

Tunbridge Wells Borough



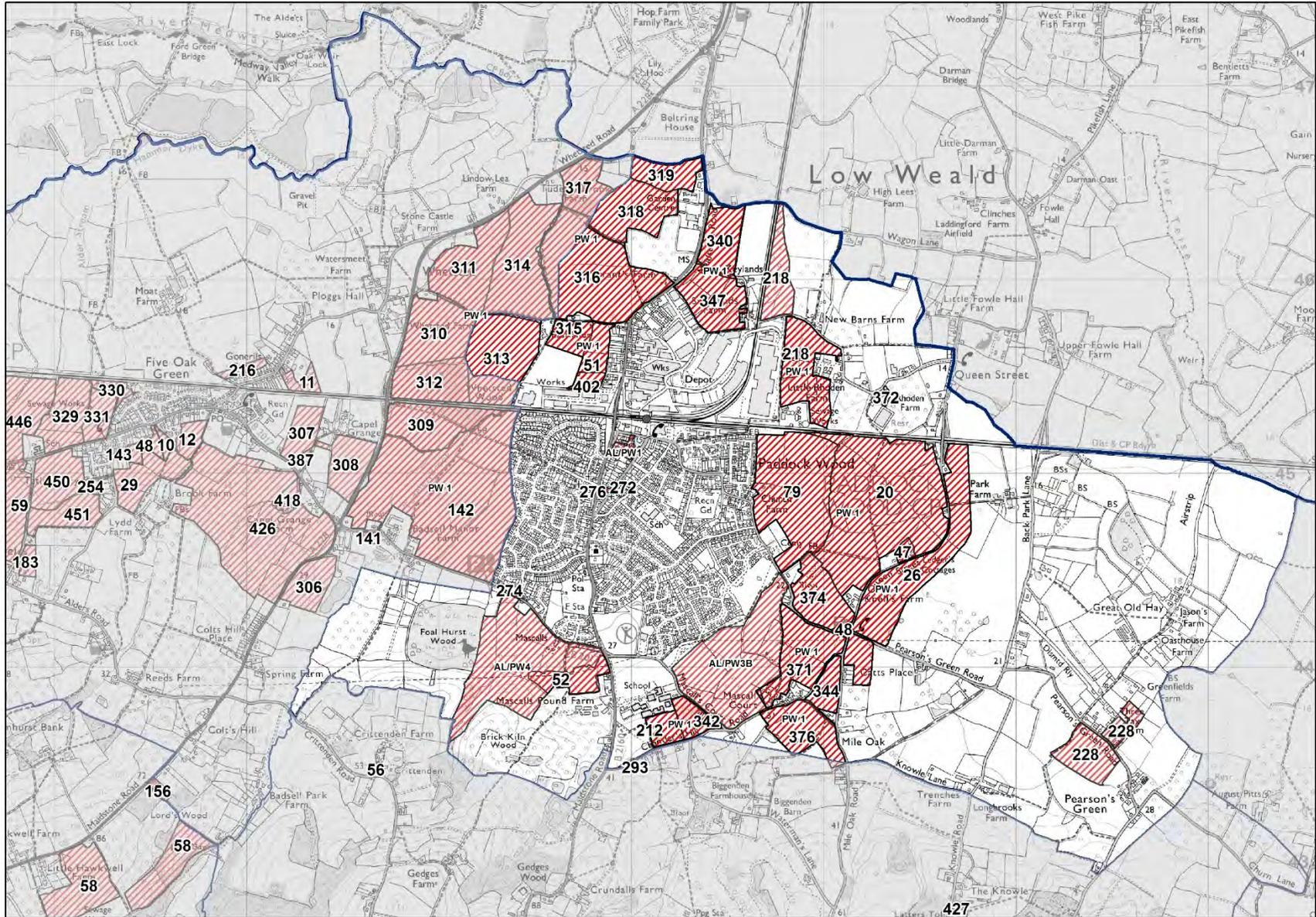
Tunbridge Wells Borough Council

Site Assessment Sheets for Paddock Wood

Strategic Housing and Economic Land Availability Assessment –
Regulation 18 Consultation

July 2019

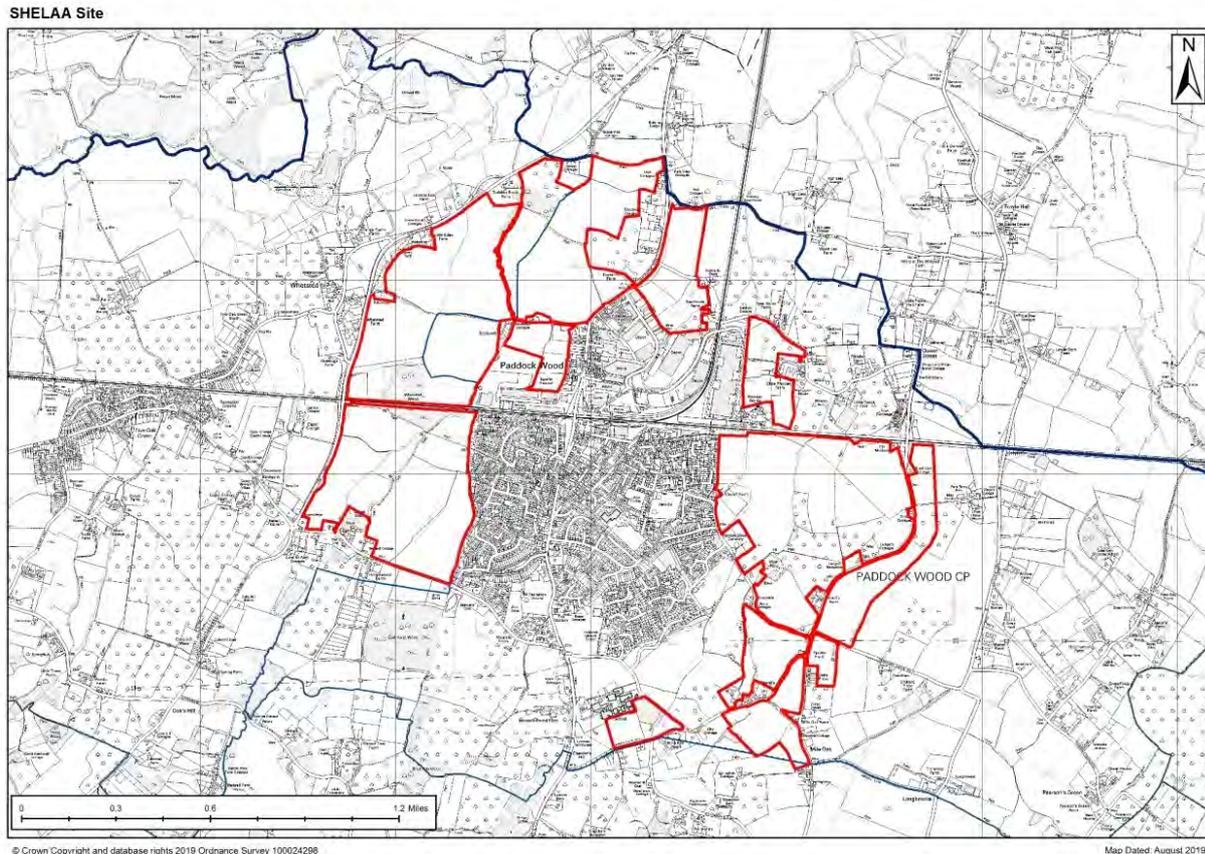




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Site Reference: Local Plan Allocation AL/PW1 (also AL/CA3) includes sites 20, 47, 51, 79,142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402, late site 26 and late site 48

Site Address: Land at Capel and Paddock Wood



Parish:	Capel/Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	307.79
Developable area (ha):	269.65
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 3,500 - 4,000 (8,890 @ 30dpha, 4,045 @ 15 dpha)
Issues to consider:	AONB (1 component part); Heritage - Listed Building; Ecological interest; notable feature/designation;

	<p>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>
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) already has outline planning permission for residential and educational 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.</p> <p>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>
Suitability:	Suitable: see reason below
Availability:	<p>Available</p> <p>The site is in multiple land ownership, although all is under the control of housebuilders/land promoters/landowners who have submitted their sites in the "Call for Sites". The Council has been in contact with all (or their agents) to establish the extent of their land control.</p>
Achievability:	<p>Although the site is in multiple ownership, contact has been made with all those who control the land, and in the event the site is allocated all have agreed to work together. Given this, development of the site is considered to be achievable.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon</p>

agricultural fields. For this reason, the positive score does not reach the maximum.

The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.

All new educational pressures created 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 will continue to meet this demand.

Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality is scored positively with significant regeneration expected to benefit the 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.

The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

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

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.

The negative landscape score reflects encroachment into the High Weald Character Area in the south.

The negative noise score reflect the scale of development and the location of development adjacent to the railway line.

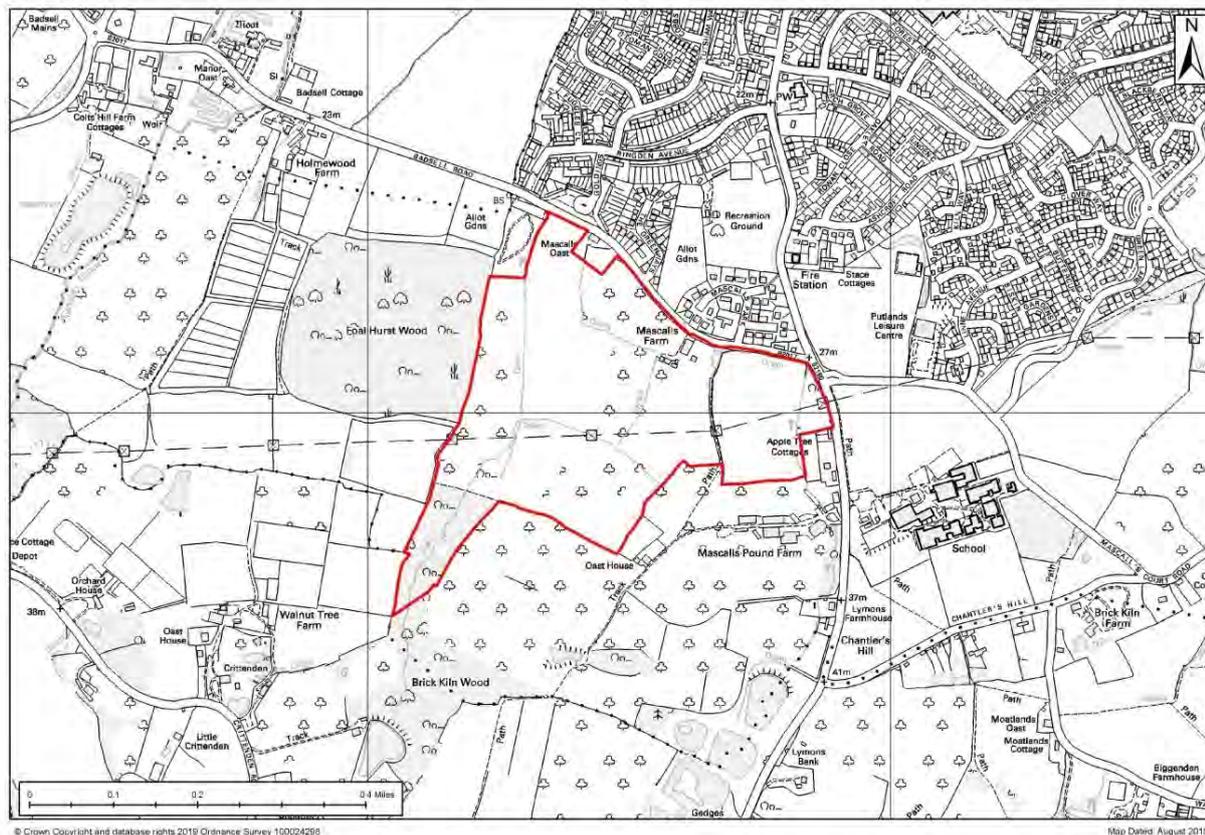
Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.

	<p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	<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>For the reasons set out, the site is considered suitable as a potential Local Plan allocation subject to further consideration.</p>
Reason:	<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 site is outside the AONB: the policy constraints of this national designation do not apply.</p> <p>The site is in the Green Belt: the TWB Green Belt study (2017) identified that the harm caused by the release of land in the south west corner was “moderate”. It did not consider the land in the western edge of the site in that granularity of detail – the harm identified in broad parcel is “high”.</p> <p>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.</p> <p>Having regard to this, 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: SALP AL/PW4 (New Local Plan Allocation AL/PW3) includes late site 52

Site Address: Land at Mascalls Farm including Late site 52

SHELAA Site



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Map Dated: August 2019

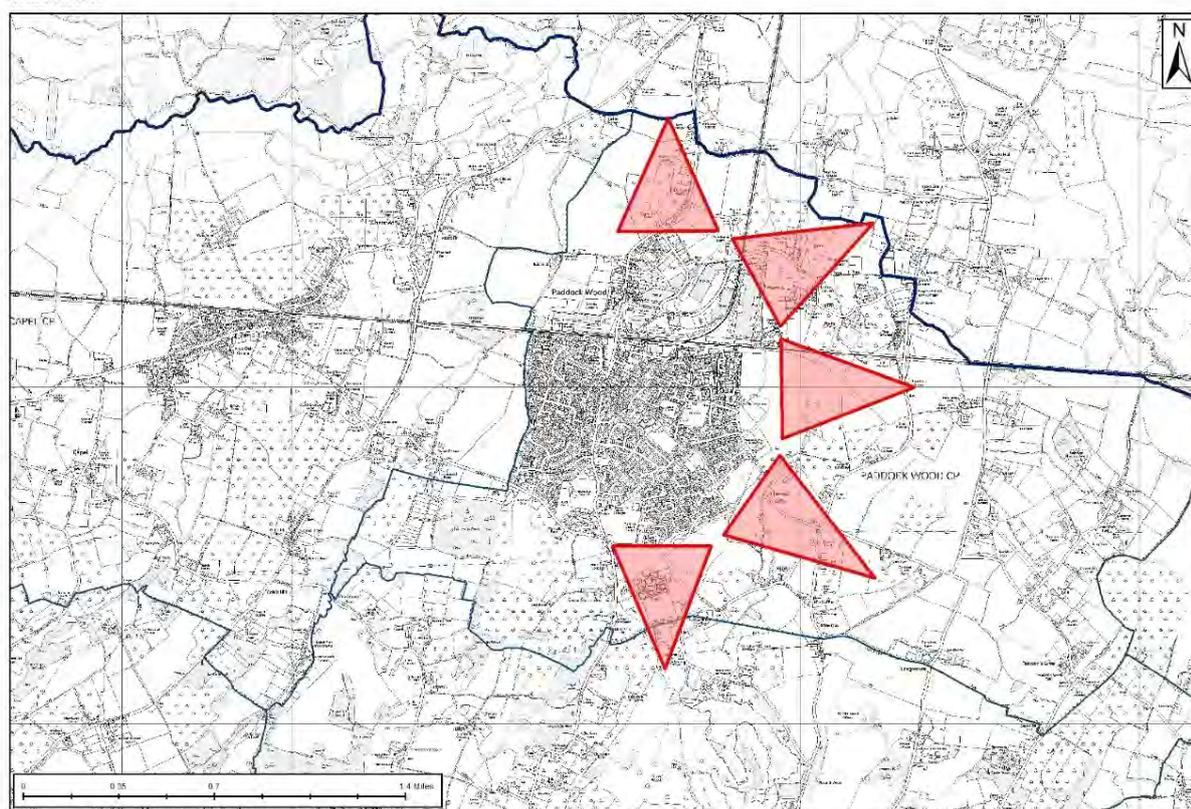
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	28.01
Developable area (ha):	23.80
Site type:	Part PDL/mostly greenfield site within Paddock Wood LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	425 (in conjunction with late site 52)
Issues to consider:	Existing Allocation AL/PW4 in the Site Allocations Local Plan; AONB (2 component parts); Ecological interest; notable feature/designation; SFRA Flood Zone 2, 3a, and 3b; ALC: Grade 3; Cross boundary issues

	This site currently has planning consent for 309 dwellings (17/03480/FULL) as of 1st April 2019
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) 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:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	The site has an existing planning consent on which construction has begun in 2019. It is an existing allocation and is a suitable site. Removal of 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 means 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. Finally, overall the development represents a significant change to the setting of the historic landscape.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This is a part PDL site within the LBD of Paddock Wood and is sustainable in this context. It currently has planning consent. It is an existing allocation that is considered suitable to carry forward.

