

CAPEL PARISH



Neighbourhood Plan 2022 – 2038

**Submission Version for consultation at
Regulation 16**

August 2023

Foreword

Dear Capel Resident

Please can I welcome you to this Submission Version of the Capel Neighbourhood Plan, which has been drawn up based on the views of Capel community led by the Neighbourhood Plan Working Party.

We have been working on the Plan since 2020 and many of you will remember responding to the initial Vision for Capel questionnaire in the summer and autumn of that lockdown year. Following on from the Pre-Submission consultation, the Neighbourhood Plan Working Group carefully considered the comments received back and amended the document accordingly. The Submission Version Plan is now out for consultation, and I would urge all residents to respond with their views. The next stage of the process will be an independent examination, which if successful, will lead to a local referendum. When approved this document will sit aside the Tunbridge Wells Local Plan in helping determine the planning future of the parish and it is thus very important that it is representative of the views of Capel residents.

The Neighbourhood Plan received financial support from government grants administered by Locality in the financial years 2021-2 and 2022-3 and from AECOM (infrastructure consultants) who carried out the Local Housing Needs survey in 2021 and drew up the Capel Design Guidelines which are going out to consultation with this document. It has also received financial and administrative support from the Parish Council since the Capel Neighbourhood was first designated in February 2020.

The work was supported by our consultants, Alison Eardley and Jim Boot, without whom this document would not have been possible. We are also grateful for the tireless work of our Clerk and Parish Manager Louise Goldsmith since she started with Capel Parish Council in July 2021, and to the work of her predecessors, Helen Monroe, Maddy Boyle and Emma Ivory.

The Council is grateful to the Neighbourhood Plan Working Group members for all their hard work and dedication over the last two and a half years. Currently there are Dave Parrish (Vice Chair), Robert and Lynn Assirati, Peter Darbyshire, Hilary Andrews, Parish Councillors Maggie Fenton, Charles Macknochie, Trevor Sawyer, Stewart Gledhill and Geoff Turner. Thanks are due to others who have been members of the working party in the past or helped with the production and distribution of the original questionnaire in 2020. These include Nick Andrews, Mark Wildi, Farah Brooks-Johnson, and Parish Councillor Suzi Rich. We are also grateful to Save Capel for allowing us to use the research they carried out for Regulation 18 of the Tunbridge Wells Local Plan. The chapter on Heritage, Character and Design owes much to their work.

Finally, on behalf of Capel Parish Council I would like to thank all those who contributed to this the Capel Neighbourhood Development Plan through their feedback on the initial Vision for Capel Questionnaire and their attendance at our workshops. It has been crucial in helping us to define the objectives and policies of the Neighbourhood Plan, and we are grateful for the support of the community, especially at a time when its future is uncertain.

Best wishes

Hugh Patterson

Chair Capel Parish Council and Neighbourhood Plan Working Group

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Front cover photo credit: Walk Tonbridge/James Pavlou

1 INTRODUCTION

- 1.1 This document is the Capel Neighbourhood Plan (CNP). It sets out planning and land-use policy for the neighbourhood area, over the period 2022 to 2038, sitting alongside and in compliance with the strategic policies of the Tunbridge Wells Local Plan. The Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). Tunbridge Wells Borough Council (TWBC), as the local planning authority, designated the neighbourhood area on 17 February 2020. The neighbourhood area shares its boundary with that of the parish (Figure 1).
- 1.2 The document sets out planning policies only. Issues relating to highways fall beyond this scope, as they are dealt with by the Highways Authority (Kent County Council (KCC) and/or National Highways), although potential projects and aspirations are captured in Section 12 of this document (Non-Policy Actions).
- 1.3 A Neighbourhood Plan Working Group, comprising local councillors and volunteers from the community, was established by the Parish Council to prepare the CNP. In consultation with the community and local businesses it has established a vision and framework for the future of the designated area and sets out how that vision will be realised through planning land use and development change over the plan period 2022 to 2038.
- 1.4 The CNP policies form part of the development Plan for Tunbridge Wells Borough and must be considered by any interested parties wishing to submit planning applications for development within the Capel Parish (the designated neighbourhood area). The policies also set out how land should be considered local in planning terms and is a material planning consideration in the determination of applications alongside the policies of the local development plan.
- 1.5 The process of producing the plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in Capel. Within each section there is a summary of what each policy seeks to achieve and a justification, providing the necessary understanding of the policy and how it should be applied. The policies themselves are presented in the **blue** boxes and these will be used to assist in the determination of planning applications. It is advisable that, to understand the full context for any individual policy, it is read in conjunction with the supporting text. Additional background evidence information is also available within the relevant evidence base documents that support the policy approaches. Beneath each policy is a conformity reference, listing the policies in both the adopted and emerging TWBC Local Plan documents and paragraphs of the National Planning Policy Framework (NPPF) that the policy conforms to.
- 1.6 The CNP identifies projects that are not met through the planning system, but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by a range of organisations.
- 1.7 It also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

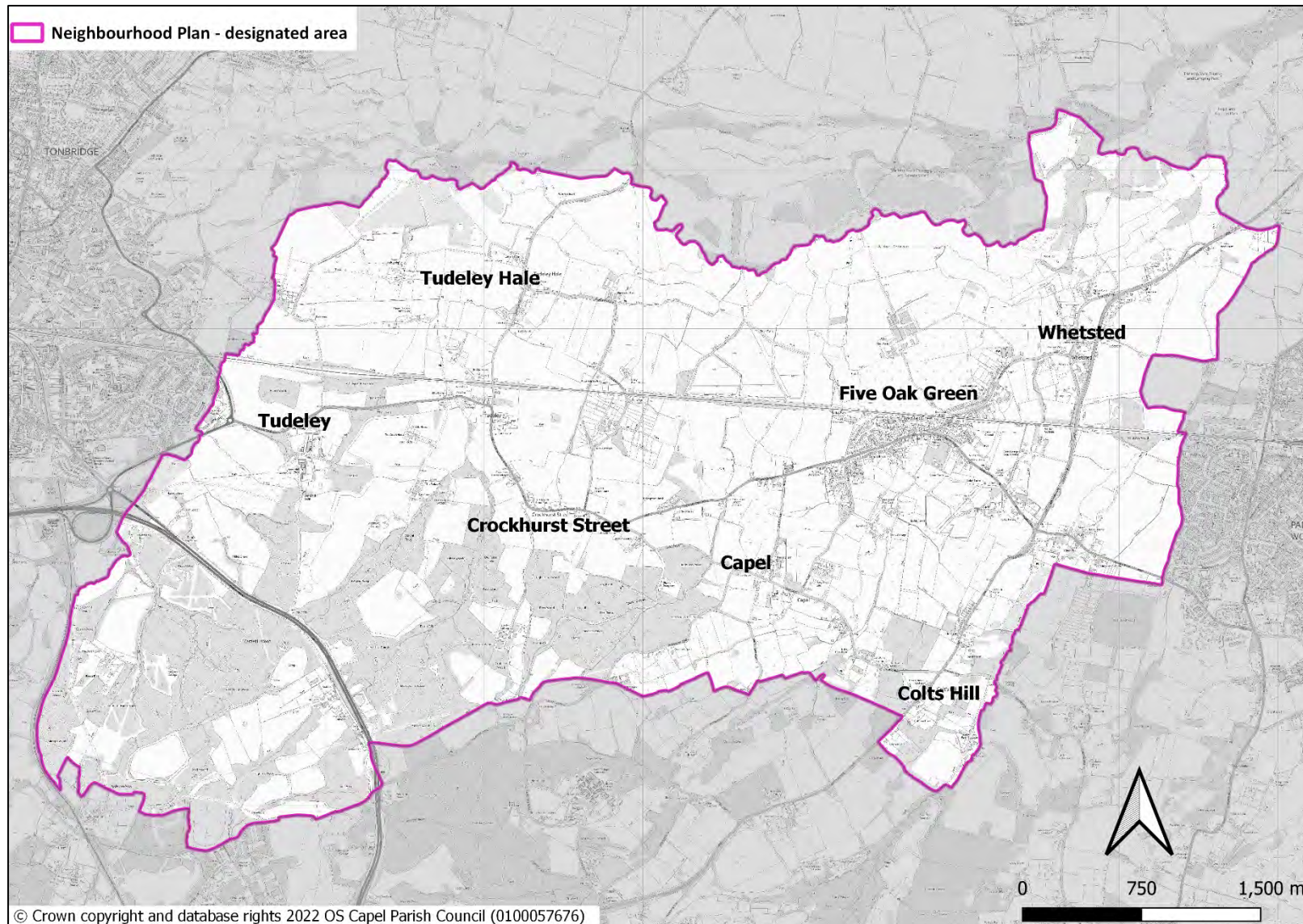


Figure 1: The Capel Neighbourhood Plan designated area aligns with Capel Parish

The Planning Policy Context

National Planning Policy

- 1.8 The CNP has been prepared in accordance with the revised NPPF, most recently updated in July 2021, which states at paragraphs 29 and 30:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area)*

*Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.**”*

Local Planning Policy

- 1.9 The Development Plan for Tunbridge Wells borough comprises the following:

[The saved policies of the Local Plan \(2006\)](#)

[The Core Strategy \(adopted 2010\)](#)

[The Site Allocations Local Plan \(adopted 2016\)](#)

[‘Made’ Neighbourhood Plans across the borough](#)

[The Kent Minerals and Waste Local Plan \(adopted 2016, modified in 2020\)](#)

The CNP policies must be in conformity with the strategic policies of Local Plan (2006), the Core Strategy (2010) and the Site Allocations Local Plan (2016). It does not need to conform to the policies in other ‘made neighbourhood plans.

- 1.10 **Minerals and Waste:** With regards to minerals and waste, this sits outside the scope of the CNP as it is the responsibility of Kent County Council (KCC). It is noted, however, that the area has a number of waste management sites that are safeguarded by Policy CSW 16: Safeguarding of Existing Waste Management Facilities of the [Kent Minerals and Waste Local Plan 2013-30](#) (Early Partial Review 2020). The Neighbourhood Plan does not propose development that either threatens the direct loss of these facilities or are within 250m of them.
- 1.11 In addition, there are three types of safeguarded land-won minerals within the area of the Neighbourhood Plan area. Whilst the CNP is not proposing development, these do present a

potential constraint if development is proposed in these areas. Further information can be found in the [Kent Minerals and Waste Local Plan 2013-30](#) (Early Partial Review 2020).

- 1.12 **A new Local Plan for Tunbridge Wells Borough** is in the process of being developed, which will replace the saved policies of the 2006 Local Plan, the Core Strategy (2010) and the Site Allocations Local Plan (adopted 2016). It is currently at examination and TWBC has prepared a [draft timetable](#) for the process going forward. Adoption is not anticipated before 2024. Should the development strategy proposed in the new Local Plan change as a result of the examination, then it is possible that a review of the CNP would be needed/would be beneficial.
- 1.13 The Regulation 19 SLP seeks to deliver, across the borough, a minimum of 12,204 dwellings and 14 hectares of employment (Use Classes B (Business use) and E (Commercial use)) land, together with supporting infrastructure and services over the plan period (Policy STR 1). This may be subject to change depending on the outcome of the Local Plan examination.
- 1.14 The proposed strategy (at 1 April 2021) relating to Capel Parish is as follows: to Capel are the Strategic Sites (Policies STR/SS1, and STR/SS3) and the policy relating to Capel Parish STR/CA1.
- SLP Policy STR/CA1 defines Limits to Built Development for Five Oak Green village. It seeks to provide transport improvements and mitigate issues of flooding, particularly in Five Oak Green). It supports the delivery of an expanded Capel Primary School and provision of/improvements to open space, sports and recreation. Two strategic sites are identified:
- SLP Policy STR/SS1 envisages c. 2,800 houses (including land outside the parish) and a sports hub being built in East Capel as part of an urban extension to Paddock Wood.
- SLP Policy STR/SS3 proposes a new ‘Garden Settlement’ on land in Tudeley in the west of the parish close to the boundary with Tonbridge and Malling Borough. The plan requires 2,100 homes within the plan period up to 2038 and 700 more thereafter.
- 1.15 Capel Parish Council along with Save Capel, reflecting the views of the vast majority of the community (95% against judging by the response of the Vision for Capel Questionnaire) have consistently argued strongly against these proposals at the TWBC Local Plan Examination in Public on Green Belt, infrastructure, heritage and flooding grounds and during the Local Plan examination process. It was also argued that policy STR/CA1 did not adequately recognise the needs of the community over the local plan period. These arguments can be found on the [Save Capel website](#).
- 1.16 The Inspector issued his [initial findings on the SLP](#) in November 2022, which has raised a series of questions about the proposed strategic growth in Capel Parish. Further work is being undertaken by TWBC. In light of this, the SLP can only carry limited weight at this stage. The draft strategic policies (starting ‘STR’) – and the evidence base sitting behind them – have been considered to inform the development of the CNP.

The High Weald AONB Management Plan

- 1.17 The southern part of the parish is within the designated High Weald Area of Outstanding Natural Beauty (AONB).
- 1.18 Local authorities with land in an AONB are legally obliged under the Countryside and Rights of Way Act 2000 to produce an AONB Management Plan. [The High Weald Management Plan 2019-2024](#) is used to guide environmental land management and assess the impact of development or other changes on the AONB.
- 1.19 The objectives of the Management Plan have been considered in the development of this Neighbourhood Plan, as has the advice contained in the [High Weald Housing Design Guide](#).

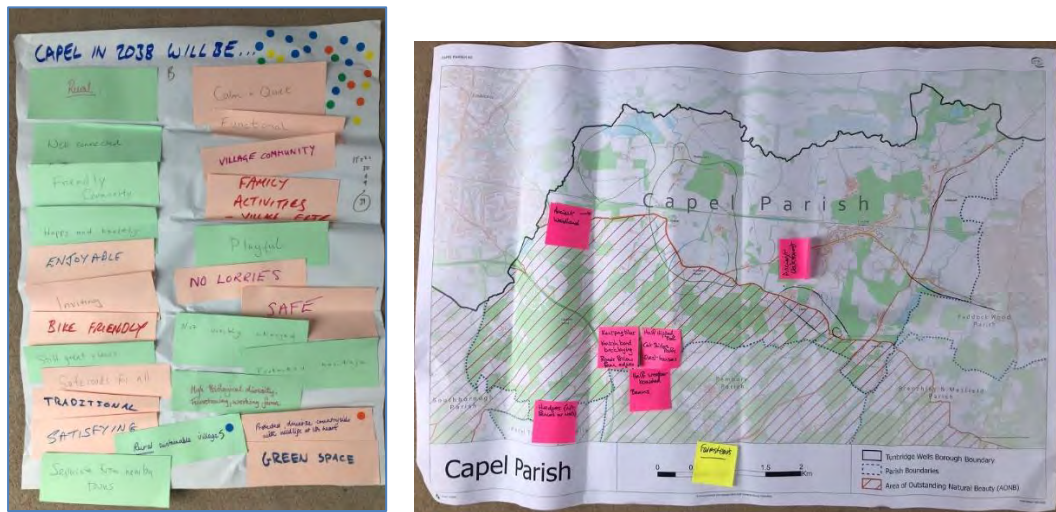
Community engagement

- 1.20 Work on the CNP has been guided by the need to engage as widely as possible with the different communities served by Capel. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. This has included a questionnaire delivered to every household in the parish in the summer/early autumn of 2020 where responses could be delivered online or via local drop off points; a widely advertised series of workshops and activity sessions in the spring of 2022 focusing on visioning and design guidelines.
- 1.21 The engagement and consultation activities will be more fully set out in the Consultation Statement to be submitted alongside the Submission Version Plan at Regulation 16. A timeline of activity is summarised in Table 1.

Table 1: Engagement activity timeline

Date	Milestone	Key activities
2019	Parish Council decides to prepare a Neighbourhood Plan	NP Working Party established by Parish Council
2020	Neighbourhood plan area designated by TWBC (5 weeks before Covid lockdown) Neighbourhood Plan Working Party established	Dedicated website established – later merged with parish council site Vision for Capel Questionnaire developed and distributed house to house as soon as Covid regulations allowed Results collated and ‘Vision for Capel’ document produced and sent to stakeholders (Regulation 18 Consultation on Draft TW Local Plan)
2021	Financial support sought from Locality Consultants engaged AECOM commissioned to draw up Design Guidelines	Local Housing Needs Assessment completed by AECOM (Regulation 19 Consultation on Draft TW Local Plan) Workshop held on way forward by consultants August Initial work on design guidelines – working party visit sites in the parish and Paddock Wood October
2022	Design Guidelines finalised Emerging Neighbourhood Plan finalised	Series of engagement events: 12 th March Vision for Capel 2040 (held on line because of Covid outbreak) 13 th April Presentation on early draft policies 30 th May Visioning and Design Workshop SEA/HRA Screening undertaken
2023 to 2024	Draft Plan to Submission	Regulation 14/ 16/ Examination/ Referendum

1.22 Discussions with TWBC have taken place on each of the topic areas covered by the Plan. In addition, communication with local groups and neighbouring parishes has taken place.



Images show examples of work undertaken at the community workshops

Sustainability of the Neighbourhood Plan

1.23 The Neighbourhood Plan has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) is required. The screening assessments prepared by TWBC considered that the CNP was unlikely to result in significant environmental effects and therefore would not require an SEA or an HRA.

1.24 The assessments were subject to a consultation with Historic England, Natural England screening, who concurred with the conclusions. It is unlikely there will be any significant environmental effects arising from the Capel Neighbourhood Plan. As such, it does not require a full SEA to be undertaken. Additionally the 'appropriate assessment' stage of the HRA process that ascertains the effect on integrity of the European Site) does not need to be undertaken.

1.25 A copy of the Screening Determination Reports, dated February 2023, are available on the [Capel Parish Council website](#).

2 ABOUT CAPEL

2.1. The following article is adapted from the [Capel Parish Council website](#).

Character and historic environment and landscape of Capel

2.2. Capel is located within the Borough of Tunbridge Wells (Figure 2). The population of Five Oak Green is approximately 1,800 with a further 600 within the wider parish. There are fewer than 1,000 dwellings at present. Five Oak Green is the main settlement in the Parish and the only one with a Limits to Built Development (LBD) boundary. The present civil parish consists of the hamlets at Whetsted, Crockhurst Street, Capel, Colts Hill, Tudeley, Castle Hill, the area around Badsell/Dampiers Corner, the area around Hartlake and the Postern, as well as the main settlement of Five Oak Green.

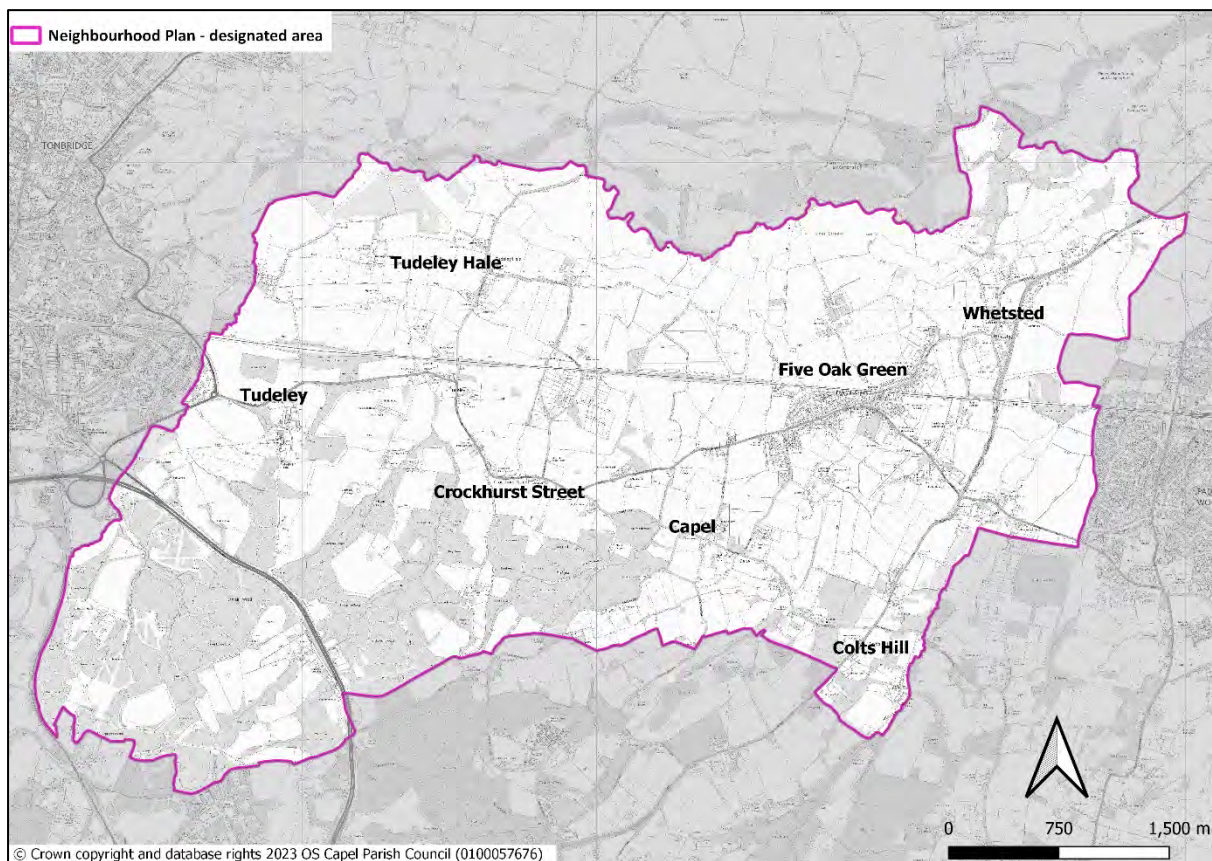


Figure 2: Map showing the main settlements of Capel Parish

2.3. Most of Capel Parish lies in the Low Weald to the south of the River Medway. It reaches the edge of Tonbridge in the west, and the limits of the built development of Paddock Wood in the east. The more densely wooded south of the parish is within the designated High Weald Area of Outstanding Natural Beauty (AONB). It adjoins Southborough, Sherwood and Pembury. The majority of the Parish is within the Metropolitan Green Belt; there are three relatively small areas within the parish (outside Five Oak Green) not within the Metropolitan

Green Belt. These are in the south-eastern corner, the north-eastern corner, as well as centrally within the western part of the parish immediately abutting Tonbridge.

- 2.4. Capel sits in an ancient landscape and includes heritage assets dating back to prehistory, in particular Castle Hill hillfort, a scheduled monument. In the south of the parish, within the High Weald AONB, the landscape shows strong continuity from the past and has been described as one of the best surviving medieval landscapes in northern Europe.
- 2.5. The Domesday Book of 1086 tells us that the manor of Tudeley was once owned by Edith, Edward the Confessor's Queen. After the Conquest King William granted it to the Fitz Gilbert (later De Clare family) who held Tonbridge Castle and lands stretching as far east as Yalding. At this time there was also a settlement at what is now Badsell Manor in the east of the parish, The origins of this imposing and beautiful moated farmhouse can be traced back to the 13th century. The land which makes up the parish was part of an area known as the Lowey of Tonbridge. Its purpose was to provide for the maintenance and defence of Tonbridge Castle. Late 12th century documents show the land within the Lowey owned by the De Clare's included the Manor of Hadlow, next door to our parish which was the chief sub-manor under the Tonbridge Castle Lowey. The boundary of the Lowey is evident on the 1866 Ordnance Survey map, which according to *Archaeologica Cantiana*, corresponds very closely with the boundaries defined in 1279. Hasted's map of the Lowey shows Tatlingbury, together with Moat Farm, Brook Farm, and the settlement of Capel within an irregular shaped offshoot south of the river Medway. Hasted, who was writing in 1798, described Capel as lying "...obscurely in a woody country, and is but little known or frequented, the surface of it is very low and flat, except in the middle of it, where there is a small rise, on which the church stands; here the soil is sand and stone, but in the rest of the parish it is a deep miry clay, the hedge rows broad, and filled with large and spreading oaks, which makes it exceeding gloomy. It is a wet place, full of ponds, and watered besides by two small streams, on the east and west sides of the parish."
- 2.6. There are many historic oast houses dotted through the parish landscape. Originally used to dry hops, their conical structures have been largely converted for residential purposes. Many were associated with the pattern of dispersed farmsteads characteristic of the low Weald landscape with the older ones surviving from the origin of the hopping industry in the 16th century, though most are 19th century. They are very distinctive features within this open landscape. The arrival of the railway in 1842 helped the development of the hop-growing industry which dominated the economy of the parish until the mid-twentieth century. East Enders came down to harvest the crop each September. The remains of the hoppers' huts can still be seen around the parish. At the time of writing there is now only one working hop garden in the parish, at Reed's Farm in Alders Road. Another reminder of this once dominant crop is 'Hoppers', formerly the Hoppers' Hospital, in Five Oak Green. Originally a farmhouse and later the 'Rose and Crown' pub. In 1910 a church mission based in Stepney, East London, open it to tend to the needs of the hop-pickers and their families. It is still run by the Red House Trust to provide "a haven for those seeking time away from the strains and stresses of 21st century living".

