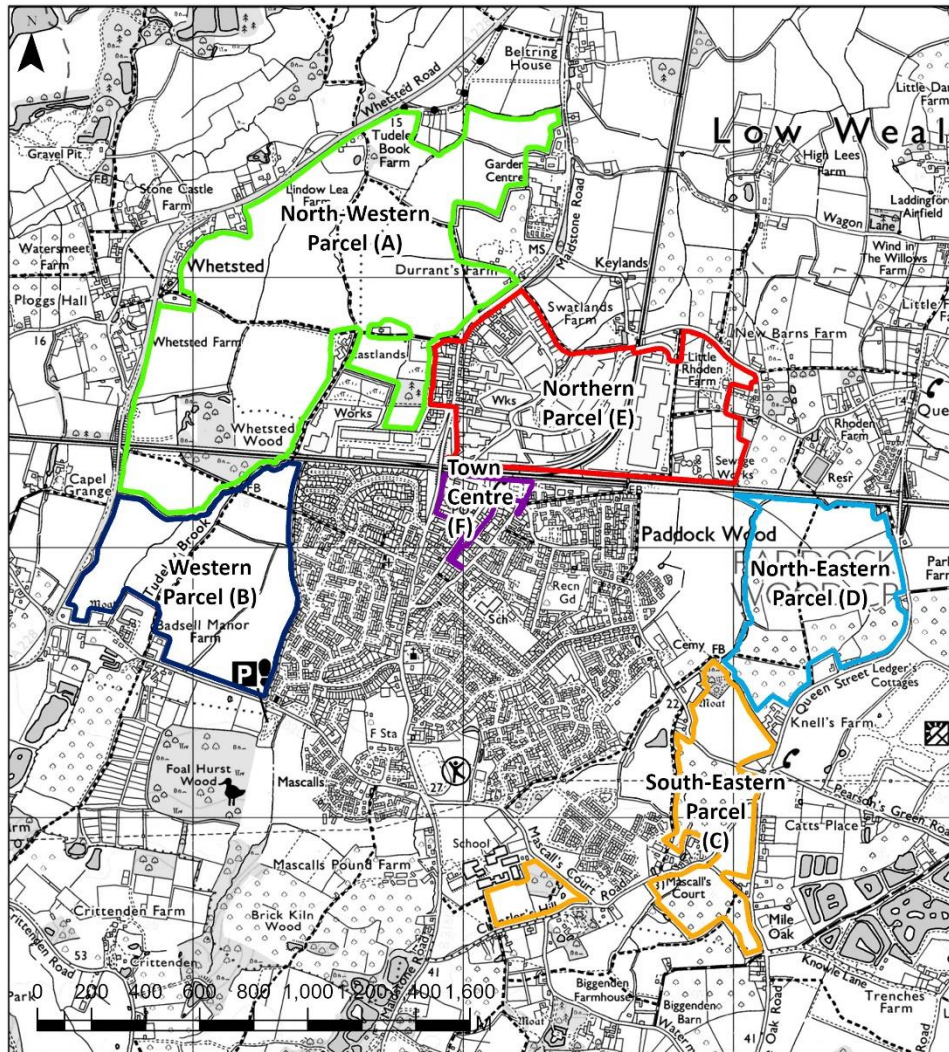


# **Matter 4: The Strategy for Paddock Wood**

## **Issue 3: Sports and Leisure Provision**

### **Appendix 2 – Revised Policy STR/SS 1 - The Strategy for Paddock Wood, including land at east Capel**





**Legend**

- ▭ North-Western Parcel (A)
- ▭ Western Parcel (B)
- ▭ South-Eastern Parcel (C)
- ▭ North-Eastern Parcel (D)
- ▭ Northern Parcel (E)
- ▭ Town Centre (F)

Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy

Scale: 1:18,061

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**Development principles**

1. The development strategy for Paddock Wood and east Capel in conjunction with Policies STR/PW 1 (the Strategy for Paddock Wood (parish) and STR/CA 1 (the Strategy for Capel parish), sets provisional Limits to Built Development for Paddock Wood and east Capel on the Policies Map (Inset Map 4) as a framework for the provision of an extended settlement over the plan period. This is facilitated through the release of Green Belt land to the west of

Paddock Wood, with development to be carried out on each of the development parcels identified on Map 27 as follows;

