site is considered suitable for allocation for economic use. The southern parcel is considered suitable; it lies adjacent to the existing LBD and existing economic uses. This parcel therefore forms a logical extension to these uses in a sustainable location. In conjunction with other sites, it is considered suitable for allocation and is likely to be sustainable in this context.</p> <p>It is considered that the northern parcel of land is separated from the existing employment area and would not be sustainable to allocate.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>The southern parcel is considered suitable for economic use. The</p>

	<p>site is available and it is considered that the site could be delivered in the Local Plan period.</p>
<p>Sustainability Assessment:</p>	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and</p>

	<p>the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Part of the site is suitable as a potential Local Plan allocation.
Reason:	The southern parcel would form a logical extension of the existing economic area. The northern parcel would not but may be suitable for mitigation as part of a larger allocation. This site would form a suitable allocation in conjunction with other site submissions for the strategic expansion of the settlement.

Site Reference: 228

Site Address: Land adjacent and field to the south of Wayside Cottage, Pearson's Green Road, Brenchley

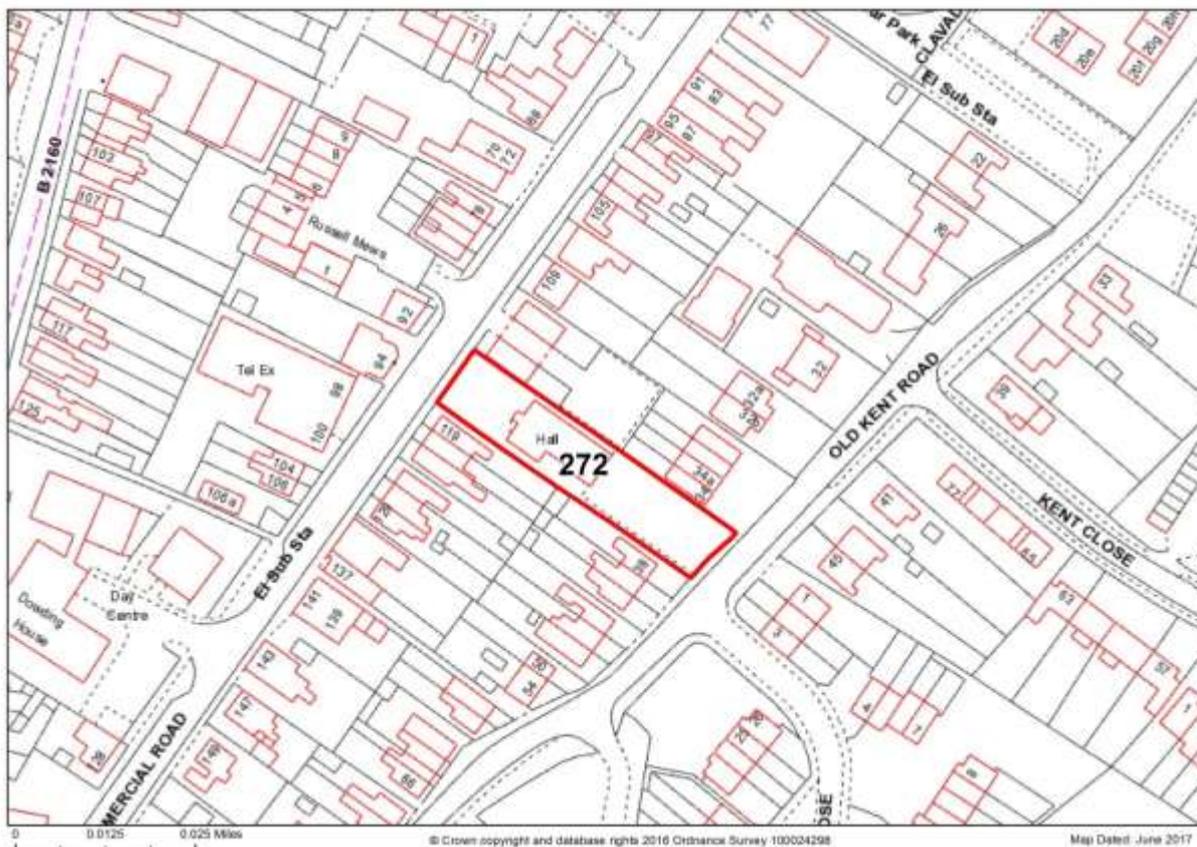


Parish:	Paddock Wood
Settlement:	Remote from settlement centre
Gross area (ha):	8.26
Developable area (ha):	8.26
Site type:	Mostly greenfield with some brownfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	248
Issues to consider:	Transport Infrastructure: PRow, Safeguarded Railways; HLC Period: Late 20th century, Early modern; Contaminated Land (Railway land – tracks mainly); APA: Dismantled railway the hop pickers line; ALC: GRADE 3; LCA: Low Weald Farmland.
Site Description:	The site consists of two agricultural fields on either side of Pearson's Green Road. There is one residential building and

	<p>associated structures within the site to the north of the road. There is some commercial use on the site. The site is adjacent to agricultural use and other dwellings. There are sporadic commercial uses nearby. The site boundaries consist of hedging with ditches along the road frontage. There are domestic boundaries surrounding the residential property. There are hedges and ditches within the site. There are some trees associated with the residential property. The site has gated access on both sides from Pearson's Green Road. There is vehicular access to the residential property from Pearson's Green Road. There is a lack of pavements along Pearson's Green Road. There is a Public Right of Way running through the site close to the north west boundary of the parcel of land south of Pearson's Green Road. The site is flat. The site is enclosed by low-level hedging.</p>
Suitability:	The site is considered unsuitable for potential allocation due to its location relative to the settlement including access to key services and facilities.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote/not well related to the settlement centre and is unlikely to be sustainable in this context.

Site Reference: 272; SALP AL/PW2

Site Address: Wesley Centre and Land at Commercial Road / Old Kent Road, Paddock Wood, TN12 6DS



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.10
Developable area (ha):	0.10
Site type:	PDL site inside the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10 units.
Issues to consider:	HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Flooding issues
Site Description:	The site is in use as a Children's Centre including other uses such as the community food store. The site includes one building and

	<p>its curtilage. There is a small car park at the front of the site adjacent to Commercial Road. The site is adjoined by residential properties with commercial uses in Commercial Road. The boundary at the front of the site is hedging and there is hedging along one side too. There is a fence on the other side boundary and to the rear, where there are also some trees. There is direct vehicular access into the site from Commercial Road, by a quite narrow entrance. There are pavements along Commercial Road and Old Kent Road. The site has a pedestrian gate to the rear. The site is flat. The main public view of the site is from Commercial Road and from Old Kent Road.</p>
Suitability:	The PDL site inside the LBD is considered to be a suitable site, however, it is a small site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered to be suitable for built development however due to its small size it is considered unsuitable as a potential site allocation.
Reason:	This PDL site lies within the Limits to Built Development and as such is a sustainable site. Any likely yield is considered to be of a scale that is not considered suitable for allocation.

Site Reference: 274

Site Address: Land at Goldings / Badsell Road, Paddock Wood



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.26
Developable area (ha):	0.26
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units.
Issues to consider:	Flood Zone 2; Flood Zone 3; 2016 Landscape Designation; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Local Plan landscape designation.

	As at 01 April 2020, site includes extant planning permission 18/00577/FULL for 7 dwellings.
Site Description:	The site consists of green amenity open space that is associated with adjacent residential uses. There are three parts to the site. There are no existing buildings on the site. The site is adjoined by residential properties and a car park area. To the south of the site are fields. The boundary consists of hedging along the frontage with Badsell Road. The remaining sides of the site are open. There are some trees on the site. The site is accessed from the car park at Goldings and there are pavements. The site is flat. The site is clearly visible from Goldings. It is screened in part from Badsell Road by the hedging along the southern boundary of the site.
Suitability:	This PDL site inside the LBD is considered to be a suitable site, however it is a small site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered to be suitable for built development however due to its small size it is considered unsuitable as a potential site allocation.
Reason:	The site is inside the LBD. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 276

Site Address: Land at Dowding House, Commercial Road, Paddock Wood



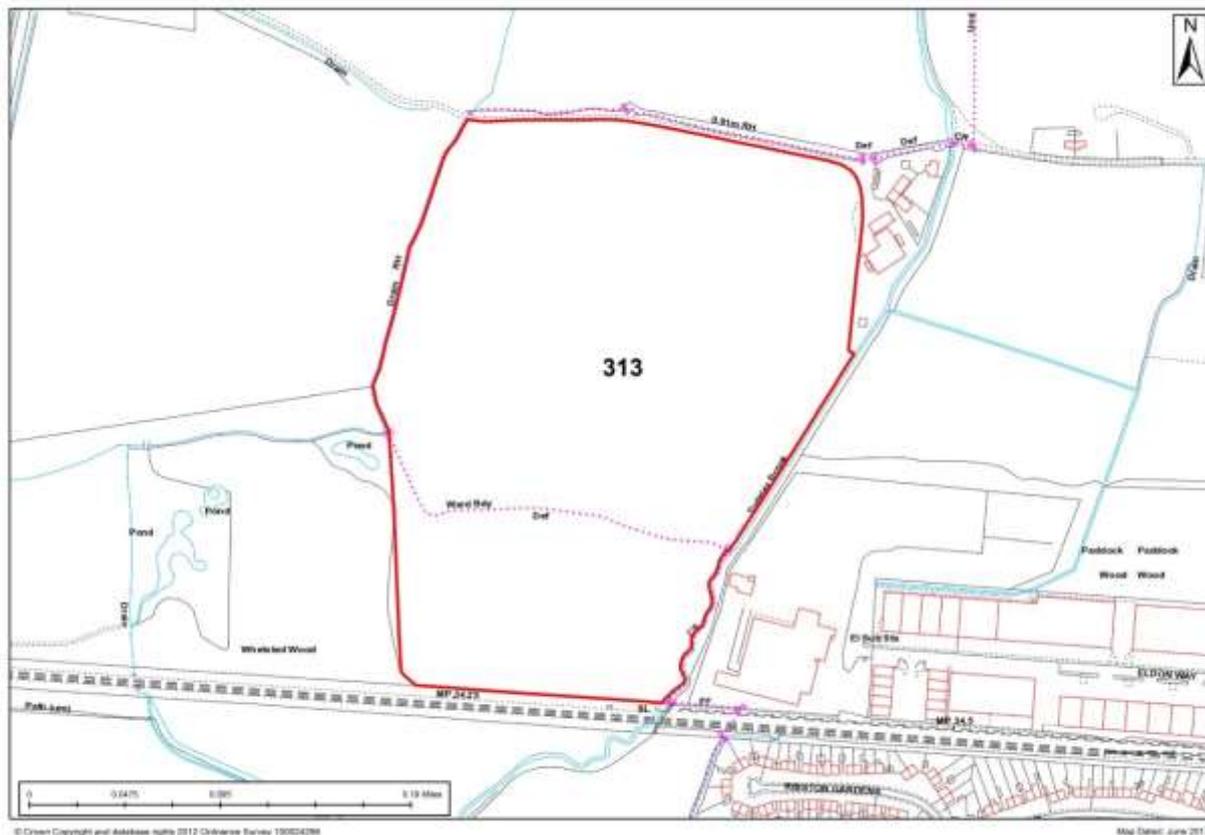
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.05
Developable area (ha):	0.05
Site type:	PDL site inside the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	The site is in use as the Paddock Wood Day Centre. The Day Centre is a single storey building that occupies a significant proportion of the footprint of the site. The site is adjoined by

	residential uses, commercial and retail uses. The boundaries of the site consist of hedging adjacent to the Commercial Road frontage and along the northern boundary. The site has an open boundary to the south. There is access to the site from the car park entrance off Commercial Road that serves the Day Centre and the residential uses that adjoin it. Pedestrian access can be gained to the site from Commercial Road. The site is flat. The site is exposed from Commercial Road.
Suitability:	This PDL site inside the LBD is considered to be a suitable site, however it is a small site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered to be suitable for built development however due to its small size it is considered unsuitable as a potential site allocation.
Reason:	This site is a PDL site inside the LBD with pedestrian access to the centre of Paddock Wood. As such this is a sustainable site. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 313 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Eastlands, Paddock Wood, Kent

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	14.22
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site part adjacent, mostly in proximity to LBD
Potential site use:	Mixed including residential.
Potential yield if residential:	c.3600 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB Component Part: Historic Routeways Roads; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Late 20th century; Contaminated Land (Works unspecified use (medium)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;

	Green Belt considerations; Highway issues; Cross boundary issues
Site Description:	The site is a managed arable greenfield which appears to be in agricultural use. There are no existing buildings on the site. There are adjacent agricultural buildings and a farmhouse. The site is adjoined by fields, agricultural buildings to the east and commercial to the south. The boundaries consist of trees and hedging. The boundary to the north is more open alongside the access track. There is an access track alongside the northern edge of the site; however, there appears to be no formal vehicular access to the site. There is an access track and Public Rights of Way alongside the northern side of the site. The site is flat. The site is largely exposed.
Suitability:	<p>This site is considered suitable for allocation. It is in close proximity to the LBD and well connected to the existing settlement, and therefore sustainable in this context. In conjunction with other sites, it is considered suitable for allocation and is likely to be sustainable in this context.</p> <p>The site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Review Study (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p>
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available and in single ownership. It is considered that this site could be delivered within the Local Plan period
Sustainability Assessment:	Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.

Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

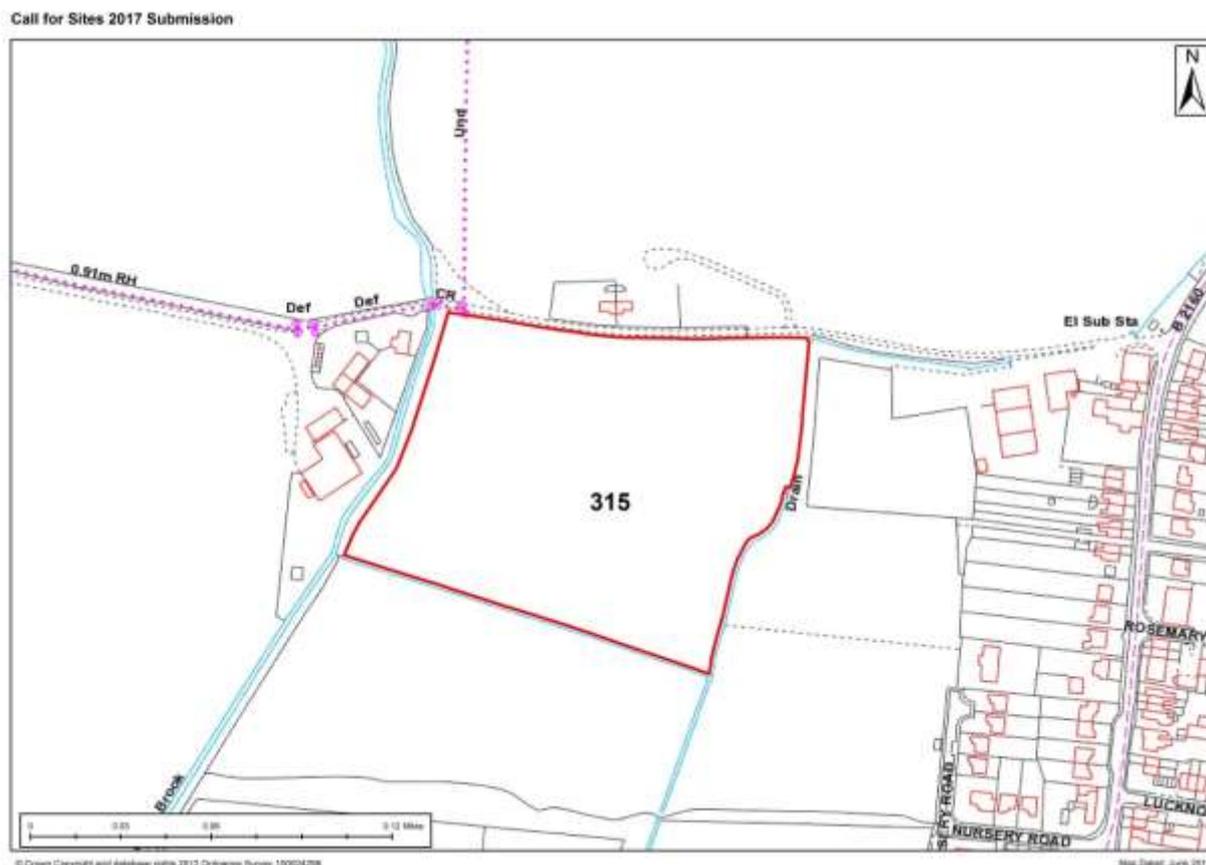
The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

	<p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>This site is part adjacent to, mostly in proximity of the LBD. It is likely to be sustainable in this context. It would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions for the strategic expansion of the settlement.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable.</p>

Site Reference: 315 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Eastland Cottages, Maidstone Road, Paddock Wood, Kent



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	3.16
Developable area (ha):	Subject to masterplanning.
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and / or economic
Potential yield if residential:	c. 3,600 in conjunction with other sites forming wider site allocation
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Early 20th century; Contaminated Land (Unknown filled ground (medium)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;

	Green Belt considerations; Highway matters; Cross boundary issues
Site Description:	The site is a greenfield site. There are no existing buildings on the site. Adjoined by some residential use, fields, shared driveway to the north, commercial use and woodland. Site boundaries comprise mostly trees and hedging including leylandii to the western edge. There is a woodland parcel to the south. Lack of formal access but has a frontage with shared access road. Appears lacking. There are no Public Rights of Way on the site. The site is generally flat. The site is screened by hedging along shared access road. It is a more exposed further west. The site is screened by hedging along shared access road. It is more exposed further west.
Suitability:	The site is suitable. It is located in close proximity to the LBD, and whilst Green Belt land, if exceptional circumstances can be identified this site would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions for the strategic expansion of the settlement.
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available and in single ownership. It is considered that this site could be delivered within the Local Plan period
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p>

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

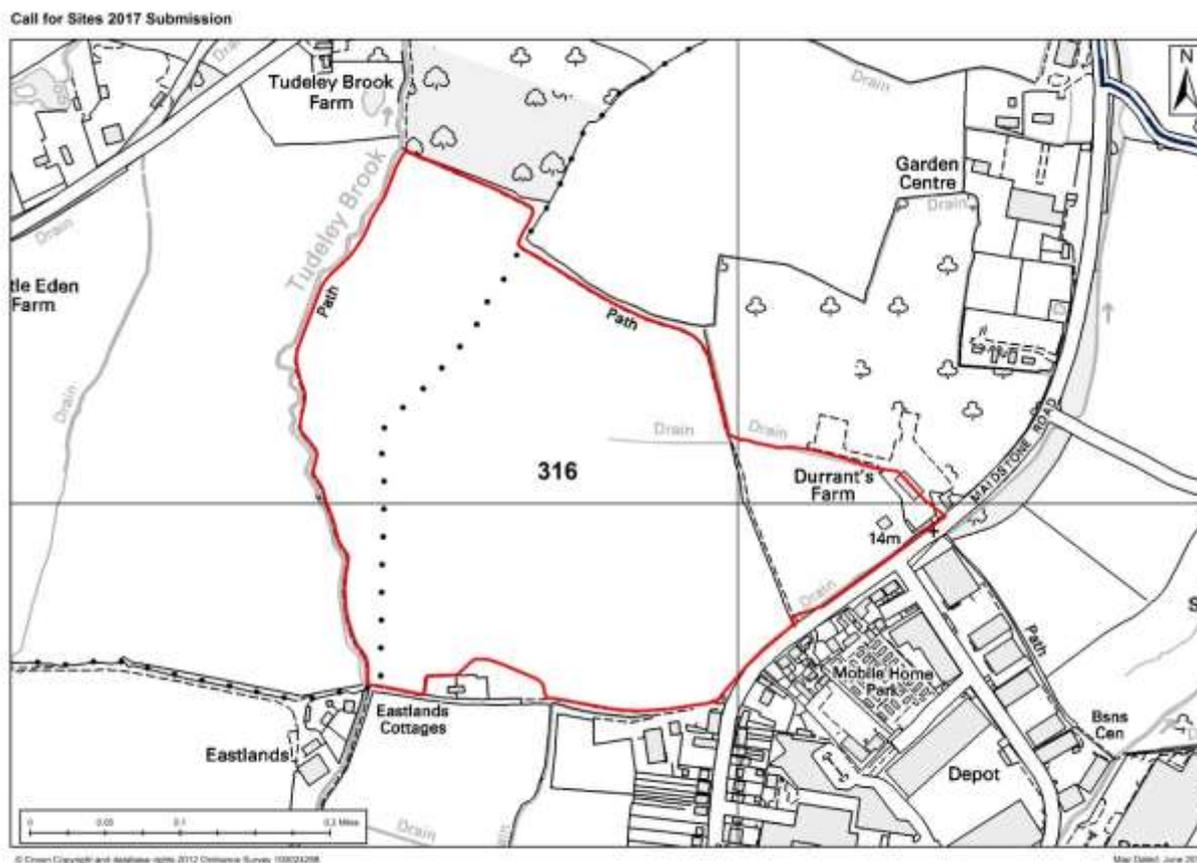
Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials

	<p>more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site is in proximity of the LBD. It is likely to be sustainable in this context. In conjunction with other sites, it is considered suitable for allocation and is likely to be sustainable in this context.

Site Reference: 316 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the south of Tudeley Brook Farm, Paddock Wood, Kent



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	23.70
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably mixed use including residential
Potential yield if residential:	c. 3,600 in conjunction with other sites forming wider site allocation
Issues to consider:	TPO; Transport Infrastructure: PRow; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential;

	<p>ALC: GRADE 3; LCA: Low Weald Farmland; Green Belt considerations; Highways issues; Cross boundary issues</p>
Site Description:	<p>The site is a managed greenfield site. There are no existing buildings on the site. There is adjoining commercial use and other green parcels of land. The site boundaries consist of hedging and trees. The southern boundary is more open alongside the restricted byway. Access is from a shared access road off Maidstone Road There is pedestrian access to the site along the shared drive, however there is currently no made footpath on to the site. There is a restricted byway alongside the access road to the site. The site is flat. The site is largely exposed.</p>
Suitability:	<p>This site is considered suitable for allocation. It lies adjacent to the LBD with access from Maidstone Road. In conjunction with other sites, it is considered suitable for allocation and is likely to be sustainable in this context.</p> <p>The site is Green Belt, and whilst there is national policy protection for the Green Belt, the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Review Study (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is a suitable site which is available and in single ownership. It is considered that this site could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p>

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

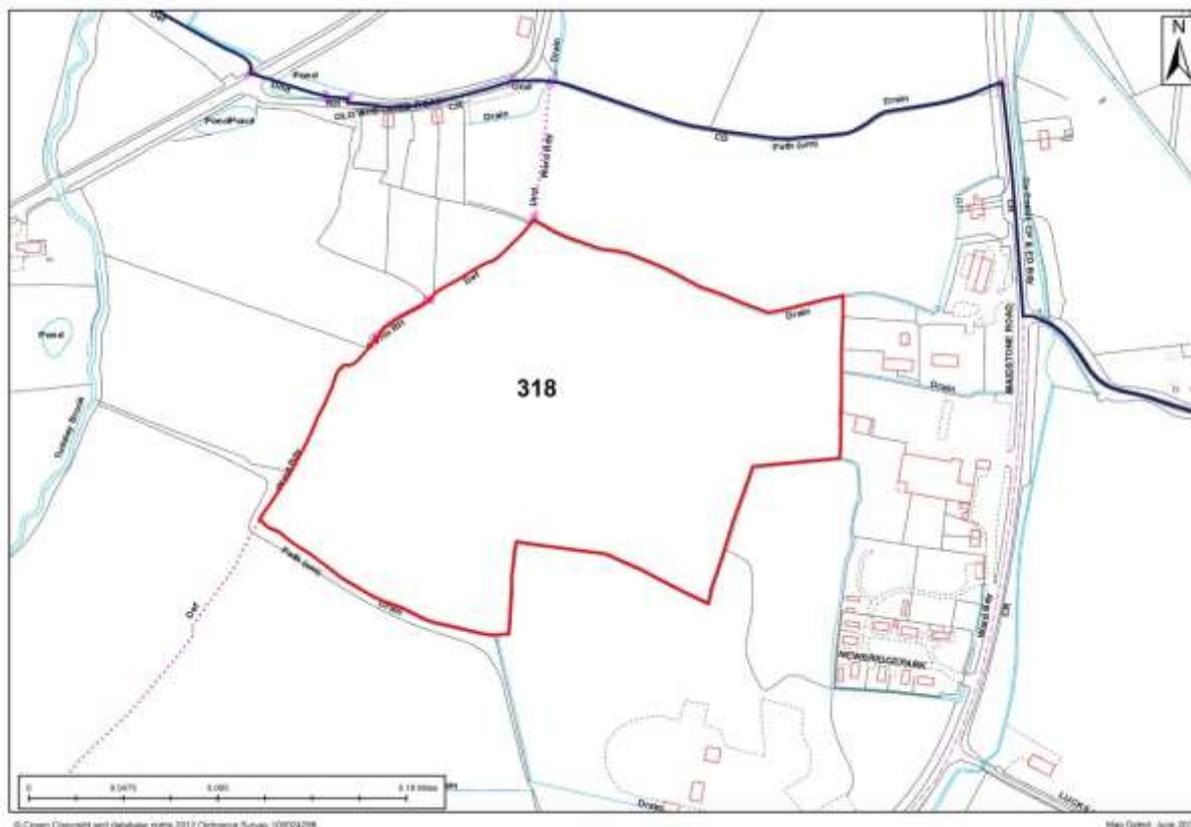
Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the

	<p>release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation. Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site is in proximity of the LBD. It is likely to be sustainable in this context. Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood.

Site Reference: 318 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the north of Durrant's Farm, Maidstone Road, Paddock Wood, Kent

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	9.68
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site detached from LBD
Potential site use:	Site has been assessed for development potential, notably mixed use including residential
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues;

	Cross boundary issues
Site Description:	This site is currently an agricultural field with no existing buildings on site. Adjacent land uses are mainly open fields with possible commercial use to east. Boundaries mostly comprise trees and hedging but are open in parts. Vehicle access undetermined. Pedestrian access is lacking although there are pavements further east along Maidstone Road. There is also a footpath adjacent to the south of the site. The site is generally flat. The site is part exposed/part enclosed.
Suitability:	This site is considered suitable for allocation in conjunction with other sites, for a strategic extension to the settlement. This will overcome the relative remoteness of the site from roads and the existing settlement.
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available and in single ownership. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p>

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.