- 2.7. The railway line running from Tonbridge to Ashford cuts the parish in two. The railway embankment does impede the free flow of water from the Alders Stream to the Medway, exacerbating flooding on several occasions between 1968 and 2020. The two major roads in the parish, what is now the A228 running south from Whetsted via Dampiers Corner to Colts Hill and to the beginning of the Pembury bypass, and the B2017 running east west from Tonbridge through to Whetsted, were originally historic drove roads.
- 2.8. Most of the population growth since the Second World War has been in Five Oak Green. The centre of the village lies at the junction of the roads to Paddock Wood and Whetsted, the latter joining the A228 to Maidstone. The late 1940s saw the building of Falmouth Place and Sychem Place at the far east and west of the village. Centrally situated, and much larger, the Norton's Way estate was built in the 1960s. Tolhurst Close and Pemble Close followed shortly after. Both were named after long-established farming families. The hamlet of Capel contains two main clusters of development, one around the church with Church Farm and Tanners Farm at the junction of Alders Lane and Church Lane, and the other centred on the Dovecote Inn on Alders Road.
- 2.9. The parish is home to many traditional historic buildings typical of the Weald, including timber framed houses and farmsteads. Vernacular materials include red brick, weatherboard, tiled roofs, hanging tile elevations, gable ends hipped or half-hipped roofs. Open views across this intensively farmed landscape are frequently punctuated by the cowls of clustered groups of oast houses and extensive farm building complexes. The Greensand Ridge to the north provides a distinctive skyline, whilst the High Weald to the south provides wooded enclosure.
- 2.10. The ecclesiastical parish was known until 2018 as Tudeley-cum-Capel with Five Oak Green, which reflects that historically Capel and Tudeley were two distinct parishes, while Five Oak Green, now the major population centre emerged much later at the junction of the routes to Tonbridge and Maidstone. The present civil parish was created by the 1894 Local Government Act which set up Parish Councils in rural areas. Until 1974 it came under the control of Tonbridge Rural District Council; now it is part of the Borough of Tunbridge Wells.

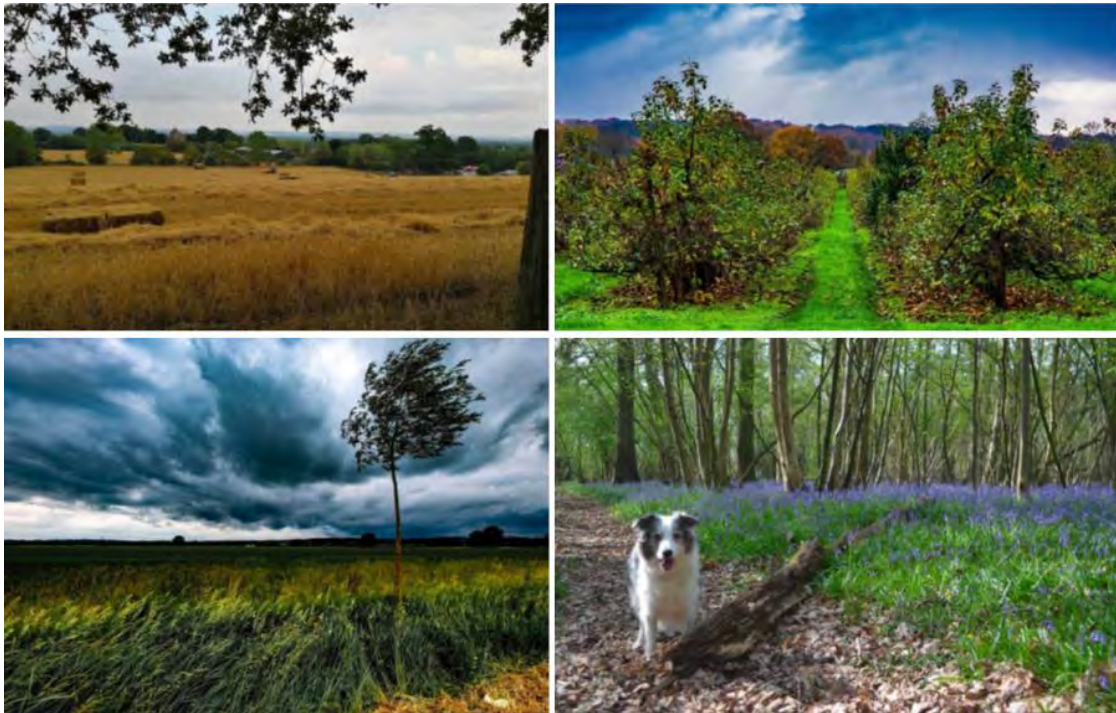
Rural Environment

- 2.11. Shaped in the most recent past by the hopping industry remnants of which can be seen around the parish, it is still a rural community even if there is only one working hop garden left. Sixteen years after the **last parish plan** not much has changed on the surface. On the positive side there is a powerful sense of community recently displayed during the months of lockdown. There is also a pleasure and pride in Capel's rural environment from the floodplains south of the Medway which flows just to the north of the parish boundary, to the wooded picturesque High Weald AONB in the south, sparsely populated but valued by walkers and birdwatchers alike.

Community Links

- 2.12. Residents in our most recent questionnaire spoke of their pleasure in the strength of community links and organisations like Capel Primary School, the fete that now has expanded to two days, the newly formed Cricket Club, the village shop and the churches. All these bear

witness to a comparatively small (2 467 in the most recent census) but vibrant community. Confident of its own identity and proud of where it lives. Residents loved the rural aspect of the parish and relished the walks available to them. This was particularly important in the months of lockdown but has been important to the local community for years. As long ago as 1997 the parish council published '10 walks around Capel Parish', a publication that is still used and adapted by locals and visitors alike. They also relish the views across the Medway valley from Colts Hill or All Saints' Church in Tudeley, and the wildlife that can be found there. This is a key reason why the Local Plan proposals have proven so locally unpopular as the nature of the community and the heritage and assets it values are under threat.



Images of Capel from the Save Capel photograph competition (credits clockwise from top-left: Stephen Hatch; Save Capel; Ian Hartley; Carol Thorpe)

Challenges and opportunities facing Capel Parish

- 2.13. The TWBC Submission Local Plan sets out a strategy for substantial development within Capel Parish. If adopted, this would give the green light for just short of 5,000 new homes in the Parish across two sites – the proposed Tudeley Garden Village and the Paddock Wood Urban Extension. This would have a significant impact on the existing settlements and their communities. The initial findings of the TWBC Local Plan examination, however, have cast doubt on this strategy and TWBC is currently undertaking further work to explore options. Should the development strategy proposed in the new Local Plan change, then it is possible a review of the CNP will be needed.
- 2.14. Feedback from the community was used by the Working Group to undertake a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis activity at their Policy Intentions Workshop in August 2021. In the context of the uncertainty around the adoption of the emerging Local Plan, there was a general consensus that the Neighbourhood Plan should seek to influence development of whatever size and nature and to consider how aspects and impacts on the Parish and its communities might be best mitigated and ideally improved. The following opportunities and challenges were revealed:

The Parish comprises a number of separate settlements, each distinctive in their own way. The character of each needs to be protected, particularly in the context of substantial development. It will be vital not to lose the sense of identity residents feel to the places they live and new developments should contribute to this rather than detracting from it, albeit new settlements may evolve their own sense of place. Coalescence, particularly with Paddock Wood to the east and Tonbridge to the west, should be avoided.

There is a strong sense of community spirit locally and opportunities for enhanced community facilities should be sought, especially where these are easily accessible to a range of users.

It is imperative that the infrastructure to support any proposed new developments is carefully planned and delivered in advance of / in parallel with the construction. There is an opportunity for the CNP to set out key principles for new development as well as working closely with TWBC and site promoters to ensure that this is delivered in practice.

There is an opportunity to influence the type, size, mix and tenure of new housing to be available in the parish. This should not only meet strategic needs across the borough, but also locally identified housing needs. Part of this is to ensure that housing is affordable to those with a connection to the parish.

There is a well-maintained network of footpaths and bridleways around the parish although scope to improve both the accessibility of these routes and the connectivity to the various facilities and amenities available locally. New developments should enhance this network to encourage active travel opportunities. This includes active travel links both within the parish and connecting to Paddock Wood to the east and Tonbridge to the west.

Car ownership is high locally, given the rural location, lack of good public transport links in the immediate location and proximity to the key road network. Speeding is an issue as is rat-running, which contributes to safety concerns and air quality issues. Opportunities exist to consider how to address these, including through promoting active travel linkages and enabling more sustainable modes of transport.

Gravel extraction to the north of the parish, combined with the construction of the new settlements should they be agreed, will result in increased lorry movements.

A rich heritage can be found locally – both above and below ground. It will be important to conserve and where possible enhance this. For instance, the hopping heritage has left a legacy of oasts and hoppers' huts, which all contribute to the sense of place locally. Only one hop garden remains, demonstrating the fragility of this character. The impact of development on the setting of heritage assets will need to be carefully managed.

The natural environment of Capel Parish is much valued with its historic farmsteads, rolling farmland, ancient woods and historic parks and gardens. Much of the land is protected including by way of Green Belt, AONB (to the south) and nature reserves. The rurality of Capel is threatened by the quantum of development proposed in the SLP, and there is a need to ensure that particularly special green spaces are retained, green corridors for flora and fauna are protected and the general rural look and feel is continued.

Flooding is a continuing problem for parts of the parish and this is likely to worsen in the context of climate change and shifting weather patterns. It will be vital to ensure that new development does not further exacerbate this, which is challenging given that parts of the parish sit on flood plain.



Images show: Tatlingbury Oast on Five Oak Green Road, the original and most famous of the Chagall windows at All Saints' Church, Tudeley, and hoppers huts

3 A VISION FOR CAPEL

The Vision for the Neighbourhood Plan

- 3.1. In consultation with the community, the vision for Capel Parish (the neighbourhood area) to 2038 is:

Capel Parish in 2038 will be rural, calm and quiet. A well connected, functional, friendly village community. Capel Parish will be a happy and healthy community with enjoyable family activities such as the village fete. It will be playful, inviting, bike friendly with fewer lorries and safe roads for all - the right vehicle on the right road.

There will still be great views, protected heritage, green space, high biodiversity, a prominent public rights of way network and functioning working farms. The individual settlements within Capel Parish will remain separate from one another and from nearby towns and be a satisfying, rural and sustainable community of villages and hamlets including protected and diverse countryside with wildlife at its heart.

The overall vision for development in Capel Parish is to maintain the rural nature of the community, enhance biodiversity and respect the nature of each community within the Parish and the Green Belt that surrounds it.

All development within Capel Parish must be consistent with the Neighbourhood Plan Objectives.

Neighbourhood Plan Objectives

- 3.2. The seven objectives of the CNP are as follows:

1. Each settlement will be clearly identifiable and, where possible, separated by meaningful and high-quality landscape. Good quality, sustainable design principles - informed by the landscape, topographical and built features of the area - will reinforce the individual identity of each settlement, for instance considering appropriate materials and features which respond to existing local context and architecture.
2. Housing development will contribute to local housing needs; growth will establish a positive relationship with the existing settlements and deliver a mix of housing types and tenures suitable for all ages, including genuinely affordable housing, homes for those with care and support needs and homes that support home-working. New housing should be sympathetic in style to existing local architecture.
3. Development will safeguard, enhance and provide better access to the rural landscape, valued green spaces, habitats and biodiversity and the natural environment. Equally, the built heritage of the parish will be preserved, enhanced and celebrated, reinforcing the character and history of the area.

4. The settlements will continue to support healthy community lifestyles, encouraging participation in community life, mobility, sport and enjoyment of the countryside.
5. A cohesive movement strategy across the parish will enable enhanced linkages – focusing on active travel – within and between the settlements and linking new and existing settlements through to facilities in Tonbridge to the west and Paddock Wood to the east. The existing roads need to be enhanced to accommodate the increase in local rather than through traffic, which must be kept on the A26 and A21 if critical congestion is not to be worsened.
6. Opportunities to future-proof development, to contribute to sustainable development and mitigate the impacts of climate change will be sought including through design, flood risk reduction, community energy schemes and green technologies.
7. A partnership approach to development and land-use, based on effective community engagement, will reflect local aspirations for the area. There will be a commitment to the principle of public benefit through land value capture (the idea that public action should generate public benefit – e.g. through developer contributions) and the funding and delivery of services and infrastructure needed to support the area, with long-term community ownership/stewardship of community assets and land. New infrastructure will be phased to mitigate the impacts of the development on existing and new communities from the outset of development.

4 THE NEIGHBOURHOOD PLAN POLICIES

4.1. The CNP policies seek to deliver the Vision and Objectives. This will help to shape and influence development proposals to ensure that they contribute individually and collectively to the overarching objective of delivering sustainable development in accordance with the strategic priorities of the Submission Local Plan. This is illustrated in Figure 3.

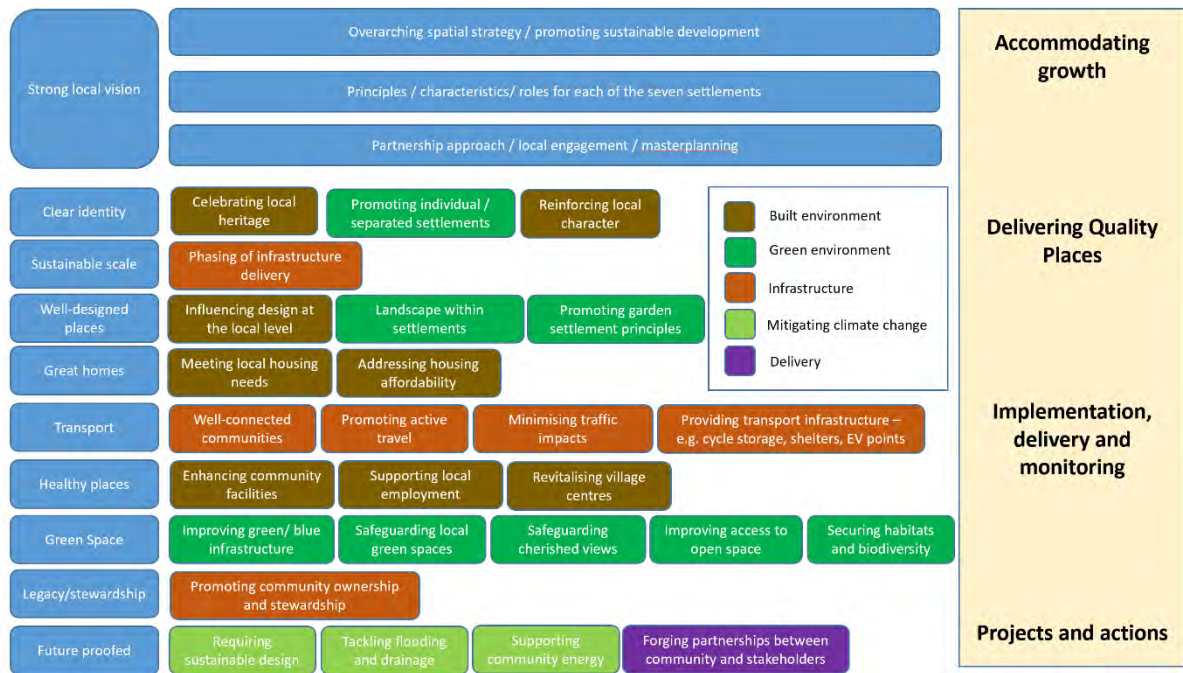


Figure 3: Diagram showing the overall strategy and scope for the Capel Neighbourhood Plan

5 SUSTAINABLE DEVELOPMENT

Policy C1: A Green Capel - Promoting sustainable development in Capel Parish

Purpose

- 5.1 This is a general policy which seeks to embed the CNP objectives to ensure that development within Capel Parish is comprehensively planned and informed by local character and distinctiveness and local community input. It sets out the main criteria for delivering sustainable development for the area and the measures needed to respond to a changing climate. An important aspect of this is ensuring that infrastructure associated with development is planned at the outset and delivered in advance or in parallel with development.
- 5.2 The policy would influence strategic development, supplementing strategic allocations in the TWBC Local Plan, once adopted, as well as windfall development (development not specifically allocated).

Justification

- 5.3 Much of the Parish lies within the Metropolitan Green Belt. The exceptions are Five Oak Green village and three relatively small parcels within the parish (outside Five Oak Green); in the south-eastern corner, the north-eastern corner, as well as centrally within the western part of the parish immediately abutting Tonbridge. The Green Belt designation has served to restrict the quantum of development possible in the parish.
- 5.4 The TWBC SLP strategy for development in the Borough is currently being reviewed at examination. Whatever form the new Local Plan takes, it is clear that there is a pressure for development across the Borough. Figure 4 shows the adopted designations and adopted Limits to the Built development in Capel Parish. It should be noted that the Limits to Built Development for Paddock Wood abut the boundary to the east of the neighbourhood area.
- 5.5 The SLP does not identify a housing figure to be delivered through the CNP itself, as it considers that housing supply would be addressed adequately at the strategic level through strategic allocations. The CNP therefore does not allocate sites for housing, rather it sets out a series of parameters to support TWBC's proposed growth strategy, in the most sustainable way. These are:

Minimising the loss of (further) Green Belt and, greenfield land (although the majority of greenfield land is within the Green Belt.

Conserving and enhancing the nationally important landscape of the High Weald AONB and its setting. The AONB falls outside the proposed development area, but the topography of the landscape is that development must adequately manage and mitigate its impact upon it; Prioritising the use of brownfield sites (TWBC SLP Policy STR3) and only permitting greenfield development in exceptional circumstances, with clear and strict guidance on what is appropriate. The majority of brownfield sites are within the Limits to Built Development. There is at least one site in the Green Belt (Alders Road/Sychem Lane junction);

providing new dwellings in the period to 2038 on sites in accordance with TWBC's Local Plan or its successor;

ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity. Infrastructure must be carefully planned as part of site masterplanning and delivered in advance or in parallel with development;

supporting small-scale residential developments (windfall) where it is sympathetic to the surroundings;

requiring new developments to include a mix of housing that will meet the needs of local parishioners, considering the current and projected demographic of the parish;

ensuring that new development is well-connected to the rights of way network, improving and adding to this where possible, to provide pedestrian and cycle links. Active travel connections within and between settlements is critical as is connectivity across to Paddock Wood in the east and Tonbridge in the west; and

providing well-designed dwellings that are sympathetic to the character of the settlement.

- 5.6 For the purposes of this policy, major development is defined as per the NPPF (2021): Other than for the specific purposes of paragraphs 176 and 177 in the NPPF, for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. It should be noted, however, that smaller scale development has the capacity to deliver against the CNP objectives.

POLICY C1: A GREEN CAPEL - PROMOTING SUSTAINABLE DEVELOPMENT IN CAPEL

A. Development proposals outside the adopted Limits to Built Development (as shown on Figure 4, but upon adoption of the Tunbridge Wells Local Plan, should align with any amended boundary) will not be supported unless:

- i. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; or**
- ii. it relates to uses that are appropriate in the Green Belt; and**
- iii. where situated in the High Weald AONB and/or its setting, it will be strictly controlled in the interests of conserving the nationally important landscape and setting of the AONB.**

B. Where appropriate, major development proposals within Capel Parish should demonstrate that all of the following criteria have been satisfied:

- i. they are consistent with the objectives for this neighbourhood plan; and**
- ii. a Framework Masterplan is prepared, in collaboration with the local community; and**
- iii. they have considered the context of the overall development on Capel Parish and can demonstrate that they have not been considered in isolation; and**
- iv. they have positively considered the existing main settlements (Five Oak Green, Capel, Colts Hill, Crockhurst Street, Tudeley Hale, Tudeley, Whetsted) and the smaller hamlets**

(Badsell, Castle Hill and Postern) with respect to their character, heritage, environment and landscape settings; and

- v. proposals incorporating community facilities, services and amenities should demonstrate how access to those facilities (notably by foot and bike) for residents from the wider parish will be enhanced; and**
- vi. proposals are landscape-led and a sensitive approach has been adopted in the transition between built development and the countryside setting of new and existing settlements. Corridors of green space should be created, integrated and, where possible, expanded in accordance with Policy C7: Green and blue infrastructure and delivering biodiversity net gain; and**
- vii. new villages/ village extensions/ urban extensions should retain existing landscaping in order to enable the visual and physical separation of settlements (including from Paddock Wood, Tonbridge and Five Oak Green) within the natural greenspace of the weald.**
- viii. an integrated approach should be adopted to promote sustainable development, which considers:**
 - a) the phased delivery (linked to rate of development) of necessary social and physical infrastructure to meet the comprehensive infrastructure needs of the area.**
 - b) retention of the countryside character of the landscape setting of the parish and an integrated network of green spaces.**
 - c) protection and enhancement of areas of ecological, wildlife and landscape value.**
 - d) protection and, where possible, enhancement of heritage assets.**
 - e) the proactive engagement of local communities.**
- C. In determining development proposals, substantial weight will be given to the value of using suitable brownfield land within the Parish for either homes, employment uses or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.**

Conformity Reference: NP objectives: All; Saved TWBC Local Plan policies: MGB1, LBD1; TWBC Core Strategy: Core Policy 1, Core Policy 2, Core Policy 14; TWBC Submission Local Plan: STR 1, STR 2, STR 3, STR 4, STR 7, STR 10, STR/CA 1; AONB Management Plan objectives: S2; NPPF: 125, 127, 184, 185

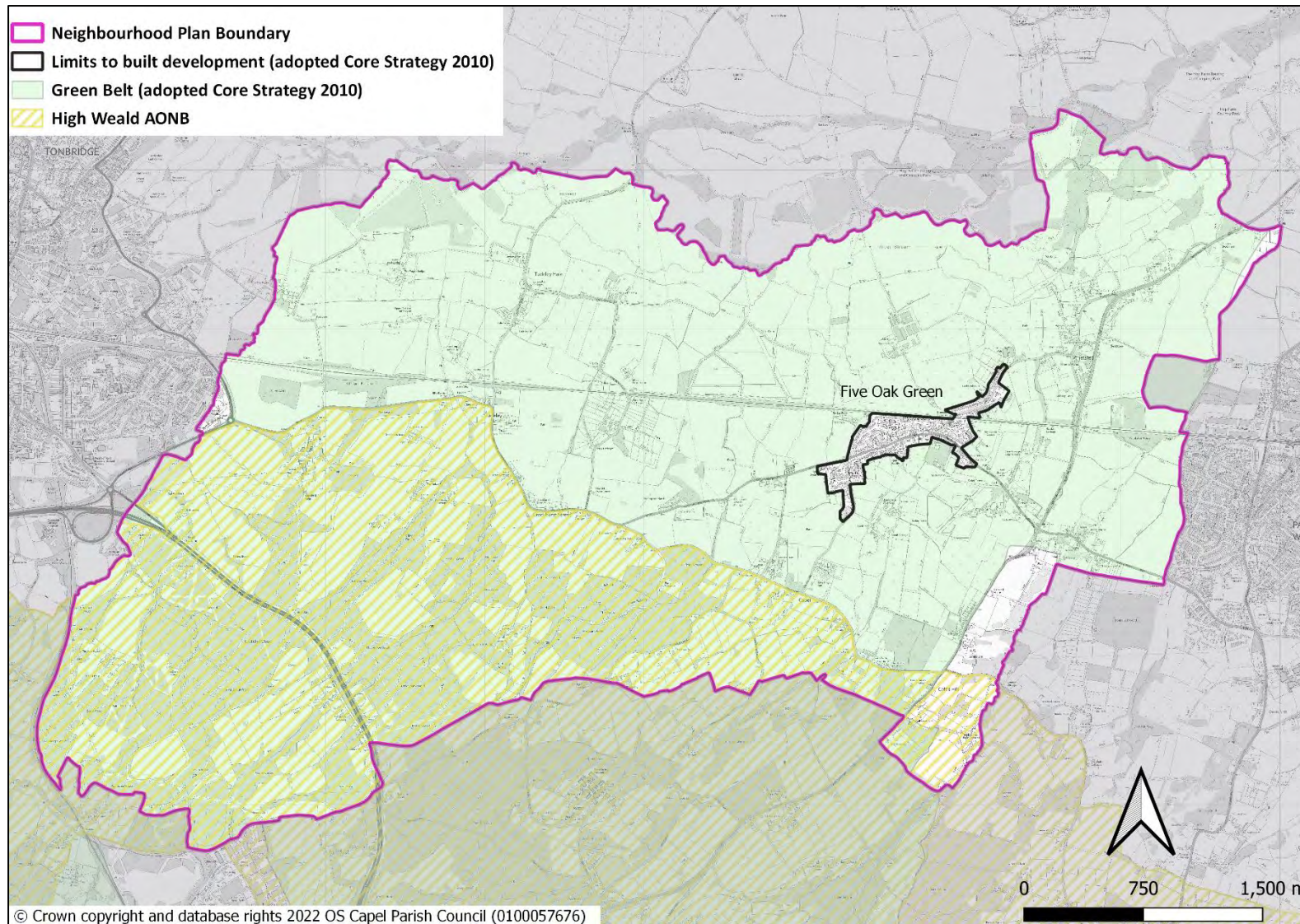


Figure 4: Adopted spatial land-use and policy designations in Capel (based on Core Strategy 2010)

Policy C2: Meeting local housing needs

Purpose

- 5.7 This policy seeks to ensure that there is a range of general housing that is designed to be capable of meeting the specific housing needs of the parish.