- A. North - Western parcel (edged in green);
  - B. South - Western parcel (edged in dark blue);
  - C. South - Eastern parcel (edged in yellow);
  - D. North - Eastern Parcel (edged in light blue); and
  - E. Northern parcel (edged in red);
  - F. Town Centre (edged in purple on Map 27 (Master Plan Areas) and dealt with by Policy STR/SS2);
2. The development as a whole shall deliver the following elements, (within the set allocations identified at Map 28);
  3. Provide a mix of housing types, size, and tenure (in line with Policy H1) to ensure a balanced, inclusive, and accessible community, the exact mix to be agreed with the Local Planning Authority at the planning application stage in relation to each Parcel;
  4. Make provision for accommodation to deliver mixed communities, including provision for those with different accommodation needs, including the needs of older people with at least one sheltered and one extra care housing scheme to the east and west;
  5. Be **landscape led and** of a high standard of design with particular attention to be paid to structural and detailed landscaping (to promote and deliver a continuous and homogeneous landscape approach to the allocation as a whole), layout, scale, height, detailed design, and massing to ensure that the development responds to local character and its overall setting. Planning applications for development should be informed by a landscape and visual impact assessment, biodiversity and heritage studies and the initial outline/hybrid applications should be assessed by a Design Review Panel, at least once at pre-application stage and once following submission of a planning application;
  6. Incorporate zero and low carbon development, in line with the **with the Future Homes Standards, or any future national update and the requirements of Policy EN 3.** ~~provide an exemplar scheme with climate change mitigation and adaptation measures and sustainable development principles in relation to the design, construction and operational stages;~~
  7. Meet the informal and formal recreational needs of the development and provide areas of green and open space [as shown schematically on Map 28], and biodiversity objectives of Policy EN9 and which where possible integrates with neighbouring Parcels to ensure a consistent and legible functional and visual relationship between them. ~~This should incorporate a scheme of~~

management of communal spaces and green infrastructure within the eastern and western parcels including provision for management and funding, initial community and stakeholder involvement with amenity, landscape, and biodiversity objectives for a period of 30 years from the completion of the development;

8. Ensure that surface water runoff from the development will not exacerbate and so far, as possible and practicable improve flooding elsewhere. The drainage strategy should be implemented through the development to deliver the levels of storage, attenuation, and mitigation measures to reduce the incidence of flooding to adjacent residential areas in Paddock Wood;
9. Consider the potential for mineral deposits and make provision for any viably workable minerals to be extracted prior to development commencing on the site **where this is practical and environmentally feasible**.
10. Have regard to the recommendations of the High Weald AONB Setting Study and the objectives of the High Weald AONB Management Plan, where deemed to fall within the setting of the AONB;
11. Provide walking and cycling linkages within and between each parcel, together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside **in accordance with Policy TP2**;
12. Where possible and practicable connect to and enhance the existing bridleways network;
13. The development proposals for the whole of the allocated area shall embed garden settlement principles. Proposals for each Parcel should give effect to this requirement and be guided by the Council's Structure Plan SPD for the whole of the allocation;
14. Proposals for the piecemeal development of individual sites in the Eastern and Western Parcels that do not conform to the above requirements as a whole will not be permitted; and
15. The development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).

### **Masterplanning**

The new development shall be delivered through a **joint** masterplan approach **for the east and west of Paddock Wood**.

- i. All development proposals in relation to the Eastern and Western parcels shall be in accordance with an approved masterplan relating to each parcel **(or combination of parcels)** that will respect the above requirements and take into account the Council's Structure Plan SPD. Where development

parcels abut each other and developers have worked collaboratively on masterplanning, this will be supported where it meets the other aims and objectives in this policy. The masterplan shall be submitted to the Council for its approval as part of the initial application for planning permission in relation to (any part of) the relevant Parcel.

- ii. Each Masterplan shall show the intended overall design and layout of the development and the proposed distribution and location of uses across the Parcel including its functional links with neighbouring Parcels, the existing community of Paddock Wood and Paddock Wood Town Centre and surrounding land which shall accord with, be based upon and promote, garden community principles as required in para.2 above.
- iii. Demonstrate how heritage assets and their settings will be sympathetically integrated into the development and their significance respected;
- iv. Show all structural landscaping and indicative treatments to be provided (including boundary treatments);
- v. Incorporate a green and blue infrastructure (GBI) plan which is informed by a comprehensive wildlife and habitat survey and heritage and landscape character assessments. ~~This should incorporate a scheme of management of communal spaces and green infrastructure within the eastern and western parcels including provision for management and funding, initial community and stakeholder involvement with amenity, landscape and biodiversity objectives for a period of 30 years from the completion of the development;~~
- vi. **Show how the development will incorporate the full range of sustainable transport measures**, Show the proposed transport links, including access to the development and main internal highway links and all intended links within the site and to the surrounding footpath and cycleway and bridleway network, including proposed and potential footpath and cycleway and bridleway links to the wider area **which shall be convenient and highly legible**;
- vii. Show how development will safeguard, maintain and, where possible, enhance key views in and across the allocated site;
- viii. ~~Provide for convenient and highly legible pedestrian and cycle links through the allocated site;~~
- ix. ~~Show how the development will incorporate the full range of sustainable transport measures;~~
- x. Identify the locations and forms of the district and local centres, including the community and healthcare facilities to be provided within them as necessary;
- xi. Incorporate a parking strategy in accordance with policy TP3 in relation to each Parcel.