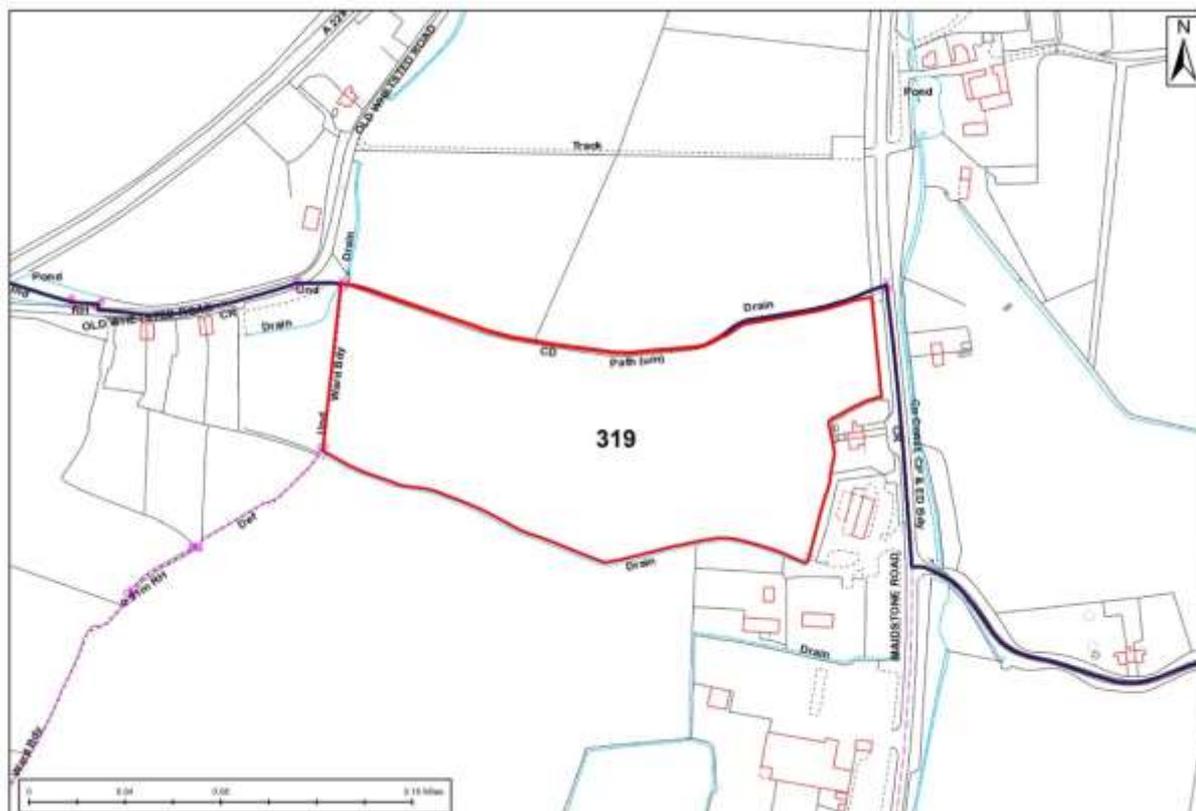
Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).

	A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site is considered sustainable when combined with other site submissions to for the strategic expansion of the settlement.

Site Reference: 319 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land adjacent to Leys Cottages, Maidstone Road, Paddock Wood, Kent

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	4.72
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site detached from LBD
Potential site use:	Site has been assessed for development potential, notably mixed use including residential
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Boundary Lost 76-100%, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues;

	Cross boundary issues
Site Description:	This site is currently an agricultural field in arable use with no existing buildings on the site. The site is adjoined by fields, a bit of commercial use and another small parcel of greenfield. The site boundaries are mostly hedging and trees. The boundary with the smaller parcel of land to the west is more exposed, comprising a wire and post fence. There is currently a lack of vehicular access to the site. There is currently a lack of pedestrian access to the site. The site is generally flat. The site is largely enclosed by other parcels of land.
Suitability:	This site is considered suitable for allocation in conjunction with other sites, for a strategic extension to the settlement. This will overcome the relative remoteness of the site from roads and the existing settlement.
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available and in single ownership. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p>

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

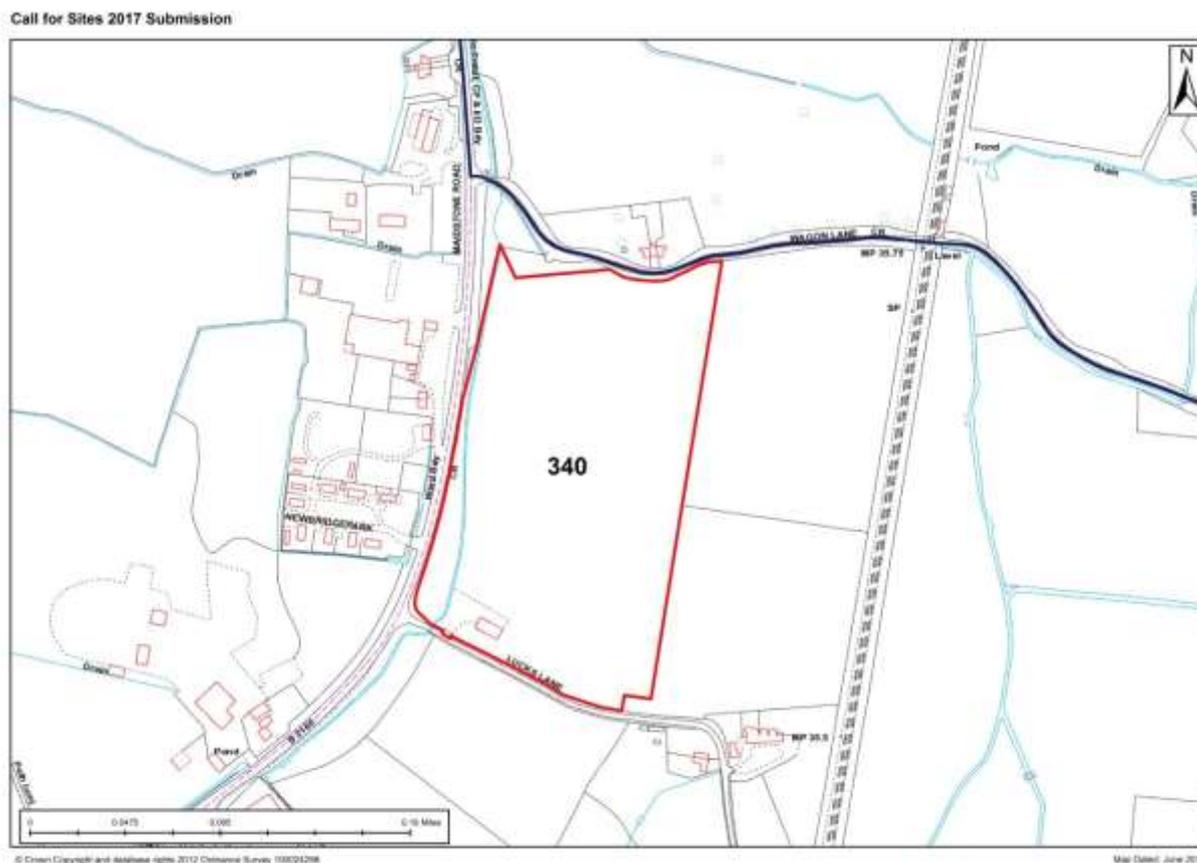
Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.

Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).

	A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site is considered sustainable when combined with other site submissions to for the strategic expansion of the settlement.

Site Reference: 340 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Kerylands Sale Field, Lucks Lane, Paddock Wood, Kent



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	6.23
Developable area (ha):	6.23
Site type:	Greenfield site detached from LBD
Potential site use:	Site has been assessed for development potential, notably economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early 21st century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues;

	Cross boundary issues
Site Description:	This site is currently agricultural with a sheep barn. Adjoining uses include Maidstone Road, with commercial uses to the West, residential, a mobile home park, and a field. Boundaries are primarily hedging with some internal boundary treatments including wire and post fencing as well as trees. There is a metal gate off Lucks Lane for potential vehicle access. However, there is a lack of pavements along Lucks Lane. This site is generally flat. Boundary hedging screens the site.
Suitability:	This site is considered suitable for economic uses. It provides good access and visibility from Maidstone Road, and Lucks Lane, and when considered alongside SHEELA Site 347 provides a natural extension to the existing economic area to the north of Paddock Wood. In conjunction with other sites, it is considered suitable for allocation and is likely to be sustainable in this context.
Availability:	Available Multiple ownership
Achievability:	This is a suitable site which is available and subject to ownership it is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial</p>

regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

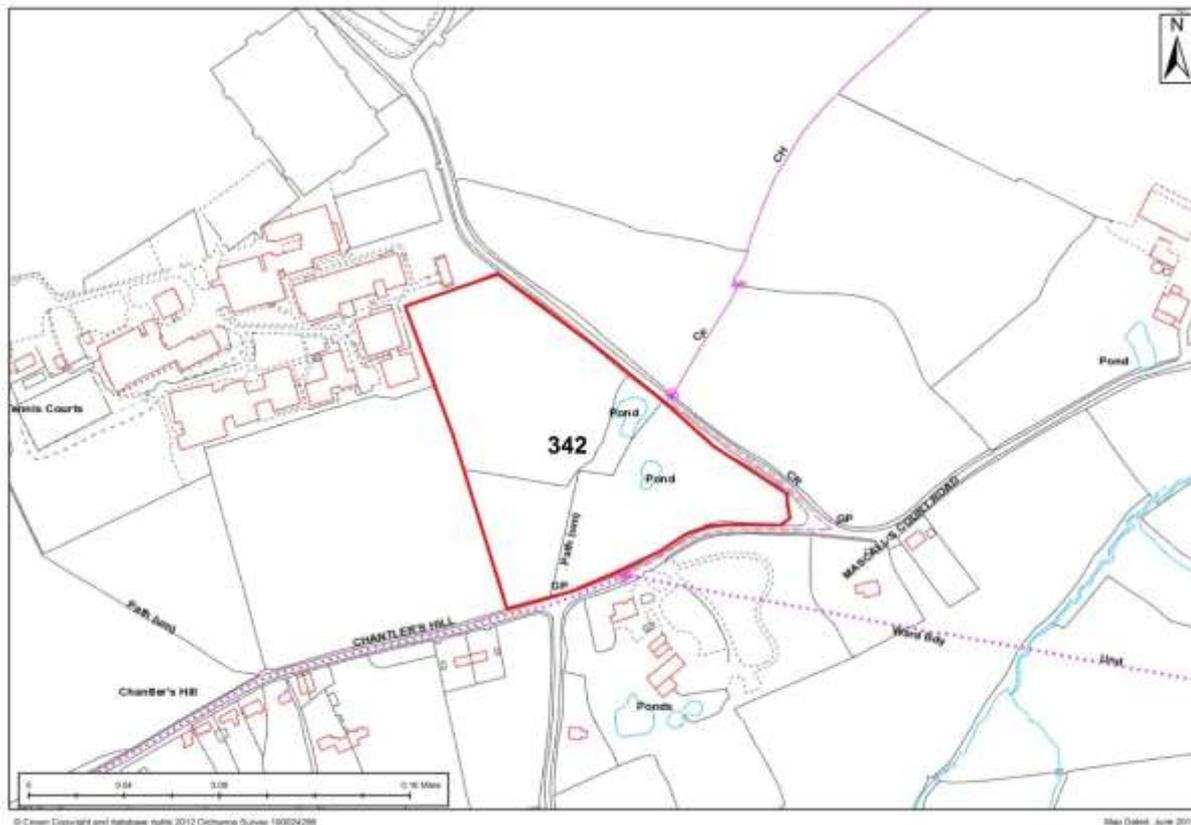
Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace

	<p>deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site, along with other site submissions, would form a logical extension to a key employment area, adjacent to the LBD, and as part of the strategic expansion of Paddock Wood.