Justification

- 5.8 It is important that any new residential development within Capel Parish addresses local housing needs, whilst also contributing to the wider strategic needs of the borough.
- 5.9 Policy H1 (Housing Mix) of the SLP states that *“proposals for residential development should support the creation and maintenance of balanced communities by providing an appropriate housing mix with a range of sizes, types, and tenures of dwellings”*. It suggests that the mix may be informed by intelligence on local housing needs and demands, and such information may be explored as part of a Neighbourhood Plan.
- 5.10 A Local Housing Needs Assessment (LHNA), available in the Evidence Base, was prepared by AECOM consultants for Capel and published in October 2021. It built on the work of the Strategic Market Housing Assessment at the strategic level as well as national datasets and population forecasts. It explored issues of tenure, affordability, type and size in Capel, with the following conclusions:

Tenure and affordability of housing

- 5.11 The majority of homes in Capel Parish are owned, representing a similar but slightly higher rate than at wider geographies. There is very limited shared ownership in Capel (4 dwellings), while there is an even split between social and private renting.
- 5.12 Market housing, even with the benefit of a higher-than-average income, is likely to remain out of reach to most. The median house price increased by almost 50% between 2011 and 2020. The median house price would require an annual income 50% higher than the current average.
- 5.13 Private renting is generally only affordable to average earners. The inability of those on lower quartile earnings to afford entry-level market rents, affordable rent and social rent suggests that the needs of those on lower incomes are not being met in the market and this group will require a form of discounted or social housing support.
- 5.14 As such there is a significant need for affordable housing in Capel Parish. The LHNA estimates potential demand for an additional 105 affordable home ownership dwellings over the life of the Plan. It suggests that the most appropriate tenures would be rent to buy, shared ownership (10% or 25% share) or the First Homes product (with a 40% or 50% discount being justified, unless it can be demonstrated that this would be unviable).
- 5.15 These findings do not align with those of the [Strategic Housing Market Assessment](#) (prepared for the Borough), which focuses on the delivery of socially rented dwellings over affordable housing for sale. However, at the Capel level, the LHNA suggests that there is already enough socially rented stock in the neighbourhood area but not sufficient affordable housing for sale.

Therefore, it suggests that a greater emphasis is put on affordable housing for sale in Capel Parish.

- 5.16 The indicative tenure mix suggested as a result of the evidence presented in this HNA is 20% affordable rent and 80% affordable housing for sale, with a detailed proposed breakdown shown in Table 2.

Table 2: Indicative tenure split (Affordable housing), taken from the LHNA

Tenure	Indicative Mix
Routes to home ownership, of which:	80%
First Homes	25%
Shared ownership	25%
Rent to buy	30%
Affordable housing for rent, of which:	20%
Social rent	To be set by registered providers
Affordable rent	To be set by registered providers

- 5.17 For any strategic sites allocated in the TWBC Local Plan, the tenure mix identified may need to shift slightly to acknowledge the fact that housing would be meeting a wider strategic need, as well as the local need.
- 5.18 Should the quantum of affordable homes identified as being required not be met, particularly in the context of the parish largely falling within the Green Belt, an option for the Parish Council could be to identify and support a rural exception site.
- 5.19 For all affordable homes within Capel Parish, priority should be given to allocation to those with a local connection. Whilst the allocation of affordable housing is not generally a planning matter, it is considered appropriate to require occupation by a household with a local connection in accordance with TWBC's standard allocation procedures as set out in the [Housing Register Allocations Policy \(2016\)](#), with priority given to applicants who can demonstrate that they have a local connection to the Parish of Capel at the time of application.

Type and size of housing

- 5.20 Capel Parish has a far higher percentage of semi-detached dwellings and far lower percentage of flats than the district and national average. This is likely due to the more rural character of the parish. Similarly, there is a higher percentage of bungalows in Capel when compared with Royal Tunbridge Wells.
- 5.21 Primarily, dwellings in Capel Parish are made up of those with 3 or more bedrooms, with a smaller proportion of smaller dwellings with 1 or 2 bedrooms. This corresponds with the

larger proportion of detached and semi-detached dwellings that tend to be larger than terraced houses and flats. However, given the lower numbers of smaller dwellings this may result in increased unaffordability for younger families and/or lack of options for older people who may wish to downsize as they get older.

- 5.22 There have, over the years, been instances of smaller homes, including bungalows, being enlarged, thus further eroding the smaller (in terms of bedroom numbers) housing stock.
- 5.23 Across all age groups, there is a higher proportion of households with more bedrooms than they need rather than fewer than they need. Generally, however, the trend shows that older people tend to have higher underoccupancy while younger people have an overoccupancy.
- 5.24 The LHNA concludes that in Capel Parish an appropriate strategy would be to prioritise the supply of smaller dwellings with 1- or 2- bedrooms (with an even split between the two), yet there should also be some provision for larger housing with an even split between 4 and 5 bedrooms. The provision of 3-bedroom homes should not be inhibited entirely. However, just to the extent that the community wish to influence the size and mix of housing coming forward, small sized homes should be the priority followed by larger homes. An indicative mix is show in Table 3.

Table 3: Suggested dwelling size mix to 2038 for Capel Parish (source: Capel Housing Needs Assessment, 2021)

Number of bedrooms	Current mix (2011)	Target mix 2038	Balance of new housing to reach target mix
1 bedroom	4.8%	13.3%	38.5%
2 bedrooms	18.4%	24.7%	38.1%
3 bedrooms	50.9%	34.4%	0.0%
4 bedrooms	18.5%	18.5%	11.6%
5 or more bedrooms	7.4%	9.1%	11.8%

- 5.25 For affordable housing in particular, while provision should be well balanced in terms of size to cater for all circumstances, the provision of smaller and mid-sized homes for sale and rent would make an important contribution to improving affordability more widely. If older households wishing to 'rightsize' and younger ones seeking to form their own independent households are to be able to afford to live in Capel Parish, increasing the provision of small sized homes will be crucial.

Housing suited to the whole lifespan

- 5.26 The SLP makes provision for specialist housing including care and extra care spaces, to serve those in the parish and the wider strategic need.
- 5.27 In addition, the ["Housing our Ageing Population Panel for Innovation \(HAPPI\)"](#) has, since 2009, developed a series of principles for good design of housing generally. Many of the principles are recognisable from good design generally - good light, ventilation, room to move around

and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

- 5.28 Good design to deliver these criteria is particularly important for smaller dwellings, including smaller homes (in terms of bedroom numbers), apartments and bungalows. Such developments must ensure that it is aimed at meeting the needs of older people as well as the younger working population.
- 5.29 Older people are defined as people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

POLICY C2: MEETING LOCAL HOUSING NEEDS

- A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Capel Local Housing Needs Assessment. In particular, the following provision will be supported:**
- i. proposals that will deliver a higher percentage of smaller one- and two-bedroom dwellings, including bungalows, to address the needs of single people, young couples, smaller families and the elderly, and in accordance with Policy C3 (Reflecting the character of Capel’s settlements through high quality design) this Neighbourhood Plan.**
 - ii. proposals that deliver an appropriate mix of affordable housing, reflecting the need for a higher proportion of affordable open market housing to meet local parish need; and**
 - iii. at least 25% of the affordable housing units must be delivered as First Homes (see Glossary definition of Affordable Housing). Proposals that enable an uplift of 40 to 50% to the discounts provided on the First Homes element of the development to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with local connections to the Parish and key workers.**
- B. Affordable homes should be well integrated with market housing.**
- C. All affordable housing shall be first occupied by households with a local connection (see Glossary). In the event that there are no applicants satisfying this requirement, the housing shall be occupied in accordance with TWBC’s standard allocation procedures.**
- D. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the [Housing our Ageing Population Panel for Innovation \(HAPPI\) principles](#).**
- E. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.**

Conformity Reference: NP objective: 2; TWBC Core Strategy: Core Policy 6; TWBC Submission Local Plan: STR 1, STR/CA1; H1, H3, H6, H8; AONB Management Plan objectives S1, S2; NPPF: 61, 62, 63, 65

6 CHARACTER, HERITAGE AND DESIGN

Policy C3: Reflecting the character of Capel’s settlements through high quality design

Purpose

6.1. This policy seeks to ensure that new development is well-designed and contributes to, and where possible enhances, the distinctive character of the individual settlements within the parish. The policy and its supporting text add greater detail to the strategic policies on this topic, by defining what is meant by ‘local character’ in the context of Capel Parish and setting out design expectations.

Justification

6.2. Most of Capel Parish lies in the low Weald to the south of the River Medway. It reaches the edge of Tonbridge in the west, and the edge of the built development of Paddock Wood in the east. The more densely wooded south of the parish is within a designated AONB. It adjoins Southborough, Sherwood, and Pembury.

6.3. Both the underlying geology and landscape, coupled with the activities of past generations of people and development, have created the features that give the parish its distinctive identity today.

Landscape Character

6.4. From a landscape perspective, the [Tunbridge Wells Borough Landscape Character Assessment](#) describes three landscape areas within the parish, as shown on Figure 5 and described in Table 4. It provides guidance on how development should be considered to complement and enhance the landscape:

Table 4: Landscape character areas in Capel Parish

Area	Description	Development considerations
Area 13 - Low Weald Farm land:	Flat or gently undulating small-scale lowland clay vale landscape. Mixture of permanent pasture with some larger arable fields studded with small ponds and water ditches set within a framework of mature trees and derelict hedgerows. Around Paddock Wood the agricultural landscape opens with extensive arable fields, local areas of hops and dwarf orchards. Foal Hurst Wood and Whetsted Wood are	New development around the edge of existing settlements should be unobtrusive and tie in with the local landscape character through appropriate planting treatments. It would be beneficial to target landscape enhancements anywhere but most importantly along the transport corridors and settlement margins.

	considered very important for views and walking. The Church at Capel is considered important as a historic asset and for walking.	Enhancements should aim to promote sympathetic management of this land to retain its countryside character, particularly in association with development proposals. More suitable (than conifers) species of hedges should be sought as appropriate.
Area 14 - Forested Plateaux	Comprehensive forest cover comprising a mosaic of semi-natural woodlands, coniferous plantation and managed coppice and heath	Ensure development proposals will not impact on the 'remote', 'secretive' and 'empty' forested and heathland character of this area. Ensure locally sensitive screen planting (as appropriate), in association with development proposals along main road corridors, to reduce visual impact and the wider infiltration of traffic noise. Proposals for tall structures should be carefully considered in terms of potential landscape and visual impacts.
Area 17 - Medway River Valley	A wide, flat, open, lowland river valley supporting arable fields crossed by a network of reed filled drainage ditches.	Development on the edge of the floodplain has the potential to be highly visible from the flat valley floor. Ensure new development is located and designed sensitively and that potential impacts on views and local character are considered during the design of new development. Built development is unlikely to be able to be hidden within the landscape, therefore any new development should pay particular attention to built form, materials and scale to ensure it integrates well with the surrounding landscape.



Images show: Examples of the landscape in areas 13, 14 and 17

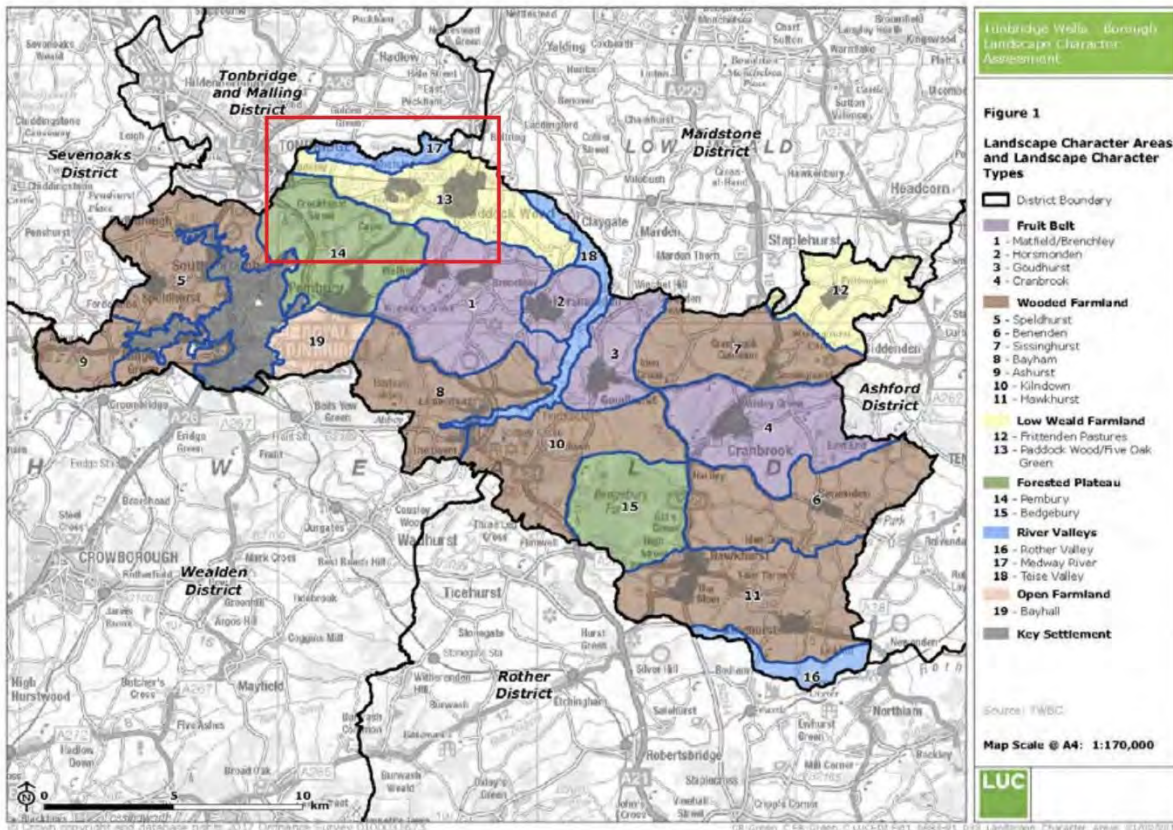


Figure 5: Landscape Character Areas in Capel Parish (source: Tunbridge Wells Borough Landscape Character Assessment)

Character of the built environment

6.5. From a built historic perspective, the [Historic Landscape Characterisation for Capel Parish](#) reveals that the landscape of Capel is a sharp contrast of Early modern and C20 land use to the middle and north of the parish with remnants of the older medieval farmed landscape to the south. Somerhill Park has evolved from the hunting lodge in South Frith. Postern Farm is located on the edge of the Lowy and suggests one the ‘gates’ or entrances into this territory. The historic character of Capel reflects both the ancient landscapes (antiquity) and the modern landscapes (time-depth). The changes in the C19 and C20 are shown most clearly along the edge of the Medway valley but the underlying structure of remaining field boundaries old routeways (lanes and paths) and the dispersed nature of the historic settlement is still present and can be identified here.

6.6. There are many listed buildings within the parish including three grade I listed buildings and a scheduled monument.



Images show: Grade I listed Church of St Thomas à Becket, Somerhill, and Church of All Saints

6.7. Of particular note is the All Saints' Church in Tudeley, which holds both artistic and heritage significance of an international scale, as a result of the windows designed by Marc Chagall and installed in the 1960's and 1970's. It is the only church in the world that has all its windows by Chagall, is a major tourist destination and arguably the most significant work of modern art in the whole of Tunbridge Wells Borough.

The individual settlements

6.8. Within the parish there are numerous distinct settlements: the main village settlement area of Five Oak Green and number of other small settlements and hamlets of varying sizes including Capel, Whetsted, Colts Hill, Crockhurst Street, Tudeley and Tudeley Hale.

6.9. To further inform the CNP, comprehensive Capel Design Guidelines have been prepared by consultants, AECOM, as a formal part of the policy. Bearing in mind the natural and built assets described above, and the findings from community workshops, the document sets out locally tailored design considerations for each of the settlements, that should be taken into account within any development proposals. This will help to ensure that development is in-keeping and complements the existing settlements in terms of materials, styles of architecture, layout and so forth.

6.10. In addition, the document sets out design principles that should be present in any design proposal. These are based on the placemaking principles (Figures 6 and 7) and the walkable places.

The success of a place is influenced by how walkable it is. It is good practice to plan new homes within a 400 metres walking distance (= 5 minutes) of bus stops and within 800 metres (= 10 minutes) of convenience stores or community buildings.

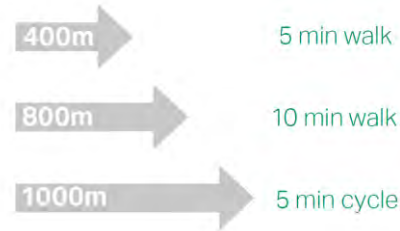


Figure 6: Principles of walkable places



Figure 7: Placemaking principles

6.11. The core design principles for Capel Parish are as follows:

1. Respect the existing pattern of the parish, as described in the Capel Design Guidelines (Appendix A), to preserve the local character;
2. Respect the heritage, landscape and key views identified in the parish, including those towards the open countryside as well as views from the countryside towards the village settlement;
3. Aim for high quality design that reflects and respects the local vernacular;
4. Integrate with existing paths, streets, circulation networks and improve the established character of streets, greens and other spaces;
5. Harmonise and enhance existing village in terms of physical form, architecture and land use;
6. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
7. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
8. Respect surrounding buildings in terms of scale, siting, height, form and massing;
9. Provide adequate open space for the development in terms of both quantity and quality;
10. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
11. Reinforce or enhance the character of streets, greens, and other spaces;
12. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
13. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
14. Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
15. Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

6.12. The application of the Capel Design Guidelines will assist in delivering sustainable communities and are important for all developments. In particular though, major development and strategic sites will need to follow them. Parts of the parish are assessed as having high sensitivity and any development in these areas must be carefully managed.

6.13. The [Kent Farmsteads Guidance](#) also provides useful information for development proposals in Capel Parish, including a methodology for assessing the historic pattern of farmsteads in Kent and its corresponding suitability for additional development.

POLICY C3: REFLECTING THE CHARACTER OF CAPEL THROUGH HIGH QUALITY DESIGN

- A. Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the setting and natural environment of the High Weald AONB. The scale, form, siting, appearance and character of the proposal should respect the landscape and its features, valued views into and out of the settlement, the local villagescape and heritage assets. It should reflect the prevailing architecture found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a local character area.**
- B. Development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location by:**
- i delivering the CNP objectives, through incorporating the principles and guidance set out in the Capel Design Guidelines, the High Weald AONB Management Plan, the High Weald AONB Housing Design Guide, the Kent Design Guide SPD and the Tunbridge Wells Borough Landscape Assessment;**
 - ii engaging fully with the community at the earliest opportunity;**
 - iii respecting the landscape characteristics, views, and the setting of the High Weald (AONB) together with the historic and rural landscape. Important views including those into and out of the High Weald AONB should be protected and enhanced in accordance with Policy C11 (Protection of locally significant views);**
 - iv conserving or enhancing the setting of all heritage assets, including All Saints' Church (Tudeley), must be conserved or enhanced;**
 - v safeguarding intrinsically dark landscapes in accordance with Policy C9 (Dark skies);**
 - vi protecting, enhancing and reflecting the rural countryside character of both the High and Low Weald and the unique transition between them in the setting of any new development and also within any development itself.**

Conformity Reference: NP objective: 2, 7; Saved TWBC Local Plan policies: EN1, EN5, TP5; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR2, STR6; AONB Management Plan objectives: S1, S2, S3; NPPF: 126 to 132

Policy C4: Meeting the highest environmental standards

Purpose

6.14. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change.

Justification

6.15. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.

6.16. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions over the year. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The CNP can however strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.



Examples of discreet solar panels (source: Historic England)

6.17. There are opportunities to improve and promote sustainability in the neighbourhood area which would help to deliver the government's climate change targets by: following basic passive environmental design including use of efficient and insulative materials; integrating renewable energy systems into new development, including existing and new public buildings; reducing water consumption including through grey water systems; and promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

POLICY C4: MEETING THE HIGHEST ENVIRONMENTAL STANDARDS

- A. Development proposals which incorporate design and environmental performance measures and standards to reduce energy consumption, to reduce carbon emissions and climate effects will be supported. Proposals which incorporate the following energy design principles as appropriate to their scale and nature will be particularly supported:**
- i. Siting and orientation to optimise passive solar gain.**
 - ii. The use of high quality, thermally efficient building materials.**
 - iii. Installation of energy efficiency measures e.g. loft and wall insulation and double glazing.**
 - iv. Incorporating on-site energy generation from renewable sources such as solar panels, ground, and air source heating.**
 - v. Reducing water consumption through the use of water re-use measures including rain water harvesting, surface water harvesting and/or grey water recycling systems.**
 - vi. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
 - vii. Providing the infrastructure for adequate electric vehicle charging points for each development, where new parking provision is expected to be made.**
 - viii. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.**
- B. The retrofitting of historic buildings is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.**
- C. Community-scale energy Scheme: Proposals for renewable energy schemes in the parish should provide for clear community benefit for lower cost energy for the parish.**

Conformity Reference: NP objectives: 6; Saved TWBC Local Plan policies: EN1; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR2, STR7; AONB Management Plan objectives: S1, S2, S3; NPPF: 127, 129, 152, 153, 154

Policy C5: Mitigating the impact of flooding

Purpose

- 6.18. This policy seeks to ensure that development proposals do not create new or exacerbate existing flood issues; also, to mitigate the impact of flooding on or arising from new developments. It also will endeavour to reduce the further effects of climate change using innovative ideas such as nature-based solutions.

Justification

- 6.19. The topography of the Parish lends itself to flooding; firstly, the land to the south slopes down towards the north and secondly the railway line bisects the parish east west that forms a natural dam. There are culverts under the railway, some visible some not and the condition of these are unknown.
- 6.20. Historically the parish has suffered flooding from four sources either as single event or a combination of events:
- 6.21. **Surface Water runoff:** The Parish lies between Paddock Wood to the east and Tonbridge to the west; to the north of the River Medway and to the south of the uplands of the High Weald. The B2017 bisects the Parish east to west.
- 6.22. From the east to the west just before Brampton Bank, the land to the south of the B2017 rises. This whole area is drained by three streams: Tudeley Brook, Alders Stream and a minor unnamed stream. There are several roads running north south that act as surface water channels in the event of heavy cloudbursts. This whole area has been subjected to surface water flooding and property flooding.
- 6.23. Going further westwards, the land rises to the junction of Sherenden Road which itself is below High Weald uplands so surface water runs eastwards, westwards and northwards from this point.
- 6.24. Figure 9 illustrates the indicative surface water flows.



Figure 8: Indicative surface water flows in the Parish

6.25. **The Alders Steam overtopping or the Culvert at B2017 becoming blocked:** The Alders Stream is the main water course taking the majority of water from the uplands above Five Oak Green to the River Medway. If the stream over tops above Ellis Close or the Culvert is not cleared of debris, then the centre of Five Oak Green floods. The Stream is culverted underneath the houses of Nortons Way until it appears the other side of the railway line. The latest event was August 2021. Prior to that, during Storm Ciara in February 2020, property damage occurred from fluvial flooding. There is also a need to be vigilant to ensure that the level of the reservoir is below capacity to avoid over-topping.