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

SHELAA Site



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Map Dates: August 2019

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:	3,000 (c. 675 already have outline or full planning permission)
Issues to consider:	AONB (1 component part); Heritage (Listed Building);

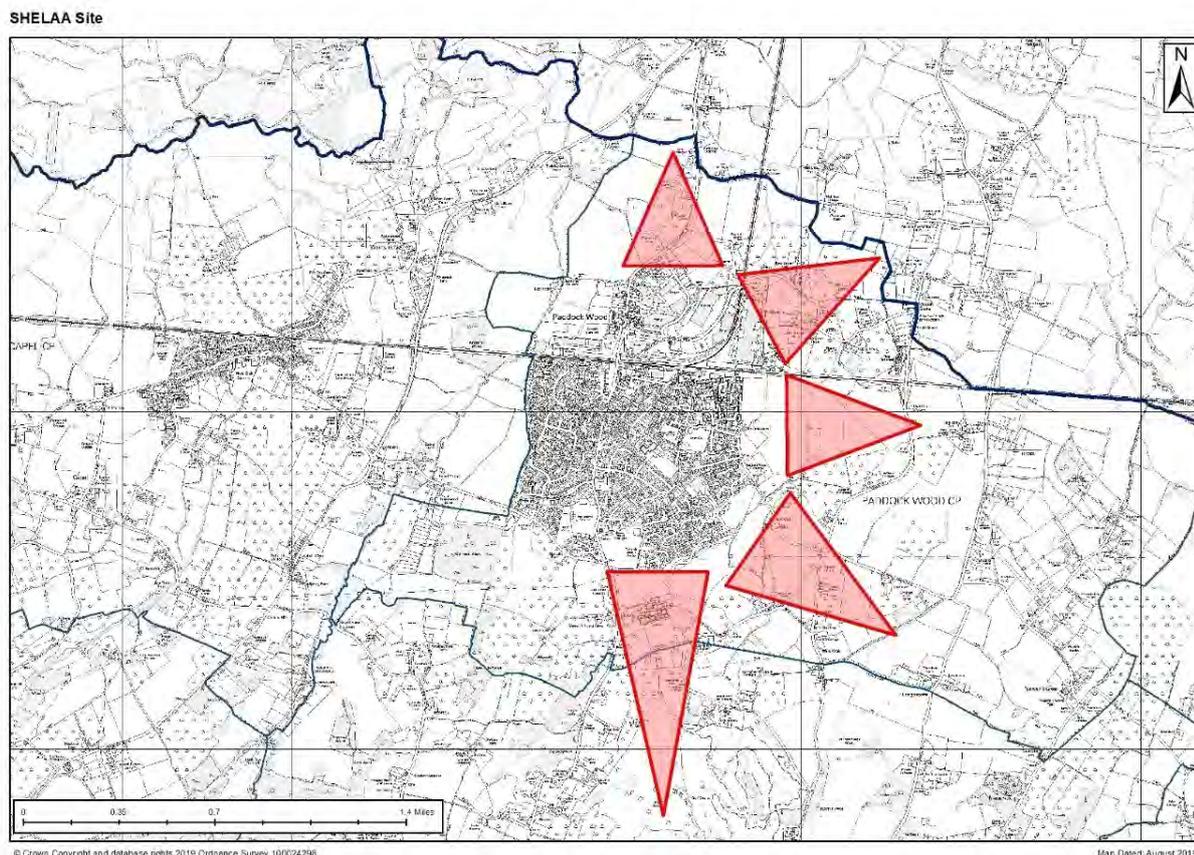
	<p>Ecological interest; notable feature/designation; Land Contamination (Sewage Treatment Works, Railway Land (medium risk), Unknown Filled Ground (medium risk), Works Unspecified Use (medium), landfill site); SFRA Flood Zone 2, SFRA Flood Zone 3a, SFRA Flood Zone 3b; ALC: Grade 3</p>
Site Description:	<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 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>
Suitability:	Suitable: see reason below
Availability:	<p>Available</p> <p>The site is in multiple land ownership, although all is under the control of housebuilders/land promoters/landowners who have submitted their sites in the “Call for Sites”. The Council has been in contact with all (or their agents) to establish the extent of their land control.</p>
Achievability:	<p>Although the site is in multiple ownership, contact has been made with all those who control the land, and in the event the site is allocated all have agreed to work together. Given this, development of the site is considered to be achievable.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slight negative score reflects the constraints in the south (LNR, woodland, ponds etc).</p> <p>A business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is</p>

	<p>offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>A negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The slight negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes the Land Use objective to be scored negatively.</p> <p>A negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that</p>
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	<p>some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p> <p>See the Sustainability Appraisal report for a more detailed comparison between the 4 options for an urban extension at Paddock Wood.</p>
Conclusion:	<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>For the reasons set out, the site is considered suitable as a potential Local Plan allocation subject to further consideration.</p>
Reason:	<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 site is outside the AONB: the policy constraints of this national designation do not apply.</p> <p>The site is outside the Green Belt.</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>

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



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:	4,000 (approx 675 already have outline/full planning permission)
Issues to consider:	AONB (1 component part); Heritage (Listed Building);

	<p>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>
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 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>
Suitability:	<p>Part suitable: 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.</p> <p>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>Land closer to the existing settlement is considered to be 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 understood to be in (numerous) multiple ownerships. This land 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, although all is under the control of housebuilders/land promoters/landowners who have submitted their sites in the “Call for Sites”. The Council has been</p>

	in contact with all (or their agents) to establish the extent of their land control.
Achievability:	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.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slight negative score reflects the constraints in the south (LNR, woodland, ponds etc).</p> <p>A business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>A negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach. However, development a long way south of Paddock Wood was felt to be slightly off-putting.</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</p>

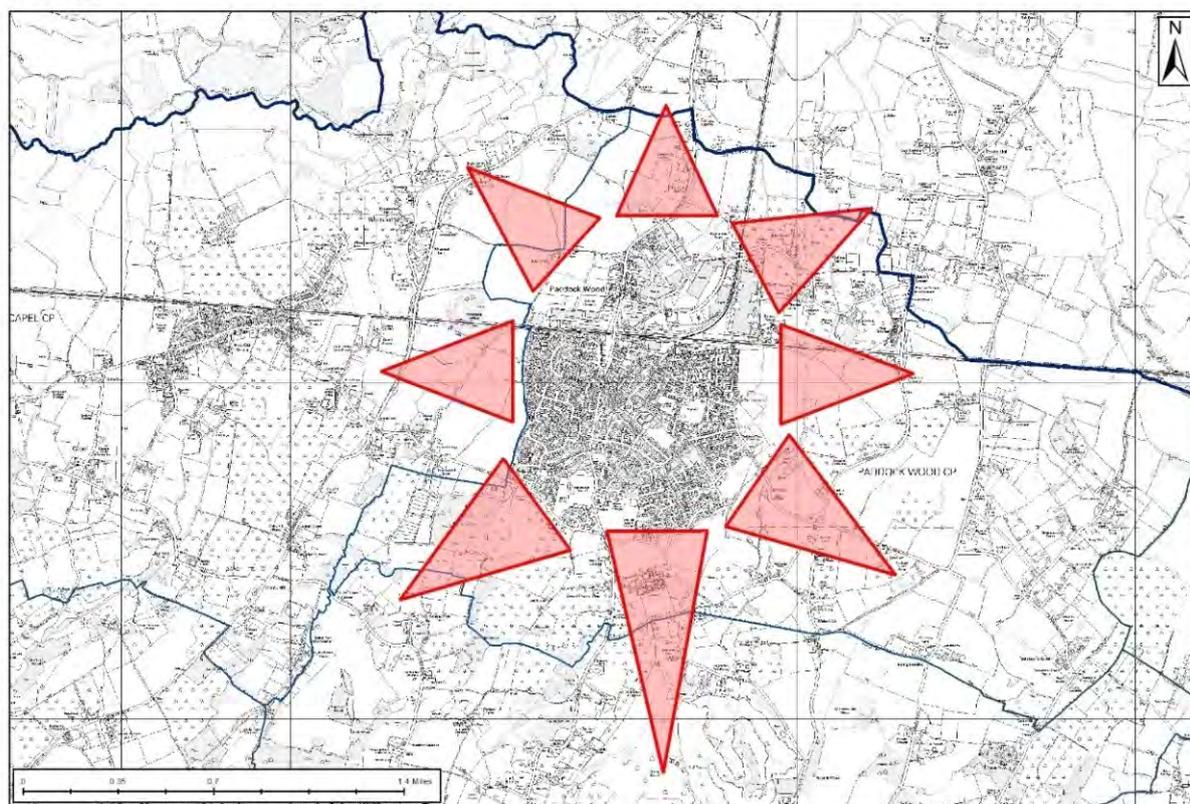
	<p>Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. The slight negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes the Land Use objective to be scored negatively.</p> <p>A negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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). Piecemeal development required in the south to accommodate ancient woodland buffers means the score is not as positive as it could be.</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p> <p>See the Sustainability Appraisal report for a more detailed comparison between the 4 options for an urban extension at Paddock Wood.</p>
<p>Conclusion:</p>	<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>For the reasons set out, the site is considered unsuitable as a potential Local Plan allocation.</p>
<p>Reason:</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 site is outside the AONB: the policy constraints of this national designation do not apply.</p> <p>The site is outside the Green Belt.</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, part of the site is considered suitable.</p> <p>However, importantly, 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> <p>The site overall is therefore not considered suitable</p>
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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

SHELAA Site



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Map Dated August 2019

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:	6,000 (approx 1,000 houses already have planning permission)

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>
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 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 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>Part suitable: 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.</p> <p>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>Land closer to the existing settlement is considered to be suitable.</p>
Availability:	<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 are understood/known to be in (numerous) multiple ownerships. This land 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, although all is under the control of housebuilders/land promoters/landowners who have submitted their sites in the “Call for Sites”. The Council has been in contact with all (or their agents) to establish the extent of their land control.</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 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>
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be crucial. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slight negative score reflects the constraints in the south (LNR, woodland, ponds etc).</p> <p>A business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>A negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities</p>

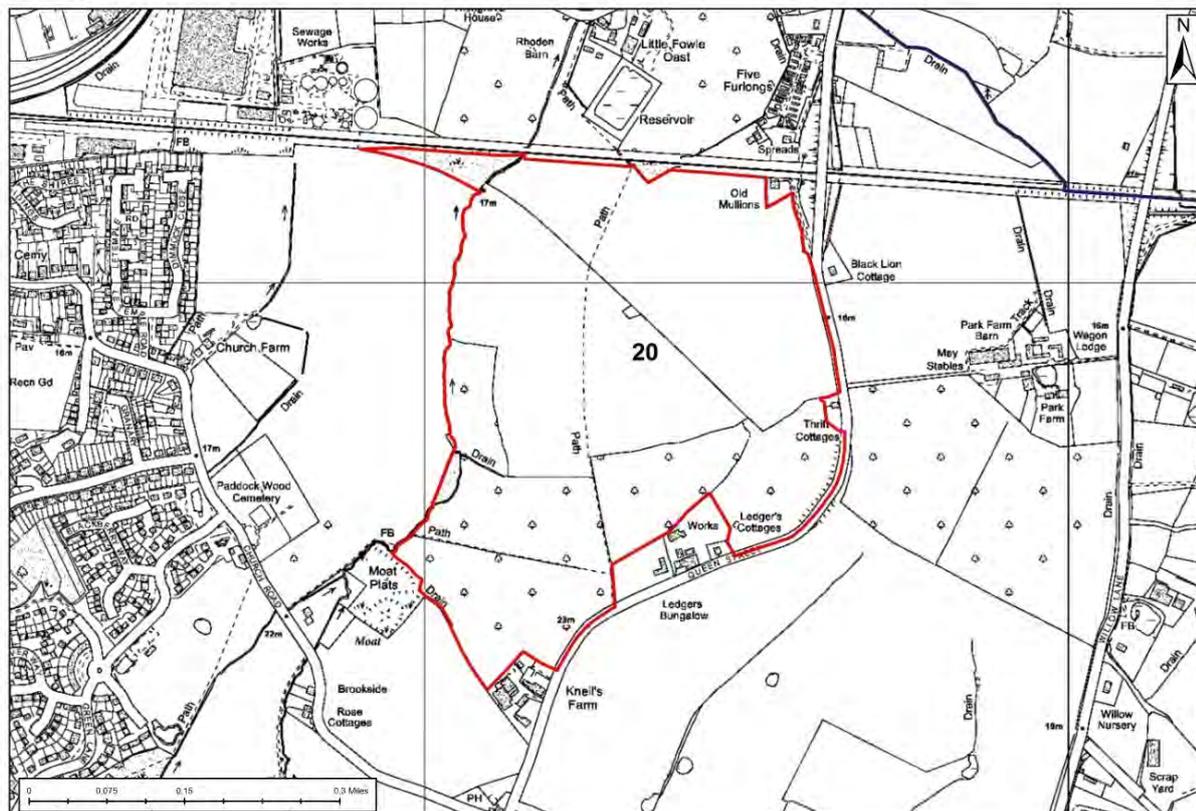
	<p>for those with impairments felt to be possible with a strong master planning approach. However, development a long way south of Paddock Wood was felt to be slightly off-putting.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical 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>The slight negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes the Land Use objective to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>A negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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). Piecemeal development required in the south to accommodate ancient woodland buffers means the score is not as positive as it could be.</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk. Benefits would be realised by developing west of Paddock Wood to areas of flood zone 2 and 3. See the Sustainability Appraisal report for a more detailed comparison between the 4 options for an urban extension at Paddock Wood.</p>
<p>Conclusion:</p>	<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>For the reasons set out, the site is considered unsuitable as a potential Local Plan allocation.</p>
<p>Reason:</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 site is outside the AONB: the policy constraints of this national designation do not apply.</p> <p>The site is in the Green Belt: the TWB Green Belt study (2017) identified that the harm caused by the release of land in the south west corner was “moderate”. It did not consider the land in the western edge of the site in that granularity of detail – the harm identified in broad parcel is “high”.</p> <p>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.</p> <p>However, importantly, the southern and south western extents of the site are not available, and there is no indication that development would be achievable. There are also concerns regarding the suitability of these parts of the site given their distance from services at or towards the town centre.</p> <p>The site overall is therefore not considered suitable.</p>

Site Reference: 20 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: Feb 2018

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	38.64
Developable area (ha):	36.16
Site type:	Greenfield site adjacent to LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Landscape Sensitivity Study (PW3); Heritage – Setting of Listed Buildings; Ecological interest; notable feature/designation; Highway issues; Cross boundary issues Potential noise from railway line; EA Flood Zones 2 (32.66%, 3a (24.63%), and 3b (6.4%); Adjacent to Limits to Built Development;

	Land contamination (Recycling / Metal Waste, Railway Land – tracks); ALC: Grade 3
Site Description:	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.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	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.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p>

	<p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.