Site Reference: 342 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land north of Chantlers Hill, Paddock Wood, Kent

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Outskirts of Paddock Wood
Gross area (ha):	2.95
Developable area (ha):	1.00
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for education use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: Ancient Woodland; Transport Infrastructure: PRoW; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues; Cross boundary issues;

<p>Site Description:</p>	<p>This site is currently a green field with no existing buildings. Adjoining uses include fields, a school, and some residential. The site boundaries are mainly comprised of trees, hedging and wire fencing. There is a metal gate fronting Chantlers Hill for possible vehicle access. However, there is a lack of pavement along Chantlers Hill. There is a Public Rights of Way through the site. There is a slight slope down towards Mascalls Court Road although is generally flat adjacent to Chantlers Hill. There are trees, hedging and ponds on the site. This site is also exposed.</p>
<p>Suitability:</p>	<p>This site is considered suitable to be allocated for education uses. It is located adjacent to an existing secondary school, so is well connected to facilitate an extension to the school over the plan period.</p>
<p>Availability:</p>	<p>Available Single ownership</p>
<p>Achievability:</p>	<p>This site is adjacent to an existing school and is considered it is suitable for educational use. It is available and is in single ownership. It is considered that this site could be delivered within the Local Plan period.</p>
<p>Sustainability Assessment:</p>	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing</p>

problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

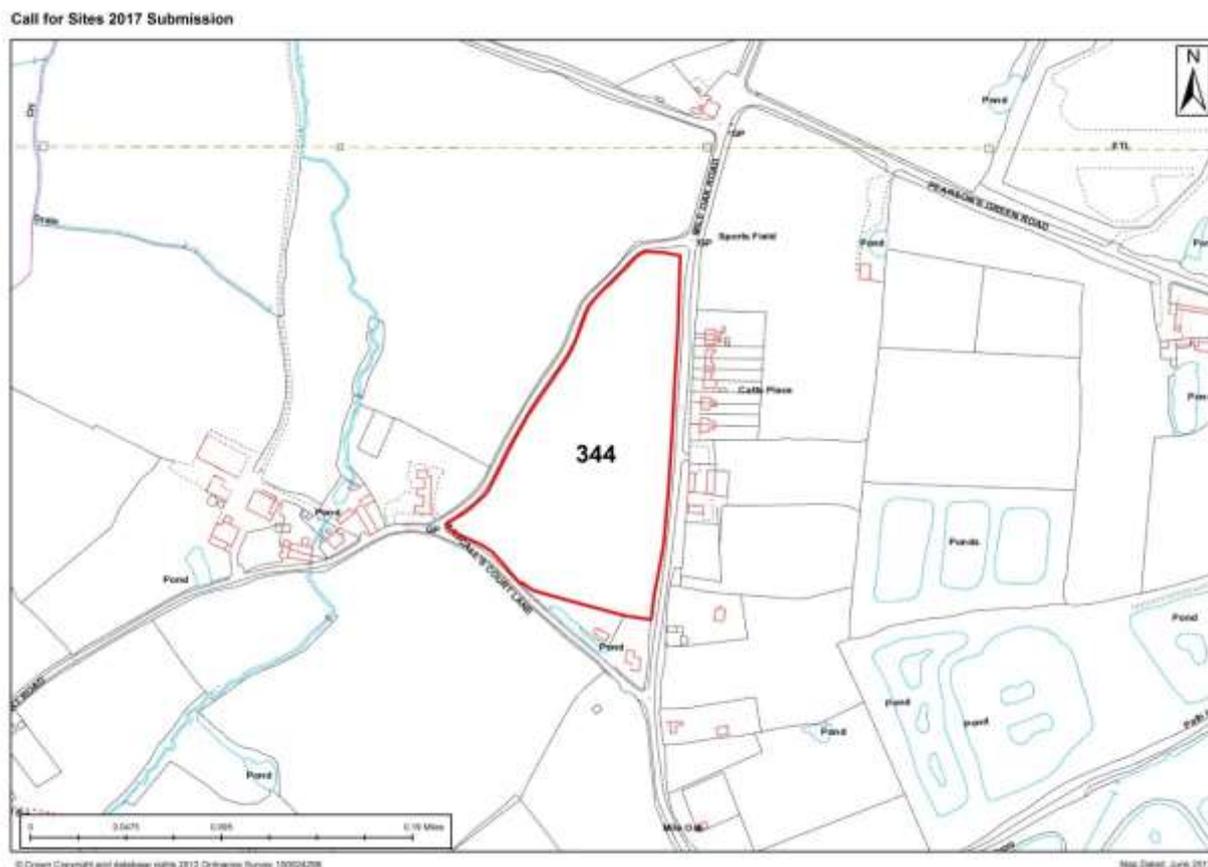
Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.

Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new

	<p>residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site in in proximity to the LBD and the centre of Paddock Wood. It is adjacent to an existing school and it sustainable in this context.

Site Reference: 344 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the east of Mascalls Court Road, Paddock Wood, Kent



Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	3.09
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site detached from LBD
Potential site use:	Site has been assessed for development potential, notably residential and commercial use.
Potential yield if residential:	c.3600 as part of wider allocation.
Issues to consider:	HLC Period: Boundary Lost 0-25%, Early 21st century; APA: Former site of Historic Farmstead - Mile Oak Farm; ALC: GRADE 3; LCA: Low Weald Farmland; Heritage – Rural setting of Listed Buildings; Cross boundary issues
Site Description:	This site is currently an agricultural field with no existing buildings

	<p>on site. Fields adjoin the site and there are also some residential properties. There is hedging along the boundaries of the site. There is a vehicle access in the corner of the site off Mascalls Court Road. However, there is a lack of pavement along Queen Street, Mascalls Court Road and Mascalls Court Lane. The site is generally flat.</p>
Suitability:	<p>This site is considered suitable for development in conjunction with other sites, for a strategic extension to the settlement. This will overcome the relative remoteness of the site from the existing LBD/</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is suitable in conjunction with other sites. It is available and is in single ownership. It is likely that this site could be delivered during the Local Plan period.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p>

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.

Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).

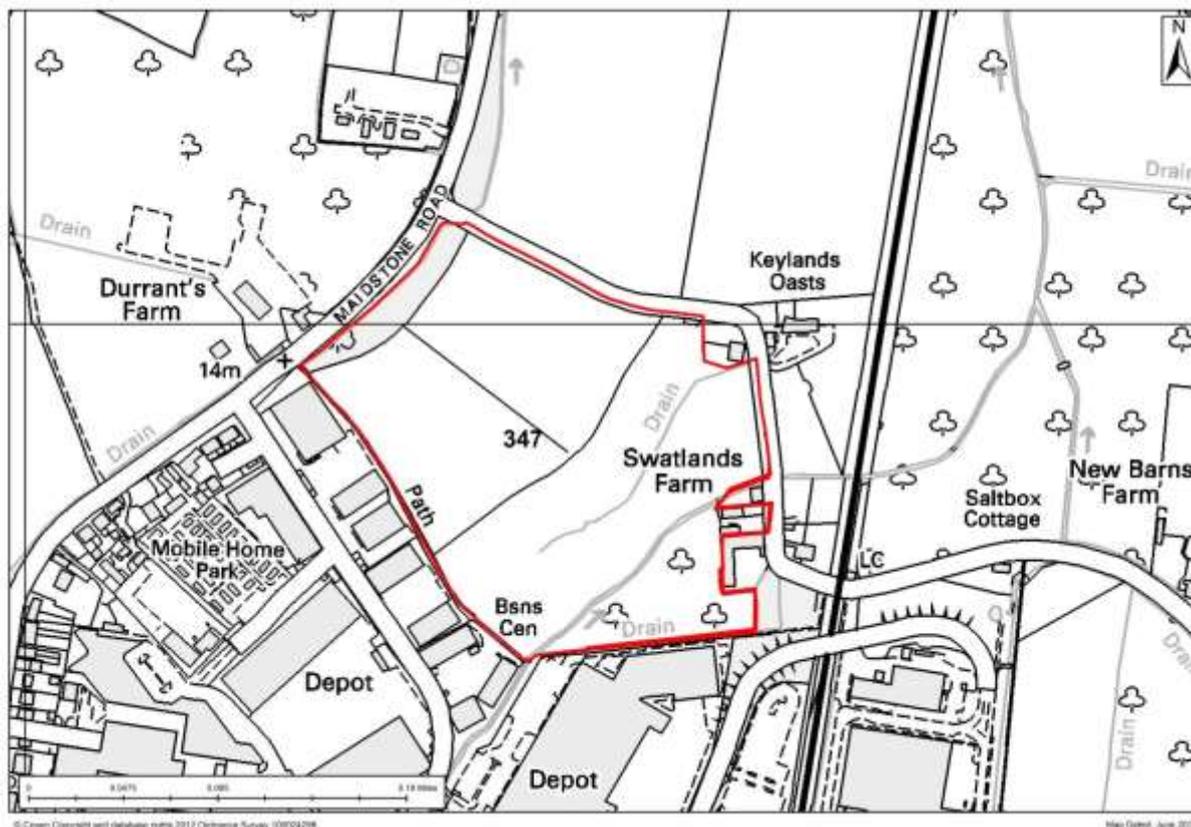
A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock

	Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	In conjunction with other sites, this site is considered sustainable to contribute to strategic development of the wider area of a site allocation.

Site Reference: 347 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Swatlands Farm, Lucks Lane, Paddock Wood, Tonbridge, Kent

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	8.56
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Transport Infrastructure: PRoW; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century; Contaminated Land (Depot and unknown filled ground); APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Low Weald Farmland; Heritage – Setting of Farmstead and Listed Building; Highway issues; Cross boundary issues
Site Description:	This site is currently a green agricultural field with some storage barns/oast houses adjacent to Lucks Lane. There is an Oast house and storage barns on site. Adjoining uses include residential, agricultural, and commercial along Lucks Lane and Maidstone Road. Boundaries are mainly comprised of hedging and post and wire fencing along Lucks Lane, with a tree belt and stream/post and wire fencing along Maidstone Road. There is vehicular access to buildings fronting Lucks Lane. However, there are no pavements in the vicinity including along Maidstone Road. There is a Public Right of Way that runs adjacent to the southern boundary of the site. The site is generally flat on the whole but drainage ditches/streams are present on the site which results in some local undulation. The site is enclosed along Maidstone Road but exposed to driveway.
Suitability:	This site is considered suitable for economic uses. It lies adjacent to the LBD, and immediately to the north of the existing key employment area in Paddock Wood. It has a frontage onto Maidstone Road and access from Lucks Lane, with good access to existing facilities and services in the settlement. It is considered a sustainable location for economic uses.
Availability:	Available Multiple ownership
Achievability:	This is a suitable site which is available. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with</p>

consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.

The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

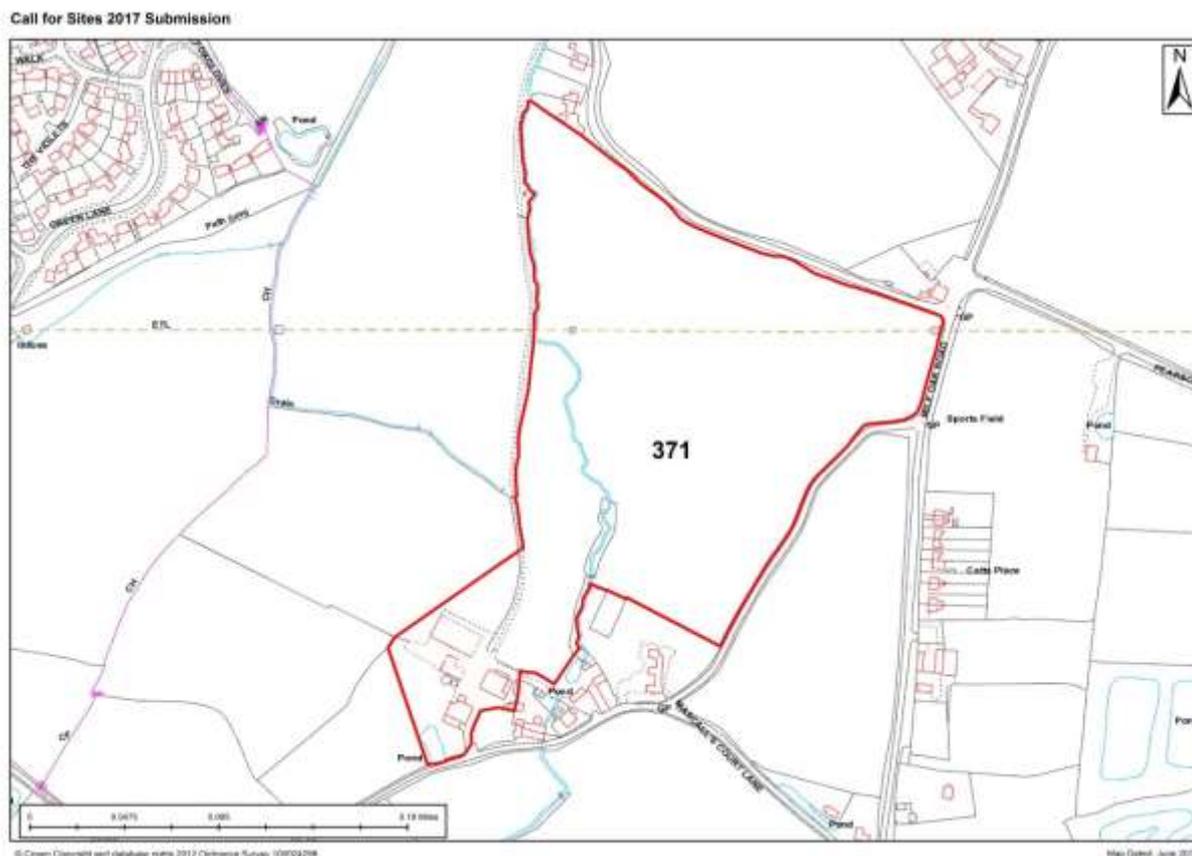
The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials

	<p>more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site would form a logical extension to a key employment area, adjacent to the LBD. It is well related to the existing settlement, and along with other submitted sites would form a logical strategic extension to Paddock Wood.