Images of flooding from August 2021

- 6.26. **Rainwater getting into sewage system:** This mainly affects Five Oak Green. There are separate water disposal systems for rainwater and sewage. The rainwater is mainly disposed of into the Alders Stream Culvert. The sewage is pumped from the centre of the village some 2½ miles to Paddock Wood treatment plant via a rising main. During heavy rain sewage surcharge has often occurred in toilets and surface manholes at the eastern end of the village. The cause of this can be traced to several factors; the pumps and existing rising main have not the capacity to remove the mixture of rainwater and sewage; the pumps have failed due to power cuts; failure of pumps to restart.
- 6.27. The capacity issue is not helped by the fact that over the years rainwater from new house extensions has often been discharged into the sewer system as an easier option. In addition, the rising main is an old asset and has been subjected to bursts and leakages. When this occurs, the pumps are switched off and tankers are used to collect and dispose of the sewage. These bursts were happening regularly during winter months or during periods of heavy rainfall. Over the very dry twelve months between autumn 2021 and 2022, the only time that the tankers were required was during a survey of the length of the rising main that had regularly failed.



Images show sewage surcharge as a result of heavy rainfall

- 6.28. **Water from the roads:** Road drainage system not disposing of water due to blocked gullies and drain runs; the water then finds its way into front gardens and into properties. The most common cause of blocked gullies is the annual leaf fall and historic lack of maintenance. In addition, roadside ditches have been filled in and the road drainage system has not been increased to take surface water runoff from the surrounding land that would otherwise go into the ditches. In some areas road re-surfacing has reduced the height of pavement kerbs as layers of tarmac have been laid on top of existing rather than removing the wearing surface before laying new. In some areas the reduced pavement height means that less water can be accommodated on the road to be disposed of by the gullies or natural runoff. Standard kerb height is recommended as 125mm to 100mm depending upon local site circumstances.



Images show examples of excess water on the roads due to blocked drains and lack of drain capacity

- 6.29. Figure 10 shows the extent of flood risk caused by main-river flooding. However, it should be noted that there is no/minimal risk mapped at the national level from watercourses (Flood zone 2/3); this is because watercourses with a catchment area of <3ha are not included in this mapping. Given that there are lots of smaller watercourses not mapped in Capel Parish developers should therefore consider the risk of flooding from these non-mapped watercourses, to ensure this risk is appropriately considered. It should also be noted that the flooding related maps are periodically updated by the Environment Agency (EA). The most up-to-date mapping should be used and can be found on [the Government's flood risk information for planning webpage](#).

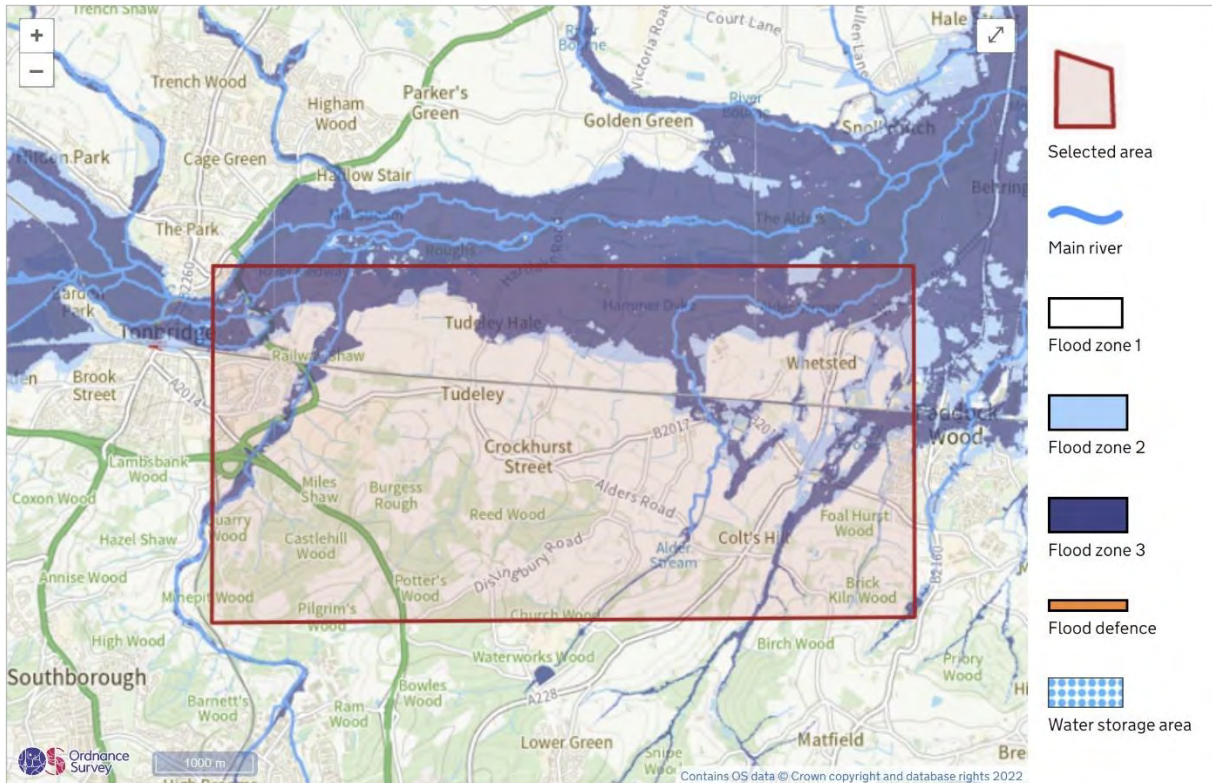


Figure 9: Sources of main-river flooding (Source: Environment Agency: Flood Map for Planning, accessed December 2022)

6.30. The relevant agencies have investigated and are continuing to improve flood mitigation measures as described in Table 5.

Table 5: Flood mitigation measures

Issue	Current mitigation measures
General flood measures	The EA together with the TWBC has implemented Property Flood Resilience (PFR) measures for those properties that flooded during storm Ciara. However, there are still properties that are at risk of flooding under the various flood event scenarios.
Surface Water runoff	This is the responsibility of the Kent County Council and although there are no specific measures currently planned, they are continually monitoring and liaising with relevant agencies continuing to develop flood prevention strategies.
The Alders Steam overtopping or the Culvert at B2017 becoming blocked	The EA through the South East Rivers Trust has installed leaky dams on the Alders Stream in the High Weald uplands to reduce flood water surges to prevent flooding downstream. In addition the EA plan to introduce a new design of trash screen at the Culvert in 2023.
Rainwater getting into sewage system	Southern Water have introduced an auto-pump restart system that means the sewage pumps can be restarted remotely. At-risk properties have been fitted with non-return valves

Water from the roads	Kent Highways are in the process of adopting a risk- based approach to maintaining and cleaning the drainage gullies. This will consider risk factors such as road hierarchy, speed limit or whether it is a known flood zone. These factors combined will produce individual risk weightings for every asset which in turn will influence the frequency in which drains are cleaned
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6.31. In addition to the existing challenges that must be overcome, there are future challenges arising from:

- **Changing climate, new weather patterns, with more frequent and extreme/severe weather events:** Weather patterns between 1961 to 2020 have changed; Wetter winters (14% increase) and drier springs (10% decrease); summers are slightly wetter but rainfall generally falling in short, intense bursts. The number of days of heavy rain has increased across the year. Future Winter Rainfall is expected to increase significantly by 2060-2079, Met Office prediction ranges from 30% to 60% increase (worst case scenario). Future Summer Rainfall is expected to decrease significantly by 2060-2079, Met Office prediction ranges from 40% to 70% decrease (worst case scenario). Summer rainfall is increasingly linked to more intense storms over short periods.
- **A growing population, urban expansion with increased development density in existing and new settlements:** This will increase pressures upon watercourses, groundwater and natural environment. There will also be increasing pressure upon utilities, drainage and other infrastructure.
- **Changes within existing neighbourhoods:** Including increased hardstanding, ground-compaction, loss and more intensive maintenance of trees and other vegetation, drop-kerbs, culverts, artificial grass.

6.32. Whilst flooding is predominantly addressed at the strategic level, for instance Policy EN26 of the Tunbridge Wells SLP would require development proposals to include adequate drainage systems and supports the use of Sustainable Drainage Systems (SuDS), Policy C5 seeks to ensure that development proposals fully consider the natural environment in Capel to adequately manage drainage and sewerage. The following principles are endorsed:

6.33. Measures to Mitigate Flooding – overarching principles:

Storage and slow release of water to even out flood surges

Rainwater harvesting systems that allow the capture and storage of rainwater as well as those enabling the reuse in-site of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation.

Implement nature-based solutions that use one action that solves or benefits two different problems eg leaky dams slowing the flow, assisting water storage and increasing bio diversity.

6.34. Measures to Mitigate Flooding – existing landscape:

Target vulnerable areas such as low lying areas that pool and valley features that funnel flow to remove and slow the flow by the use of green sustainable drainage systems (SuDs)

Install more leaky dams to watercourses

Investigate further measures to reduce the flow in the Alders Stream such as use of water meadows and splitting the flow

Encourage installation/reinstatement of ditches

Ensure water flows are not culverted

6.35. Measures to Mitigate Flooding - minor developments, extensions:

Changes within existing urban neighbourhoods such as increased hardstanding, ground-compaction, loss and more intensive maintenance of trees and other vegetation, drop-kerbs, culverts and artificial grass has reduced natural ground water absorption. The Capel Design Guidelines for new minor developments could and should include the following sustainable drainage systems (SuDs) measures

Building extensions should planned so they do not create a barrier against the predicted flow of surface water (i.e. row of terraced houses)

Permeable paving when creating front garden parking or garden patios

Ensure rainwater is not discharged into the sewer system

Smart water butts that empty before forecasted rain storms or leaky water butts that can be retrofitted. (note the discharge must be controlled so that it does not enter the sewer system)

6.36. Measures to Mitigate Flooding – major developments:

Ensure that developments do not significantly affect natural ground water absorption as most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. The Capel Design Guidelines for new developments could and should include the following sustainable drainage systems (SuDs) measures both in the public realm and individual building plots.

Developments must keep runoff rates to existing greenfield levels and to avoid channelling of water. Although there is a move towards making developments water neutral, this must be treated with care. By taking away the natural rainwater runoff this could affect the bio diversity balance and therefore in-depth investigations are required before implementation.

Using natural occurring features such as dry ponds (only fill with water during a rain event) and water meadows, and installing features such as rain gardens (swales), soakaways (including tree pits), planters and green roofs.

Buildings should planned so they do not create a barrier against the predicted flow of surface water.

Where appropriate houses are built higher than surrounding gardens and pavings.

New roads built with high kerbs to prevent surface water overtopping onto pavements and front gardens, this also assists partially sighted people.

Drop kerbs to driveways should be designed in such a manner to prevent surface water overtopping into driveways.

Driveways must slope up from the roadway.

Permeable paving when creating front garden parking or garden patios

Rainwater harvesting.

Smart water butts that empty before forecasted rain storms or leaky water butts that can be retrofitted (note the discharge must be controlled so that it does not enter the sewer system).

POLICY C5: MITIGATING THE IMPACT OF FLOODING

- A. Existing watercourses (inclusive of all ditches and land drains) should remain open, and the land safeguarded for management of existing flood risk.**
- B. Where practicable, development proposals relating to brownfield sites should remove existing surface water connections to the public foul sewer and all development proposals should pursue sustainable sewerage disposal solutions to dispose of surface water run-off.**
- C. Planning proposals will not be supported unless they prevent connection of surface water to the foul or combined sewer networks in accordance with the drainage hierarchy, as excess surface water in these networks can increase the risk, including cumulative risk, of system back up/flooding or cause adverse impact to the neighbourhood area environment. Connections to a combined sewer will only be possible where agreed in advance with the water authority, and where there is robust evidence to show there are no other options.**
- D. Development proposals that protect and complement the existing drainage networks (watercourses and land drains specifically as well as highway drainage and storm water drains/public sewers), providing betterment and more robust maintenance of these to improve drainage within the Parish in the long term, will be supported.**
- E. Where a development proposal is required to provide Sustainable Drainage Systems (SuDS), this is expected to be provided on site unless there are clear reasons why this is not possible. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. The absence of any on-site SuDS provision will only be permissible in such developments where a specific reason can be evidenced that prevents the use of SuDS.**
- F. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity, and where relevant the historic environment, as well as minimise the impacts of flooding.**
- G. Applications for major developments, and those in a flood risk areas shall be accompanied by a drainage scheme maintenance and management plan. Other developments shall be accompanied by details that make clear the responsibilities for the long-term management of all surface and land drainage components on the site.**

Conformity Reference: NP objectives: 6; Saved TWBC Local Plan policies: EN18; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR 1, STR 5, STR CA1, EN26; AONB Management Plan objectives: G1; NPPF: 20, 167, 169

Policy C6: Conserving heritage assets

Purpose

6.37. This policy recognises the important contribution that heritage assets make to the local character and distinctiveness of Capel Parish and its settlements, both individually and collectively. Where possible, they should be conserved, well-maintained, enhanced and celebrated.

Justification

6.38. Capel is fortunate to have a wealth of heritage assets. Prehistoric examples include the Castle Hill at Capel, a fine example of a hillfort and associated earthworks that has been dated to the early Iron Age or earlier.

6.39. Historic England records in excess of 140 nationally listed building entries for Capel Parish including the following three Grade I buildings:

All Saints' Church at Tudeley – Tudeley has had a church since the beginning of the seventh century, one of only four in the Weald at that time. The earliest parts of the church are the sandstone footings of the nave and tower, which date from before the Norman conquest. It is the only church in the world that has its (12) windows in stained glass, designed by Marc Chagall. The church attracts visitors from all over the world.

St. Thomas à Becket Church at Capel - Becket himself is said to have preached in this small Norman Wealden church. The tower was partly rebuilt after a lightning strike in 1639. Inside, the crown-post roof is striking and there are some interesting fittings. Most significant however, are the extensive medieval wall paintings which cover most of the nave, depicting amongst others Cain and Abel and Christ's entry into Jerusalem.

Somerhill House and historic park and garden – this Grade I listed Jacobean mansion with its Grade II registered park and garden was built for the 4th Earl of Clanricarde in 1611–13. In the spring of 1810, J. M. W. Turner made a drawing of Somerhill, and then in 1811 he painted it for the Woodgates, choosing a view across the lake in the grounds, with the house in the distance. It housed a Prisoner of War camp, Prisoner of War Camp No. 40, during the Second World War. The building now houses a number of schools.



Images show: St. Thomas à Becket Church; All Saints' Church; and Somerhill House

- 6.40. There are many heritage assets, however, that contribute to the historic local context and story of the parish, but which do not meet the selection criteria for national designation and inclusion on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government. Some of these may be archaeological sites.
- 6.41. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood planning process (Paragraph 018-039). This is particularly important for a parish like Capel, where there are no Conservation Areas (something the Parish Council may consider exploring), and in the context of large-scale site allocations proposed. Generally, a non-designated heritage asset will demonstrate significant architectural, artistic and/or historic interest. They do not have to be building; this is particularly relevant for Capel where the natural landscape in the main provides a valued rural setting for the many remaining dispersed farmsteads reinforced by the protection of high functioning Green Belt that separates Tonbridge and Paddock Wood.
- 6.42. An audit of local buildings and assets was undertaken to compile a list of non-designated heritage assets that should be recognised for their value to the local character and history of the parish. The assets listed below have been identified, with additional detail about their significance provided in Appendix B. The list includes a number of heritage assets that are particularly vulnerable, as set out in the [TWBC's Historic Environment Review](#).

- | | |
|---|---|
| 1. Postern Forge and Rats Castle Forge | 18. Mediaeval Bloomery, near Crockhurst Street |
| 2. Capel Grange | 19. Fabrica, to the East of All Saints' Church |
| 3. Barham Oast | 20. Capel Grange Barn |
| 4. Crockhurst Farm Oast | 21. Cooklands Oast |
| 5. Hopper Huts, Finches Farm | 22. Devils Gill Bloomery |
| 6. Hoppers Huts, Church Farm, Alders Road | 23. Colts Hill Oast |
| 7. Capel Grange Farm | 24. Romany Oast |
| 8. Capel Court Oast | 25. Church Farm Oast |
| 9. Crockhurst Street Oast | 26. The Old Vicarage |
| 10. Hoppers Huts, Cooklands Oasts, Whetsted Road | 27. Capel Court Farm |
| 11. Lilley Farm Oast | 28. Reeds Farm |
| 12. Lilley Farm Barn | 29. Four Barns adjacent to Badsell Manor |
| 13. WWII Pillbox, Alders Wood | 30. Oast at Moat Farm |
| 14. WWII Pillbox, within the grounds of Somerhill | 31. Spring Farm |
| 15. Capel Grange Oast | 32. WWII Pillbox, north of the B2017 |
| 16. Brick pillars and trackway, Mays Wood, A21 | 33. Bus Shelter, corner of Hartlake Road/B2017 junction |
| 17. Mediaeval Bloomery, Castle Hill Wood | 34. Isolation Hospital, Dislingbury Farm |

- 6.43. In addition Kent County Council maintains the [Historic Environment Record](#) (HER), which includes details of historic farmsteads and recognises the many clusters of dispersed farmsteads which often have unlisted oasts and barns in the grouping. The historic farmsteads in the HER were the outcome of a county-wide review carried out by Historic England in partnership with KCC. The HER should be referred to during any decision making in the planning process. Many farmsteads include oast houses and many of these also do not enjoy the protection of statutory listing but are none the less highly valued. They are also finite asset for the future. Examples include Capel Court Oast which has featured in a television documentary, barns at Lydd Farm and Brook Farm plus many more. A further example is Reeds Farm, the last remaining hop farm in Capel which is of great local value and significance. Hop picking within Capel has significant historic value and even today members of families from London return to visit each summer. A list of the farmsteads in Capel Parish is included in Appendix B and these should also be considered no-designated heritage assets. Note that this list is not exhaustive, and ongoing work will continue to identify additional assets.
- 6.44. Below-ground archaeological heritage is equally important to safeguard. The KCC HER makes note of archaeological areas beneath the large open expanses of countryside, for instance near Tudeley and Postern which are evidence of bloomeries (which in the Capel area were iron production sites, usually fuelled by charcoal) and other ancient activities. It is likely that the untouched rural landscape has not been significantly explored and any development would need to encompass a full Heritage Statement.
- 6.45. In parallel with this policy, it is proposed that the non-designated heritage assets are considered by TWBC for inclusion on any Local List for the borough. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy. Figure 11 shows the nationally designated historic assets on a map and Figure 12 shows the non-designated heritage assets as identified, and to be designated, through the neighbourhood plan process.

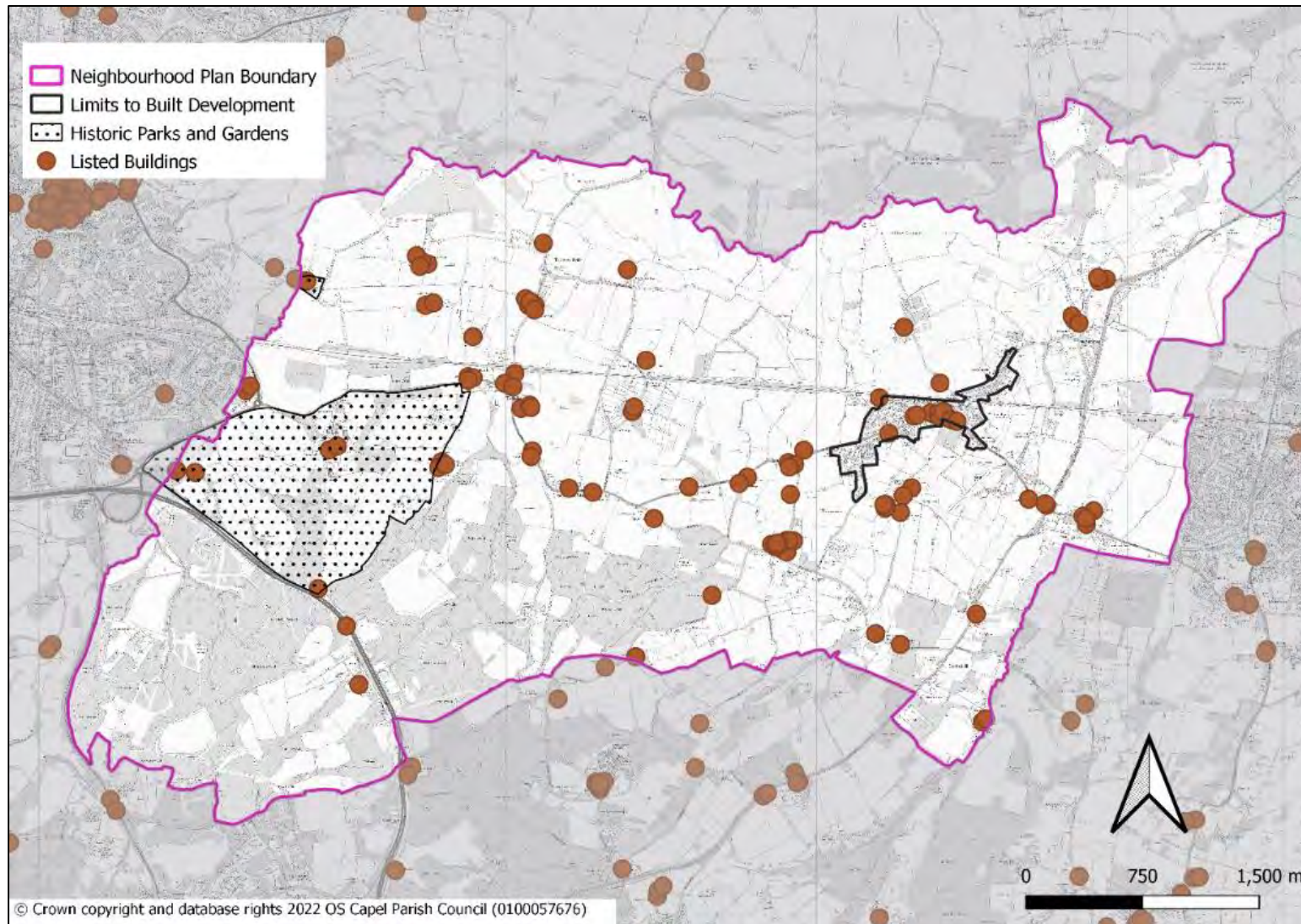
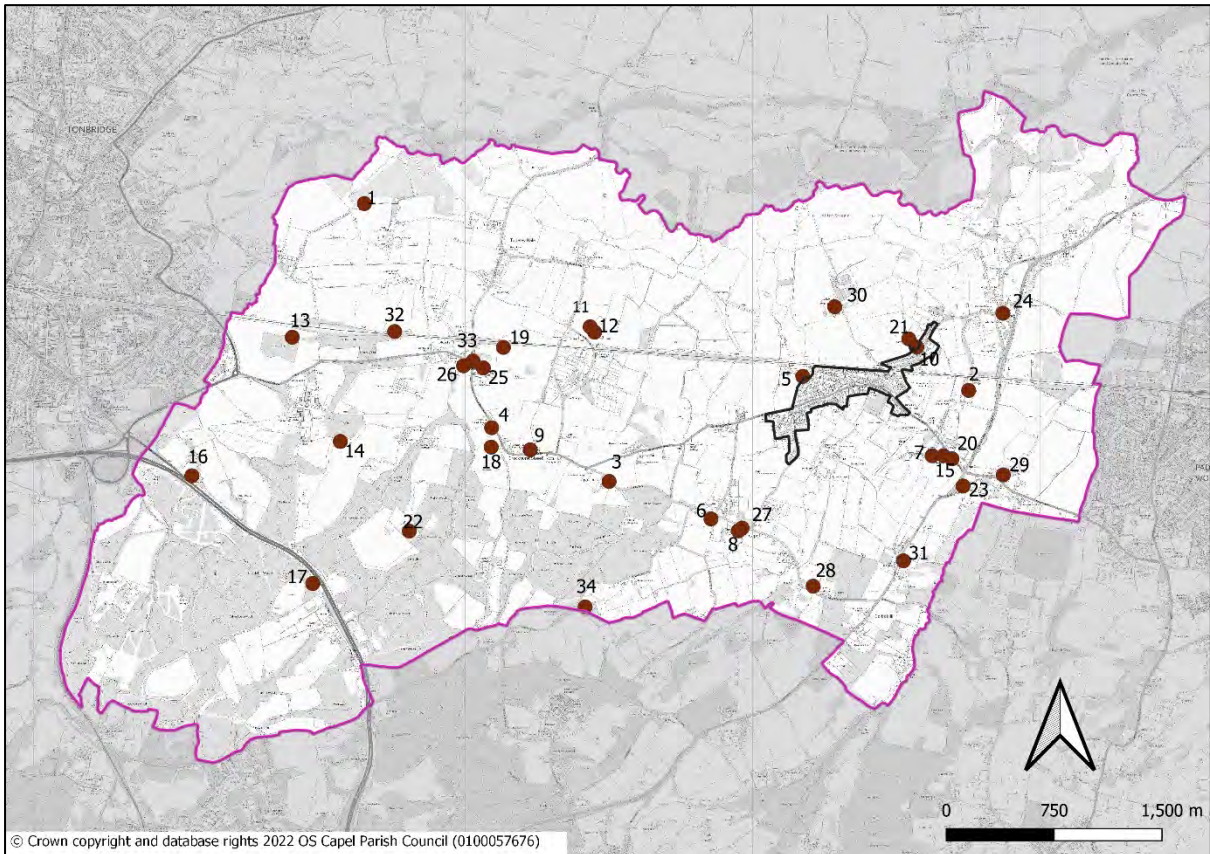


Figure 10: Designated historic assets in Capel Parish (March 2023)



- Neighbourhood Plan Boundary
- Limits to Built Development
- Non-Designated Heritage Assets:
- 1. Postern Forge and Rats Castle Forge
- 2. Capel Grange
- 3. Barham Oast
- 4. Crockhurst Farm Oast
- 5. Hopper Huts, Finches Farm
- 6. Hoppers Huts, Church Farm, Alders Road
- 7. Capel Grange Farm
- 8. Capel Court Oast
- 9. Crockhurst Street Oast
- 10. Hoppers Huts, Cooklands Oasts, Whetsted Road
- 11. Lilley Farm Oast
- 12. Lilley Farm Barn
- 13. WWII Pillbox, Alders Wood
- 14. WWII Pillbox, within the grounds of Somerhill
- 15. Capel Grange Oast
- 16. Brick pillars and trackway, Mays Wood, A21
- 17. Mediaeval Bloomery, Castle Hill Wood
- 18. Mediaeval Bloomery, near Crockhurst Street
- 19. Fabrica, to the East of All Saints Church
- 20. Capel Grange Barn
- 21. Cooklands Oast
- 22. Devils Gill Bloomery
- 23. Colts Hill Oast
- 24. Romany Oast
- 25. Church Farm Oast
- 26. The Old Vicarage
- 27. Capel Court Farm
- 28. Reeds Farm
- 29. Four Barns adjacent to Badsell Manor
- 30. Oast at Moat Farm
- 31. Spring Farm
- 32. WWII Pillbox, north of the B2017
- 33. Bus Shelter, corner of Hartlake Road/B2017 junction
- 34. Isolation Hospital, Dislingbury Farm

Figure 11: Non-designated heritage assets in the Parish (March 2023)

Local heritage at risk

- 6.46. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. TWBC is in the process of developing an 'at risk' Register to identify these assets and others in the Borough. most recently updated in 2018. Whilst no assets within Capel have been identified at this time, an audit of buildings and assets should be undertaken to inform the TWBC work.
- 6.47. Opportunities to restore assets should be taken when they arise, in partnership with the owner.