- xii. Proposals for employment development on the Northern Parcel shall be required to comply with the requirements of ~~paragraph 8 (a), (b), (c) and (e) to (j) above.~~ **the development principles where applicable.**
- xiii. The masterplans for the Eastern and Western Parcels shall include a phasing and implementation plan which shall identify the phasing of development across the whole of the relevant Parcel to ensure that the development will be carried out in a manner that co-ordinates the implementation and occupation of the development and the timely delivery of such necessary on and off-site infrastructure as shall be reasonably required to support the development and occupation of each Parcel and its proper integration with neighbouring Parcels and the timely provision of Parcel specific and shared infrastructure taking into account Table 11 of the Council's SSMIS **Strategic Sites and Masterplanning Infrastructure Report** dated February 2021 (as may be updated from time to time) or as may otherwise be reasonably required.

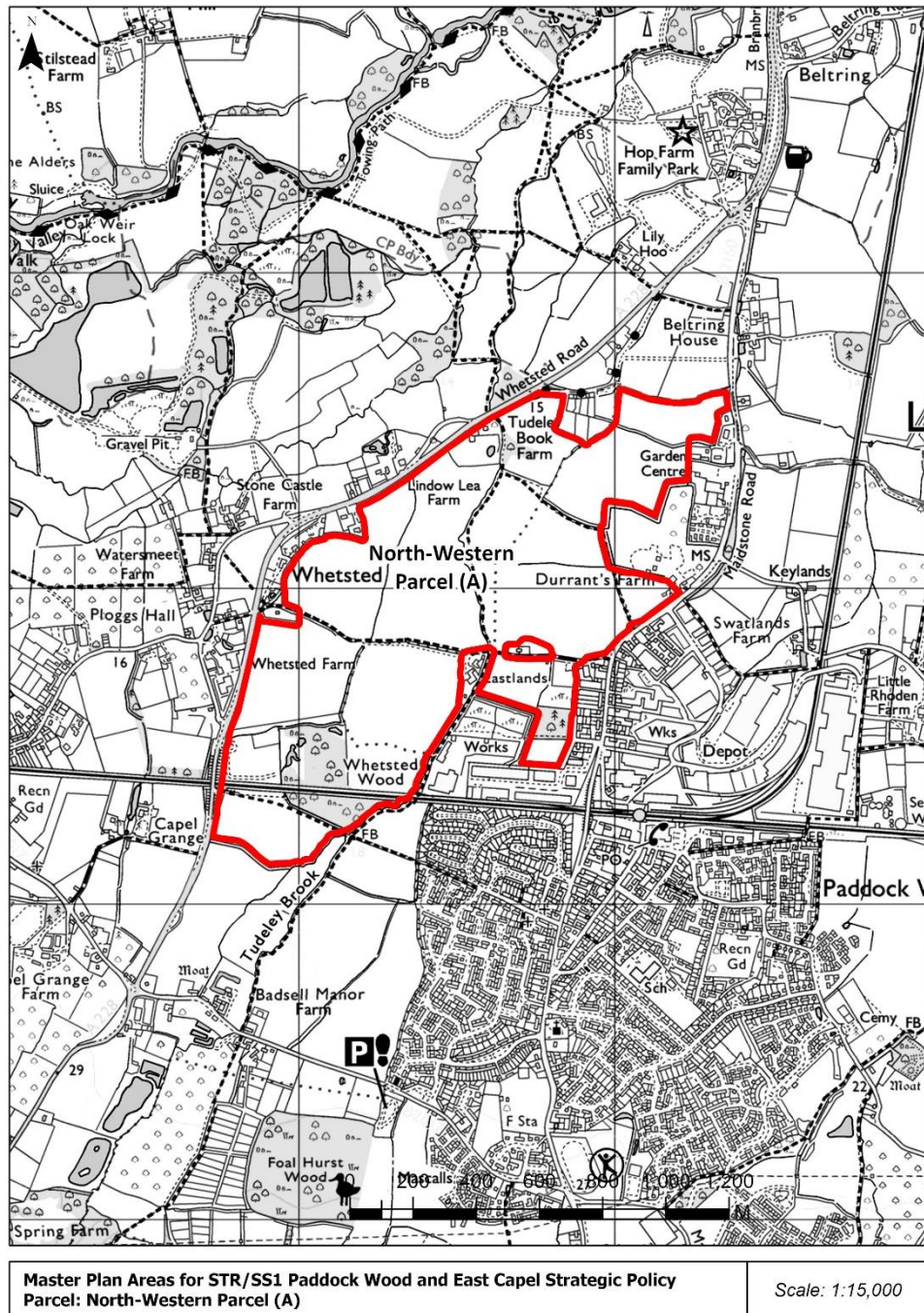
### **Strategic Infrastructure**

The development shall be delivered in accordance with ~~the~~ a phasing and implementation plan as approved **under criterion xiii (above)** ~~which shall be required to be~~ **and infrastructure will be** secured by conditions and/or s.106 obligations **to the individual developer applications** ~~so as to ensure that:~~