Site Reference: 371 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the north of Mascalls Court Road, Paddock Wood, Kent



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	10.06
Developable area (ha):	Subject to Masterplanning
Site type:	Mostly greenfield site with some PDL and other built development adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential
Potential yield if residential:	c.3600 in conjunction with other sites forming wider site allocation
Issues to consider:	Transport Infrastructure: PRoW; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Early modern; APA: Historic Farmstead - Mascalls court; ALC: GRADE 3; LCA: Low Weald Farmland;

	Cross boundary issues; Heritage issues (adjacent to listed buildings); Adjacent to existing Limits to Built Development
Site Description:	The southern portion of site contains 3 barns and buildings ancillary to farmyard/commercial uses. The majority of the site is a managed green field in agricultural use. The site is adjoined by a Public House, fields, sporadic residential with farm and commercial uses to the south. The boundaries of the site consist of mostly hedgerow along Mile Oak Road and Church Road. There is hedging along Mascalls Court Road. There is a possible drainage ditch/waterway in the southern area of the site/west. There is a drainage ditch along the site frontage with Church Road. Vehicular access can be gained into the farmyard through a metal gate and driveway on Mascall Court Lane. There are no pavements present along any adjacent roads, there is a footpath that runs through the site. There is a PROW running through the site. The site is primarily flat other than drainage ditches throughout the site. The site can be viewed in part from surrounding roads but is largely screened by hedgerows. The site is largely screened by hedgerows.
Suitability:	This site is located on the edge of Paddock Wood, and in conjunction with other sites is considered suitable for allocation, as it is likely to be sustainable in this context. It lies to the east of a development site with extant planning permission for 375 units, and forms a natural extension to the settlement in this regard.
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available and in single ownership. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more</p>

likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials

	<p>more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site lies adjacent to an existing allocation and would form a logical extension to that. In conjunction with other submitted sites, it is considered suitable for allocation for a strategic extension It is likely to be sustainable in this context.

Site Reference: 372

Site Address: Rhoden Yard, Lucks Lane, Paddock Wood, Kent



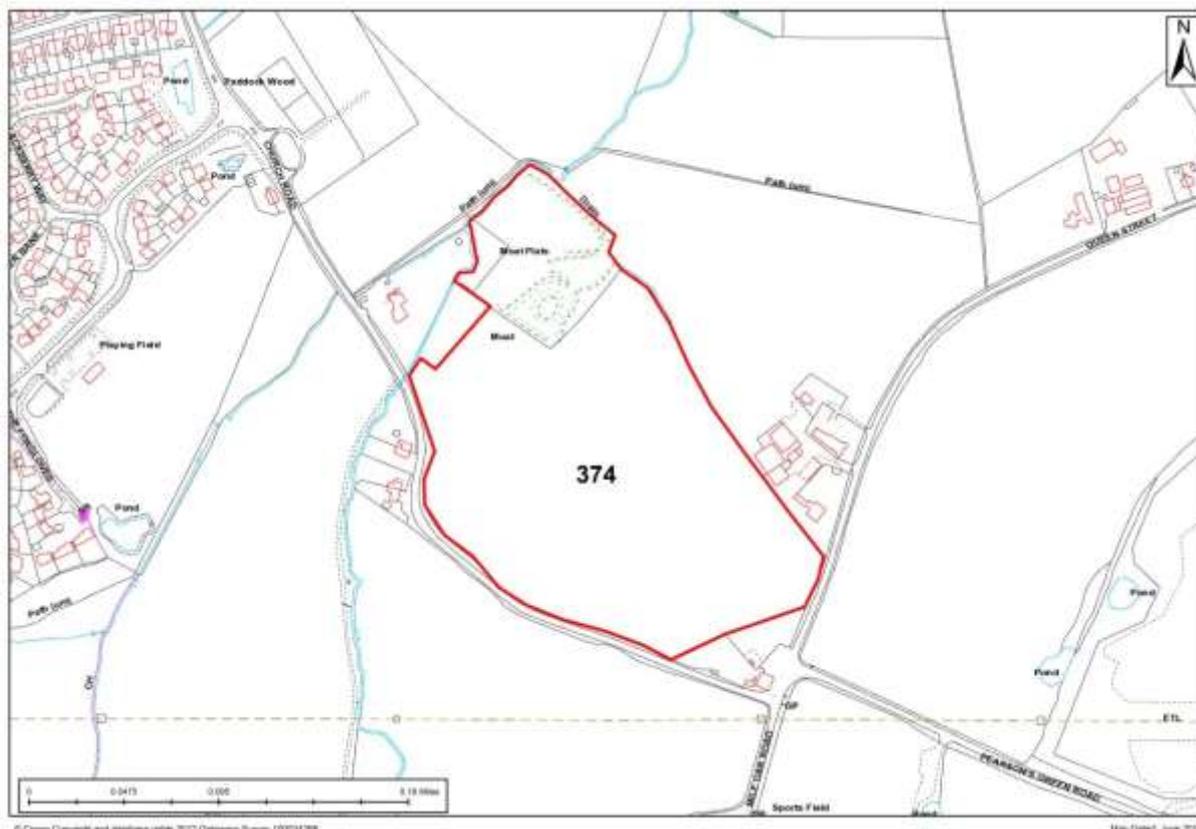
Parish:	Paddock Wood
Settlement:	Remote from settlement centre
Gross area (ha):	0.26
Developable area (ha):	0.24
Site type:	PDL site remote from LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early modern; APA: Historic Farmstead - Rhoden Farm; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	Commercial uses currently on site (welfare facility rental company Site Equip). Existing buildings include storage units and ancillary

	office buildings on site. Adjoining uses include residential and potential commercial along Lucks Lane. There is fencing along the boundary with the domestic property, but boundaries also include hedging. The site is open to the front of Lucks Lane with large metal gates. There is vehicle access through metal gates direct from Lucks Lane. However, there is a lack of pavement along Lucks Lane. There is a Public Right of Way to the west of the site. The site is flat. The site is generally exposed due to large gates.
Suitability:	Unsuitable: The yield is fewer than 10 units which is considered unsuitable for site allocation. Further the site is located away from an existing settlement, with limited access to key services and facilities. It is not considered sustainable in this regard.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a PDL site in a rural area. There is concern that this site would not be sustainable in this context. In addition, any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 374 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the north of Church Road and adjacent to Queen Street, Paddock Wood, Kent

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	7.45
Developable area (ha):	Subject to Masterplanning.
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation
Issues to consider:	TPO; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century; APA: Medieval moated site and enclosure - possible former site of Coptgrove Manor; ALC: GRADE 3; LCA: Low Weald Farmland

	<p>Highway issues; Cross boundary issues; Adjacent to existing Limits to Built Development (abuts at north west corner); Heritage issues (adjacent to listed buildings)</p>
Site Description:	<p>The site comprises a green agricultural field, which is managed. There are no existing buildings on the site. The site is adjoined by a Public house, sporadic residential properties and a farm and fields. The site boundaries consist of hedging mainly including trees to the southern boundary. There is a drainage ditch along the Church Road frontage of the site. The boundary with the adjacent Public House consists of a wire fence. The site has frontages along Church Road and Queen Street. There is a lack of vehicular access off Queen Street. However, there is an access into the field from Church Road, which is not a formal access. There is a lack of pavement along Church Road and Queen Street. There is a Public Right of Way to the south west of the site. The site is generally flat. The site is generally screened by a hedgerow along Church Road.</p>
Suitability:	<p>This site is located in part adjacent to the LBD, and adjoins existing development sites to the north and east which benefit from extant planning permission for the delivery of c. 675 units. It has access from Church Road, and along with other submitted sites, would form a logical extension to Paddock Wood and likely to be sustainable in this context.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>The site is suitable and available and is also in single ownership. It is considered that the site could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p>

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

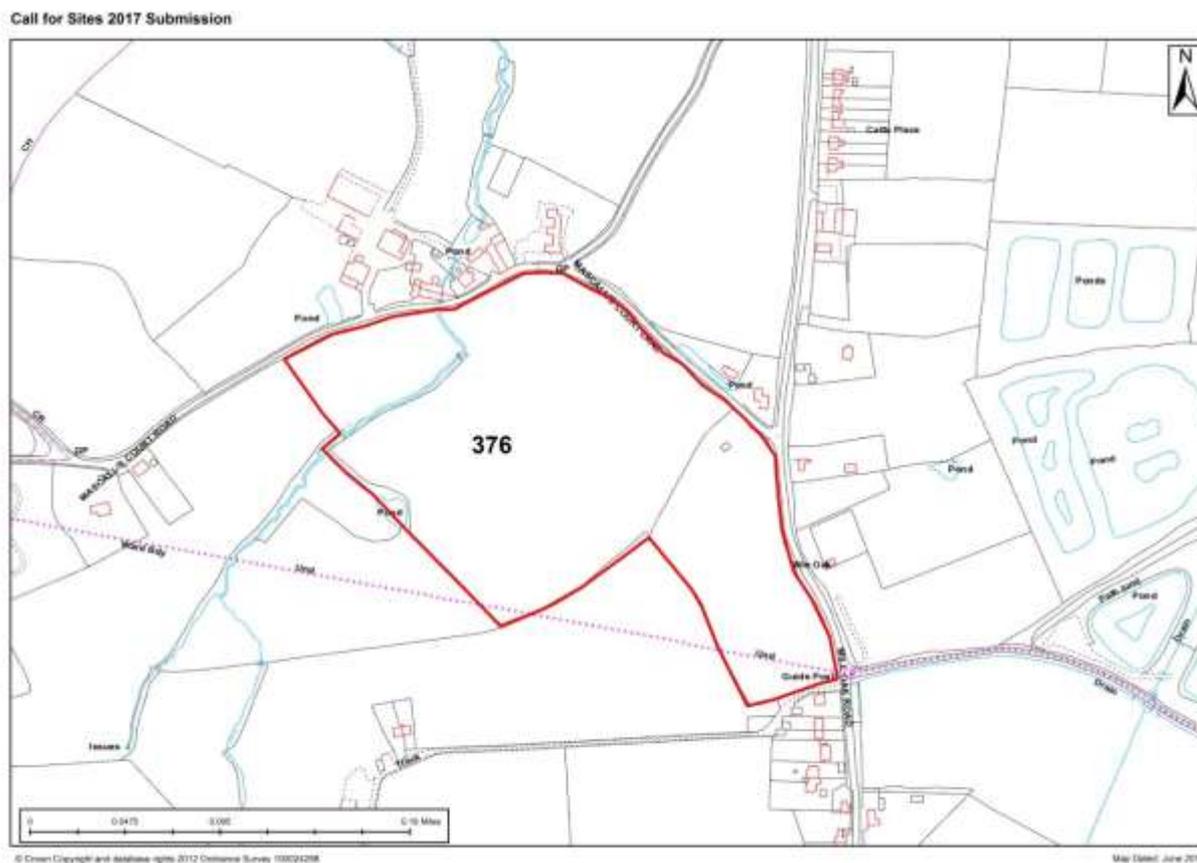
The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

	<p>The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is in proximity to the LBD and the centre of Paddock Wood. The site is likely to be sustainable in this context. It would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions for the strategic expansion of the settlement.

Site Reference: 376 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the south of Mascalls Court Lane, Paddock Wood, Kent



Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	7.92
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site detached from LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	c. 3,600 as part of wider allocation.
Issues to consider:	Transport Infrastructure: PRoW; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval; APA: Former site of Historic Farmstead - Mile Oak Farm; ALC: GRADE 3; LCA: Low Weald Farmland;

	Cross boundary issues
Site Description:	The site comprises orchard land and an agricultural field. There is an existing barn on the site. The site is adjoined by a farm, fields, and some residential properties. The boundaries are mostly comprised of hedging. There is a metal gate for vehicle access along the site frontage with Mascalls Court Lane. However, there is a lack of pavement along Mascalls Court Lane. There is a Public Right of Way through the site. The site is flat. The site is mostly enclosed.
Suitability:	This site is considered suitable for allocation in conjunction with other sites, for a strategic extension to the settlement. This will overcome the relative remoteness of the site from the existing settlement. The southern part of the site is more sensitive in design terms but the site could deliver development if this is considered in detail as part of any masterplanning.
Availability:	Available Single ownership
Achievability:	The site is suitable and available and is also in single ownership. It is considered that the site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas</p>

of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

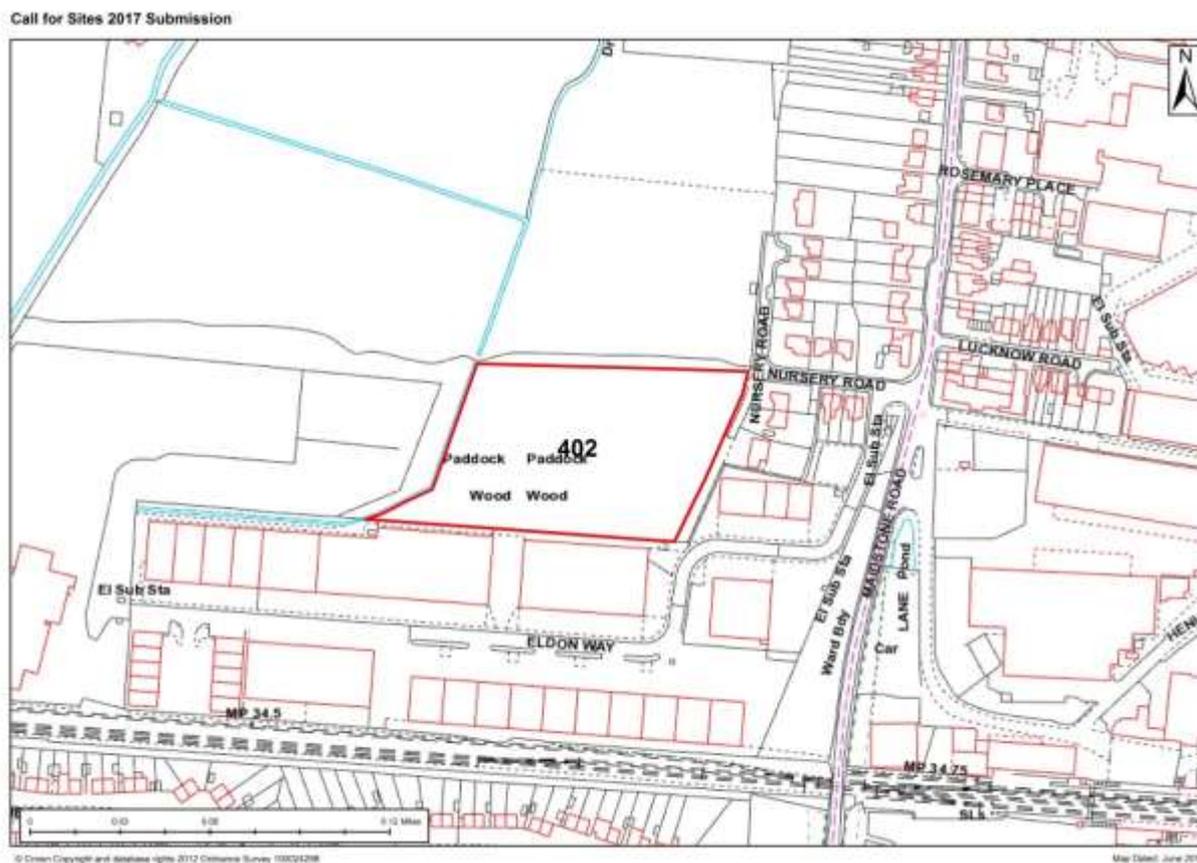
The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace

	<p>deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	In conjunction with other sites, this site may contribute to strategic development of the wider area of a site allocation.