Rural lanes and routeways

- 6.48. A distinctive feature of Capel is the network of rural lanes that criss-cross the parish. Five such roads within Capel are included in the ["Rural Lanes" Tunbridge Wells Supplementary Document](#):

Hartlake Road (no 124)
Sherenden Road (No 125)
Alders Road (no 126)
Sychem Lane (no. 127)
Church Lane (No 128)

- 6.49. Many extend into the High Weald, which itself is characterised by ancient routeways (now roads, tracks and paths), the oldest being in the form of ridge-top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedges, wildflower-rich verges and boundary banks.

- 6.50. These rural roads and routeways are important for a variety of reasons:

archaeological and historic features provide evidence for the age and use of routeways and how they have been adapted over centuries.

they offer a record of the past where trees and flora provide important evidence for the use and development of routeways.

the linear nature of routeways contributes significantly to the ecological interconnectedness of the High Weald, connecting them other habitats and facilitating the foraging and dispersal of flora and fauna.

they have a high potential for species diversity due to variations in shade and microclimate, and the presence of bare soil.

- 6.51. They may be threatened by development, particularly in the context of the proposed site allocations in Capel. Sherenden Road and Hartlake Road are amongst the most highly scoring lanes in the borough. Hartlake Road is in the top 5% for historic value, whilst both Sherenden and Hartlake in the top 10% for high landscape and amenity value. Should the site allocations

progress, Sherenden Road is likely to become a main thoroughfare through the new garden village and Hartlake Road would also be well-used, located on the boundary of the development. Sychem and Church Lanes would also likely be affected by the proposed Five Oak Green bypass and Alders Road by both proposed bypasses.

6.52. It is vital, therefore, that any development proposals that could impact upon the rural lanes and routeways should consider their impacts and consider how these will be mitigated. The Rural Lanes guidance and the High Weald's guidance, "[Routeways in the High Weald](#)" should be consulted.

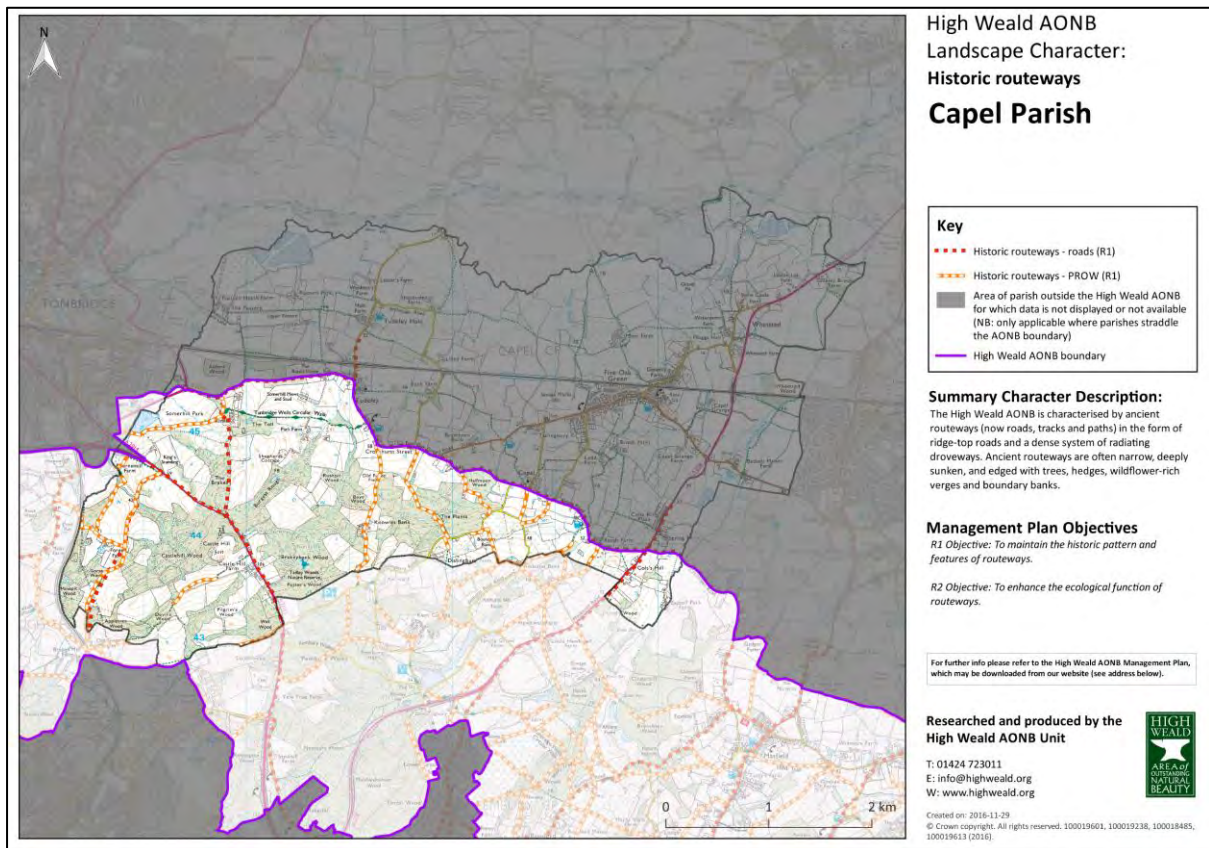


Figure 12: Rural roads and historic routeways within the AONB part of Capel Parish (source: High Weald AONB Unit)

POLICY C6: CONSERVING HERITAGE ASSETS

- A. The following buildings and structures, are identified as non-designated heritage assets for the purpose of implementing Policies EN4 and EN5 of the Local Plan:**
- i. List of structures identified in Figure 12 and described in Appendix B.**
 - ii. Dispersed farmsteads as identified in Appendix B.**
- B. Development proposals affecting heritage assets – including non-designated heritage assets – either directly or indirectly, should conserve or enhance the significance, including the contribution of setting towards significance, of the asset. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Proposals are expected to be accompanied by a Heritage Statement.**
- C. Development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.**
- D. A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use.**

Rural Lanes and Routeways

- E. Development proposals should respect the character and appearance of rural lanes and routeways within the neighbourhood area. Development proposals should demonstrate how impacts have been mitigated using the guidance contained in the Rural Lanes SPD and the High Weald’s “Routeways in the High Weald”.**

Conformity Reference: NP objectives: 3; Saved TWBC Local Plan policies: EN5, EN10, EN18; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR 2, STR 8, STR CA1; AONB Management Plan: R1, FH2, LBE2, OQ2; NPPF: 190, 194, 195, 197, 199-204

7 ENVIRONMENT AND GREEN SPACE

Policy C7: Green and blue infrastructure and delivering biodiversity net gain

Purpose

- 7.1 This policy seeks to ensure that the multiple benefits of Capel Parish’s green (woodland, fields and gardens etc.) and blue (streams and ponds etc.) spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

Justification

- 7.2 The parish is partly in the High Weald landscape character area (within the High Weald AONB to the south) and partly within the Low Weald landscape character area. This means that it provides a transition between the two, one of the few parishes in this position.
- 7.3 The landscape of the parish has formed as a result of the traditional interactions of mankind with the natural environment over hundreds of years, resulting in a range of distinctive features, such as field, woodland, and settlement patterns that have arisen out of the ancient woodland of the Weald, and is generally of a high quality.
- 7.4 The character and attractive appearance of the countryside is one its principal assets, and its protection will be an important consideration during the assessment of all development proposal. Features such as routeways and farmsteads have a vital role in defining the character of the countryside, providing highly visible evidence of the historical evolution of the landscape. Proposals should be capable of being easily assimilated without detracting from these features, which contribute to the character of the locality.
- 7.5 The landscape setting of the towns and villages is an important feature of the borough. Many of the settlements are situated on ridgelines and are particularly prominent when viewed from the countryside. Because of the topography, however, other settlements on lower land may also be viewed from higher areas across the attractive countryside.

[The Defra biodiversity metric](#) has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of at least 10%. Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

- 7.6 The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. The [Environment Act 2021](#) includes a provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain.
- 7.7 Figure 14 identifies on a map the green and blue stepping-stones and, importantly, the unbroken green corridors within the area. It has been informed by the High Weald Management Plan, the TWBC [Borough-wide green infrastructure Framework](#) and information from the Kent and Medway Biological Records Centre (KMBRC). These spaces and corridors should be maximised and made properly accessible, where feasible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.
- 7.8 If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Planning permission should also be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.

Biodiversity opportunity areas within Capel

- 7.9 Whilst developments are encouraged to deliver their biodiversity net gain on site, this is not always possible; equally there may be opportunities to enhance other parts of the Parish in need of attention. It is therefore useful to consider where Biodiversity Opportunity Areas (BOAs) exist within Capel.
- 7.10 With the exception of the entrance to the access road at Stonecastle Farm, the mineral extraction sites to the north of the parish mostly lie within the adjoining parishes of Hadlow and East Peckham, although a planned extension at Moat Farm is within the parish boundary. It is considered that these sites offer potential as a wetlands site possibly run by the Wildfowl and Wetlands Trust (WWT) which could be independently self-funded by tourist and school visits. This would require consultation with adjoining parishes as well as Tonbridge and Malling Council, but the entrance to the site would be within Capel Parish and developer contributions would help provide a leisure asset for local residents. It is noted that the indicative plans for a development in Tudeley also mention a wetland habitat which would be best managed by a group such as WWT.
- 7.11 There are two areas of ancient woodland in Tudeley and East Capel. The [Biodiversity Report](#) prepared by Save Capel identifies the danger to the flora and fauna of these sites as well as to that along the proposed route of the Five Oak Green.
- 7.12 Developers should be mindful of the cumulative impact of development and include measures to include mitigation and compensation to ensure biodiversity net gain over the development sites taken together.

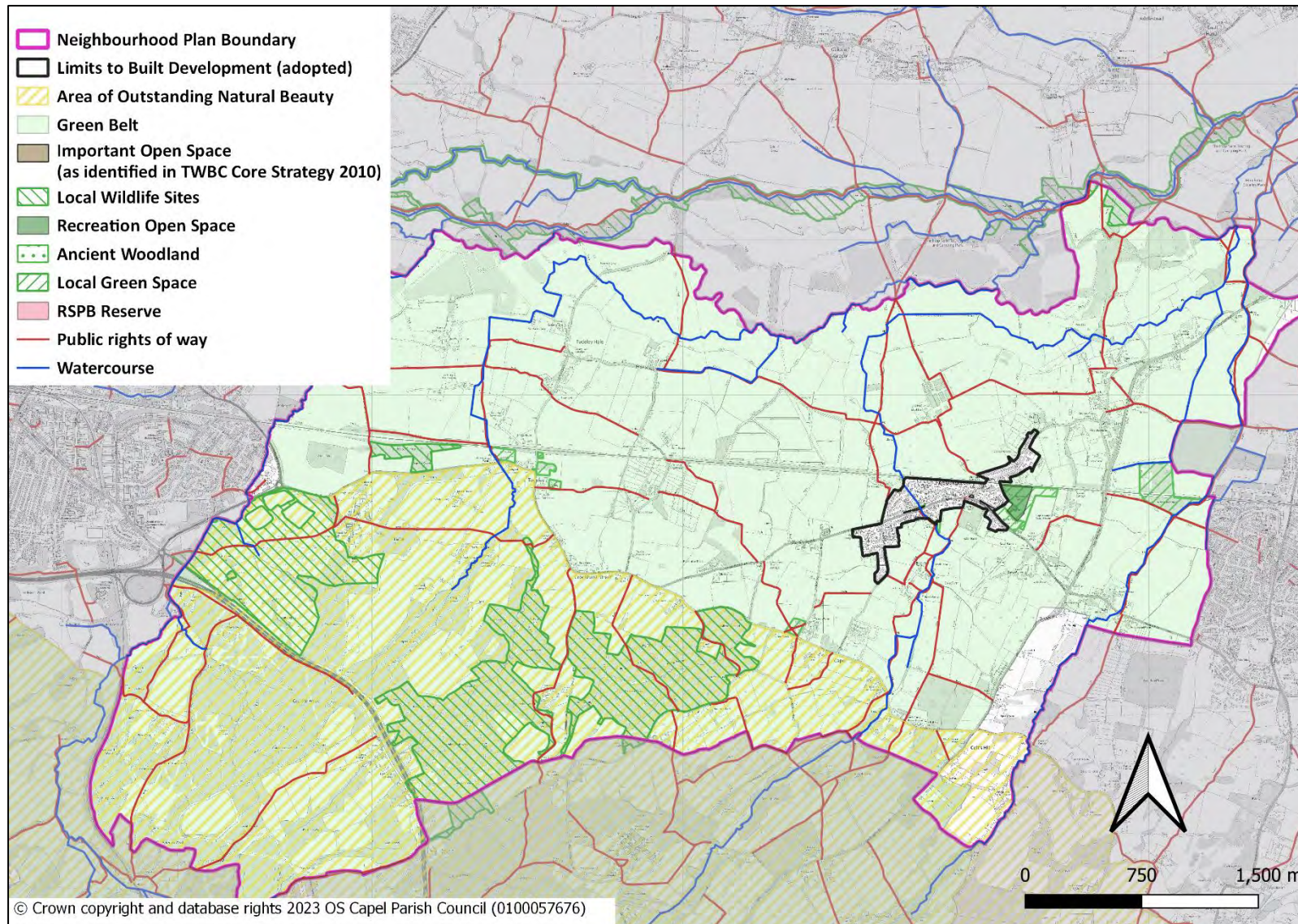


Figure 13: Green infrastructure in Capel Parish

POLICY C7: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN

- A. Development proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green and blue infrastructure, as identified on Figure 14, with the aim of delivering a measurable net environmental benefit (where net gain involves a post development increase in biodiversity units of at least 10%) for local people and wildlife. Subject to their scale, nature and location, proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.**
- B. The appraisal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of at least 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused.**
- C. Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change (in accordance with the Environment Act).**
- D. Proposals that seek to improve the connectivity between local wildlife sites, other designated sites, wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Parish. Proposals that support the enhancement and management of the identified Biodiversity Opportunity areas will be supported. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**
- E. The planting of additional native species trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution, to assist in absorbing surface water and to provide cooling and shelter for people as well as a habitat for wildlife will be supported, in particular alongside the public right of way network.**



Conformity Reference: NP objectives: 3; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR 2, STR CA 1, STR 7, STR 8; AONB Management Plan objectives: S1, W1, R2, OQ3; NPPF: 174, 175, 176, 179, 180

Policy C8: Managing the environmental impact of development

7.13 The NPPF (para 180) stresses that planning policies and decisions should contribute to and enhance the natural environment including requiring net gain in biodiversity. Protected natural assets (also shown on Figure 14) in the neighbourhood area include:

- the High Weald AONB
- areas of ancient woodland
- RSPB reserve (Tudeley Woods)
- Local Wildlife Sites: Somerhill Park, Tudeley Woods, East Tonbridge copses and dykes and River Medway
- Local Green Spaces: as designated in this CNP and the TWBC Local Plan (once adopted)

7.14 Other distinctive features particular to Capel Parish that are not protected, yet provide vital habitats for flora and fauna, include:

	<p>Mature and Veteran trees: Aside from the important pockets of ancient woodland, the parish is home to many notable trees, including oak and ash.</p>
	<p>Hedgerows: these provide corridors for much wildlife, including EU protected Dormice, and provide nesting opportunities for a number of birds, but the removal of these natural corridors has been pervasive as fields widened. Creation of large housing estates will merely increase the problem and again impact on the wildlife dependent upon them.</p>

	<p>Orchards: These provide a rich habitat and food source for all sorts of wildlife. The parish contains orchards that are managed for fruit production, the Community Orchard for leisure and recreation as well as a number of historic orchards several along the path of the long-proposed Colts Hill bypass. All these are important corridors for wildlife and contribute to the biodiversity of the parish.</p>
	<p>Roadside verges: Verges provide an important corridor for wildlife. Examples include the verges along the B2017 Badsell Road between Paddock Wood and Dampier’s Corner.</p>
	<p>Hop Gardens: Traditionally the major crop of Capel Parish, hop production and their associated gardens have declined dramatically over recent years. Converted oast houses and remaining infrastructure, barns, hoppers huts and tar pits attest to its historical importance. However, at the time of writing only one hop garden remains in production, at Reeds Farm in Alders Road (this is subject to a proposal for a solar farm). Recent comments on the attempt to use the land for a solar farm have highlighted its contribution to the biodiversity of the parish.</p>

(photo c/o Save Capel)

- 7.15 These habitats have evolved in response to local geology and land use, may have taken hundreds of years to establish and cannot be replaced in any meaningful way. Although they have no statutory protection, they need to be considered in the planning process. Such features form vital corridors for many animals and birds, especially those migrating, to safely navigate around their domains.
- 7.16 Information gathered by the Save Capel group in their [Biodiversity Report \(Environment Response to the Regulation 19 Local Plan\)](#) demonstrates that the parish is home to a number of endangered species, including EU protected species and birds considered Species of Principal Importance and / or Red List Birds of Conservation Concern.

- 7.17 They recorded wildlife sightings focussing on the proposed strategic allocation site, although clearly animals and birds may have a wider habitat scope. Sightings include badgers, great crested newts, dormice and bats. The Kent Ornithological Society Records note:
- 70 species of birds, which regularly rely upon areas around Tudeley, over winter or during the breeding season.
 - 53 bird species are considered to breed within the proposed site.
 - 12 breeding species are Species of Principal Importance as listed in the Natural Environment & Rural Communities (NERC) Act 2006.
 - 10 species breeding within the site are also on the [Birds of Conservation Concern Red List](#), the highest conservation priority, largely due to significant population decline as a result of habitat loss and change in agricultural practices.
- 7.18 Yellowhammer, linnet and skylark (all Species of Principal Importance and Red List) also occur within the proposed site in high densities and all three species are undergoing significant population declines. The proposals can only exacerbate this decline through the loss of suitable fields.
- 7.19 Grasses and flowers and other plants in Capel that need particular protection, include the Greater Butterfly Orchid and the True Fox-Sedge is recorded by KMBRC in 2014 and is thought to survive in the low weald floodplain (both are 'Near Threatened' on the Vascular Plant Red Data List for Great Britain). Abundant fungi can be found in the woodlands, meadows and fields.
- 7.20 Development proposals are expected to retain, protect, and enhance these habitats where possible and, where appropriate, include a landscape and ecological management plan including a list of trees and shrubs to be planted to ensure the rural and green character of the parish is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or on roadsides where practical.
- 7.21 Trees and ancient woodland: The CNP takes the approach endorsed by the Woodland Trust guidance ([Planners' Manual for Ancient Woodland, 2019](#)), which states: "As a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice".
- 7.22 For veteran trees the latest Standing Advice now provides a clear new recommendation for buffers areas, which is to provide: "A buffer zone at least 15 times larger than the diameter of the tree or 5m from the edge of the canopy, if that's greater".
- 7.23 Taking an example of a substantial ancient tree with a trunk diameter of 2m, the required buffer would now be at least 30m from the tree, as against the maximum root protection area of 15m recommended by arboriculture British Standard (BS 5837:2012).

POLICY C8: MANAGING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT

Development proposals should maintain and where practicable enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area.

Ecological Impact Assessment:

- i. Unless adequately justified as a result of the small-scale nature and limited potential impacts of the proposal, all proposals for development will be supported by an Ecological Impact Assessment (EclA) carried out in accordance with the latest [Chartered Institute of Ecology and Environmental Management \(CIEEM\) best practice guidelines](#).
- ii. Proposals for development will be expected to apply the mitigation hierarchy including, firstly, demonstrably attempting to avoid impacts to habitats of ecological value.
- iii. The assessment will include particular regard to the safeguarding of protected and priority species as well as the retention and enhancement of protected and priority habitats. Where loss cannot be avoided, mitigation measures should be applied and, where mitigation cannot address the impacts, compensation will be required.

Trees and woodland:

- iv. Proposals which include additional native woodland planting on appropriate sites will be supported, in particular where this enables public access.
- v. There should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. Ancient woodland, priority woodland and veteran trees should be retained and protected within proposals. If [notable trees](#) must be removed where fully justified, they should be replaced with trees of a similar potential size and native species elsewhere on the site.
- vi. Where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used, especially where these are native and protected/priority species.
- vii. Where development is proposed adjacent to Ancient Woodland, a curtilage or buffer of 50m must be included within the development to ensure that it does not damage or detract from the environment, character and landscape of the Ancient Woodland, unless the applicant can demonstrate very clearly how a smaller buffer would suffice.
- viii. Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or wildlife rich hedgerows.

Hedgerows:

- ix. Development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be supported, except for removal for vehicular access; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.

Wildlife-friendly features:

- x. The provision of wildlife-friendly features such as hedgehog holes in new residential fencing, hedgehog houses, bird and bat boxes, insect hotels and log piles/hibernacula will be supported.**

Proposals should seek to incorporate open space that:

- xi. is in usable parcels of land and not fragmented.**
- xii. is safe, easily accessible, and not severed by any physical barrier.**
- xiii. is accessible to the public.**
- xiv. creates a safe environment considering lighting and layout.**
- xv. is complemented by high quality landscaping schemes.**
- xvi. Incorporates measures that minimise surface water run-off and increase flood resilience.**

Conformity Reference: NP objectives: 1, 3; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR 2, STR 7, STR 8, STR CA 1; AONB Management Plan objectives: S1, W1, R2, OQ3; NPPF: 130, 131, 174-180

Policy C9: Dark Skies

Purpose

7.24 Situated in the AONB, parts of Capel Parish provide ideal locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of parish.

Justification

7.25 Despite its location close to Tonbridge and Paddock Wood, large areas of the parish remain largely unlit (Figure 15), for instance the largely rural areas to the centre, north and south of the parish. The dark night skies in these areas are predominantly unspoilt, and it is important that they are kept that way.