- a) Development across the whole of the allocated site shall be capable of being integrated and phased and its impacts satisfactorily and mitigated;
- b) There are supporting facilities (including access to green and blue infrastructure, leisure and sporting facilities, shops, health, community and educational facilities) that will allow the early establishment of a self-sufficient and cohesive community with an appropriate level of supporting infrastructure provision;
- c) Occupiers have a range of sustainable travel options at their disposal, including access to bus services and the cycle and pedestrian links;
- d) Transport links and associated transport and highway improvements and the provision of new transport and highway infrastructure is provided when it is needed to support the development and mitigate potential off-site highway and other transport impacts;
- e) The delivery of necessary infrastructure shall be informed by ongoing discussions with relevant stakeholders, including Kent County Council and adjacent local authorities (Tonbridge & Malling and Maidstone Borough Councils) and other relevant statutory consultees and be kept under review throughout the planning stages of the development.
- f) Save to the extent covered by CIL requirements (if any), development proposals in relation to all Parcels will be required to be supported by planning obligations that provide so far (as necessary and reasonable) either for

- (1) the timely payment of proportionate contributions towards the carrying out and/or implementation of strategic and other necessary highway mitigation works and improvements, education and health provision and other necessary infrastructure as identified in the Council's Strategic Sites Masterplanning and Infrastructure Study as updated from time to time, **following consultation with relevant parties**, and/or
  - (2) its actual provision, as appropriate. This will include the requirement to pay reasonable and proportionate contributions retrospectively towards such infrastructure to support the development as may have been forward funded through other sources where the provision of such infrastructure is necessary and reasonable. Where necessary and appropriate, the occupation of the development shall be regulated by reference to the completion or provision of any such infrastructure as may be necessary to support the development and its sustainability, to be determined by reference to evidence current at the point of determination.
- f) Sports and leisure provision to include an upgrade to existing indoor and outdoor sports facilities (which may include a 25m swimming pool);
  - g) Health provision split across one or all of the local centres;
  - h) The delivery of secondary school provision equivalent to 3 Forms of Entry (3FE) within the North-Western development parcel, unless it is demonstrated that through feasibility studies that the provision can be delivered through other means such as expansion of existing secondary school provision.
  - i) Cycle and pedestrian links across the development parcels and linking into the existing settlement including a north-south pedestrian and cycle bridge over the railway line linking the North-Western and South western parcels, linking neighbourhoods and providing access to community facilities;
  - j) Contributions towards the improvement of the highway network including the Colts Hill Bypass and ~~Kippings Cross~~