Reason:	Site is adjacent to the LBD and in proximity to the centre of Paddock Wood. The site is likely to be sustainable in this context.
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Site Reference: 47 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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



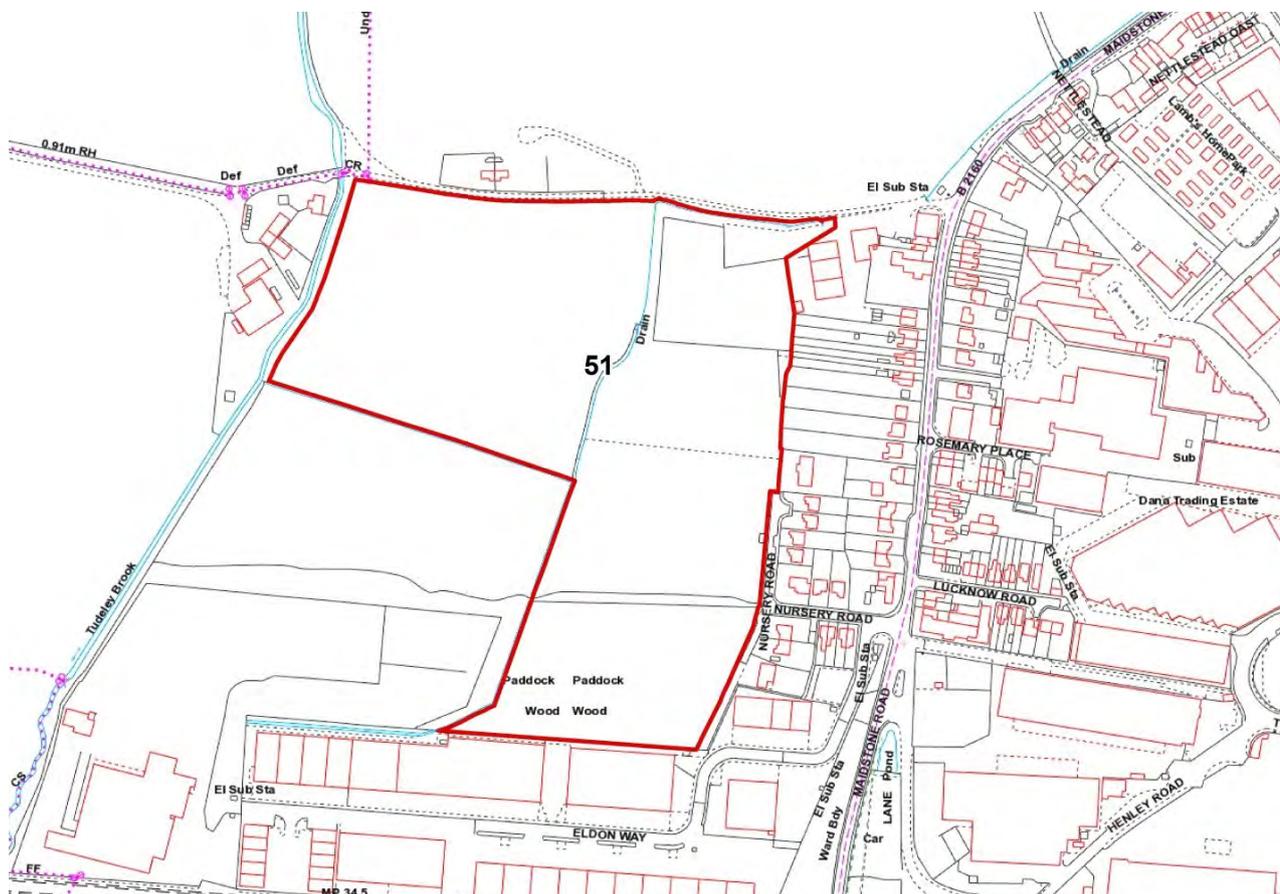
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.86
Developable area (ha):	0.86
Site type:	PDL site in proximity to LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Highway issues; Flooding issues; Cross boundary issues; Land contamination (Recycling / Metal Waste); Landscape Sensitivity Study (PW3); Minerals and waste;

	ALC: Grade 3
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:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities</p>

	<p>are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site in proximity to the centre of Paddock Wood and likely to be sustainable in this context.

Site Reference: 51 (Local Plan Allocation AL/PW1 (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):	6.56
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (1 component part); EA Flood Zones 2 (88.65%), 3a (39.4%), and 3b (12.6%); Potential noise considerations (industrial / railway line further south of site); Cross boundary issues;

	<p>Landscape Sensitivity Study (Adjacent to PW8); Mostly part adjacent / small part within existing Limits to Built Development; Highway issues; Green Belt considerations (Adjacent to site); Land contamination (Unknown Filled Ground & Works Unspecified Use); ALC: Grade 3</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:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is considered a suitable site and it is available. It is considered that the site could be delivered during the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p>

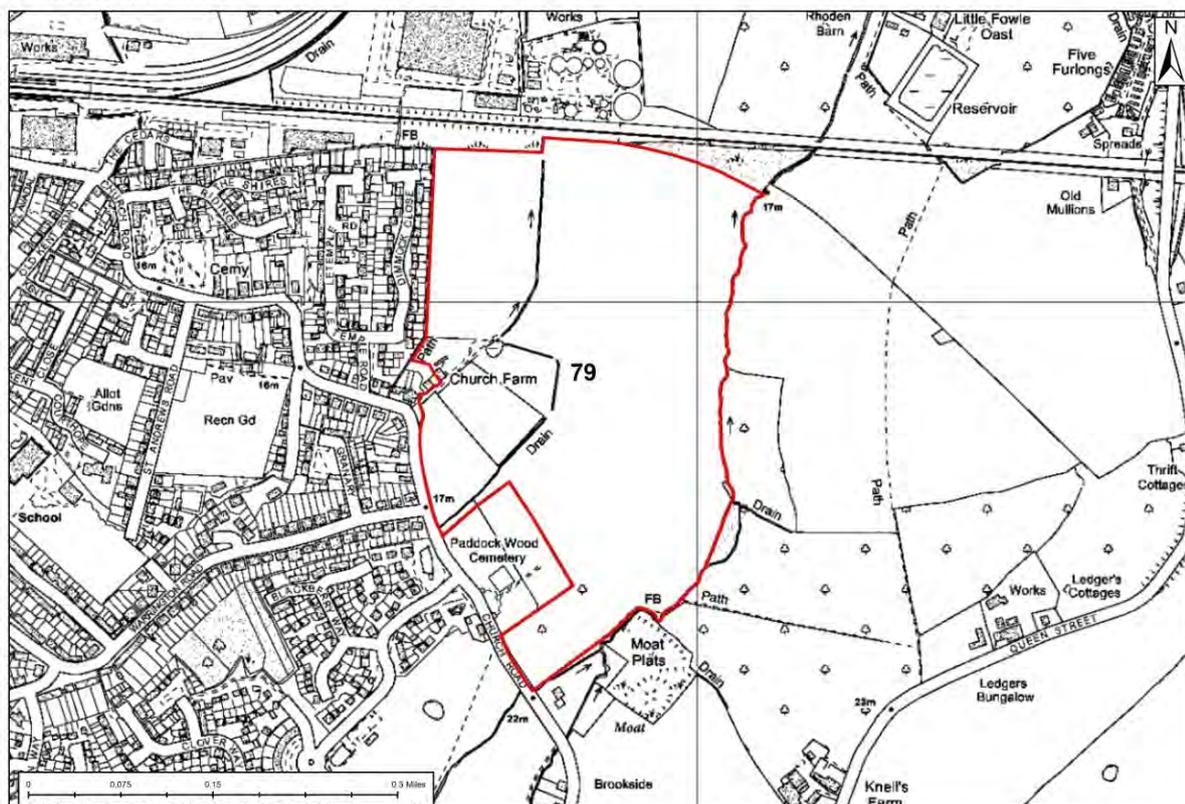
	<p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that</p>
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	<p>some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a part PDL site and is adjacent to the LBD and in proximity to the centre of Paddock Wood. The site is likely to be sustainable in this context.

Site Reference: 79; SALP AL/PW3 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: Feb 2018

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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Existing allocation AL/PW3 in Site Allocations Local Plan; Landscape Sensitivity Study (adjacent to PW3); Heritage – Historic Farmstead to the South; Ecological interest; notable feature/designation; Highway issues; Cross boundary issues;

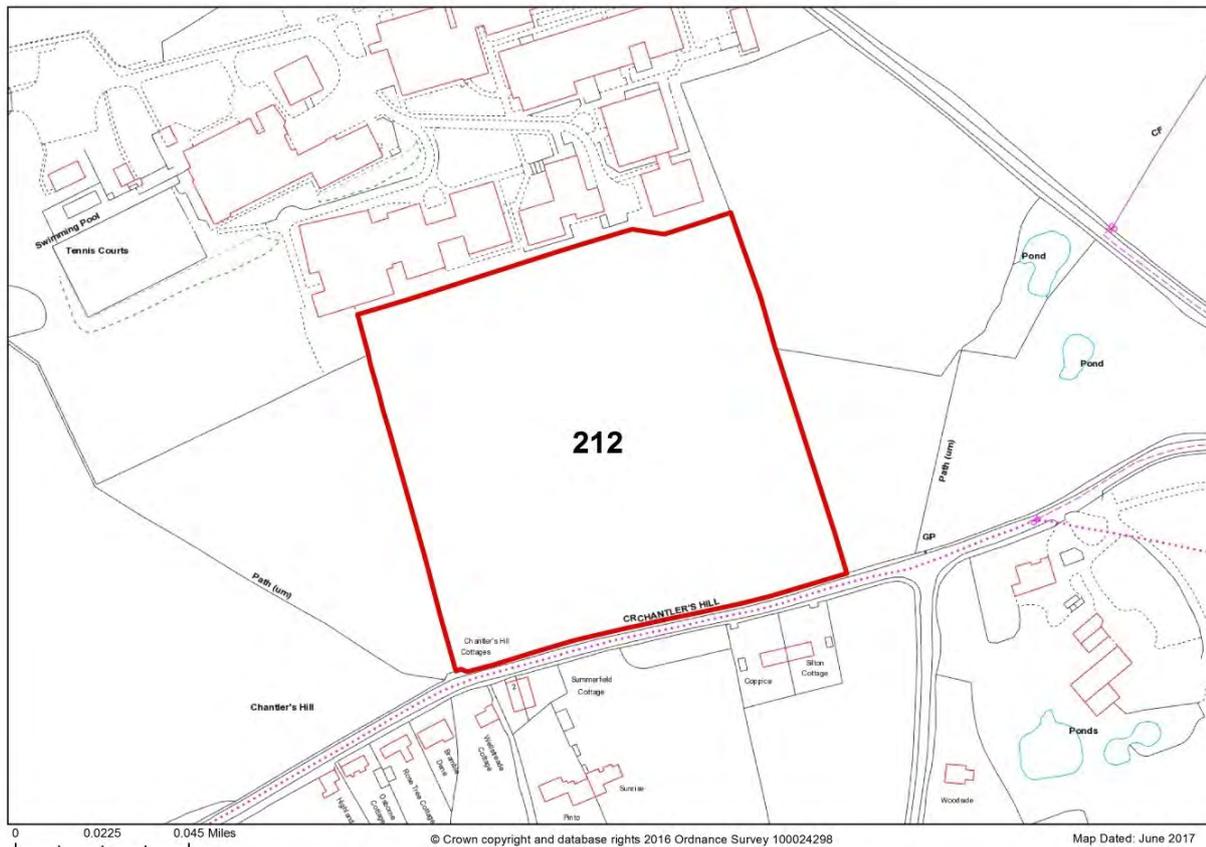
	EA Flood zones 2 and 3; Land contamination (Unknown Filled Ground, Railway Land, Cemetery (modern)); ALC: Grade 3; This site currently has planning consent for 300 dwellings (14/504140/HYBRID) as of 1st April 2019
Site Description:	The site is a greenfield site that is partly managed. There is a stable 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.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	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.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be</p>

	<p>applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
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Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is within 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 planning consent.

Site Reference: 212 (Local Plan Allocation AL/PW1 (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:	Highway issues; Cross boundary issues; Ecological interest; notable feature/designation; Landscape Sensitivity Study (PW4); Flooding issues; Heritage – bordering two Historic Farmsteads within the setting of Listed cottages to the North and Listed Farmsteads to the South;

	ALC: Grade 3
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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.

All new educational pressures created 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 will continue to meet this demand.

Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality is scored positively with significant regeneration expected to benefit the 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.

The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

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

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.

The negative landscape score reflects encroachment into the High Weald Character Area in the south.

The negative noise score reflect the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.

Services and Facilities is scored 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 travel score is applied following a similar logic to air quality.

Waste reduction is generally felt to be outside of the scope of the development proposed.