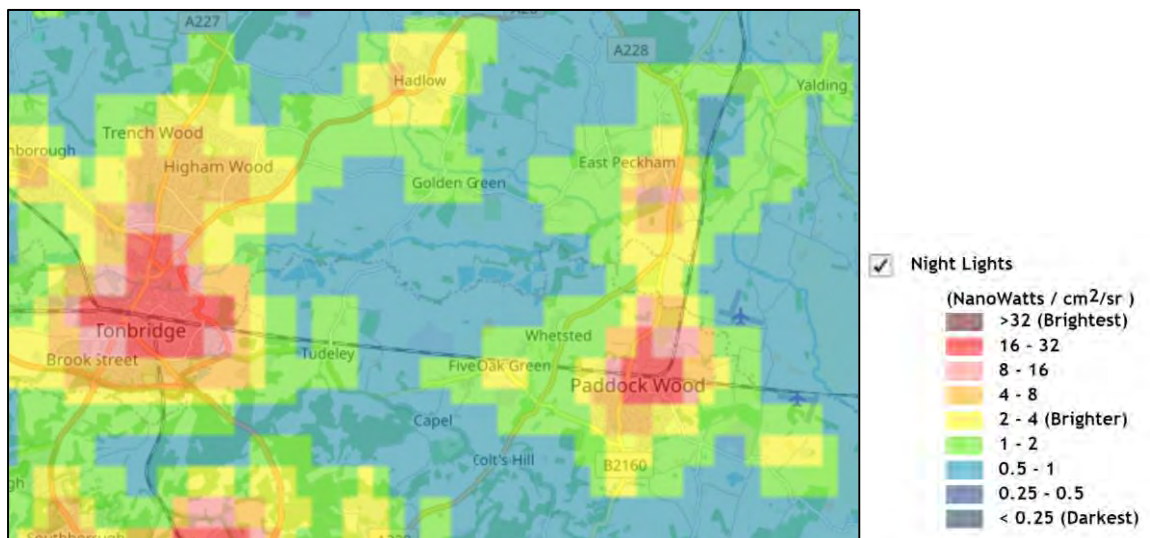


Figure 14: Map showing levels of radiance for Capel Parish, 2019 source: High Weald AONB Unit)

7.26 The benefits derived from the prevention of light pollution include:

Enjoyment and appreciation – improving quality of life and providing creative inspiration

Health – promoting better sleep patterns and reducing stress

Wildlife – supporting a more natural environment for both nocturnal and diurnal animals

Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint

7.27 The High Weald AONB Management Plan (Objective OQ4) requires that the special qualities that people value, such as tranquillity, dark skies and clean air, are recognised and taken into account in new developments. It encourages neighbourhood planning groups to include policies that minimise light pollution, underlined by the recent government report, [Ten Dark Sky Policies for the Government](#).

7.28 The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical

character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

Applicants are encouraged to adhere to the guidance prepared by the Institution of Lighting Professionals (ILP).

POLICY C9: DARK SKIES

Proposals for otherwise acceptable development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution, in accordance with TWBC Local Plan policy EN8 or its successor policy, where:

- i. the lighting is necessary for operational, safety or security reasons**
- ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing**
- iii. there is no adverse impact on nearby residential properties, wildlife, local heritage assets or the wider landscape**
- iv. the guidance on lighting provided in the Institution of Lighting Professionals (ILP) [Guidance Note GN01: The Reduction of Obtrusive Light](#) (or any subsequent revisions) is adhered to. Where appropriate, the ILP [Guidance Note 8 Bats and Artificial Lighting](#) (or subsequent revisions) should also be adhered to. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, as well as lux level contour plans where appropriate, Baffles and cut-off shields should be included where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.**

Conformity Reference: NP objectives: 3; Saved TWBC Local Plan policies: EN4; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR 7, STR 8, EN8; AONB Management Plan objectives: OQ4; NPPF: 185

Policy C10: Local Green Spaces

7.29 Under the NPPF, neighbourhood plans can designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 102 of the NPPF says that the Local Green Space designation should only be used where the green space is:

in reasonably close proximity to the community it serves;

demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

local in character and is not an extensive tract of land.

7.30 The SLP for TWBC proposes three Local Green Spaces in Capel Parish. Many more had been put forward by the parish for inclusion, and it is considered that these can be progressed through the Neighbourhood Plan.

7.31 To inform this policy, a survey of green spaces in Capel Parish was undertaken. The Working Group reviewed the green spaces to ascertain whether they might be suitable for designation as a Local Green Space. Many are already adequately protected, for instance where they are already located within the Green Belt (that is not proposed to be amended) and not identified as benefiting from further protection, or have an existing protective designation attributed to them, such as a village green. The following areas are considered to fulfil the criteria of the NPPF. Some are identified in the TWBC SLP, but as that is not yet adopted, they are listed here too and should be progressed through the CNP:

1. Allotments Five Oak Green
2. Ellis Close Recreation Area, Five Oak Green (also called 'The Paddock')
3. Five Oak Green Community Orchard
4. Roadside verges along Five Oak Green Road
5. St. Thomas à Becket churchyard and Glebe
6. Five Oak Green Recreation Ground
7. Orchard, Tudeley
8. Tudeley Allotments
9. Tudeley Jubilee Water Fountain and Verge
10. All Saints' Churchyard, Tudeley
11. Goldsmid Family Burial Ground, Tudeley
12. Whetsted Woods

- 7.32 Figures 16 to 19 show the location of each of the Local Green Spaces. Detailed maps and descriptions of the spaces, including how they meet the NPPF criteria, are included in Appendix C.
- 7.33 Two additional sites - Field north of Foal Hurst Wood and Paddock Wood Allotments south of Badsell Road – fall partially within Capel Parish and partially within Paddock Wood. These two sites are proposed for Local Green Space designation in the Submission Local Plan. As these spaces overlap two separate neighbourhood areas, it is considered that they are best brought forward via the Local Plan process, so that the spaces in their entirety can be protected.

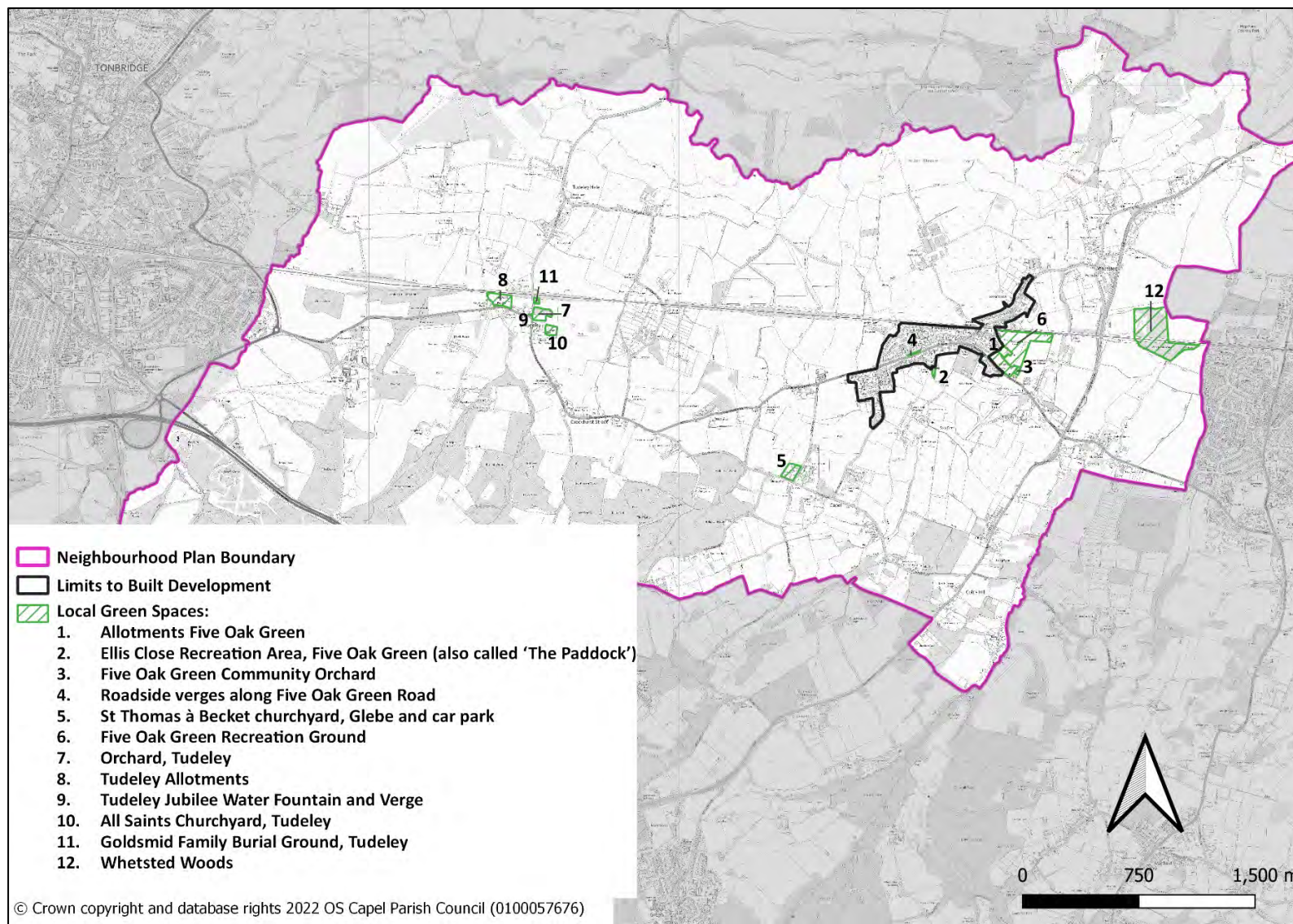


Figure 15: Local Green Spaces in Capel (parish-wide)

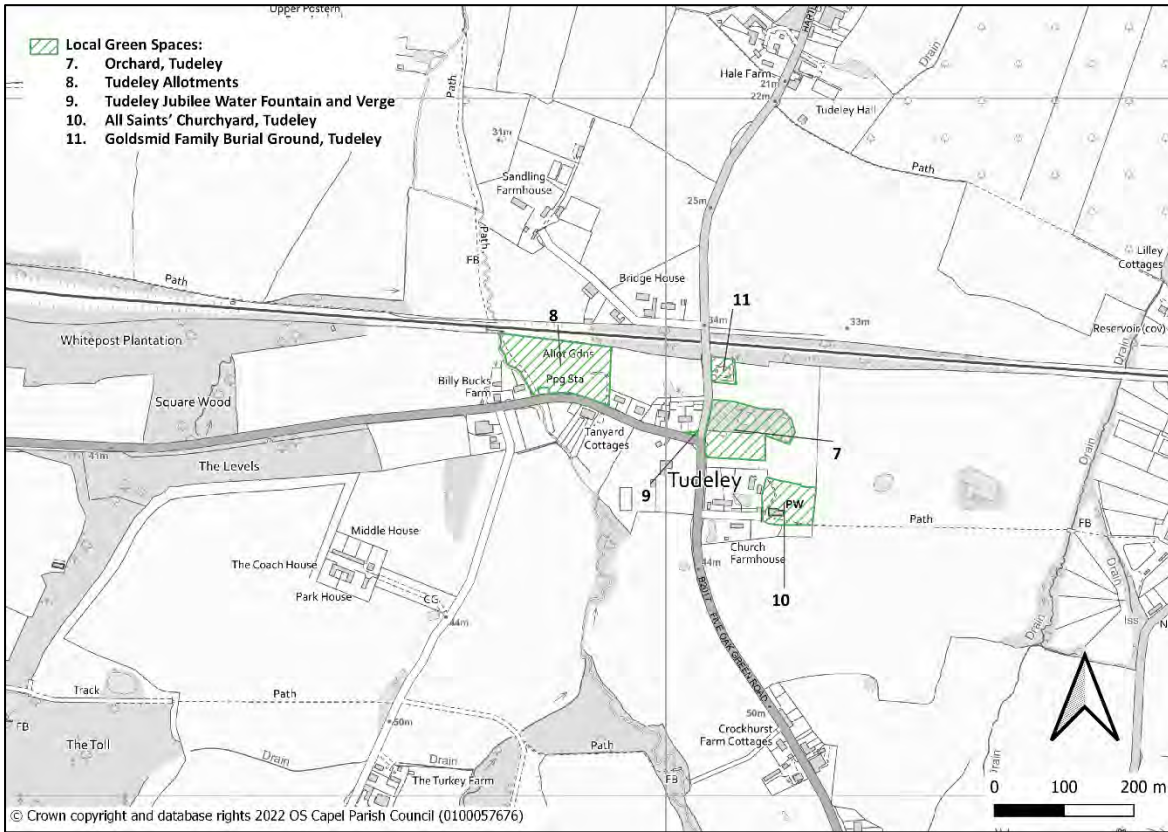


Figure 16: Local Green Spaces - Tudeley

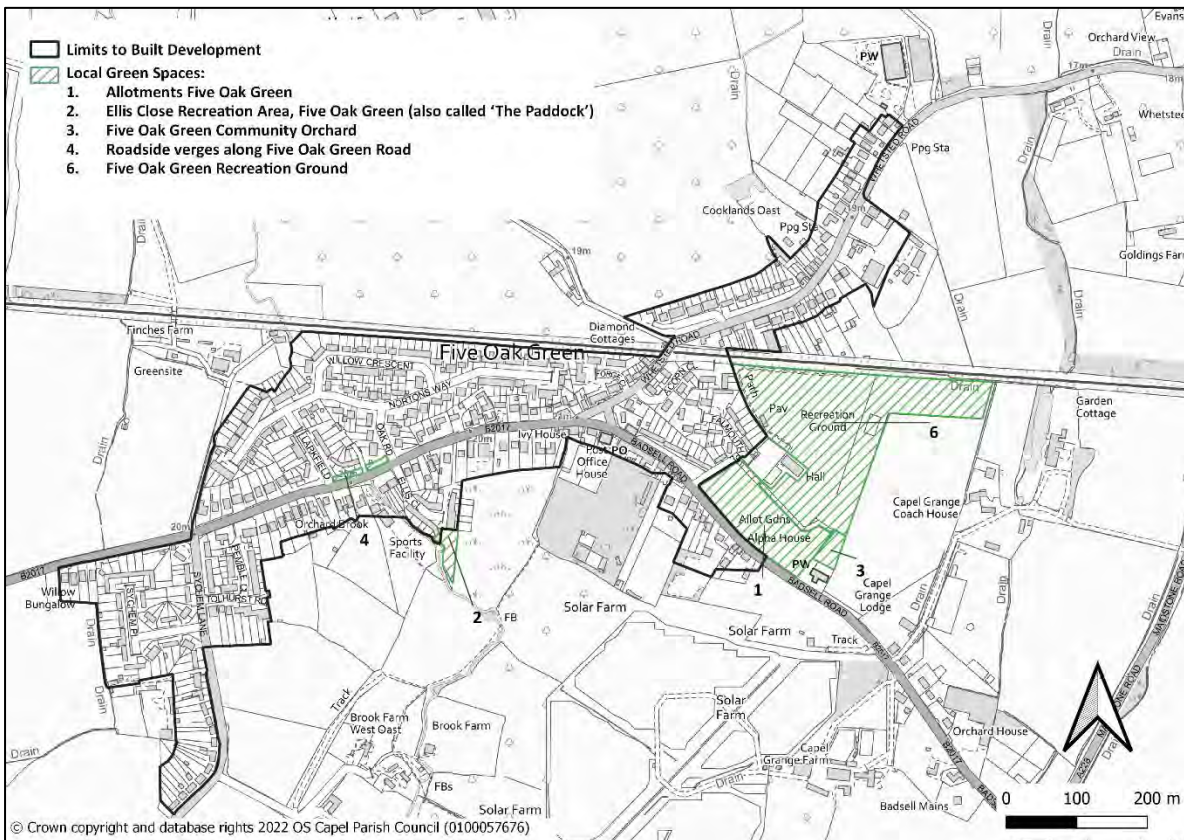


Figure 17: Local Green Spaces in Five Oak Green

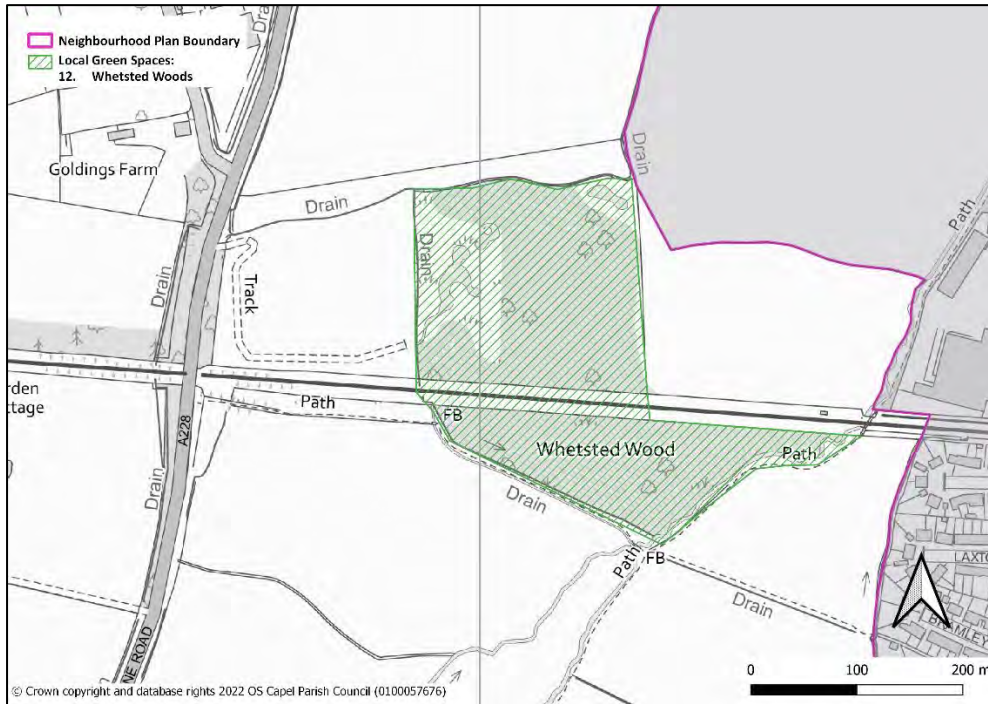


Figure 18: Whetsted Woods local green space

POLICY C10: LOCAL GREEN SPACES

The following green spaces (shown in Figures 16 to 19) and on the Policies Map, are designated as Local Green Spaces:

1. Allotments Five Oak Green
2. Ellis Green Recreation Area, Five Oak Green
3. Five Oak Green Community Orchard
4. Roadside verges along Five Oak Green Road
5. St Thomas à Becket churchyard and Glebe
6. Five Oak Green Recreation Ground
7. Orchard, Tudeley
8. Tudeley Allotments
9. Tudeley Jubilee Water Fountain and Verge
10. All Saints' Churchyard, Tudeley
11. Goldsmid Family Burial Ground, Tudeley
12. Whetsted Wood

Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.

Conformity Reference: NP objectives:3; Saved TWBC Local Plan policies: EN22; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR CA 1, STR 3, STR 8; AONB Management Plan objectives: S2; NPPF: 101-103, 147-151

Policy C11: Protection of locally significant views

Purpose

- 7.34 This policy seeks to safeguard important views in and across the Parish from inappropriate development.

Justification

- 7.35 The topography of the parish means that there are some significant long-distance views which contribute to the character of Capel both for residents and visitors. There are also views of particular heritage assets and other natural features that are considered important contributors to the identity of the settlements and sense of place.
- 7.36 Ten views (including clusters of views), listed below, were identified during the engagement phase of the Neighbourhood Plan and are considered to hold particular local significance, enabling greater appreciation of heritage assets and the natural environment. The identified views are the culmination of extensive engagement with the community – workshops, surveys etc. to identify the key views that are considered important locally. Each was visited and justified in discussion with the WG members. Full details of why each view is considered important, including photographs, is included in Appendix D. Individual maps, illustrating the views, are shown in Figure 20.

View 1: Views of Capel Church, Church Lane

Views 2a and 2b: View facing north over the Low Weald (Capel Church in the middle distance); View facing north west over the Low Weald

View 3a, 3b and 3c: Tudeley Church from the east and south; Tudeley church from the north and west; Tudeley distant view

Views 4a and 4b: Views to and from Tudeley Church: (All Saints' Tudeley is the only church in the world to have a complete set of windows designed by Marc Chagall)

View 5: View looking south across AONB from Tudeley

View 6: Views of Whetsted Woods

View 7: View of Postern Park

View 8: View of verges through Five Oak Green

View 9: Views of Oast houses

View 10: View of Somerhill

View 11: Distant view of the AONB from the Medway valley

- 7.37 Policy C11 requires that development proposals are designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In most cases proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development would be likely to have an impact

on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment.

POLICY C11: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

The Plan identifies the following 11 locally significant view corridors, clusters and specific views as shown in Figure 20, with detailed descriptions contained in Appendix D:

View 1: Views of Capel Church, Church Lane

Views 2a and 2b: View facing north over the Low Weald (Capel Church in the middle distance); View facing north west over the Low Weald

View 3a, 3b and 3c: Tudeley Church from the east and south; Tudeley church from the north and west; Tudeley distant view

Views 4a and 4b: Views to and from Tudeley Church: (All Saints' Tudeley is the only church in the world to have a complete set of windows designed by Marc Chagall)

View 5: View looking south across AONB from Tudeley

View 6: Views of Whetsted Woods

View 7: View of Postern Park

View 8: View of verges through Five Oak Green

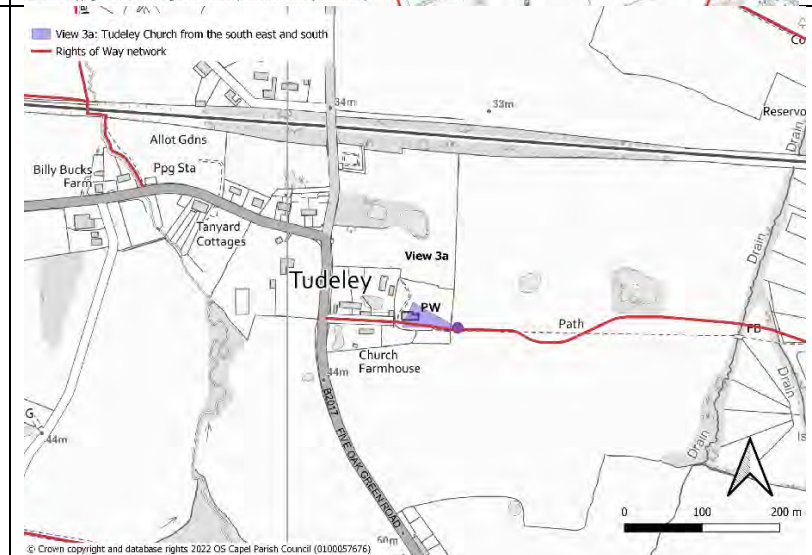
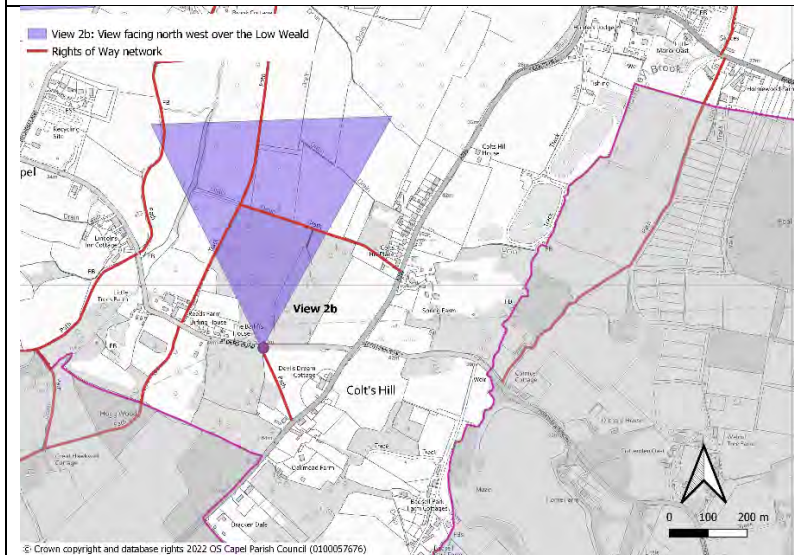
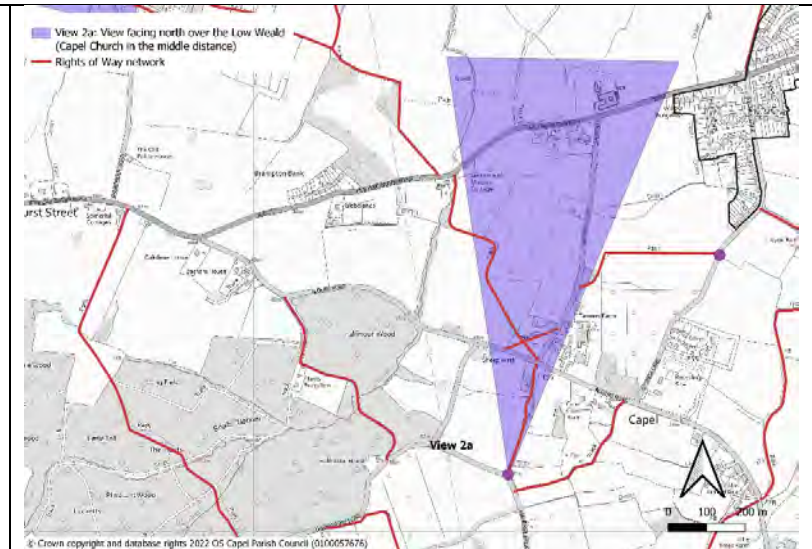
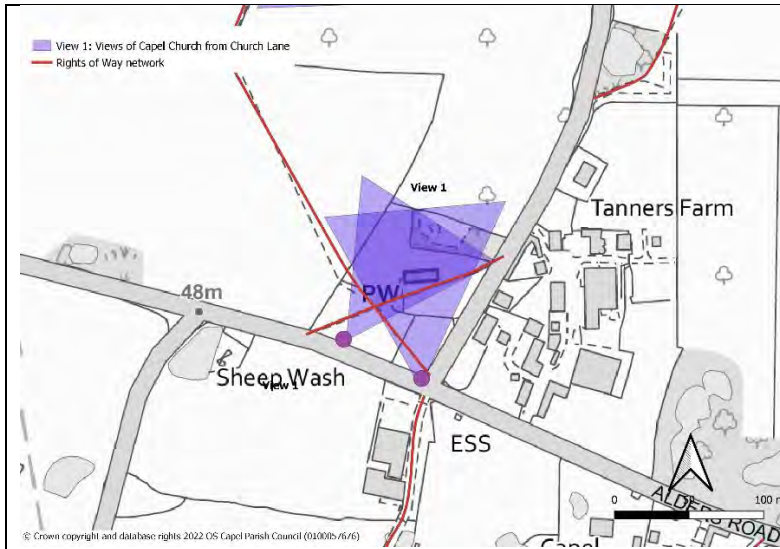
View 9: Views of Oast houses