## New Development Parcel policies

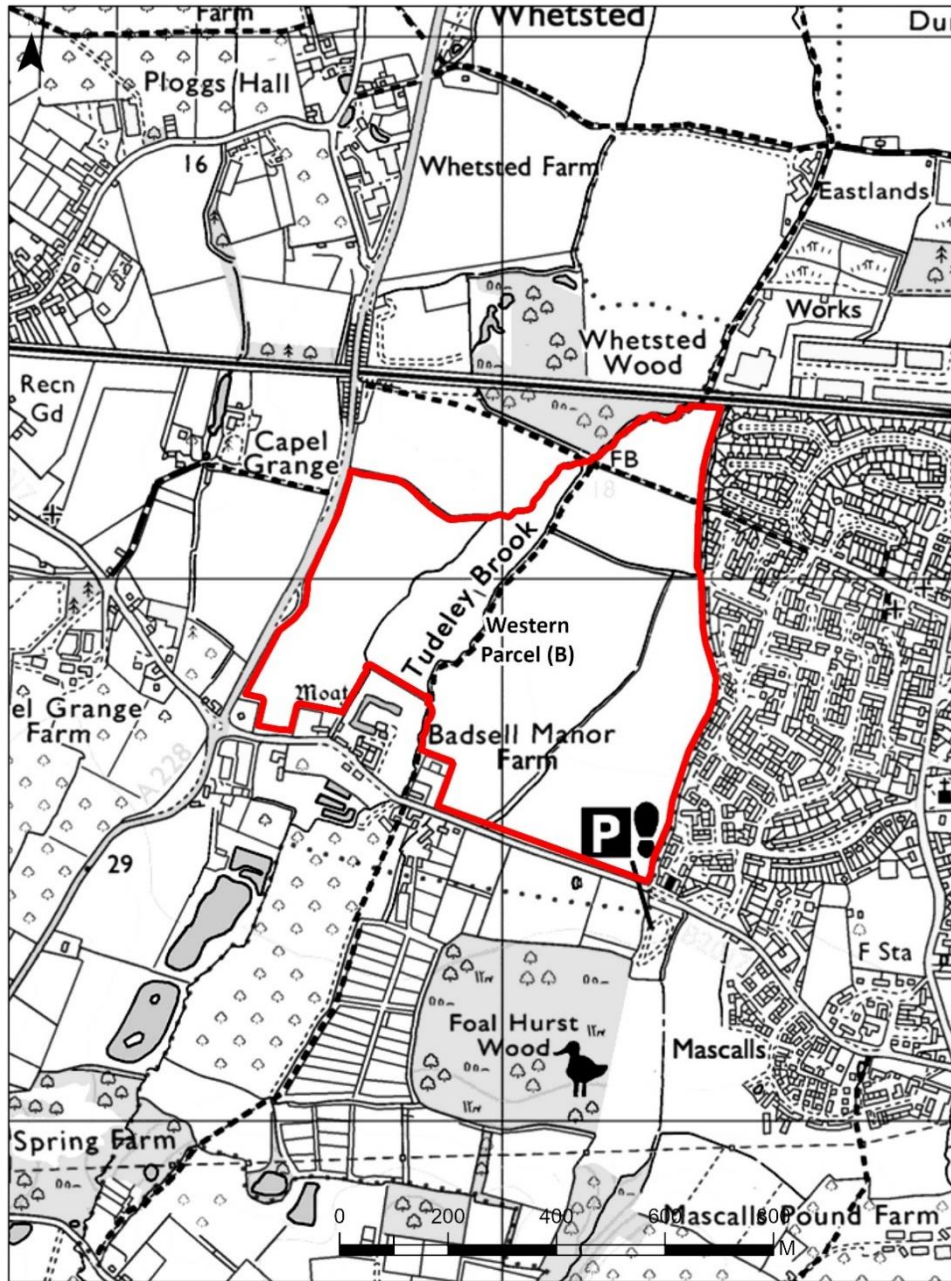


### Policy SS/STR 1(A) - North Western Parcel Requirements

- i) A minimum of 770 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- ii) A mix of housing in accordance with policy H1.
- iii) A scheme designed with a landscape led approach;



- iv) A two-form entry primary school, safeguarded to enable expansion to three form entry;
- v) A three-pitch gypsy/traveller site (to include space for one mobile home and one touring caravan per pitch) to be accommodated on the North - Western parcel south of the railway line in accordance with policy H9;
- vi) Local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total;
- vii) Safeguarding of land for 4FE secondary school that has land available to expand to 6FE should it be required;
- ~~viii) Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2;~~
- ~~ix) Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;~~
- ~~x) Provide appropriate areas of green and open space;~~
- xi) **The Landscape led approach should incorporate the retention and enhancement of hedging and trees along the A228; the need for development to be set back from A228 to reduce visual impact of development on countryside; and use of internal hedging and tree belts along field boundaries to influence development layout”.**
- ~~xii) **4.54 hectares of land (in one location straddling the south western and north western parcel boundaries) for sport and leisure provision including outdoor pitches, changing facilities, and car parking;**~~
- xiii) A Wetland Park within and to the north of the North-Western parcel to deliver flood water attenuation and new wetland habitat, allowing for informal recreation via a network of footpaths and boardwalks;
- xiv) Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
- xv) Provision of appropriate water supply and access to wastewater treatment facilities, inclusion of conservation and control through use of Sustainable Drainage Systems, and the contribution to an overall flood risk reduction in accordance with policies EN 24, EN 25, and EN 26; and provision of flood attenuation features to enable the delivery of flood betterment to the north western area of the existing settlement.
- xvi) To provide compensatory improvements to the Green Belt;
- xvii) Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).



Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy  
Parcel: Western Parcel (B)