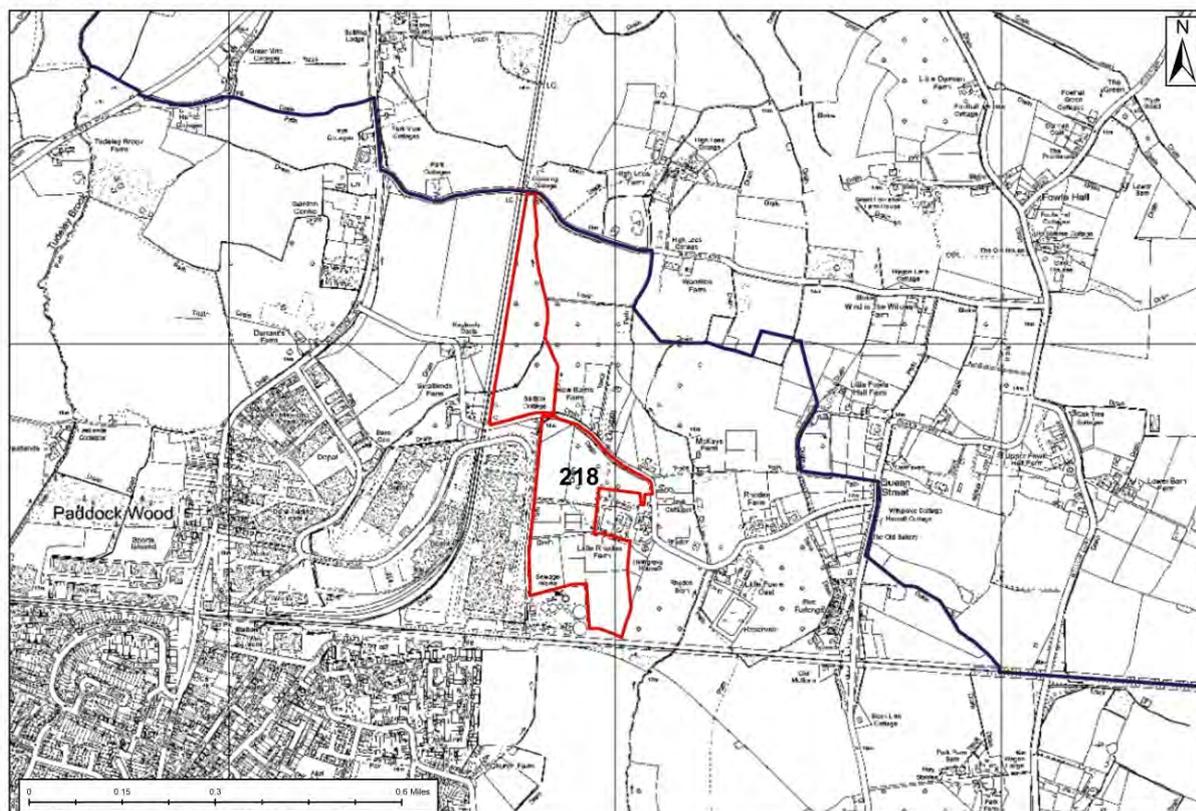
A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all

	would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site in in proximity to the LBD and the centre of Paddock Wood. It is adjacent to an existing school.

Site Reference: 218 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: Feb 2018

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	15.80
Developable area (ha):	13.43
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:	Highway issues; Cross boundary issues; Ecological interest; EA Flood Zones 2 and 3; Adjacent to existing Limits to Built Development (larger parcel);

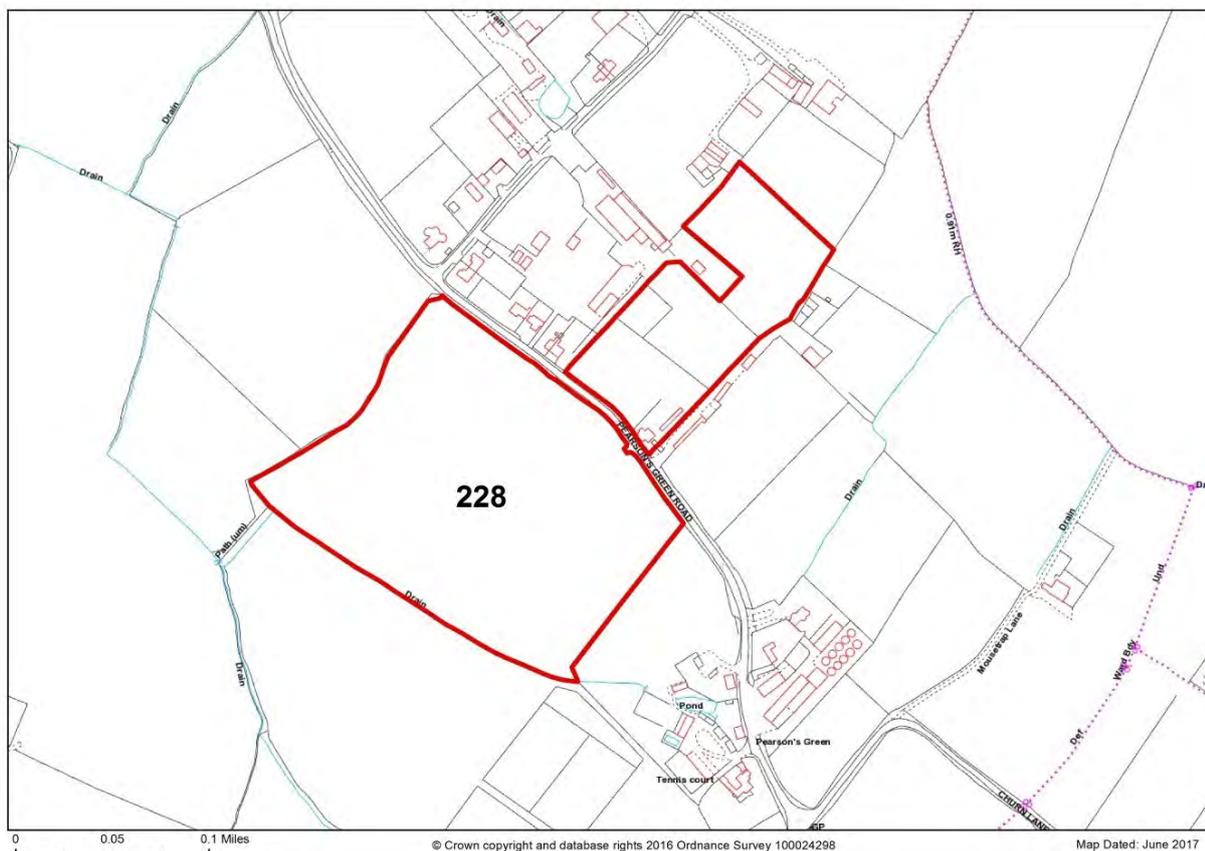
	<p>Land contamination (Sewage Treatment Works and Railway Land (medium));</p> <p>Landscape Sensitivity Study (PW1);</p> <p>Heritage – within setting of Historic Farmstead, including Listed Building to the South and Historic Farmstead including Listed Building to the North;</p> <p>ALC: Grade 3</p>
Site 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:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	The southern parcel is considered suitable for economic use. The northern parcel is felt unsuitable for this. The site is available and it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the

	<p>confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land</p>
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	<p>that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
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.

Site Reference: 228

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

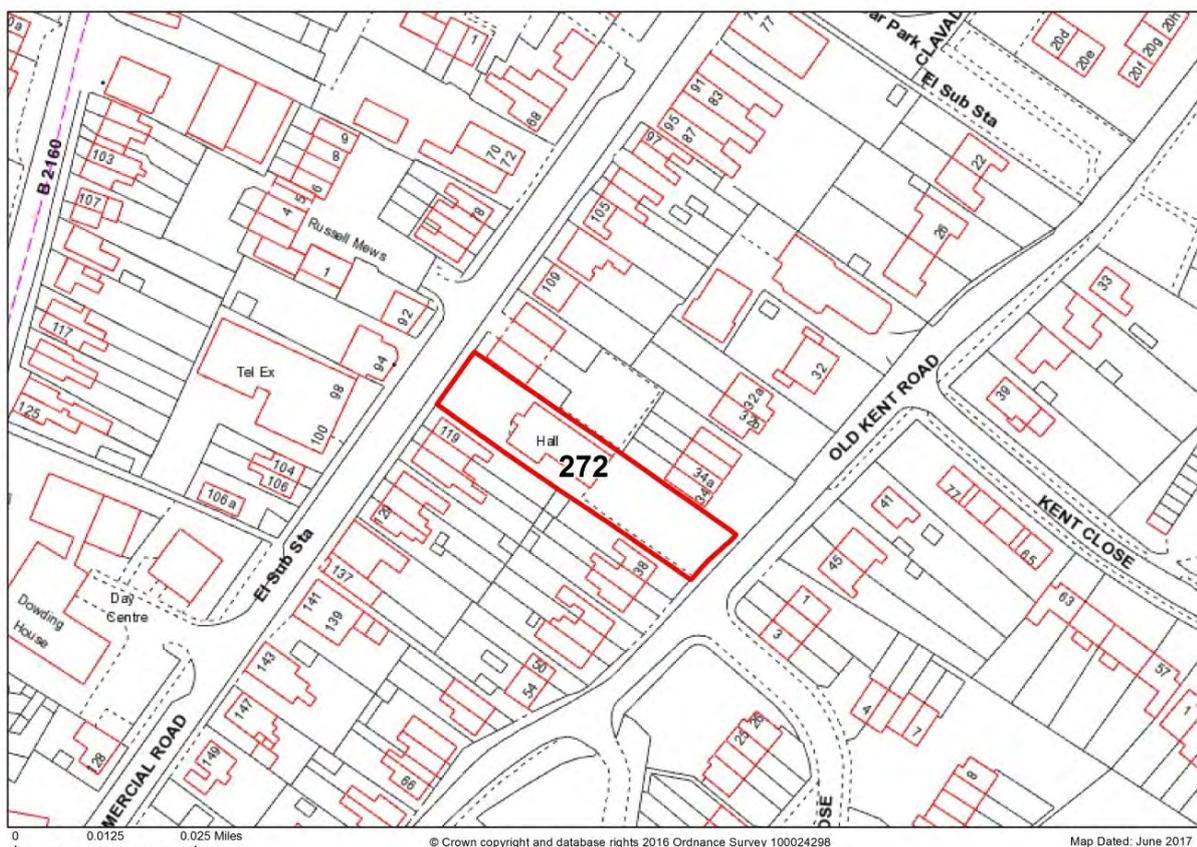


Parish:	Paddock Wood
Settlement:	Remote from settlement centre
Gross area (ha):	8.26
Developable area (ha):	8.26
Site type:	Mostly greenfield with some brownfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	248
Issues to consider:	Highway issues; Land contamination (Railway Land – tracks mainly); Ecological interest; Landscape Sensitivity Study (in proximity of PW6); ALC: Grade 3
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:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This 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 (Local Plan Allocation AL/PW2 (site is part of larger allocation))

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

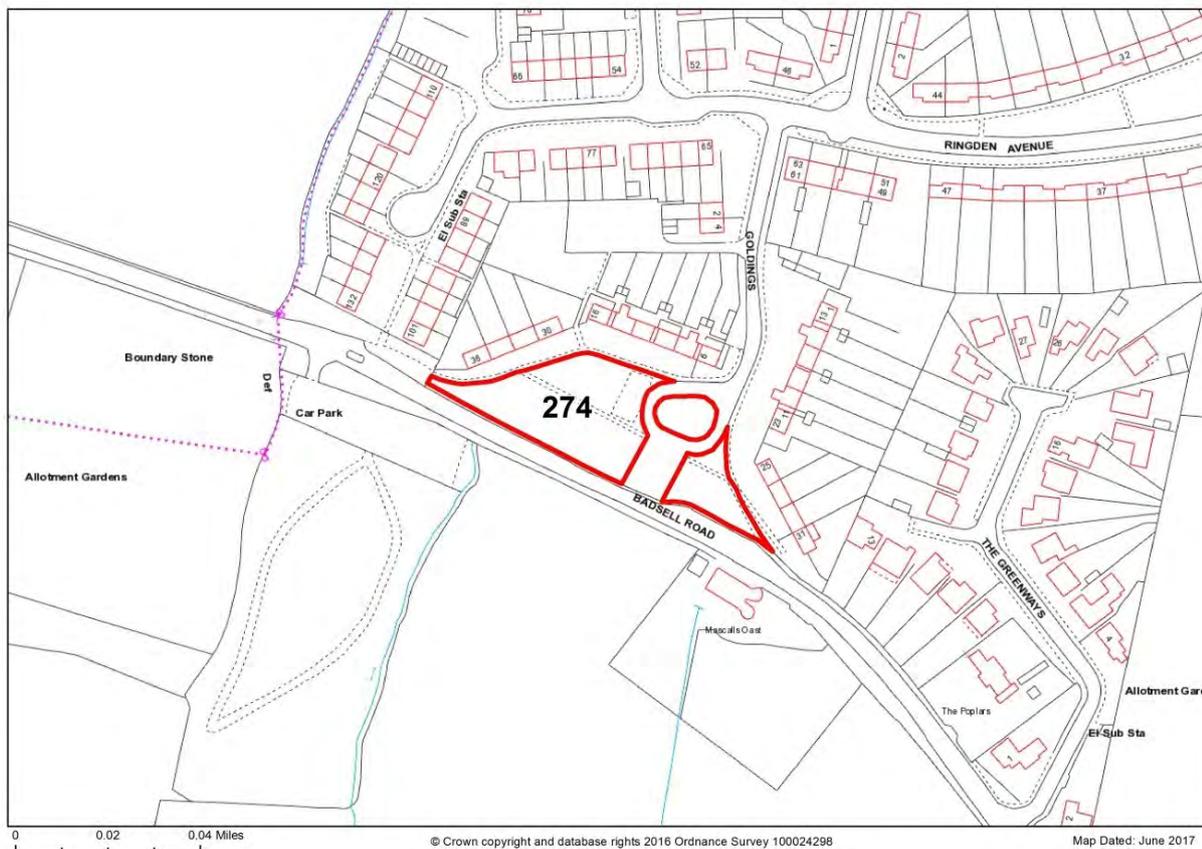


Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.10
Developable area (ha):	0.10
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	The wider site allocation (AL/PW2) will contribute towards the 4,000 figure in site allocation AL/PW1
Issues to consider:	Ecological interest; Flooding issues; ALC: Grade 3
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

	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.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is a suitable site. It has an existing allocation on it. It is available and in single ownership. It is considered that the site could be delivered in 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 subject to further consideration.
Reason:	This is a PDL site within the LBD and is sustainable in this context.

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
Issues to consider:	AONB (1 component part); Local Plan landscape designation; Landscape Sensitivity Study (Adjacent to PW7 and PW8); Flooding issues; Flood Zone 2 (16.33%), and 3a (1.24%); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site consists of green amenity open space that is associated with adjacent residential uses. There are three parts to the site.

	<p>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.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is within the LBD. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation. It currently has planning consent.