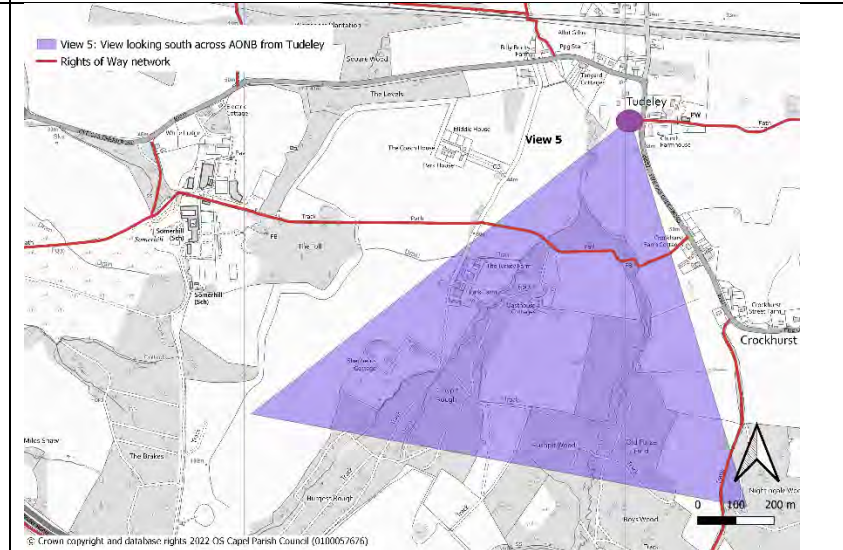
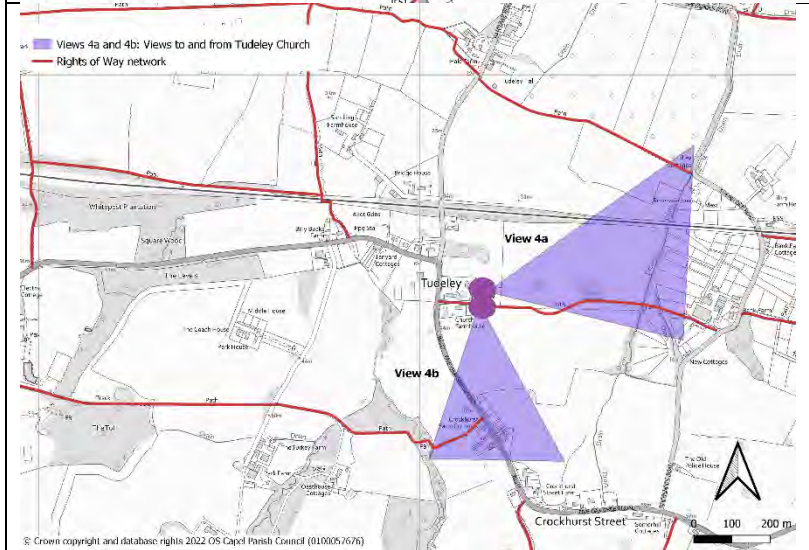
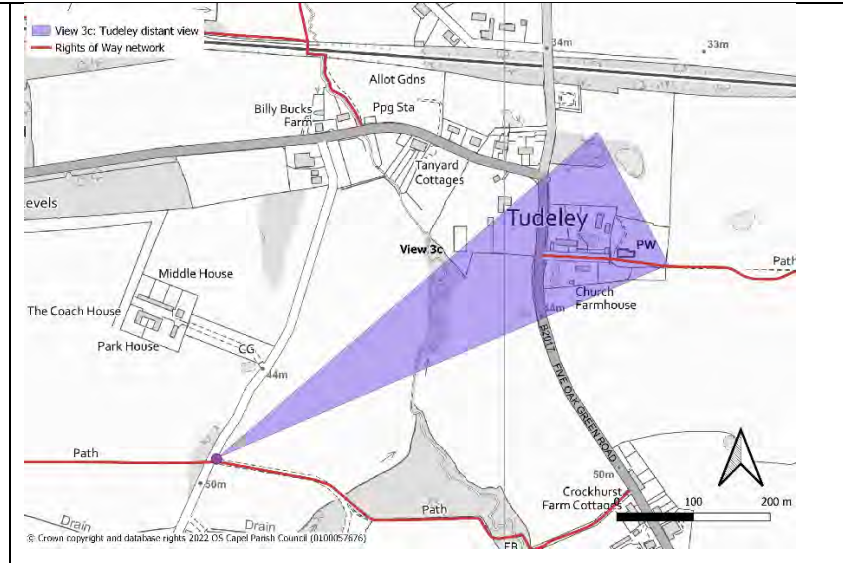
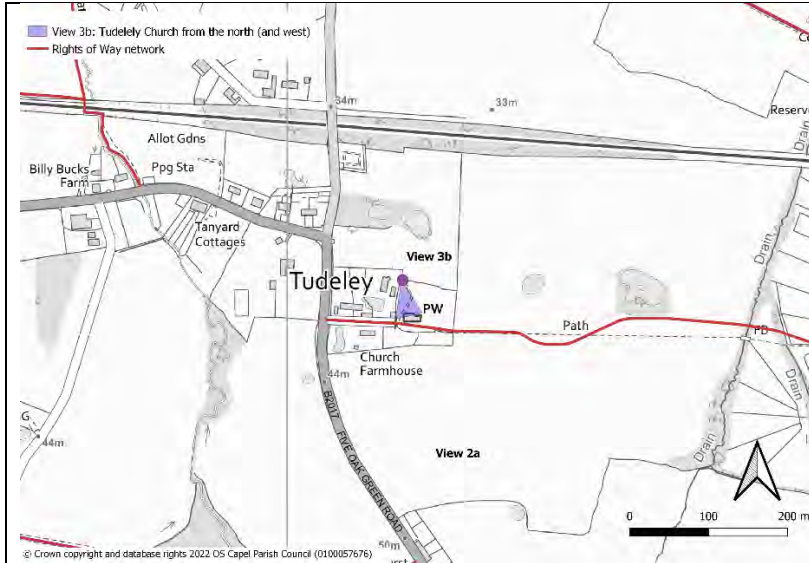
View 10: View of Somerhill

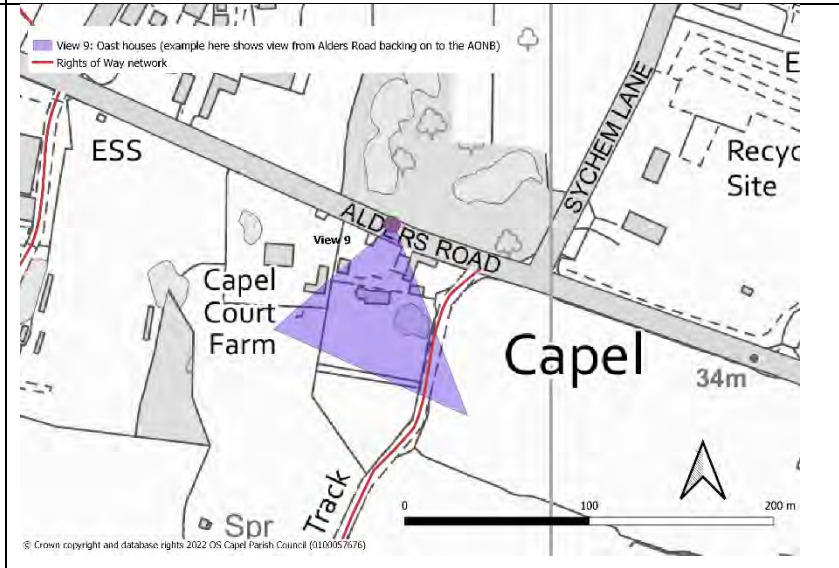
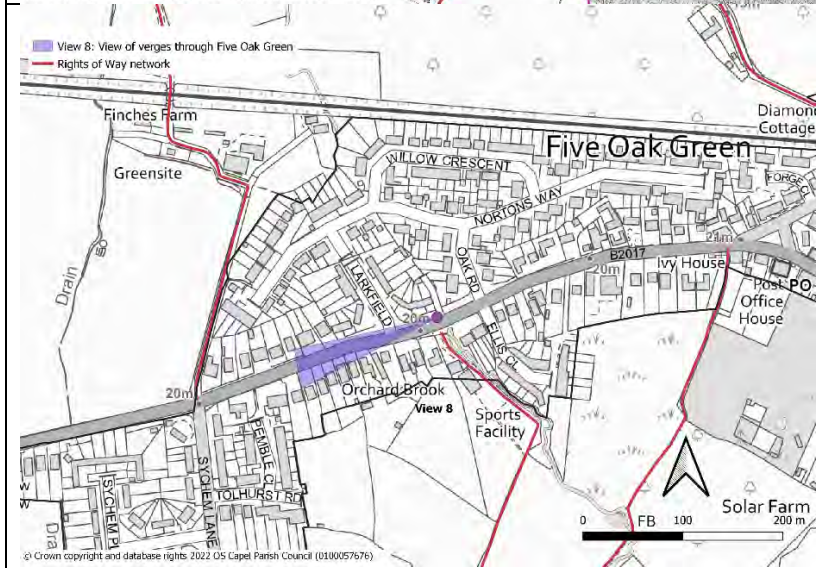
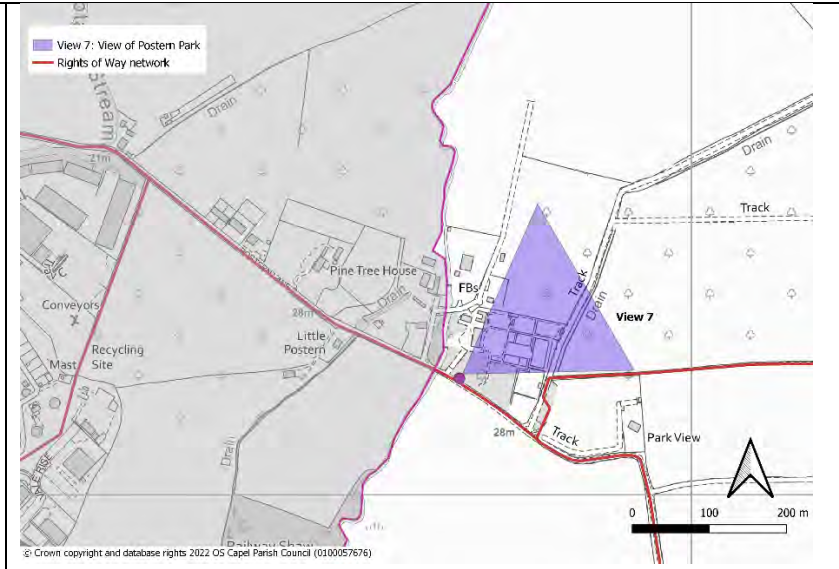
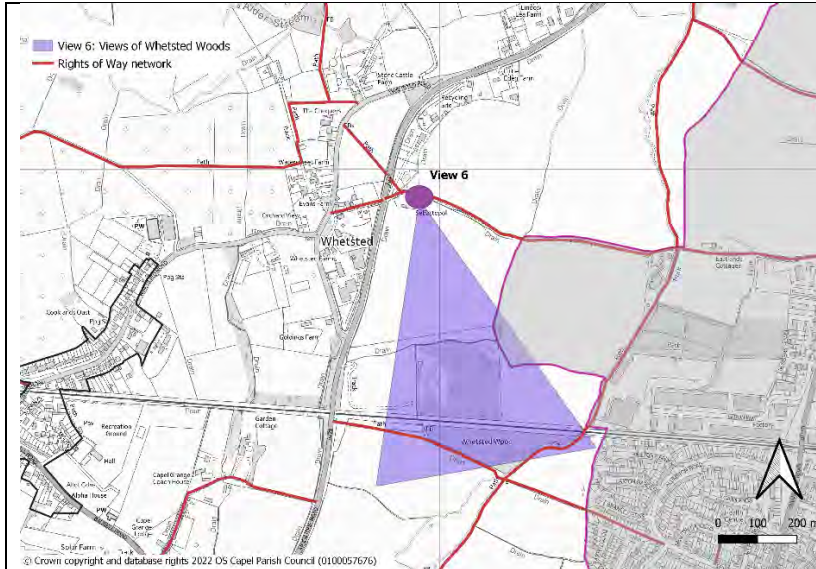
View 11: Distant view of the AONB from the Medway valley

As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 20 should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.

Conformity Reference: NP objectives: 1, 3; Saved TWBC Local Plan policies: EN1; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR/CA 1; STR 7, STR 8; AONB Management Plan objectives: OQ4; NPPF: 126, 127, 130







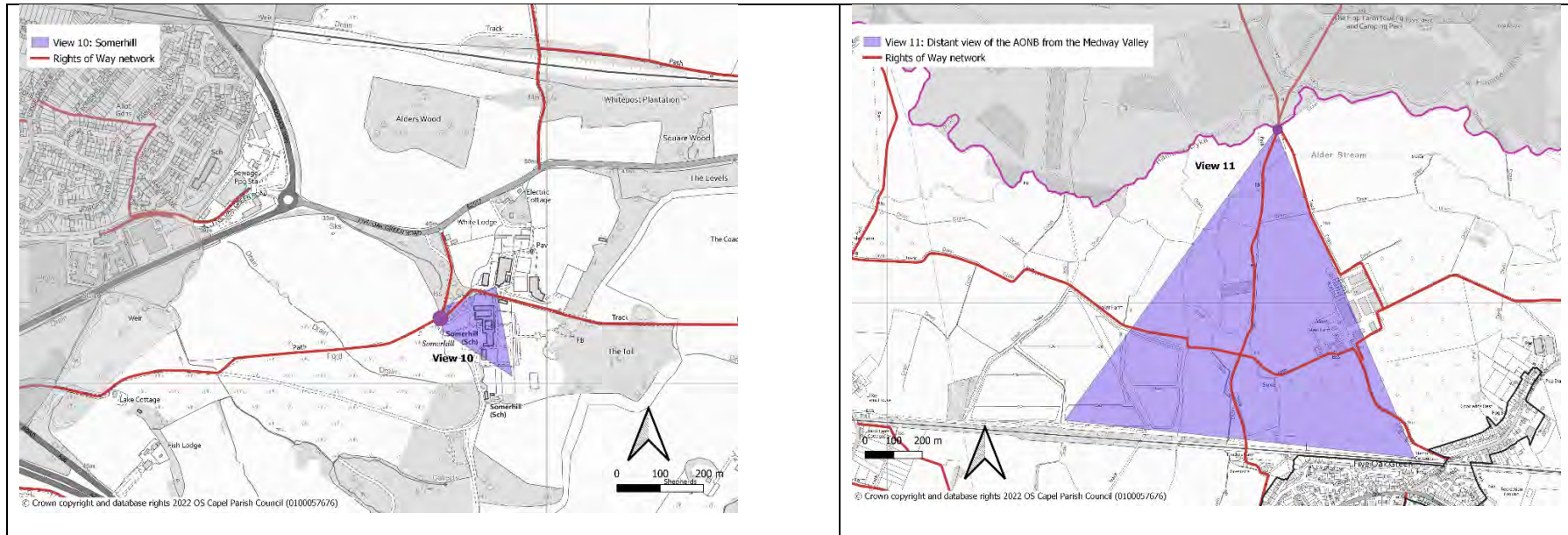


Figure 19: Maps of the locally significant views in the Parish (where the purple dot indicates the view standing location)

8 COMMUNITY FACILITIES

Policy C12: Community and recreational facilities to serve the parish

Purpose

- 8.1. With the levels of potential growth planned over the period of the Plan, it is particularly important that development is supported by appropriate provision of community facilities. This policy has three main objectives: to restrict the loss of existing community facilities, to support the expansion of existing ones where a need has been identified and to ensure that any new facilities brought forward from any new developments are accessible to and serve the needs of those living across the parish, not just within the new settlements/housing areas.

Justification

- 8.2. The Vision for Capel Questionnaire (available on the Parish Council website) suggested that people want better community facilities. Many of the existing facilities are in Five Oak Green and are not easily accessible to those without a car. In addition, there is a lack of some types of facilities (e.g. meeting space, indoor recreation) in the parish.
- 8.3. Aside from the proposed strategic sites, the TWBC SLP says extraordinarily little about provision of community and recreational facilities in Capel Parish. The CNP needs to remedy this, if Five Oak Green (the only area to have a Limits to Built Development) and the surrounding settlements around is not to become a backwater. Equally it must influence the proposed strategic sites to ensure that community provision complements what is here already and caters for identified local needs in an accessible way to all the settlements.
- 8.4. An audit of existing provision and need was undertaken by the Working Group, to support the CNP.

Providing additional and more usable indoor space

- 8.5. As a large rural parish, with residents living in distinct and separate settlements, providing spaces – both indoor and outdoor – for people to meet for social, recreational and other purposes is important. Over the last few years a number of venues have closed, for example the Scout Hut (or Village Institute) while others have an uncertain future, for example the United Church Hall.
- 8.6. Capel Village Hall at Five Oak Green is owned and maintained by the Capel Community Association (CCA) on land leased from Capel Parish Council. It provides a venue for those living in Five Oak Green and its surrounding villages. Facilities include meeting space and space for private hire and parties. It is also in regular use by Capel Preschool.

- 8.7. Built in the 1970s, although the Village Hall has had internal improvements in recent years (new lighting, new ceiling and new toilets) and continues to be upgraded by the CCA, its structure is ageing. The design and layout of the building is also not conducive to parallel activities alongside the preschool, as well as sports such as badminton. There is no stage available for musical or dramatic productions. In the summer of 2022, the Parish Council opened discussions with the CCA about a replacement and what form that could take. This could comprise a new hall on the same or an adjoining site to be served by the existing car park, which is owned by the Parish Council. Any new hall would need to provide flexible space to accommodate a range of uses. For instance, the preschool, who are the main current users, but also visiting health clinics as there are no doctors' surgeries or dental practices in the village and residents have to travel to Paddock Wood, Pembury, Tonbridge and elsewhere.
- 8.8. It would also have to provide storage for the users and be able to accommodate drama and sporting groups. These indoor facilities do not exist especially for sports like badminton or short mat bowls. As part of this process a consultation with residents would need to be carried out to establish needs.



Capel Village Hall, located in Five Oak Green

- 8.9. Other venues in the parish are:

The Goldsmid Hall in Tudeley, which was restored in 2003 and is available for hire. It has an adjoining car park but is smaller than the Village Hall. It is also in Tudeley and therefore a distance away from the main population centre.

The Arnold Cooke Hall, adjoining All Saints' Church in Tudeley, which can be hired for small groups, but is small.

The United Church building Badsell Road, (owned 80% United Reform Church; 20% Church of England) was also until recently used by a toddler group. The building is in need of

refurbishment to bring it up to required standards and it is no longer let. It is also at a distance from the centre of Five Oak Green though it has car parking.

Enhancing the provision of sport and recreational facilities

- 8.10. The major recreational facilities are in the centre of Five Oak Green. The Recreation Ground is managed by Capel Parish Council on behalf of the community. It contains a football pitch, at present used by two teams who pay rental to the Parish Council. There is a cricket square and pavilion (brought back into use in 2012 after 40 years of dereliction), which plays host to a thriving village cricket club including a women's and expanding junior section. It runs its own bar on Friday evenings and Sunday afternoons during the summer.
- 8.11. The Parish Council constructed a MUGA, opened by the Mayor of Royal Tunbridge Wells in 2018, and a children's play area which followed in 2019. The money for the latter was raised by the charity the Friends of Five Oak Green Recreation Ground including monies from a lottery grant. The Parish Council provided the accompanying zip wire. Both the Parish Council and the charity (which continues to fundraise) are working on plans to provide further facilities on the recreation ground including a pump track on the section down by the railway, and possibly adult gym equipment. The cricket club are also fundraising for an artificial pitch to add to the square and, in the longer-term, nets.
- 8.12. Five Oak Green in Bloom has helped construct the community Orchard 2012 adjoining the United Church. Its volunteers also maintain planters and displays throughout the village. As part of the Platinum Jubilee celebrations the Parish Council planted five oak trees on the Recreation Ground and intend to integrate them with signage and notices directing visitors to the Orchard, in co-operation with Five Oak Green in Bloom, who have been fundraising to the same end. Improvements to signage is planned as is new seating and information boards.



Images show facilities available at the Recreation Ground

Provision of additional allotments/ growing spaces

- 8.13. Allotments are important to those of the local community who would like to grow their own food. The allotments, adjoining Falmouth Place in Five Oak Green, are managed by Capel Parish Council on behalf of the community as a statutory duty. Over the past few years, they have proved popular with the community and there are usually only limited vacancies.
- 8.14. In the context of an increasing population size, the provision of allotments and community growing spaces will be encouraged, particularly as part of the residential site allocations, but also other types of development. Community growing spaces should be designed into new developments and thus become closer to residents' homes and, as the name suggests, involve collective growing by residents.
- 8.15. A further key issue over the last few years relating to the allotments is security following a series of thefts in 2019. Capel Green Belt Protection Society have donated a container to store tenants' tools securely while the Parish Council is investigating the provision of CCTV. Further development in the parish would undoubtedly put pressure on the Parish Council to extend provision though there are no obvious places where they could do so.



Allotments at the Recreation Ground

Additional facilities required

- 8.16. In Tudeley and the other smaller settlements there is no outdoor leisure or sporting provision. Children from outlying settlements need to walk or more likely be taken by car to use the facilities in Five Oak Green. Any new development should therefore prioritise provision of such space, which must be accessible – ideally by foot or bicycle – to the surrounding communities.
- 8.17. Capel's community facilities are becoming dated and S106 agreement funding will be needed to support updating and improvements as well as dealing with any increased pressure on the parish facilities because of future development. Any development in the parish would also be expected to provide S106 contributions to the further improvement of recreational facilities.
- 8.18. This policy supports the upgrading and expansion of community facilities as detailed above. Provision with major sites must be undertaken in consultation with the community and it

should complement existing provision. New facilities should be accessible, not only to those in the immediate area, but to those living across the parish, ideally by foot and by bicycle.