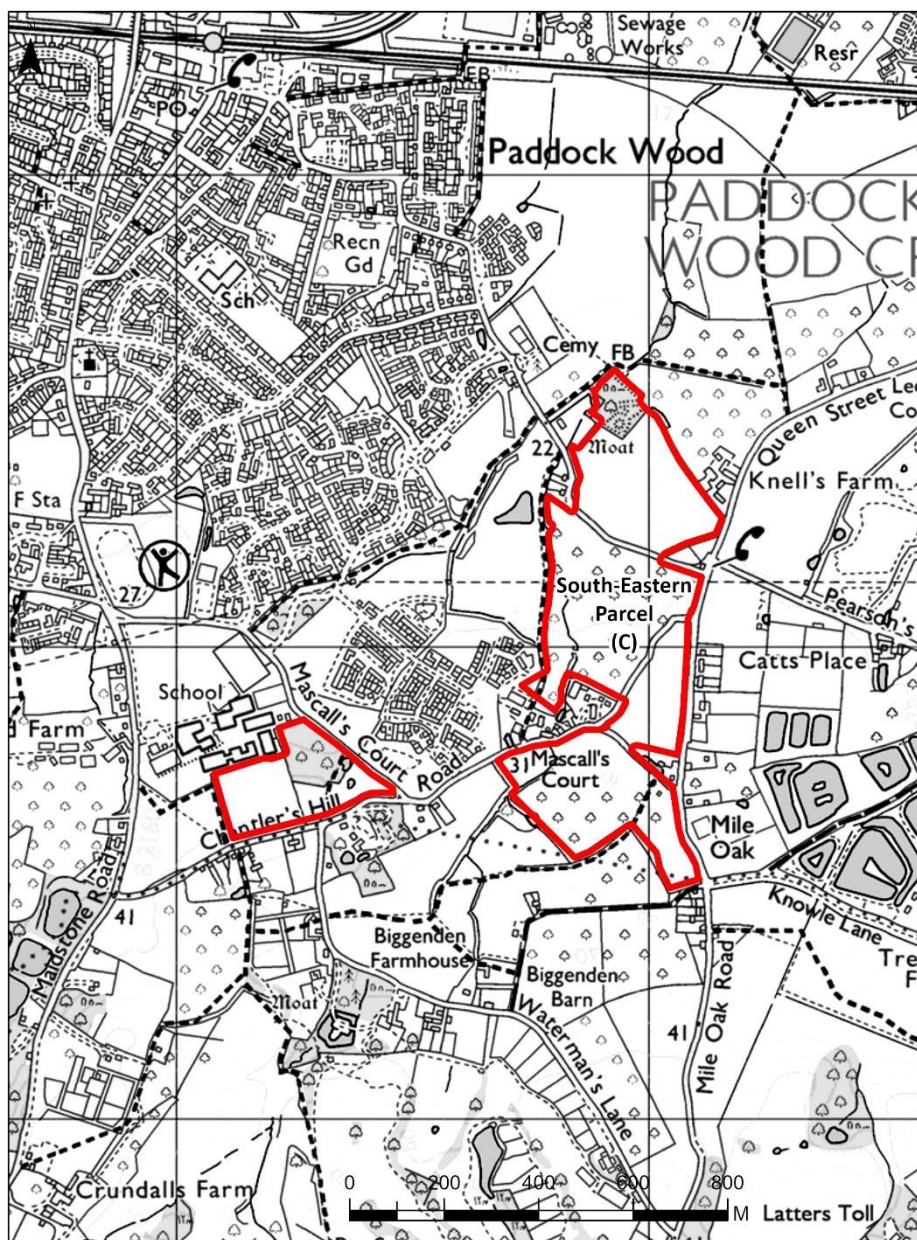
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### Policy SS/STR 1(B) – South Western parcel Requirements

- i. A minimum of 514 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- ii. A mix of housing in accordance with policy H1, to include sheltered accommodation provision in accordance with policy H6;
- iii. A scheme designed with a landscape led approach; 4.54 hectares of land (in one location straddling the south western and north western parcels) for

- sport and leisure provision including outdoor pitches, changing facilities, and car parking;
- iv. Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
  - v. ~~Provide appropriate areas of green and open space;~~
  - v. **The Landscape led approach should incorporate the retention and enhancement of hedging and trees along the A228; the need for development to be set back from A228 to reduce visual impact of development on countryside; and use of internal hedging and tree belts along field boundaries to influence development layout”.**
  - vi. Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2;
  - vii. Local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total;
  - viii. Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
  - ix. Provide appropriate areas of green and open space;
  - x. A flood water attenuation area allowing for informal recreation via footpaths and boardwalks;
  - xi. Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
  - xii. Provision of appropriate water supply and access to wastewater treatment facilities, inclusion of conservation and control through use of Sustainable Drainage Systems, and the contribution to an overall flood risk reduction in accordance with policies EN 24, EN 25, and EN 26; provision of flood attenuation features to enable the delivery of flood betterment to the north western area of the existing settlement.
  - xiii. To provide compensatory improvements to the Green Belt; and
  - xiv. —Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).



Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy  
Parcel: South-Eastern Parcel (C)