Site Reference: 276

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



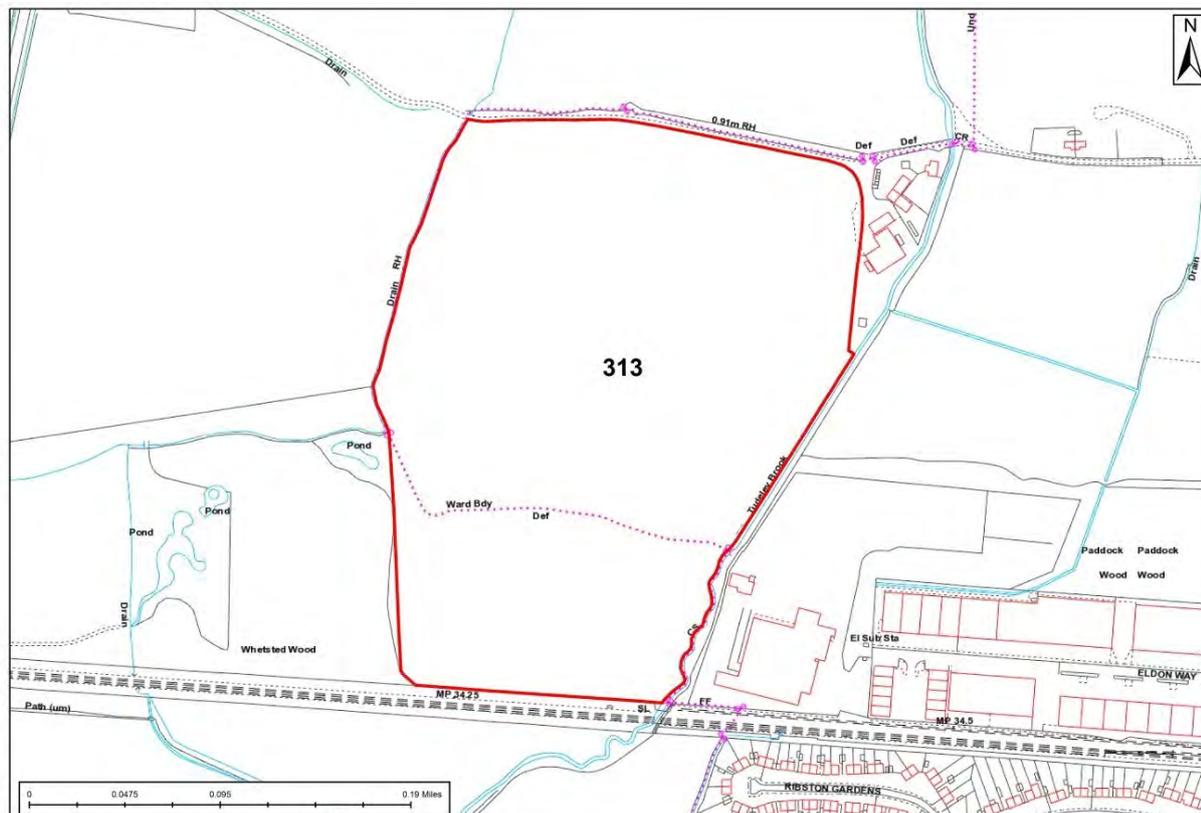
Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.05
Developable area (ha):	0.05
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Ecological interest; ALC: Grade 3
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:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
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 considered unsuitable as a potential site allocation.
Reason:	Site is a PDL site within the LBD with pedestrian access to the centre of Paddock Wood. The site is likely to be sustainable in this context. 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 AL/PW1 (site is part of larger allocation))

Site Address: Land at Eastlands, Paddock Wood, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	14.22
Developable area (ha):	12.85
Site type:	Greenfield site part adjacent, mostly in proximity to LBD
Potential site use:	Mixed including residential
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (1 component part); Green Belt considerations; Ecological interest; notable feature/designation; EA Flood Zones 2 (35.37%), 3a (9.95%), and 3b (6.87%); Landscape Sensitivity Study (PW8); Land contamination (Works Unspecified Use (medium)); Highway issues;

	Cross boundary issues; ALC: Grade 3
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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.

All new educational pressures created 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 will continue to meet this demand.

Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality is scored positively with significant regeneration expected to benefit the 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.

The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

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

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.

The negative landscape score reflects encroachment into the High Weald Character Area in the south.

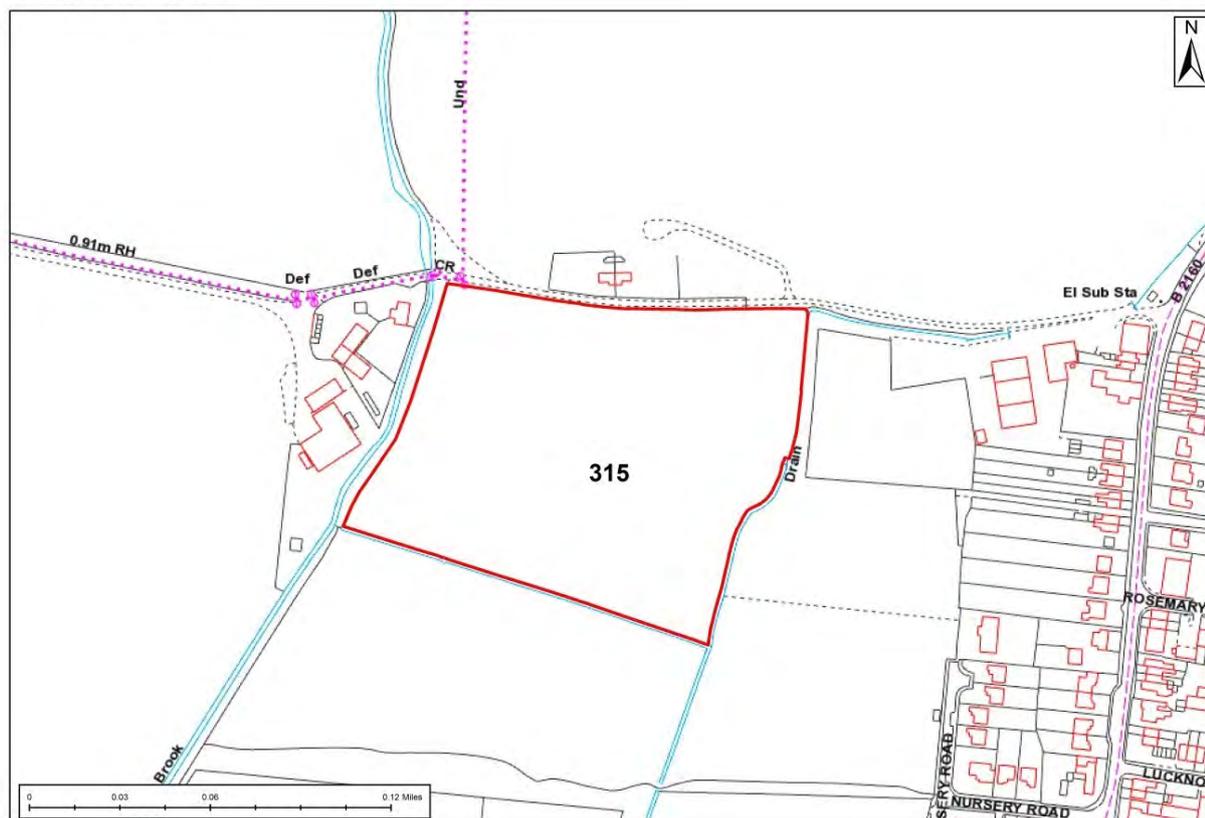
The negative noise score reflect the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.

	<p>Services and Facilities is scored 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 travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is part adjacent to, mostly in proximity of the LBD. It is likely to be sustainable in this context. It could form part of a strategic extension.

Site Reference: 315 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	3.16
Developable area (ha):	2.39
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (1 component part); Green Belt considerations; Ecological interest; Landscape Sensitivity Study (Adjacent to PW8); EA Flood Zones 2 and 3; Highway matters;

	Cross boundary issues; Land contamination (Unknown Filled Ground (medium)); ALC: Grade 3
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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p>

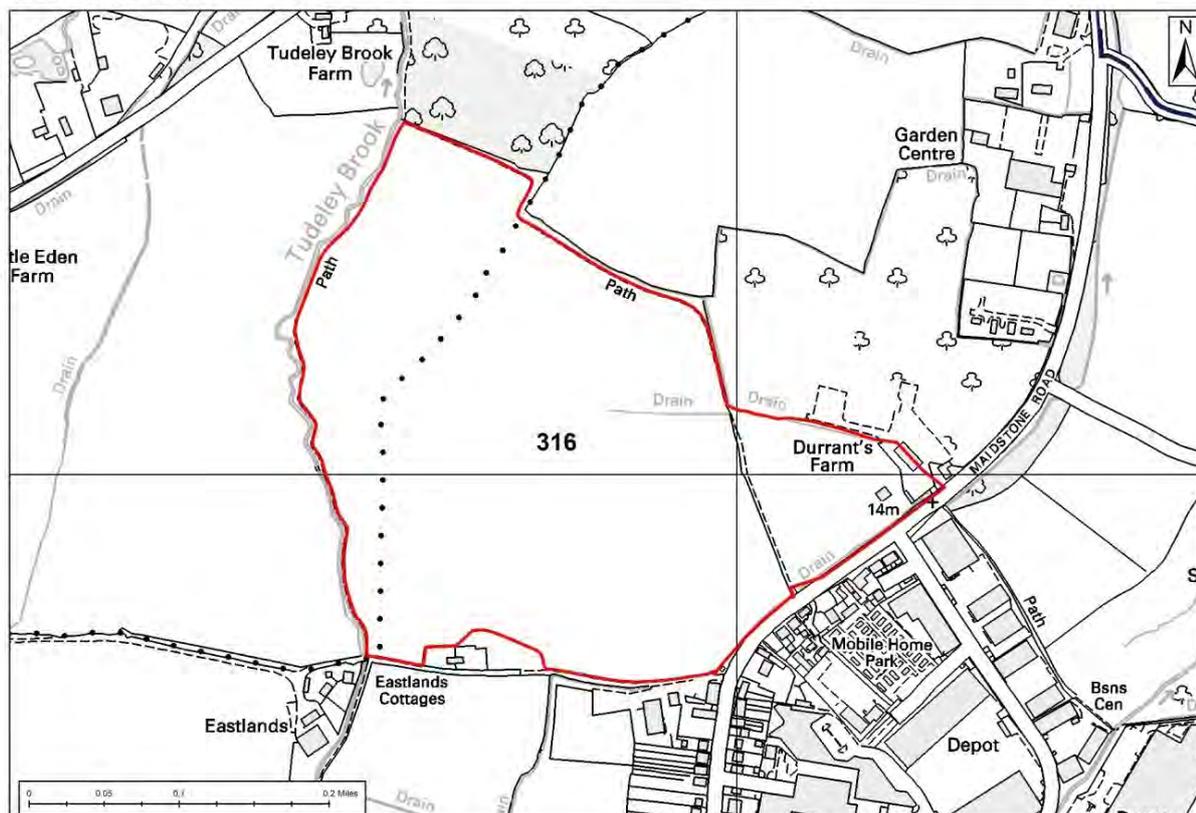
	<p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.

Reason:	This site is in proximity of the LBD. It is likely to be sustainable in this context. It would form part of a strategic extension.
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Site Reference: 316 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	23.70
Developable area (ha):	19.87
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt considerations; EA Flood Zones 2 (100%), 3a (27.67%), and 3b (16.17%); Ecological interest; Landscape Sensitivity Study (PW8); Highways issues; Cross boundary issues;

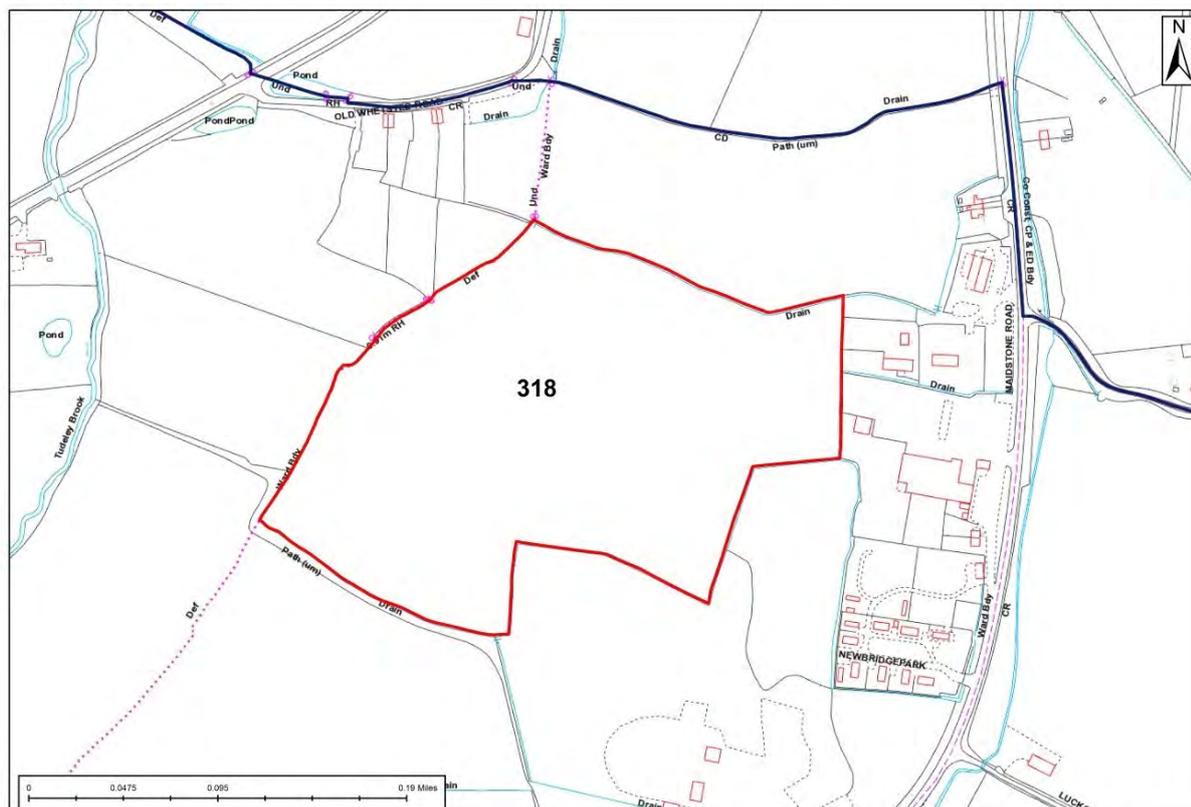
	ALC: Grade 3
Site Description:	The site is a managed greenfield site. There are no existing buildings on the site. There is adjoining commercial use and other green parcels of land. The site boundaries consist of hedging and trees. The southern boundary is more open alongside the restricted byway. Access 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.
Suitability:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p>

	<p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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. The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is in proximity of the LBD. It is likely to be sustainable in this context. It would form part of a strategic extension.