Site Reference: 402 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land west of Maidstone Road and north of Eldon Way, Paddock Wood, Kent



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	1.32
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and / or economic
Potential yield if residential:	c. 3,600 in conjunction with other sites forming wider site allocation
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Early 20th century, Late 20th century; Contaminated Land (Works unspecified use (medium)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;

	Cross boundary issues
Site Description:	The site features an overgrown area indicated as sports ground. The site is adjoined by residential properties along Maidstone Road and industrial uses at Eldon Way to the south. To the north of the site there is an area of woodland. The boundaries of the site comprise a mix of hedging and trees, the boundary to the north is open to the area of woodland. There are domestic boundary treatments in areas. Drainage channels and culverts exist within the site. There is currently no formal vehicular access serving the whole site. There are informal green footpaths running to the north of the site and there is a Public Right of Way – in proximity to the site. There are pavements located adjacent to the site along Nursery Road. The site is generally flat.
Suitability:	This site lies immediately to the north of the LBD and existing industrial uses at Eldon Way. Whilst access is limited, it is considered suitable in conjunction with other submitted sites to deliver a strategic expansion to Paddock Wood. Existing pedestrian links to the town centre are good with a public right of way in proximity to the site.
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available and in single ownership. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p>

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as

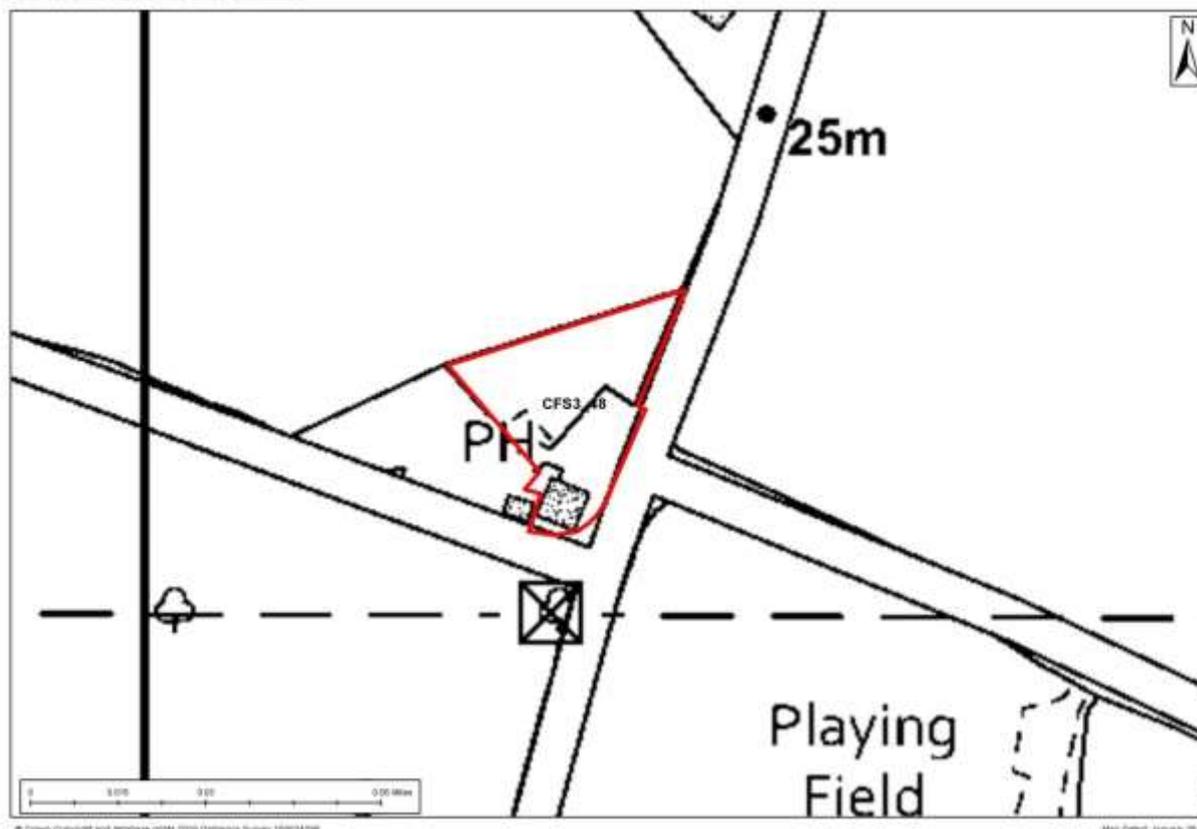
	<p>part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site is adjacent to the LBD and likely to be sustainable in this context. It would form a logical extension of the LBD for Paddock Wood, and is suitable in conjunction with other site submissions for the strategic expansion of the settlement.

	<p>are no existing buildings on the site. Adjacent uses include green fields, a railway line, a public house, some residential, and solar panels. The boundaries are mostly comprised of hedging and some trees. This site is adjacent to Queen Street and part Pearsons Green Road. There is a lack of pavement along Queen Street and Pearsons Green Road. There are Public Rights of Way adjacent to the west. The site has a generally flat topography. This site is generally enclosed. There are electricity pylons, telegraph poles within the site.</p>
Suitability:	<p>This site is considered suitable for allocation in conjunction with other sites, for a strategic extension to the settlement. This will overcome the relative remoteness of the site from the existing settlement.</p>
Availability:	<p>Unavailable This site was submitted as part of the Call for Sites but in the interim period the site is no longer available. Single ownership</p>
Achievability:	<p>Availability of the site is now uncertain and therefore it is not considered that the site could be delivered during the Local Plan period.</p>
Sustainability Assessment:	<p>This is a large site with capacity for significant benefits to the housing objective. The Water score scores negatively to reflect the areas of flood zone 2 and 3 in the north. The travel, air and equality objectives reflect the distance to the town centre and facilities. The narrow shape of the site makes it an inefficient use of land.</p>
Conclusion:	<p>Site is unsuitable as a potential Local Plan allocation.</p>
Reason:	<p>In conjunction with other sites, this site may contribute to strategic development of the wider area of a site allocation. However, the site is unavailable and therefore it is not appropriate to include it as an allocation.</p>

Site Reference: Late site 48 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Elm Tree Public House, Mile Oak Road

Call for Sites Additional Sites Submitted



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.21
Developable area (ha):	Subject to masterplanning
Site type:	Mostly PDL site detached from existing Limits to Built Development
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	c.3,600 in conjunction with other sites forming wider site allocation
Issues to consider:	HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Cross boundary issues; As at 01 April 2020, site includes recent completed scheme 19/00204/FULL for 2 dwellings

<p>Site Description:</p>	<p>This site includes the Elm Tree Public House and its surrounding area of hardstanding, along with a parcel of undeveloped greenfield land, located on the junction of Church Road with Queen Street and Mile Oak Road.</p> <p>The site fronts onto Queen Street/Mile Oak Road and is flat in character. There is a lack of pavement along these roads and Church Road also in the proximity of the site.</p> <p>The site adjoins agricultural fields and orchards and there are sporadic residential and commercial uses in the locality. There is a residential dwelling immediately adjacent to the west with what appears to be a commercial operation.</p>
<p>Suitability:</p>	<p>The site is PDL, and whilst detached from the existing LBD is considered suitable for allocation in conjunction with other sites to form a strategic extension to Paddock Wood. The site has good access from both Queen Street and Mile Oak Road.</p>
<p>Availability:</p>	<p>Available Single ownership</p>
<p>Achievability:</p>	<p>The site is suitable as a potential allocation in conjunction with other sites. It is available and is in single ownership. It is considered that the site could be delivered during the Local Plan period</p>
<p>Sustainability Assessment:</p>	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial</p>

regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

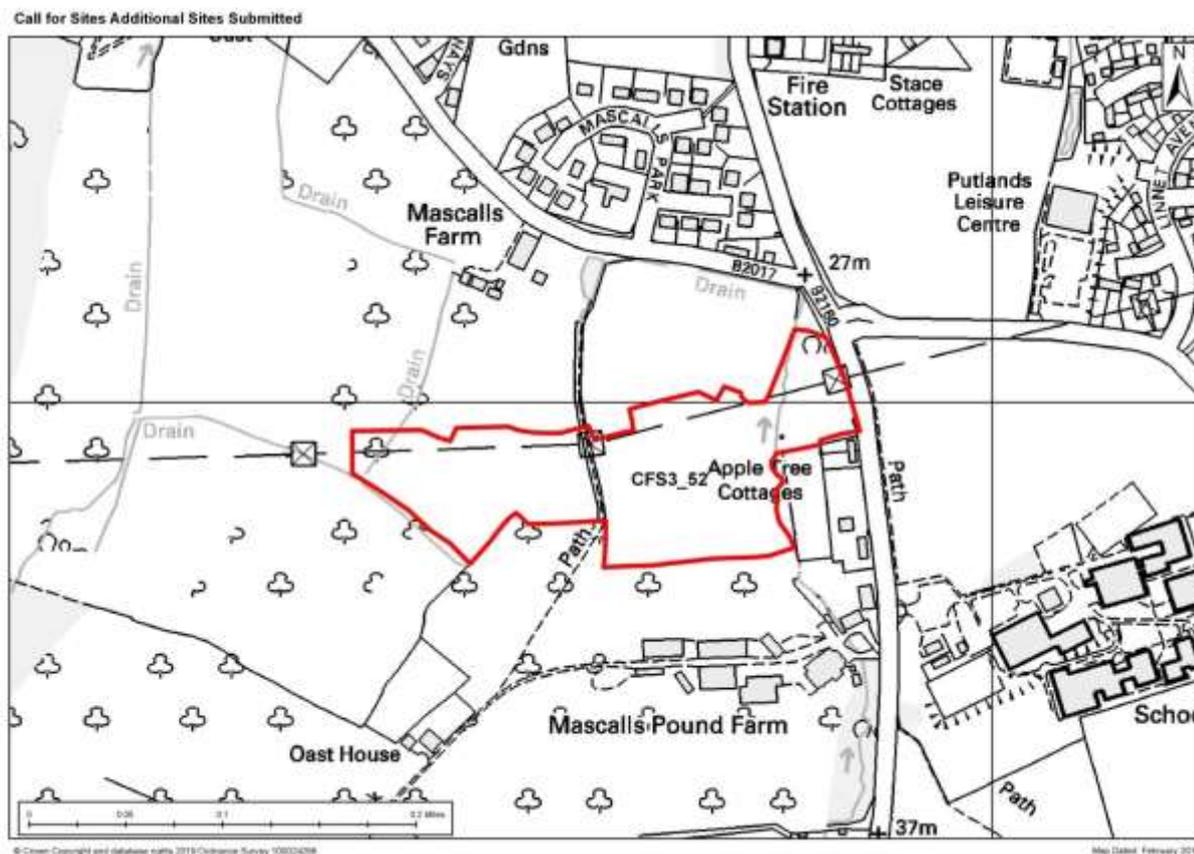
The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials

	<p>more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is a PDL site and in conjunction with other submitted sites would form a sustainable allocation for the strategic extension to Paddock Wood, providing an opportunity for good connections to key services and facilities. The site is likely to be sustainable in this context.