Scale: 1:10,000

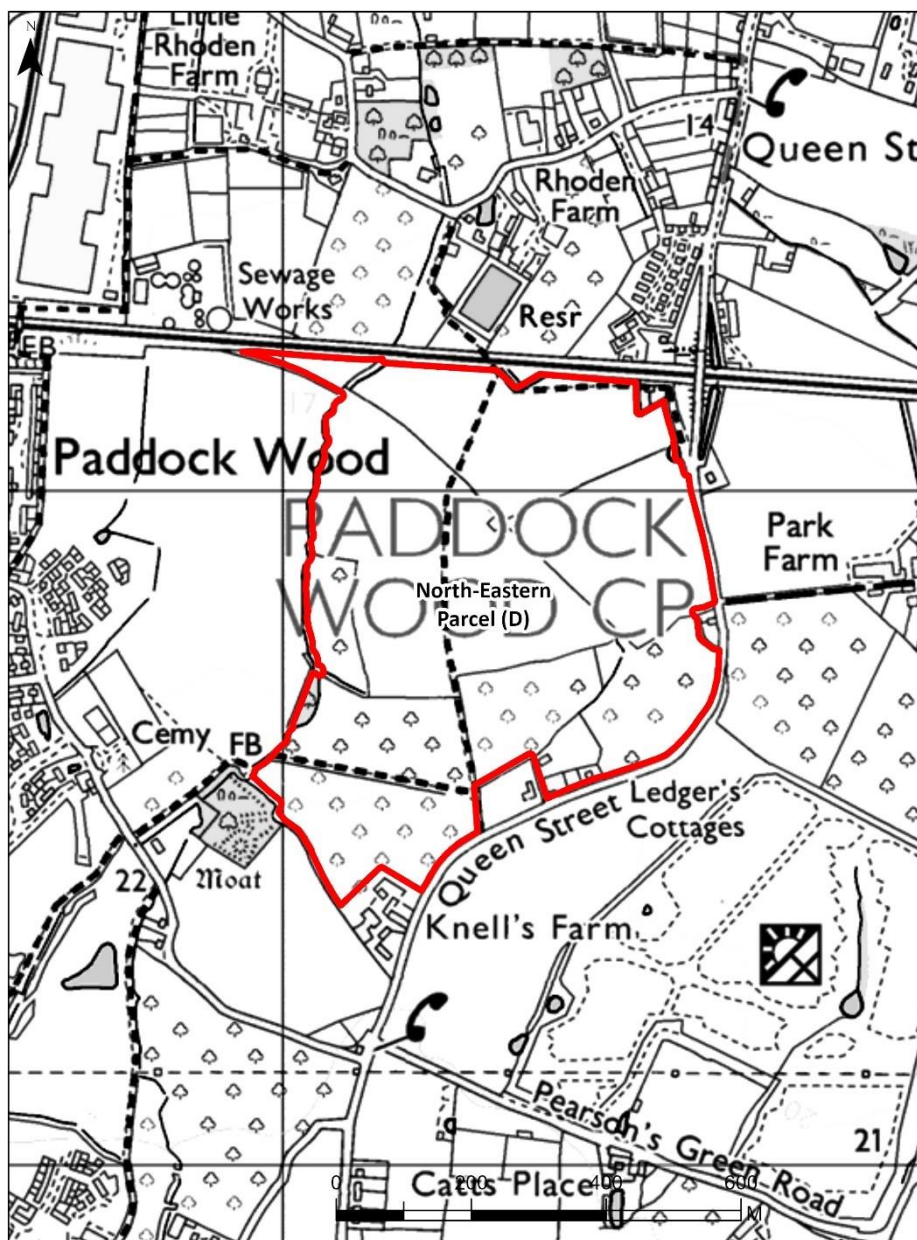
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### Policy SS/STR 1(C) – South Eastern Parcel Requirements

- i. A minimum of 560 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- ii. A mix of housing in accordance with policy H1, to include specialist extra care accommodation for the elderly in accordance with policy H6;
- iii. A scheme designed with a landscape led approach;
- iv. Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including

~~together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2;~~

- v. Safeguarding of land north of Chanters Hill for the possible expansion of Mascalls Academy if required.
- ~~vi. Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;~~
- vii. Provide areas of green and open space;
- viii. Shall demonstrate particular regard for the setting of the High Weald AONB;
- ix. Local centre providing up to 700sqm commercial floorspace (Use Class E(a) to (f)) in total;
- ~~x. Incorporate zero and low carbon development, in line with the requirements of policies EN 1 and EN 3;~~
- xi. Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
- xii. Provision of water supply and access to wastewater treatment facilities;
- xiii. Control of flood risk through use of Sustainable Drainage Systems, to facilitate a reduction in the overall flood risk of the site and surrounding area, in accordance with policies EN 24, EN 25, and EN 26; and
- xiv. Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).



Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy  
Parcel: North-Eastern Parcel (D)

Scale: 1:7,000

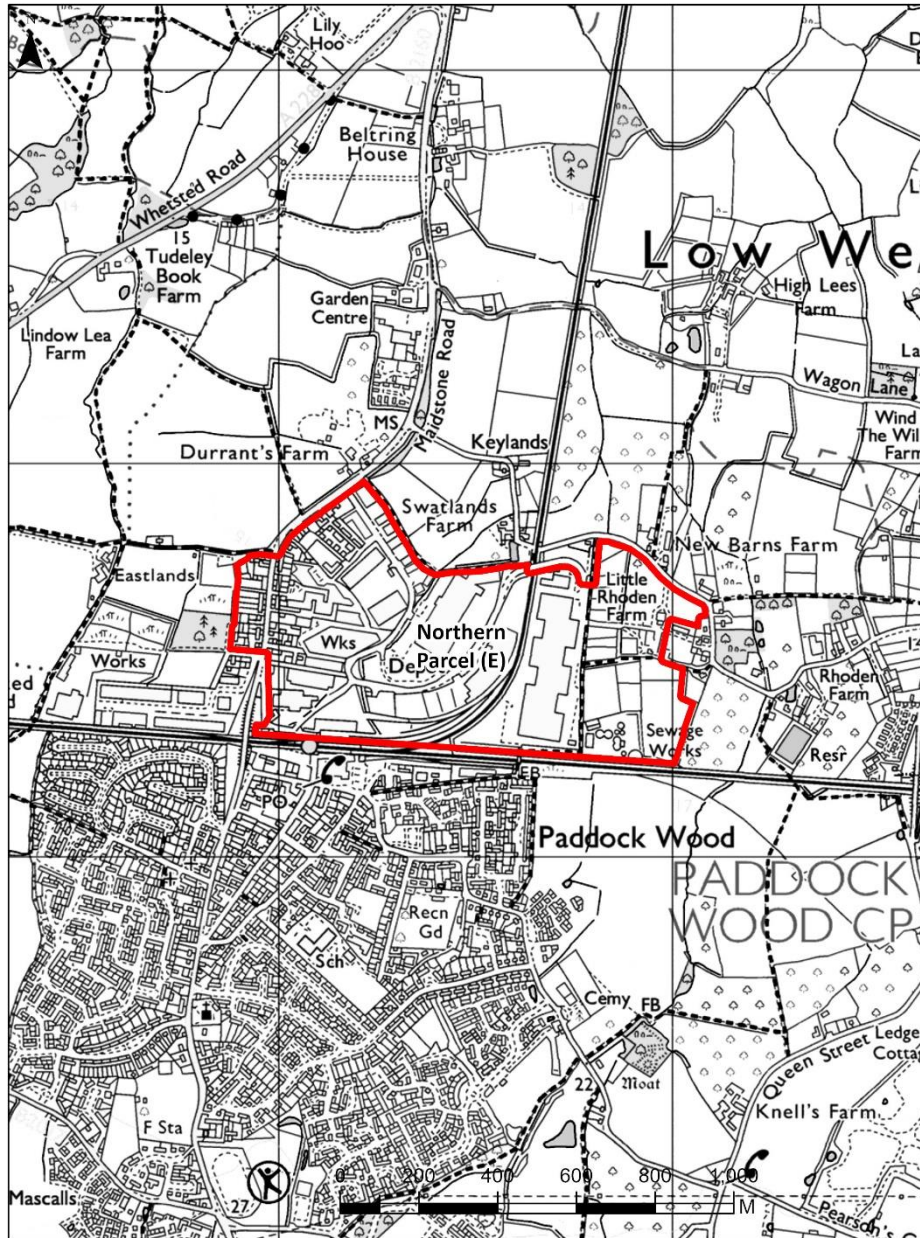
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### Policy SS/STR 1(D) – North Eastern Parcel Requirements

- i) A minimum of 600 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- ii) A scheme designed with a landscape led approach;
- iii) Land for a two-form entry primary school;
- iv) Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new

~~employment areas, and surrounding countryside in accordance with policy TP 2;~~

- v) ~~Incorporate zero and low carbon development, in line with the requirements of policies EN 1 and EN 3.~~
- vi) Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
- vii) Provide areas of green and open space;
- viii) Development should make use of, and enhance, the Hop Pickers Trail;
- ix) Shall demonstrate particular regard for the setting of the High Weald AONB;
- x) Provision of water supply and access to wastewater treatment facilities;
- xi) Control of flood risk through use of Sustainable Drainage Systems, to facilitate a reduction in the overall flood risk of the site and surrounding area in accordance with policies EN 24, EN 25, and EN 26; and
- xii) Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).



Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy  
Parcel: Northern Parcel (E) Scale: 1:12,000

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### Policy SS/STR 1(E) - Northern Parcel Requirements

- i) A mix of employment uses on sites to the east of Transfesa Road to provide approximately 4.25 hectares of Class E (g), B2 and B8 employment uses. (these are Key Employment Areas and shall comply with paragraphs 4(c) to (f) and (h) to (j) policy ED 1.
- ii) The development allocation SS/STR 1(E) is in addition to the delivery of 4.27 hectares at Swatlands Farm that has Outline Planning Permission (ref: 22/01929/OUT).



- iii) Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
- iv) Provision of appropriate water supply and access to wastewater treatment facilities, inclusion of conservation and control through use of Sustainable Drainage Systems, and the contribution to an overall flood risk reduction in accordance with policies EN 24, EN 25, and EN 26.