Site Reference: 318 (Local Plan Allocation AL/PW1 (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



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	9.68
Developable area (ha):	3.79
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Landscape Sensitivity Study (PW8); Ecological interest; notable feature/designation; EA Flood Zones 2 (100%), 3a (94.8%); and 3b (60.86%); Highway issues; Cross boundary issues; ALC: Grade 3

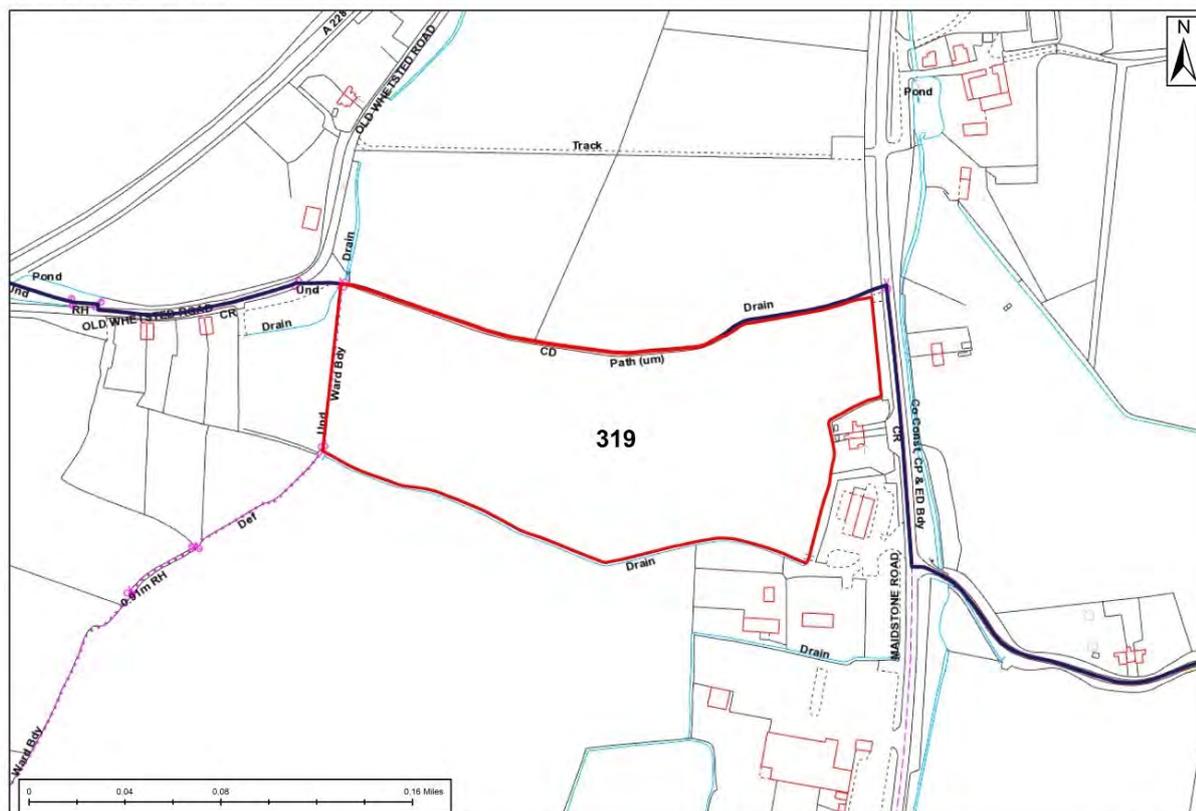
Site Description:	This site is currently an agricultural field with no existing buildings on site. Adjacent land uses are mainly open fields with possible commercial use to east. Boundaries mostly comprise trees and hedging but are open in parts. Vehicle access undetermined. Pedestrian access is lacking 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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment</p>

	<p>space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is in proximity of the LBD. It is likely to be sustainable in this context. It would form part of a strategic extension.

Site Reference: 319 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	4.72
Developable area (ha):	1.77
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Landscape Sensitivity Study (PW8); Ecological interest; EA Flood Zones 2 (99.96%), 3a (99.93%), and 3b (62.5%); Highway issues; Cross boundary issues; ALC: Grade 3

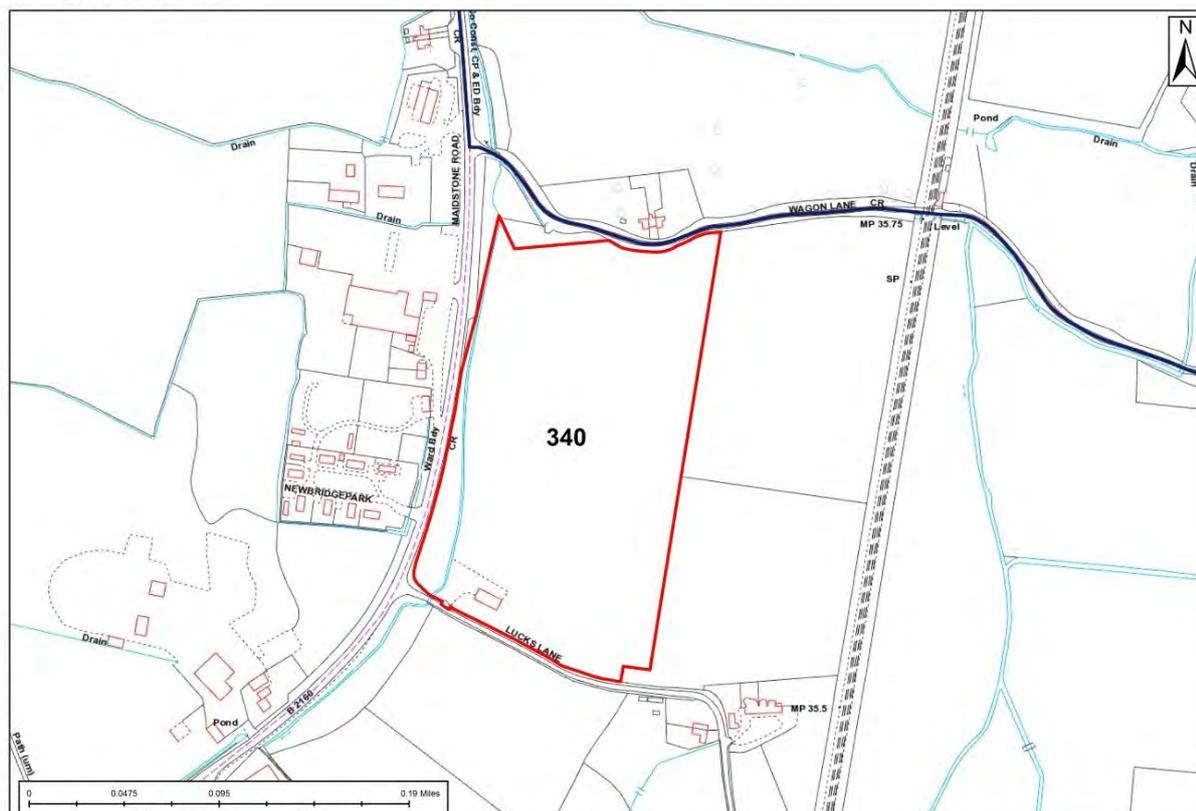
Site Description:	This site is currently an agricultural field in arable use with no existing buildings on the site. The site is adjoined by fields, a bit of commercial use and another small parcel of greenfield. The site boundaries are mostly hedging and trees. The boundary with the smaller parcel of 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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p>

	<p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is in proximity of the LBD. It is likely to be sustainable in this context. It would form part of a strategic extension.

Site Reference: 340 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

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:	Landscape Sensitivity Study (PW1); Ecological interest; notable feature/designation; EA Flood zones 2 (100%), and 3a (35.27%); Highway issues; Cross boundary issues; ALC: Grade 3

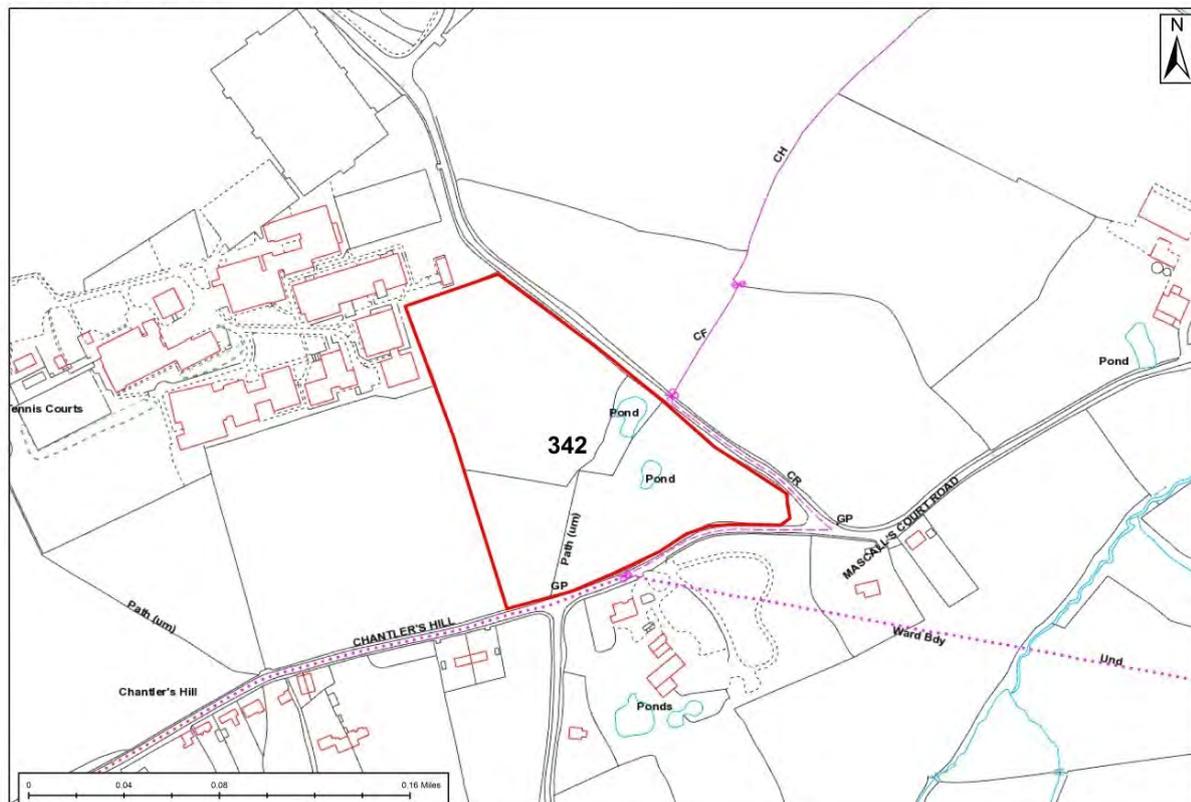
Site Description:	This site is currently agricultural with a sheep barn. Adjoining uses include Maidstone Road, with commercial uses to the West, residential, a mobile home park, and a field. Boundaries are primarily hedging with some internal boundary treatments including wire and post fencing as well 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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment</p>

	<p>space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This would form a logical extension to a key employment area, adjacent to the LBD.

Site Reference: 342 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

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:	AONB (1 component part); Ecological interest; notable feature/designation; Highway issues; Cross boundary issues; Landscape Sensitivity Study (PW4); ALC: Grade 3

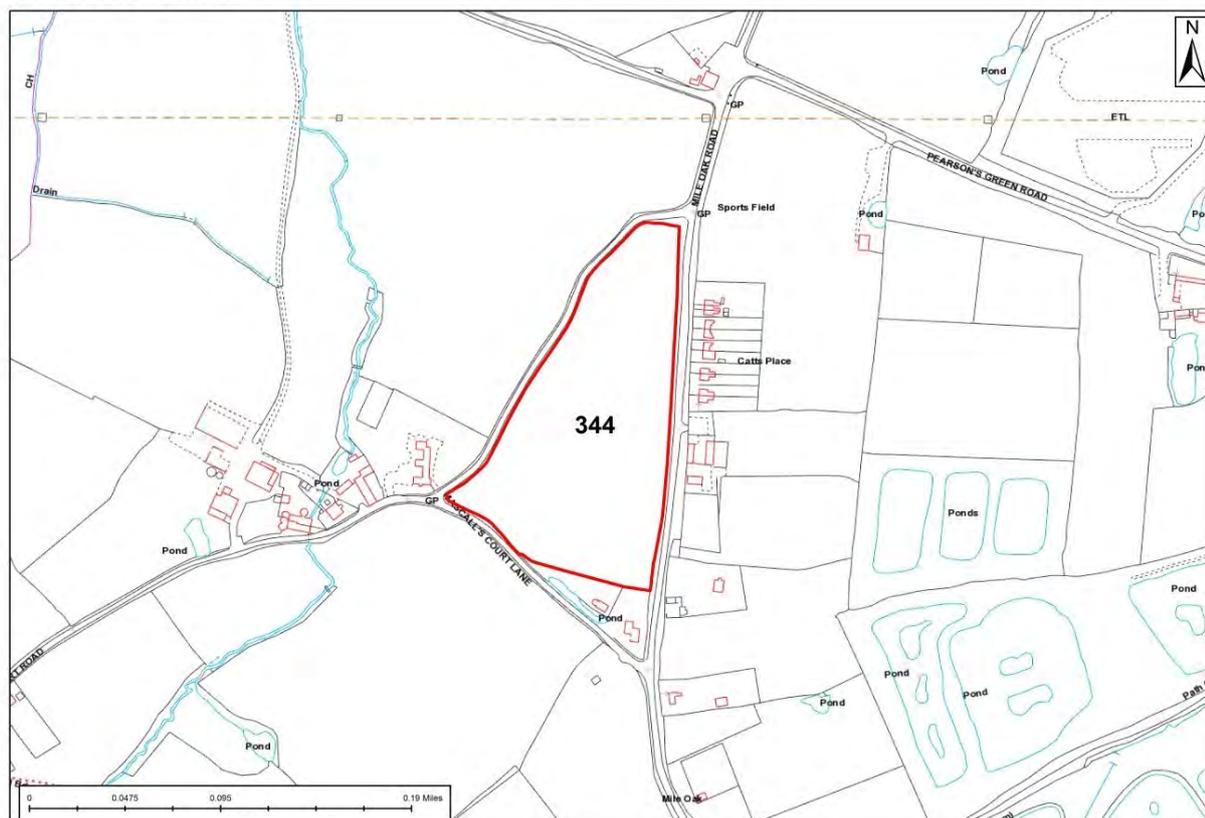
Site Description:	This site is currently a green field with no existing buildings. Adjoining uses include fields, a school, and some residential. The site boundaries are mainly comprised of trees, hedging and wire fencing. There is a metal gate fronting Chantlers Hill for possible vehicle access. However, 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.
Suitability:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p>

	<p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site in in proximity to the LBD and the centre of Paddock Wood. It is adjacent to an existing school.