Site Reference: Late site 52

Site Address: Land at Mascalls Farm, Badsell Road, Paddock Wood



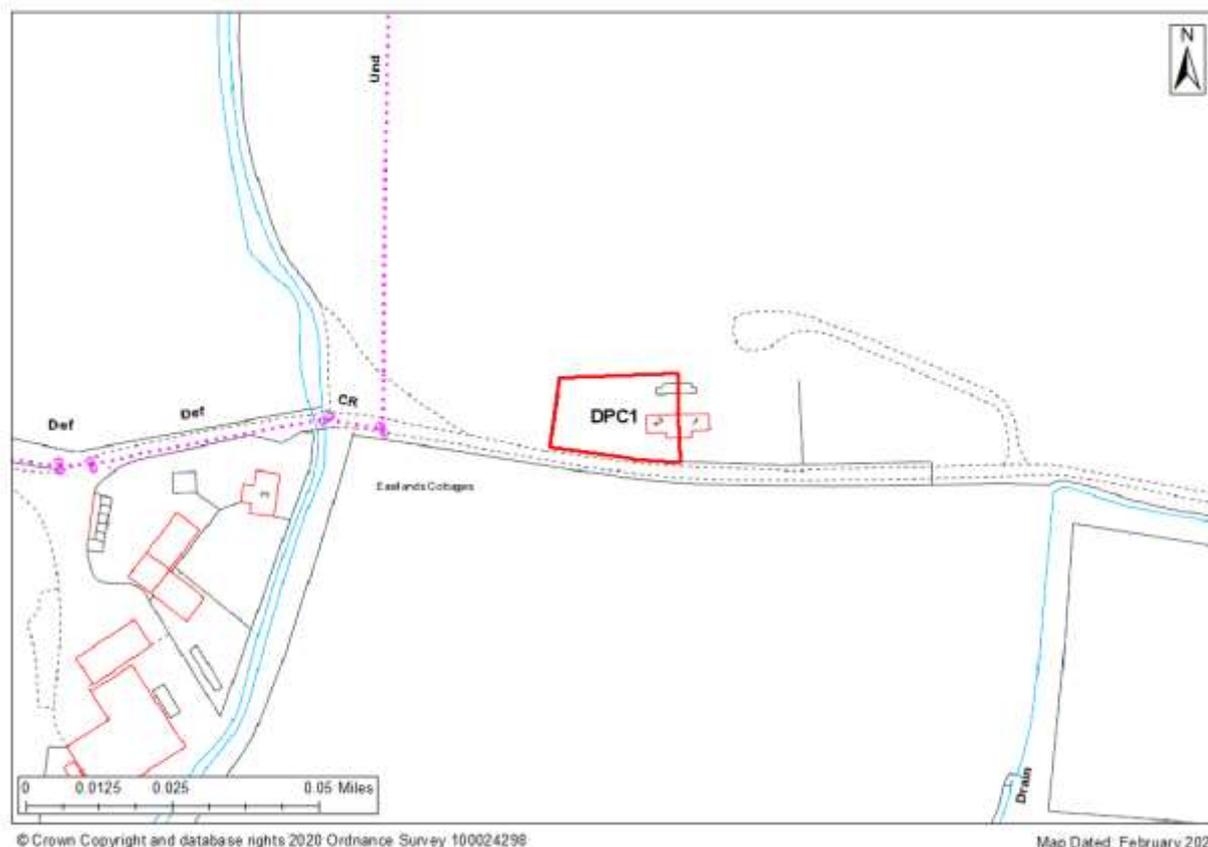
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	4.01
Developable area (ha):	3.95
Site type:	Greenfield site within the existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	413 in conjunction with other site forming wider site allocation
Issues to consider:	TPO; Transport Infrastructure: PRoW; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt, Low Weald Farmland;

	As at 01 April 2020, site includes part of extant planning permission 17/03480/FULL for 309 dwellings
Site Description:	The site forms part of a larger site that is bounded by Badsell Road to the north, to which there is currently vehicular access, and Maidstone Road to the east. This site has a frontage with Maidstone Road. The site consists of an agricultural field. It lies adjacent to the remainder of the larger site which is currently under construction for residential development, having been granted planning consent (17/03480/FULL – the site being included in this previous planning consent). The site adjoins some residential properties and Paddock Wood Athletics track is located to the north east.
Suitability:	Suitable: The site forms an appropriate extension to an established housing development site, with shared access and on site infrastructure. Fairly well connected to the existing settlement of Paddock Wood.
Availability:	Available Single Ownership
Achievability:	This site is part of a larger site that has extant planning permission and on which construction has commenced as at 01 April 2020. This site was to be retained as agricultural use due to constraints to development arising from the presence of overhead cables. These are now to be removed, freeing up development potential of the site. It is therefore now considered to be a suitable site, which is available. It is considered that the site could be delivered within the Local Plan period.
Sustainability Assessment:	This site has a range of positive and negative scores. Increased pressure that the new residents would put on the local primary school is negated somewhat by the construction of a new primary school opposite Mascalls Secondary school (construction started in 2019). The relatively large numbers of dwellings here mean increased pressure on water supplies negates the benefits created by improving drainage and flooding on site. Air quality impacts are improved by the connectivity with PW and thus reduced need for private vehicles, but still remain slightly negative overall as private car use is still likely in this edge of semi-rural settlement location. It is expected that recreational pressure will occur on the adjacent Local Nature Reserve. Overall, the development represents a significant change to the setting of the historic landscape. 2020 MGB Study: Overall Harm Rating is Very Low. However, site still represents a large loss of greenfield land.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site is part of a larger site that has planning permission and on which construction has commenced as at 01 April 2020. Commitment to remove the overhead cables has overcome a previous development constraint. The site is inside the LBD of Paddock Wood and is sustainable in this context.

Site Reference: DPC1

Site Address: 2 Eastland Cottages, Maidstone Road

New Site Submission (not assessed as part of 2019 SHELAA)



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.08
Developable area (ha):	0.07
Site type:	PDL outside of the LBD.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	2
Issues to consider:	Flood Zone 2; Flood Zone 3; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	The site comprises a residential cottage to the east, and open fields surrounding the rest of the site. The cottage is semi-detached and the other property is not part of the site boundary. Site bounded by large hedgerows, and has a frontage onto

	Maidstone Road. Vehicular access is from Maidstone Road; there are no pedestrian footways.
Suitability:	The site is isolation would not yield more than 10 units so it is unsuitable for allocation. It has not been considered suitable with other sites surrounding the site as part of the strategic allocation for the extension to Paddock Wood as the other dwelling attached to this has not be identified as available.
Availability:	Available. Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space</p>

and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

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The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.

Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).

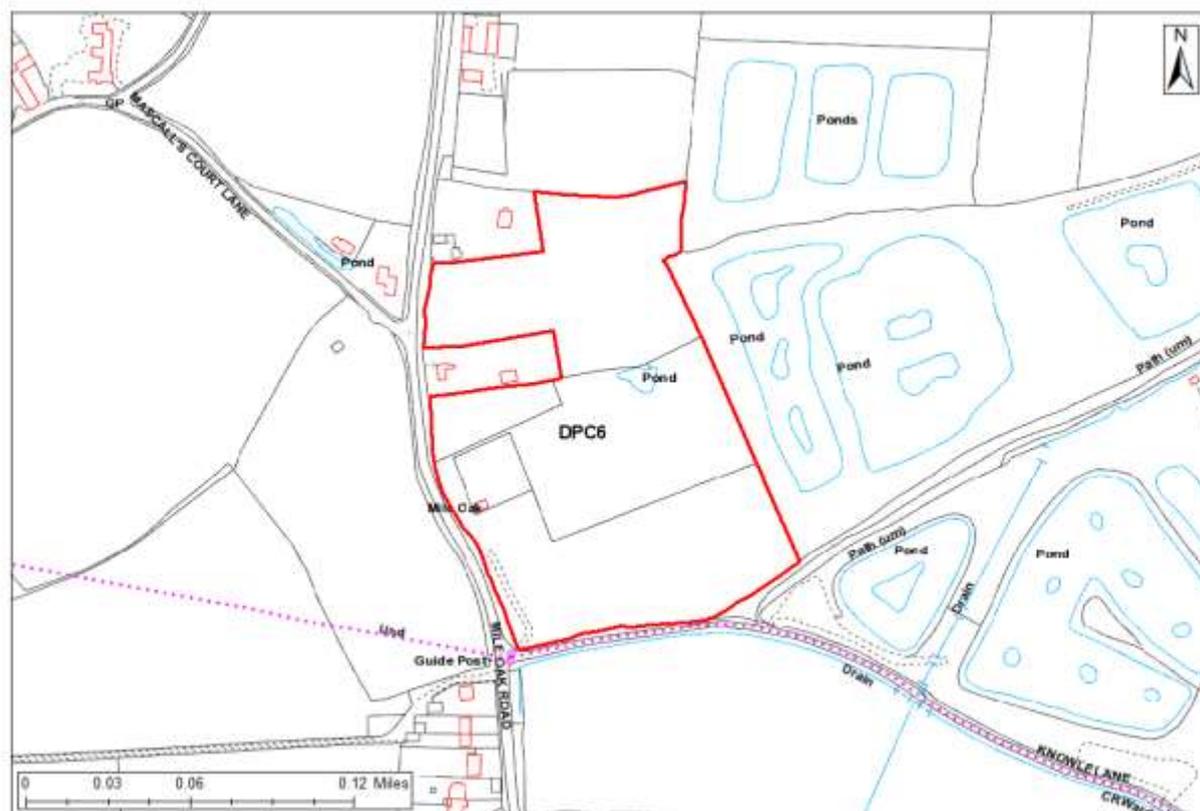
A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the

	key justifications for the proposed release of this Green Belt land on the west side of the settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation. .
Reason:	The site is considered unsuitable as a potential site allocation. In isolation the site is too small for allocation. It has not been considered with other sites as part of the strategic allocation as it is only one half of a semi-detached dwelling and the other dwelling has not been put forward as available.

Site Reference: DPC6

Site Address: Land at Mile Oak Road & Knowle Road, Paddock Wood

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

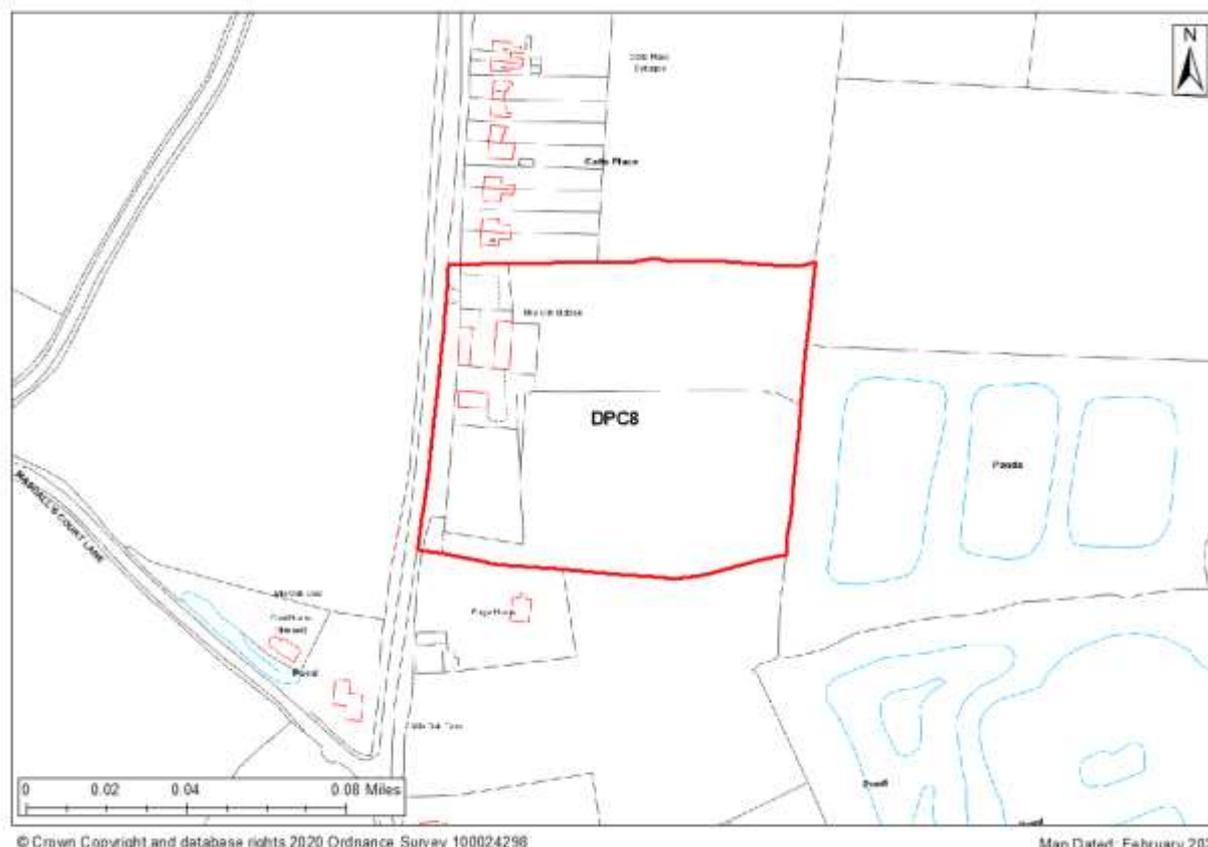
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	3.85
Developable area (ha):	3.85
Site type:	Greenfield
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	116
Issues to consider:	Flood Zone 2; HLC Period: Early 21st century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	Open field with paddock and small pond. One barn structure present on site. The site fronts on to Mile Oak Road, and the site boundary comprises trees and hedgerows. To the north and west

	of the site are residential uses. The landscape and views to the south are very sensitive.
Suitability:	The site is considered unsuitable. It is a remote site some away from the main settlement and there is lack of access to key service provision. Mile Oak Road forms a barrier to the strategic allocation for the extension of Paddock Wood and it is not considered appropriate to extend the boundary of the strategic allocation beyond this “natural” site edge,
Availability:	Available Single Ownership
Achievability:	N/A
Sustainability Assessment:	This remote site scores similarly to adjacent site DPC_8 with a more negative landscape score to reflect AONB setting issues. Ponds on and off site with potential for protected species causes the biodiversity score to be negative. The travel, air and equality objectives reflect the distance to the town centre services and facilities.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a greenfield site in a rural area, away from the main settlement and key services and facilities. There is concern that this site would not be sustainable in this context

