



The countryside charity

Kent

Matter 6 – Strategic Sites (Policies STR/SS1, STR/SS2, STR/SS3, STR/PW1 and STR/CA1)

Issue 2 – Five Oak Green

Q1. Policy STR/CA1 sets out the strategy for the Capel Parish. Criterion 3) states that approximately 2,060 dwellings will be accommodated on land at East Capel as part of the extension to Paddock Wood. Is it clear to users of the Plan which site this relates to?

CPRE does not consider that the site of the proposed development of the land at East Capel is clear to users of the Plan. The *Index of Policies Maps and Inset Maps* (page 11 of the Plan) indicates that the Paddock Wood policy map (CD_3.129d(i) Inset map 4) refers only to the Parish of Paddock Wood. None of the three maps listed as relating to Capel Parish – Five Oak Green (CD_3.129e(i) Inset Map 7), Tudeley Village (CD_3.129e(ii) Inset Map 8) and Brook Farm (CD_3.129e(iii) Inset Map 9) show this site.

Additionally, while Inset map 4 shows the whole strategic development area around Paddock Wood, the delineation of the parish boundary is not immediately obvious on this map. Looking within the Plan itself, the Western Parcel of the Paddock Wood extension, as shown on Map 27 Masterplan Areas within the STR/SS3 section of the Plan, includes land within both Capel Parish and Paddock Wood Parish.

Q2. What are the ‘compensatory improvements to the Green Belt, including measures to reduce flooding to particular areas of Five Oak Green’? How will they be delivered

Please see our response to Matter 6 Issue 1 Tudeley Village Q6 and Q8.

The Kent branch of the Campaign to protect Rural England exists to protect the beauty, tranquillity and diversity of the Kent countryside

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