Site Reference: 344 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	3.09
Developable area (ha):	3.09
Site type:	Greenfield site detached from LBD
Potential site use:	This site is considered unsuitable for built development but may contribute to strategic development of wider area of site allocation as a mitigation / buffer area
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Landscape Sensitivity Study (PW5); Heritage – Rural setting of Listed Buildings; Ecological interest; notable feature/designation; ALC: Grade 3 Cross boundary issues;

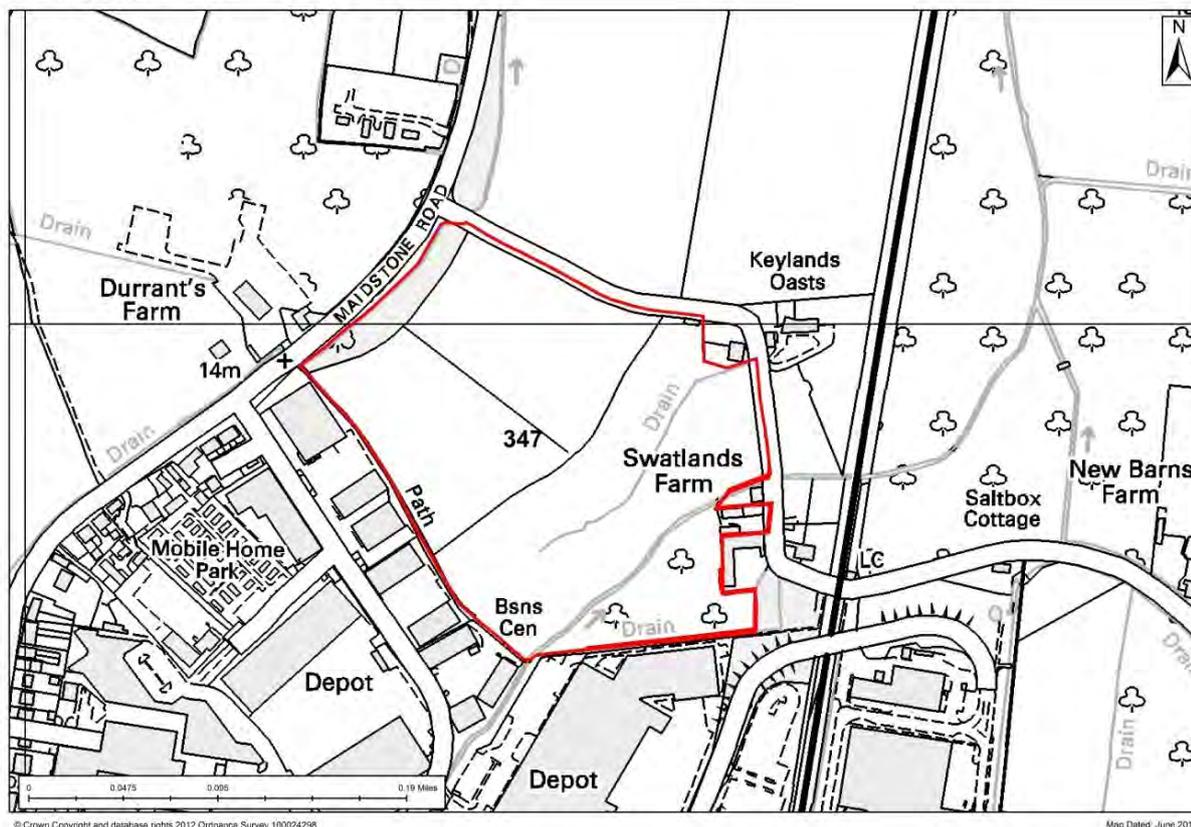
Site Description:	This site is currently an agricultural field with no existing buildings on site. Fields adjoin the site and there are also some residential properties. There is hedging along the boundaries of the site. There is a vehicle access in the corner of the site off Mascalls Court Road. However, there is a lack of pavement along Queen Street, Mascalls Court Road and Mascalls Court Lane. The site is generally flat.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	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
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p>

	<p>Equality is scored positively with significant regeneration expected to benefit the 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. The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	In conjunction with other sites, this site may contribute to strategic development of the wider area of a site allocation

Site Reference: 347 (Local Plan Allocation AL/PW1 (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):	8.42
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:	EA Flood Zones 2 (99.74%), 3a (25.05%), and 3b (1.67%); Land contamination (Depot and Unknown Filled Ground); Landscape Sensitivity Study (PW1); Heritage – Setting of Farmstead and Listed Building; Ecological interest; notable feature/designation; Highway issues;

	ALC: Grade 3 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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive score is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be</p>

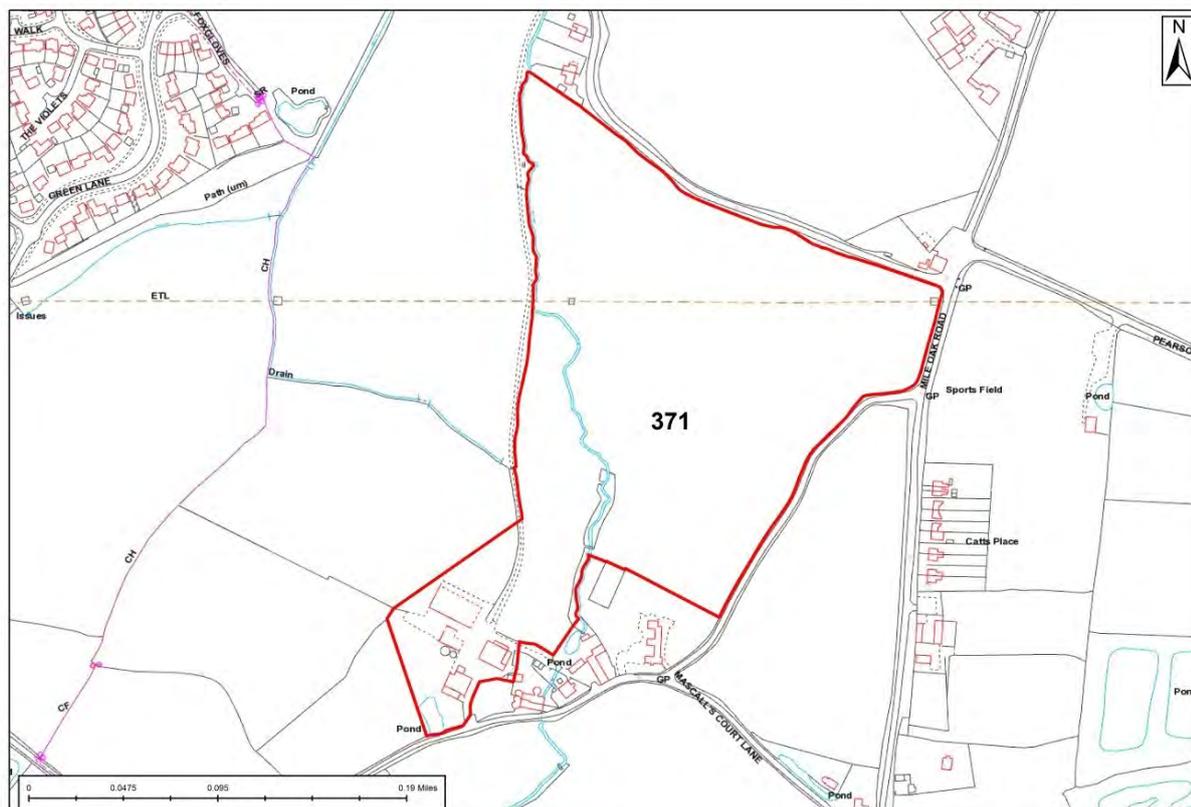
	<p>applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
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Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This would form a logical extension to a key employment area, adjacent to the LBD.

Site Reference: 371 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	10.06
Developable area (ha):	9.93
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	EA Flood Zones 2 (17.66%), 3a (4.07%), and 3b (1.31%); Landscape Sensitivity Study (PW3); Ecological interest; notable feature/designation; Highway issues; Cross boundary issues; Heritage issues (adjacent to listed buildings);

	Adjacent to existing Limits to Built Development; ALC: Grade 3
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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those</p>

	<p>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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site lies adjacent to an existing allocation and would form a logical extension to that. It is likely to be sustainable in this context.

Site Reference: 372

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

Call for Sites 2017 Submission



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Map Dated: June 2017

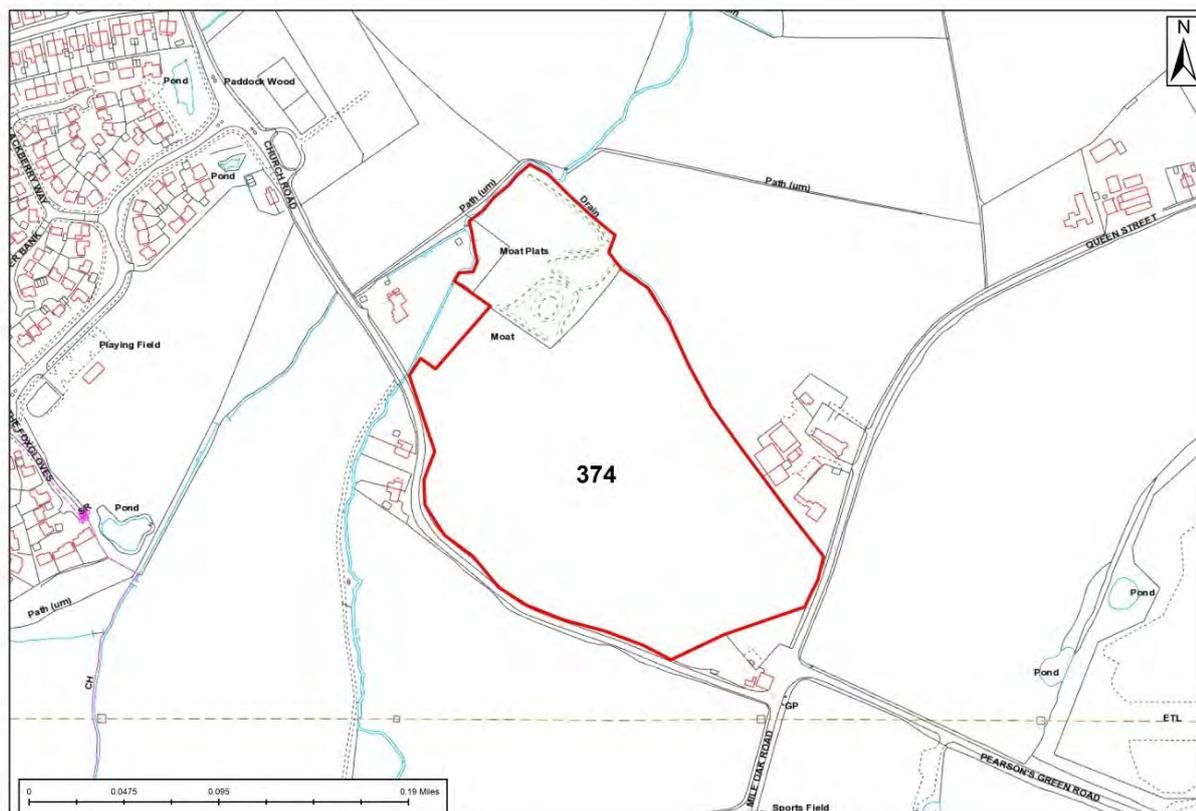
Parish:	Paddock Wood
Settlement:	Remote from settlement centre
Gross area (ha):	0.26
Developable area (ha):	0.24
Site type:	PDL site remote from LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	EA Flood Zones 2 (13.46%), 3a (7.16%), and 3b (7.16%); Landscape Sensitivity Study (PW2); Ecological interest; ALC: Grade 3
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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
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 AL/PW1 (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



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	7.45
Developable area (ha):	7.19
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	EA Flood Zones 2 (24.83%), 3a (9.34%), and 3b (3.48%); Landscape Sensitivity Study (PW3); Highway issues; Cross boundary issues; Adjacent to existing Limits to Built Development (abuts at north west corner); Heritage issues (adjacent to listed buildings);

	Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	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.
Suitability:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be</p>

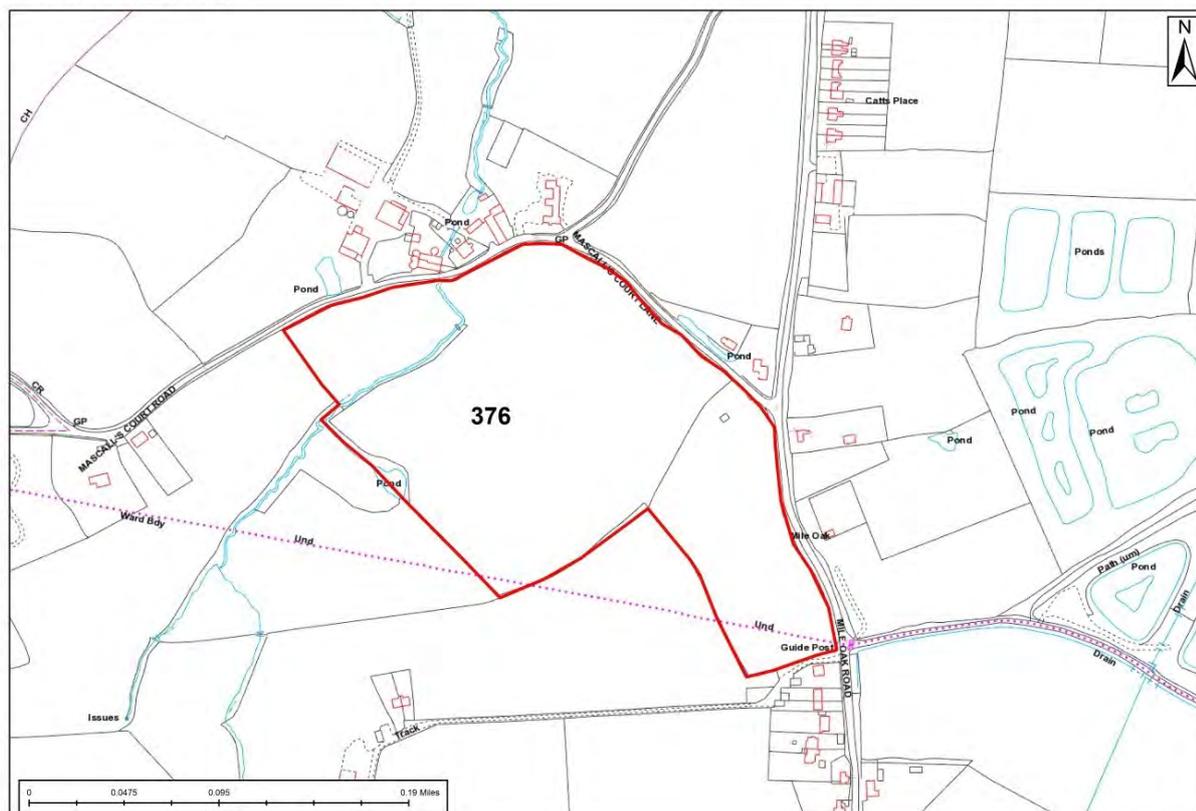
	<p>applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
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Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is in proximity to the LBD and the centre of Paddock Wood. The site is likely to be sustainable in this context.