Site Reference: DPC8

Site Address: Mile Oak Stables, Mile Oak Road, Paddock Wood

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

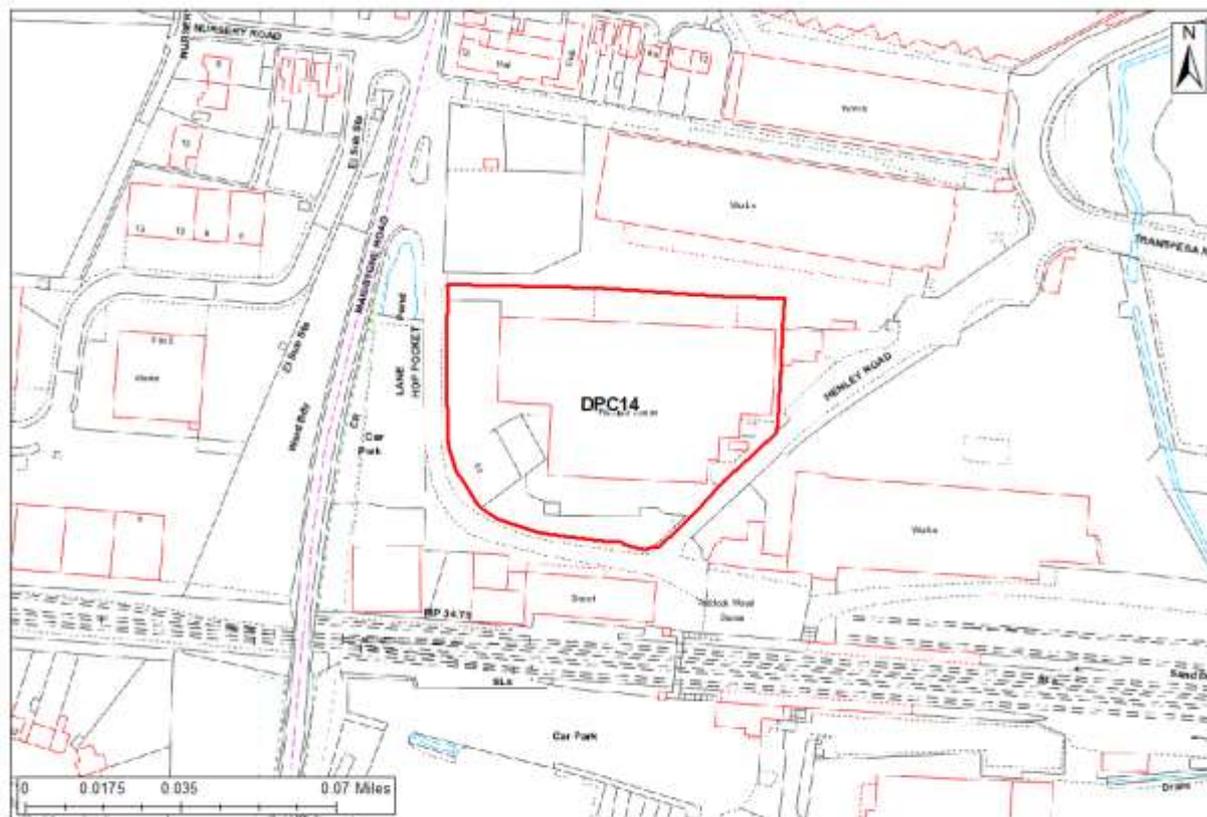
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	1.82
Developable area (ha):	1.82
Site type:	Part PDL outside LBD
Potential site use:	Assessed for residential uses.
Potential yield if residential:	55
Issues to consider:	Historic Routeways Roads; HLC Period: Early 21st century, Late post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	A gypsy and traveller site which currently has one occupied pitch, with an additional four benefiting from planning permission. Greenfield land to the east (which includes Stables and Paddock on site). To the north of the site are residential cottages, and fields to the north, south and east. To the north east is an area of

	Recreational Open Space.
Suitability:	Unsuitable. This remote site is not considered suitable for development allocation, away from key services and the strategic growth planned around Paddock Wood. Land to the west is allocated for Gypsy and Traveller Use in the Local Plan for four additional pitches, reflecting the extant planning permission. Further residential uses beyond this would be separated from key services and facilities and not considered suitable. Access may also be difficult through the Gypsy and Traveller site.
Availability:	Available. Single Ownership
Achievability:	N/A
Sustainability Assessment:	This remote site scores similarly to adjacent site DPC_6. Ponds on and off site with potential for protected species causes the biodiversity score to be negative. The travel, air and equality objectives reflect the distance to the town centre services and facilities.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Part of the site is safeguarded / allocated for gypsy and traveller use. The remaining part of the site (to the east) is unsuitable for allocation. It is some distance from the main settlement and not sustainable in this regard.

Site Reference: DPC14 (Site Allocation STR/SS 1 (site is part of larger allocation))

Site Address: BarthHaas UK, Hop Pocket Lane, Paddock Wood

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

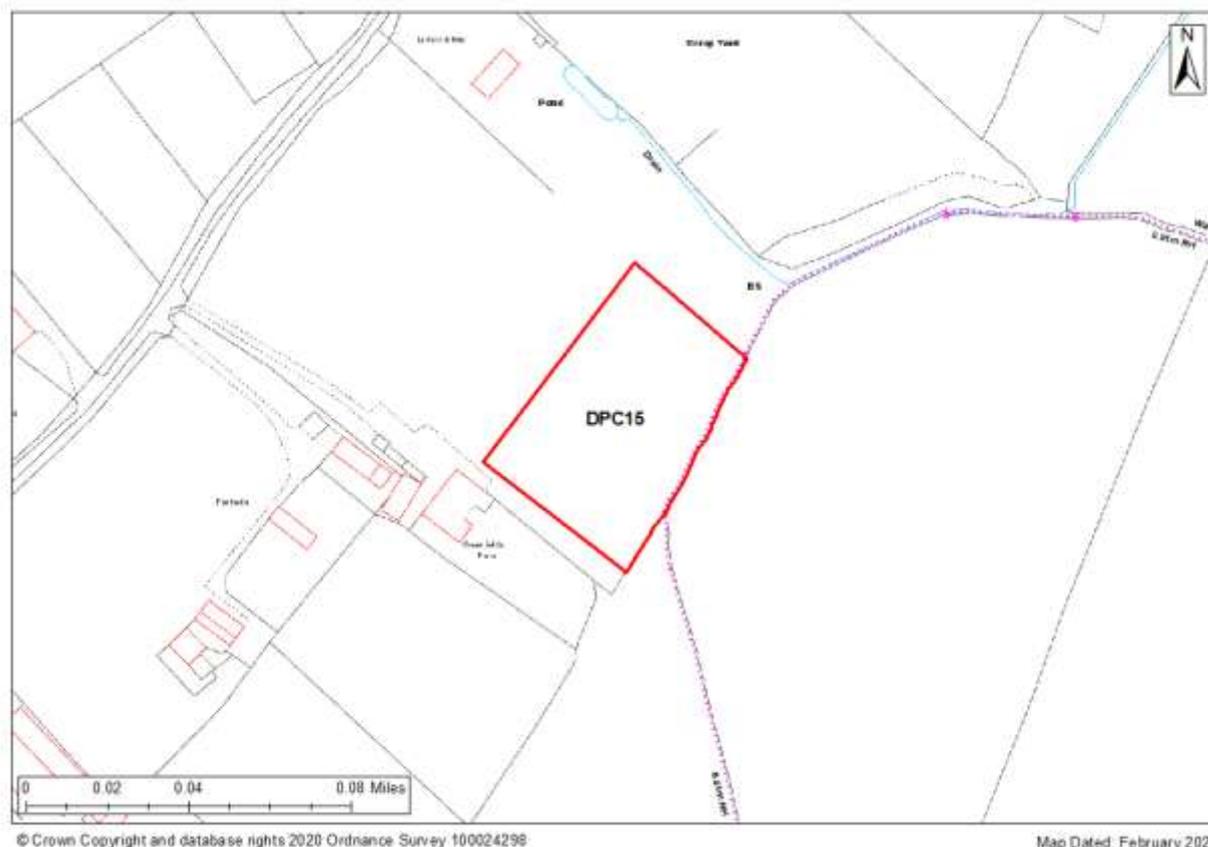
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.98
Developable area (ha):	0.98
Site type:	PDL within Limits to Built Development
Potential site use:	Assessed for residential use
Potential yield if residential:	40-140
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Early 20th century; Contaminated Land (Railway Land (Medium), Unknown filled ground (medium), Works unspecified use (medium)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland

Site Description:	A five-storey industrial unit to the north of the railway line, to the north of Paddock Wood town centre. Adjoining land uses are mainly industrial uses along with the railway station car park. Access to the site is via Hop Pocket Lane, which runs from Maidstone Road. There is also private access from Henley Road.
Suitability:	The site is a PDL inside the LBD, and well connected to Paddock Wood town centre and the key employment sites in the vicinity. It provides an opportunity to revitalise the land to the north of the town centre. It is therefore considered suitable for allocation.
Availability:	Available. Single Ownership
Achievability:	The site is suitable as a potential. It is available and is in single ownership. It is considered that the site could be delivered during the Local Plan period.
Sustainability Assessment:	This policy is largely sustainable. It would have a highly positive impact upon regeneration as Paddock Wood is one of the worst Areas of Income Deprivation in the Borough. The proposal would also provide employment and opportunities for growth of key businesses, as well as improving the range of available retail and leisure. It is likely that this regeneration will have positive impacts upon local townscape. The proposal scores positively for the water objective as the master planning approach is likely to provide an opportunity to improve upon the existing impacts from flooding in the town through SUDs for example.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is a PDL site inside the LBD and the centre of Paddock Wood. The sites likely to be sustainable in this context. In conjunction with other sites it provides the opportunity to strategic expand the existing settlement of Paddock Wood.

Site Reference: DPC15

Site Address: Greenfields Farm, Paddock Wood

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.65
Developable area (ha):	0.65
Site type:	PDL detached from LBD.
Potential site use:	Assessed for Gypsy and Traveller use.
Potential yield if residential:	Not considered for residential use.
Issues to consider:	HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	This site is mostly hard-standing and includes a utility block to the south for use by the existing adjacent mobile homes (consented for permanent residential use). The buildings to the west are used for light industrial use whereas the land surrounding the site to the west, east, and south-east are undeveloped open fields. The site has access to the local highway network via Old Hay Road.

	Adjoining the site are 5 gypsy and trailer caravans, with areas being used for parking, storing vehicles and mount of spoil.
Suitability:	<p>The site is considered suitable for gypsy and traveller use. The site is not located within an existing lawful permanent gypsy and traveller site although is adjacent to a consented permanent residential caravan site with no condition on gypsy and traveller occupation (17/02514/LDCEX). The proposal is unlikely to cause significant visual harm to the landscape or street scene generally as the site is partially screened by surrounding vegetation (i.e. hedgerows and trees); additional screening may be provided as part of any submitted planning application.</p> <p>The site currently has no occupied pitches, with 3 proposed (which would form an intensification within the site), which would not be considered overbearing on the surrounding local area.</p>
Availability:	<p>Available. Single Ownership</p>
Achievability:	The site is available and under single ownership. It is therefore considered that there are reasonable prospects of delivering the site over the plan period.
Sustainability Assessment:	<p>This site has been assessed for the use being proposed by the Pre-Submission Local Plan for Gypsies and Travellers. The remote nature of the site does not improve travel choice or improve access to or range of services or facilities. However, the relatively modest nature of the proposed use means these aspects are not scored significantly negatively.</p> <p>Likewise, nearby environmental feature such as the historic farmstead at Little Old Hay are unlikely to be impacted on significantly by the Local Plan proposals.</p>
Conclusion:	This site is considered suitable as a potential site allocation in the Local Plan.
Reason:	This site is PDL and considered suitable for allocation for Gypsy and Traveller use.

Site Reference: DPC17 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Paddock Wood Garden Centre, Paddock Wood

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	1.54
Developable area (ha):	Subject to masterplanning
Site type:	PDL outside but well connected to LBD.
Potential site use:	Assessed for economic uses (not residential).
Potential yield if residential:	N/A
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	The site comprises a garden centre with ancillary uses e.g. a pet area and a retail unit selling wood burning stoves. A car wash is

	<p>also on site. To the north of the site are commercial uses, selling plant equipment, tyres etc. There is a residential property to the south.</p> <p>There is good direct vehicular onto Maidstone Road, with good visibility. There are no PROWs running through the site, but some in the wider area.</p>
Suitability:	<p>The site is a PDL providing commercial uses and it is considered suitable for this use to continue on this site, and make more efficient use of the site where the opportunity arises. It has direct access and visibility from the Maidstone Road. The site is outside the LBD, but in conjunction with other sites will form a sustainable allocation to strategically extend the existing settlement in Paddock Wood.</p>
Availability:	<p>Available. Single Ownership</p>
Achievability:	<p>The site is suitable as a potential allocation in conjunction with other sites. It is available and is in single ownership. It is considered that the site could be delivered during the Local Plan period</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not</p>

considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.

The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.

Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).

A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock

	Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This PDL provides a suitable opportunity for further economic uses, and in conjunction with other sites provides a sustainable allocation for the strategic extension of Paddock Wood.

**If you require this document in another format,
please contact:**

Planning Policy

Planning Services

Tunbridge Wells Borough Council

Town Hall

Royal Tunbridge Wells

Kent TN1 1RS

Telephone: 01892 5 5 4 0 5 6