Site Reference: 376 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Detached from LBD
Gross area (ha):	7.92
Developable area (ha):	7.86
Site type:	Greenfield site detached from LBD
Potential site use:	This site is considered unsuitable for built development but may contribute to strategic development of wider area of site allocation
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (PW5); Ecological interest; notable feature/designation; EA Flood Zones 2 and 3; ALC: Grade 3; Cross boundary issues

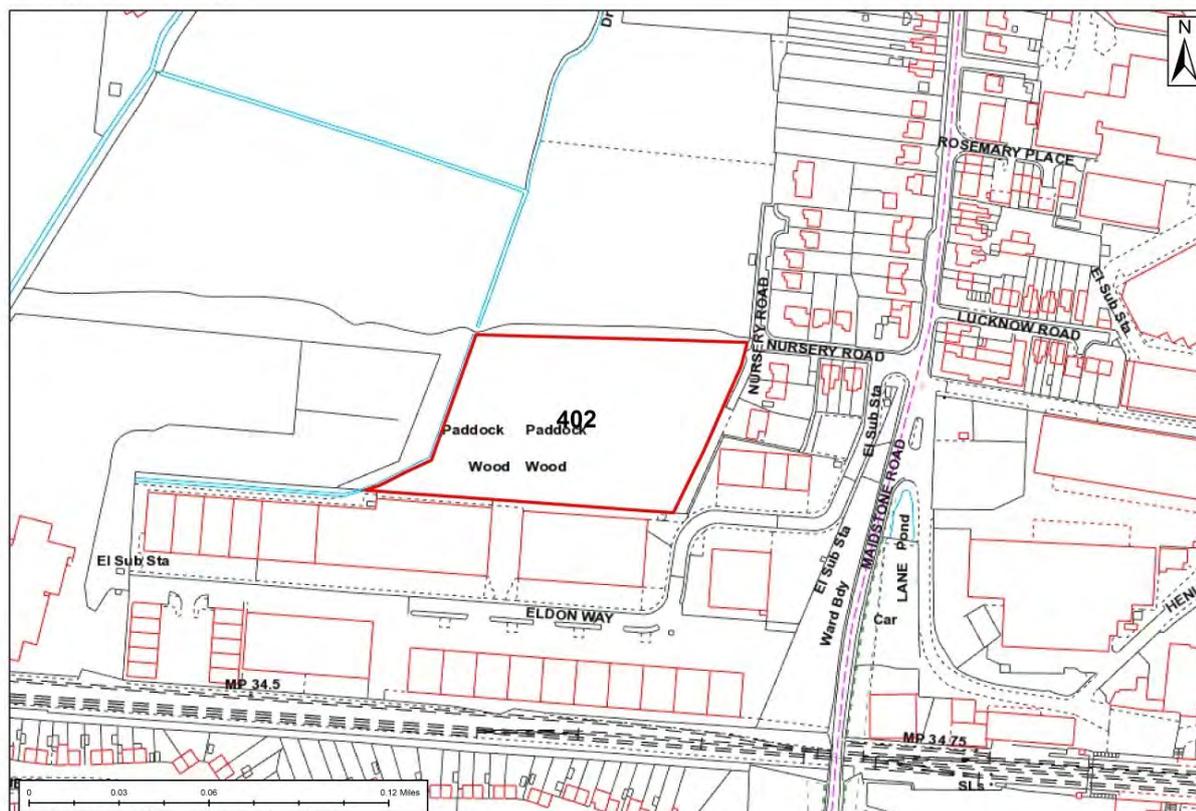
Site Description:	The site comprises orchard land and an agricultural field. There is an existing barn on the site. The site is adjoined by a farm, fields, and some residential properties. The boundaries are mostly comprised of hedging. There is a metal gate for vehicle access along the site frontage 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:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p>

	<p>Equality is scored positively with significant regeneration expected to benefit the 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. The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
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 AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	1.32
Developable area (ha):	1.32
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Landscape Sensitivity Study (adjacent to PW8); Ecological interest; Land contamination (Works Unspecified Use (medium)); EA Flood zones 2 and 3; ALC: Grade 3; 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:	Suitable: see reason below
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 as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities</p>

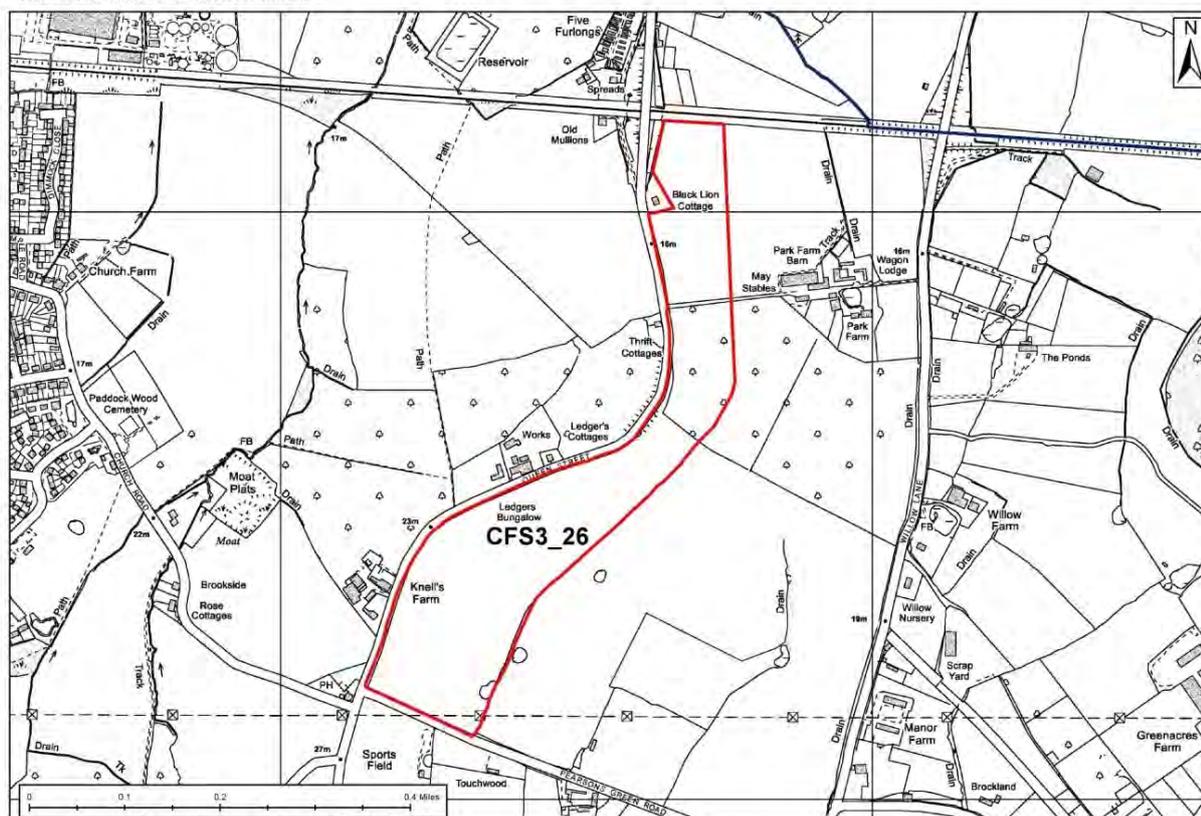
	<p>are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.

Reason:	This site is adjacent to the LBD and likely to be sustainable in this context. It is suitable as part of a wider strategic extension of Paddock Wood
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Site Reference: Late site 26 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

Site Address: Park Farm Queen Street, Paddock Wood

Call for Sites Additional Sites Submitted



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Map Dated: April 2018

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	17.17
Developable area (ha):	16.75
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	This site is considered unsuitable for built development but may contribute to strategic development of wider area of site
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecological interest; Land contamination (Railway Land – tracks mainly; landfill site); Flooding considerations; Flood Zone 2, 3a, and 3b; ALC: Grade 3; Cross boundary issues
Site Description:	This site is an agricultural green field that is part orchard. There are no existing buildings on the site. Adjacent uses include green

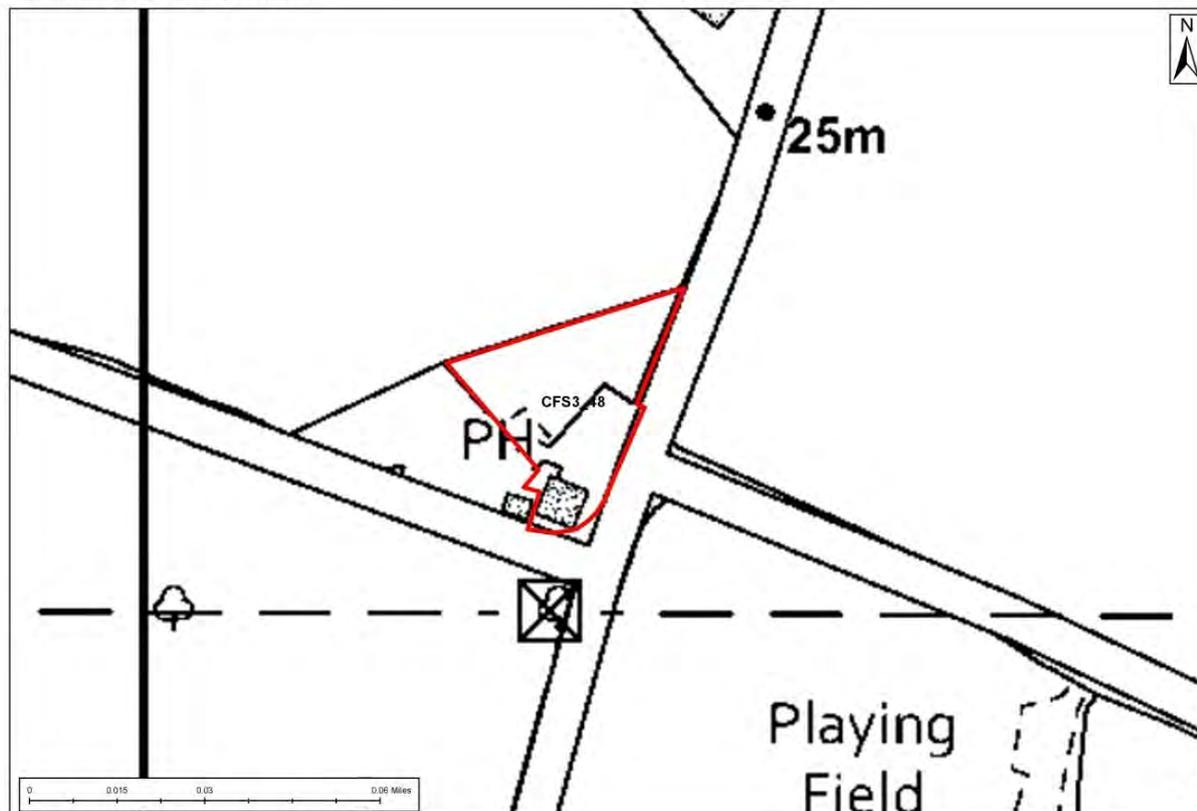
	fields, a railway line, a public house, some residential, and solar panels. The boundaries are mostly comprised of hedging and some trees. This site is adjacent to Queen Street and part Pearsons Green Road. There is a lack of pavement along Queen Street and Pearsons Green Road. There are Public Rights 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.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	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
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created 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 will continue to meet this demand.</p>

	<p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	In conjunction with other sites, this site may contribute to strategic development of the wider area of a site allocation

Site Reference: Late site 48 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

Site Address: Elm Tree Public House, Mile Oak Road

Call for Sites Additional Sites Submitted



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Map Dated: January 2019

Parish:	Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	0.21
Developable area (ha):	0.21
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:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Ecological interest; ALC: Grade 3; Cross boundary issues
Site Description:	This site includes the Elm Tree Public House and its surrounding area of hardstanding, along with a parcel of undeveloped

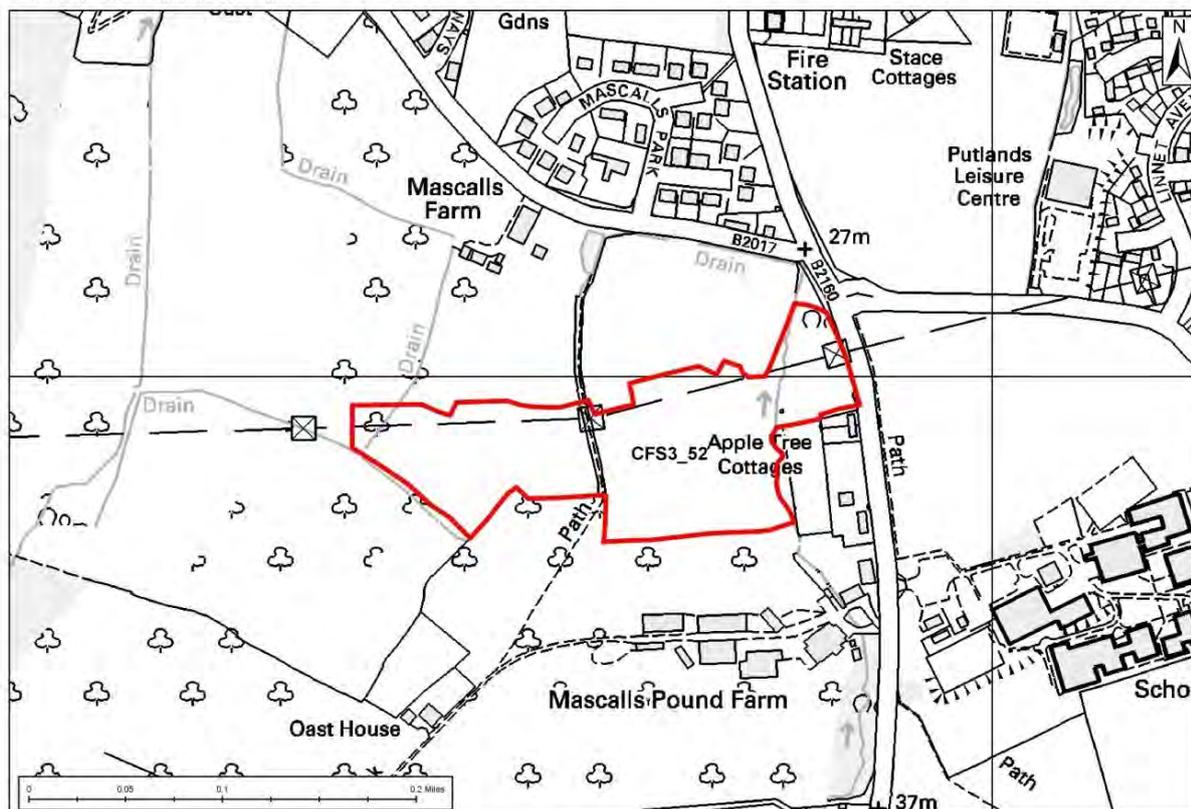
	<p>greenfield land, located on the junction of Church Road with Queen Street and Mile Oak Road.</p> <p>The site fronts onto Queen Street/Mile Oak Road and is flat in character. There is a lack of pavement along these roads and Church Road also in the proximity of the site.</p> <p>The site adjoins agricultural 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>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	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
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of 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, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities</p>

	<p>are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the 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>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored 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>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site in proximity to the LBD and the centre of Paddock Wood. The site is likely to be sustainable in this context.

Site Reference: Late site 52 (Local Plan Allocation AL/PW3 (site is part of larger allocation))

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

Call for Sites Additional Sites Submitted



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Map Dated: February 2019

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:	425 in conjunction with other site forming wider site allocation
Issues to consider:	Existing Allocation AL/PW4 in the Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Flooding considerations; Flood Zone 2; ALC: Grade 3;

	This site as part of the wider allocation currently has planning consent for 309 dwellings (17/03480/FULL) as of 1st April 2019
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 – 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: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	This site is part of a larger site that has planning permission and on which construction has commenced in 2019. This site was to be retained as agricultural use due to constraints to development arising from the presence of over head 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 means 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. Finally, overall the development represents a significant change to the setting of the historic landscape.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is part of a larger site that has planning permission and on which construction has commenced this year. Removal of over head cables has overcome a previous development constraint. The site is within the LBD of Paddock Wood and is sustainable in this context.

**If you require this document in another format,
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