- 8.19. The list below provides a summary of requirements that should be used to inform development proposals in addition to and in parallel with engagement with the parish community:

Improved community facilities including larger useable indoor spaces e.g., via a modern village hall to serve the whole community in Five Oak Green and the other Capel communities

Funding for improved indoor facilities in outlying communities e.g., Goldsmid Hall, Tudeley
Enhanced outdoor recreational facilities to support the work already done by Capel Parish Council and the charity 'Friends of Five Oak Green Rec' in improving Capel Recreation Ground e.g., the provision of a pump track

Improved sporting facilities e.g., funding for village football and cricket clubs e.g., via improved ground maintenance, changing facilities and pavilion

Support for improved allotment and community green spaces e.g., funding to further improve the Community Orchard

New outdoor leisure and sporting facilities to more accessible to residents in outlying communities via footpaths and cycle ways

POLICY C12: COMMUNITY AND RECREATIONAL FACILITIES TO SERVE THE PARISH

- A. Subject to their location, scale and nature, proposals for new community, recreational and leisure facilities, or the improvement of existing facilities, will be supported where:**
- i. the proposal is consistent with Green Belt policy; and**
 - ii. the proposal, including any associated premises, would not have significant harmful impacts on the local environment and nationally important High Weald AONB;**
 - iii. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
 - iv. the proposal would not have significant adverse impacts upon the local road network; and**
 - v. the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility; and**
 - vi. the facilities are fit for purpose and complement existing provision; and**
 - vii. The facilities are accessible by foot and by bicycle to residents from across the parish.**
- B. Proposals should demonstrate effective community engagement and those which deliver facilities including indoor meeting/recreational space in all communities, outdoor recreational space, improved facilities at Five Oak Green Recreation Ground, a pump track, sporting facilities and allotments/growing spaces will be particularly supported.**
- C. Section 106 contributions to be sought to enable the provision of and access to medical and dental services for new and existing residents if it proves possible to provide these on an outreach basis within community facilities within the parish. There are no such facilities in Capel Parish at present.**
- D. Proposals that would result in the loss of community, leisure and recreational facilities will only be supported if either the facility is surplus to requirements and there is no longer a proven need for such a facility or alternative and equivalent facilities demonstrate by comparison to the existing facility that:**
- i. the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;**
 - ii. reprovision of these facilities will incorporate adequate safeguards for delivery; and**
 - iii. satisfy all other relevant policy expectations of this neighbourhood plan.**

Conformity Reference: NP objectives: 4; Saved TWBC Local Plan policies: CS6, R1; TWBC Core Strategy: Core Policy 8; TWBC Submission Local Plan: STR 5, STR 7; AONB Management Plan objectives: OQ3; NPPF: 92, 93

Policy C13: Protection of public houses

Purpose

- 8.20. This policy seeks to safeguard public houses from change of use. There are limited such facilities remaining in the parish. Planning applications to change the use of public houses will only be supported if they can no longer remain viable. Proposals to expand their use will be supported if it is to provide a similar community resource (e.g. restaurant).

Justification

- 8.21. Public houses have a significant positive impact, creating more community cohesion in rural areas, as recognised in the NPPF (paras 84 and 93).
- 8.22. Recent years have seen changes in the provision of public houses in the parish. At time of the 2006 Local Plan there were six public houses in the parish:

The Dovecote Inn, Alders Road Capel re-opened under new management in May 2021 providing food as well as drink after having closed as the result of flooding in February 2020. This is popular with locals, runs a fortnightly quiz night and other events. However, it is not in walking distance of Five Oak Green. It has recently changed management again (2023).

The George and Dragon, Five Oak Green Road re-opened under new management in the summer of 2021 providing food and drink. Though not far from the limits of built development of Five Oak Green it is not possible to walk there as there is no pavement (or off-road public footpaths) and the road is dangerous. It has ample car parking, but it is not accessible to those without their own transport.

The Turmeric Gold (formerly the Tudeley Oak) Crockhurst Street is a thriving Indian restaurant, but it retains a bar, and is open to passing trade. Not accessible from Five Oak Green except by car.

The Poacher and Partridge, Hartlake Road, Tudeley is a thriving gastropub, part of the Elite pubs chain. Closer to Tonbridge than the populated part of the parish it is a destination for local walkers using the footpath.

The Queens Head, Five Oak Green Road closed in November 2021, and its future is uncertain. Capel Parish Council asked TWBC to designate it as an Asset of Community Value. This was agreed in July 2022. Reason: to help prevent it from changing to residential use and closing permanently. It is now the only pub within Five Oak Green where the majority of the parish population lives.

The Kings Head, Five Oak Green Road closed in 2013. The building is now partly demolished (and an eyesore) it has expired planning permission for residential development.

- 8.23. It is important to provide a pub as a community facility, notably in Five Oak Green, which is accessible to residents without their own transport. This plan will resist turning any pubs (especially within Five Oak Green) into residential or other use. The site of the Queens Head, Five Oak Green Road was made an asset of Community Value in July 2022 and it is hoped this

will protect its present planning use. Not having a pub within walking distance of Five Oak Green would encourage unnecessary car use and drink driving.

- 8.24. Where a development proposal would result in the loss of a commercial use or facility such as a public house or local convenience shop, the application should be supported by a viability report, prepared by a relevant professional, including financial accounts and marketing information, illustrating that efforts to promote, improve, and market the facility/property, for sale or rent, at a reasonable value which reflects the existing use and condition of the building (a minimum of two independent valuations of the building will normally be required) have not been successful, and the use is no longer viable. For public houses, the [CAMRA Public House Viability Test](#), or a similar objective evaluation method, is recommended to be employed to assess the viability of the business and the outcomes show that the public house is no longer economically viable.

POLICY C13: PROTECTION OF PUBLIC HOUSES

- A. Proposals for the expansion of existing public houses in the neighbourhood area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies within the plan and provided the scale, design and materials are in keeping with the local character and reinforce the local distinctiveness of the surroundings and not having a detrimental impact on residential amenity.**
- B. Development proposals to change the use of public houses (Use Class A4) will only be supported if such a use is demonstrably unviable. In order to demonstrate this, evidence will be required to show that the existing public house has been actively marketed as for use as such for a period of not less than 18 months at a reasonable market value for drinking establishment floorspace, that are comparable to the market values for drinking establishment floorspace in that general locality.**
- C. Where a development proposal would result in the loss of a commercial use or facility such as a local convenience shop, the application should be supported by:**
- i. a viability report, prepared by a relevant professional, including financial accounts and marketing information, illustrating that efforts to promote, improve, and market the facility/property, for sale or rent, at a reasonable value which reflects the existing use and condition of the building (a minimum of two independent valuations of the building will normally be required) have not been successful, and the use is no longer viable.**

Conformity Reference: NP objectives: 4; TWBC Core Strategy: Core Policy 7, Core Policy 8; TWBC Submission Local Plan: STR/CA1, STR5; AONB Management Plan objectives: S1, LBE1; NPPF: 84, 85, 92, 93

9 TRANSPORT AND MOVEMENT

Policy C14: Sustainable travel

Purpose

9.1 This policy seeks to promote a shift towards more sustainable modes of transport for journeys within Capel Parish and when accessing nearby settlements and facilities. Notably, walking and cycling opportunities should be enhanced within the parish, in particular new development provides an opportunity to provide new and enhanced routes.

Justification

- 9.2 Car ownership in Capel Parish is high, with 75% of homes owning at least two cars (2011 Census). Many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time to reach their destination.
- 9.3 Appendix E describes the issues identified locally with regards the road network in Capel Parish, including where improvements and enhancements are needed. These concerns sit outside the scope of the CNP as they fall within the responsibility of the Highways Authority (KCC). The Parish Council is keen to work with KCC (and TWBC) on improvements, in particular if major development takes place, as this would provide an opportunity to address some of the main concerns. The SLP requires major development to comprehensively plan for sustainable transport links.
- 9.4 Where the CNP can make a difference in identifying ways to improve and promote walking and cycling along the routes which are most likely to enable a shift away from the private car for journeys within the settlements, between the settlements and to the wider countryside and neighbouring Tonbridge and Paddock Wood. This will help to reduce congestion and air pollution, whilst freeing the roads for those who are less able to give up their cars for the reasons stated.
- 9.5 From a recreational perspective, Capel Parish is popular with walkers and cyclists as it benefits from an extensive network of public rights of way (Figure 21), which offer views across the Medway valley north and the AONB to the south with natural wooded areas.
- 9.6 From a more practical perspective, however, there are major issues in getting around both within the settlements and between them. The only safe way to walk between hamlets and/or village is via public footpaths but these are unlit, muddy in winter and some have difficult old “two step” styles that need updating to the more appropriate “kissing gate” styles that are far better for elderly walkers and any dog walkers.

Five Oak Green village – movement concerns within the village

9.7 Narrow/ lack of pavements: the main community facilities within Five Oak Green are spread across the length of the village, with the school at one end, the village green in the centre and

the recreation ground and village hall at the other end. There are few footpath cut-throughs through the residential areas, hence residents need to walk along the main road (B2017).

- 9.8 The narrow roads and lack of width to pavements, or in some places no pavements at all, creates a dangerous scenario for all pedestrians particularly those with pushchairs and/or dogs. There have been a number of serious incidents in recent years where children have been knocked down and hurt by vehicles.
- 9.9 The village green is a small area of grass island surrounded by roads where regular bus services turn around or pickup/drop off schoolchildren for senior schools at Paddock Wood, Tonbridge or Tunbridge Wells. The whole area is clogged with residents parking and the village shop/post office is always busy with temporary parking for just 3 cars and so temporary parking on double yellows is regular. Parts of the village suffer from no or little off-street parking making kerbside parking challenging at times.
- 9.10 Whetsted Road runs from the village green, over the railway line and onto the small hamlet of Whetsted to the east, which then connects to the main A228. Most of the road is narrow, has no pavements and a very narrow bridge on a blind bend over the railway line. There are parked cars along much of the road and there is constant “rat running” to avoid junction delays at A228/B2017 roundabout. There is also a small industrial estate along the road with six units and beyond the 30mph limit to the east is access to Moat Farm an extensive fruit growing farm and packaging plant (the largest exporters of apples in the UK) which includes a number of large industrial buildings and offices for a number of other companies.
- 9.11 Lack of safe crossing points: The bus stop in the centre of Five Oak Green, which is used by secondary school pupils, has to be reached with caution as some students have to cross the B2017 (there is no crossing along the length of the road – in fact Capel has no crossings throughout the entire parish) and both “arms” of Whetsted Road. The village shop is often a first port of call after school but being on the opposite side has resulted in several accidents with pedestrians.
- 9.12 Speeding traffic: within the 30mph limit, the local Kent Police Community Speedwatch team regularly record sixty vehicles per hour exceeding the 30mph limit – speed up to 59mph have been recorded.
- 9.13 HGVs: large HGVs travel through the village centre as there are no weight limits in place.
- 9.14 Limited parking: The 210-pupil primary school at the western end of the village has very limited off-road parking for dropping off/picking up children. 40+ cars can be parked kerbside at school egress times and it is common practice for cars and lorries to mount the pavement on the opposite side of the road to avoid any delays. Near misses are regular.
- 9.15 There are also two bus garages in Five Oak Green. One as you enter the 30mph limit from the east and the other along Whetsted Road. Bus drivers have to park in the recreation ground car park as there is nowhere else to park to avoid damaged wing mirrors close to the bus garage.

Movement concerns between settlements:

- 9.16 The problems associated with the current narrow road widths, high numbers of vehicles and high percentage of HGVs on the roads in the Parish are compounded by very narrow or a lack of pavements in many of the settlements. There is no traffic calming throughout the parish and current speed restrictions do not meet requirements for safe travel by pedestrians and cyclists.
- 9.17 Crossing the main A228 highway is a challenge for those wishing to reach Paddock Wood from Five Oak Green. This is a problem for those wishing to access facilities in Paddock Wood, including Mascalls Academy. The B2017 eastwards from Dampiers Corner to Paddock Wood is considered too dangerous to either walk along or cycle with no pavements and no street lights.
- 9.18 The railway line effectively cuts the Parish in half and there are only limited vehicular and footpath crossing points, none of which have pavements or cycling routes.

Potential improvement opportunities

- 9.19 The Parish Council is keen to work in partnership with KCC, TWBC and potential developers to improve the active movement network so that travel within and between settlements - including routes to both Tonbridge and Paddock Wood – are improved. The intention of the SLP strategic site at Tudeley Village, if it were to go ahead, would be to provide for transport improvements. Examples cited include on-line and off-line improvements to the A228, potential provision of the safeguarded A228 Colts Hill bypass, and a highway to bypass Five Oak Green.
- 9.20 The CNP engagement process revealed a series of additional principles that will assist in promoting active travel and which should inform discussions, potentially to form the basis for a more detailed chapter of the Tonbridge Wells Local Cycling and Walking Infrastructure Plan focusing on Capel. These are described below and, where relevant, with bridleway improvements shown on Figure 22:

Ensure that all new development is located with access to a pavement, linking to the wider rights of way network. New major development should provide for permeability (by foot/bike) through the development.

Identifying areas where pavements should be added or widened, to enable safe access. This could include moving access points behind hedgerows, to separate walking routes from the road.

Introduction of an east-west cycle and walking route linking Whetsed in the east to Tonbridge in the west.

Upgrading certain paths to bridleways, for use by walkers, cyclists and equestrian, where this can be achieved safely and mindful of surfacing.

All new roads to provide pavements and space for cyclists.

Introducing / improving crossing points across the A228, to enable access to Paddock Wood.

Improved signage – install correct signage on those routes that are likely to be a threat to the safety of walkers and cyclists.

Maintaining rights of way to ensure that they are clear of vegetation and mud.

Improving the lighting (in accordance with Policy C9) of footpaths within the settlements and those connecting the settlements.

Recommending speed restrictions to KCC Highways as appropriate.

Provision of a safe walking route between Five Oak Green and The George and Dragon public house (as the closest public house to the village). This could be part of a combined traffic calming and footpath scheme from Capel School, where the footpath is very narrow. A crossing point here would also be beneficial.

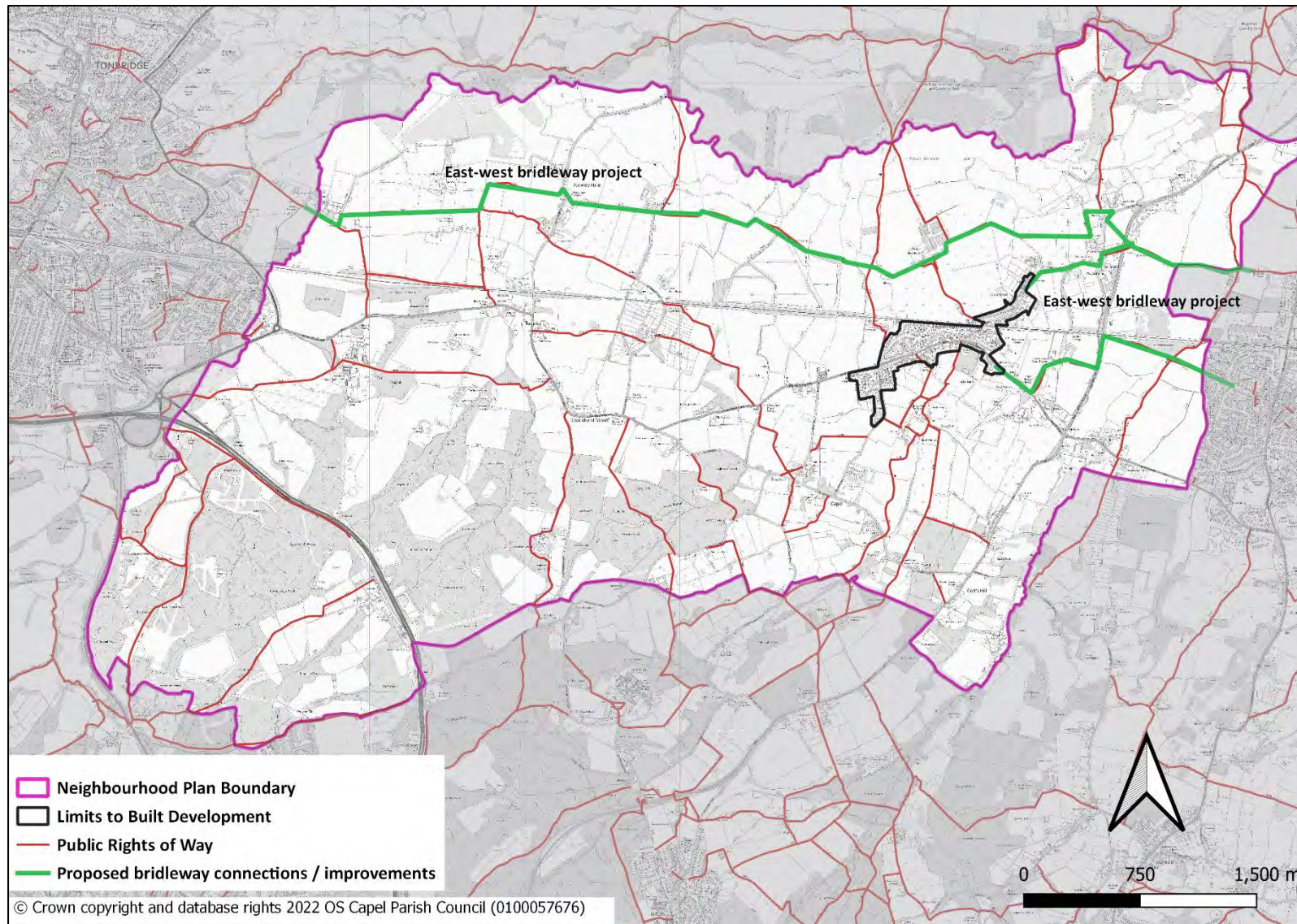


Figure 20: Rights of Way network and proposed east-west bridleway (shared us for pedestrians and cyclists) improved link

POLICY C14: SUSTAINABLE TRAVEL

- A. Development which provides new transport infrastructure or improves existing transport infrastructure should be designed to maximise safe use by pedestrians, mobility impaired, and cyclists. The creation of new off-road footpath and cycle links between new development, local facilities across the Parish and into Tonbridge and Paddock Wood, are strongly supported.**
- B. To help ensure that residents can walk and cycle safely to local facilities serving the community, new developments must ensure safe access to link up with existing footways and cycle routes. This is particularly important where existing access is limited but is capable of improvement. Development in locations where no connections with existing footways and cycle routes can be provided is to be avoided.**
- C. Proposals to improve pedestrian, cycle and, where possible and safe, equestrian access will be supported, as shown on Figure 21. In particular, such proposals should focus on improving safe access within the existing settlements, between the settlements, and to the larger settlements of Tonbridge and Paddock Wood.**
- D. The provision of dedicated bicycle parking facilities, preferably covered and secure, will be supported.**

Conformity Reference: NP objectives: 5, 6; Saved TWBC Local Plan policies: TP1, TP3; TWBC Core Strategy: Core Policy 3; TWBC Submission Local Plan: STR/CA 1, STR 5, STR 6, TP2; AONB Management Plan objectives: S1, LBE1; NPPF: 104-106, 110, 112

Policy C15: Mitigating vehicular impacts at highway hotspots

Purpose

9.21 This policy seeks to ensure that development proposals fully assess both their potential impact and their cumulative impact on the key junctions/congested areas in the Parish that already experience congestion problems and actively seek ways to mitigate this. The policy also seeks to ensure that new development in the immediate vicinity of a school protects and, where possible, enhances the safety of pedestrians.

Justification

9.22 All new major development in the Parish will need to proactively consider how their impact on the rural road network in Capel will be mitigated. The proposed strategic allocations in the SLP would require masterplans, to set out the infrastructure requirements necessary to mitigate against the impact of the 4,000+ new dwellings, should those go ahead. If there were to be further growth in this location beyond the plan period, then further mitigation would be required, and it has not been determined whether this is achievable or deliverable.

9.23 It is considered that these mitigation measures must not only address the challenges associated with new development but must also consider their impact on the existing problems associated with congestion in the parish. Appendix D contains detail about the road network in the Parish, as assembled by the CNP Steering Group.

9.24 The following areas were identified as being particularly problematic and are shown in Figure 22, where numbers correspond to the map:

Junctions:

B2017/Hartlake Road (3)	A228 Dampiers Corner
B2017/Alders Road (4)	Roundabout (7)
A228/Alders Road/Crittenden	A228/Whetsted Road (8)
Road (6)	Woodgate Way Roundabout (1)

School zones:

- Capel Primary School and traffic (5)
- Schools at Somerhill (2)

Congested roads:

- A228 Colts Hill
- Dampiers Corner Roundabout (B2017 predominately due to school run & lack of parking at Capel Primary school)

9.25 The policy is aligned with TWBC SLP Policy TP1, which requires transport assessments in accordance with the thresholds set in KCC's latest guidance, or otherwise as required by virtue of the locality or, when necessary, a satisfactory transport statement, having regard to where the location of the development has existing traffic issues or lack of transport infrastructure.

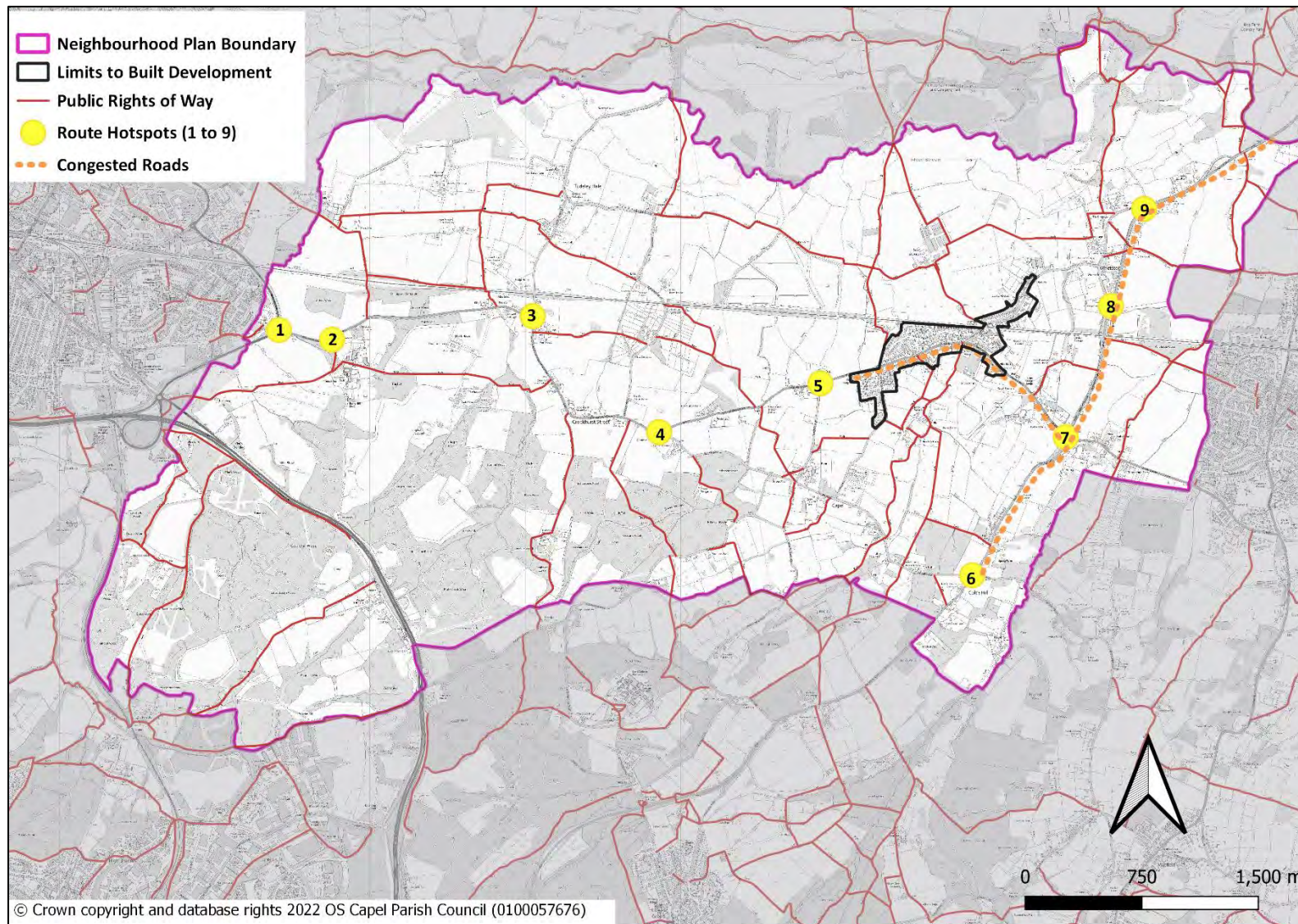


Figure 21: Traffic hotspots

POLICY C15: MITIGATING VEHICULAR IMPACTS AT JUNCTIONS AND PINCHPOINTS

- A. **Development proposals should ensure that they have no unacceptable direct or cumulative impact the following areas, as identified on Figure 22 and also any potential new hotspots resulting from major development, for example, any new primary and/or secondary school(s):**

Junctions:

**B2017/Hartlake Road
B2017/Alders Road
A228/Alders Road/Crittenden Road³
A228 Dampiers Corner Roundabout
A228/Whetsted Road
Woodgate Way Roundabout**

School zones:

**Capel Primary School
Schools at Somerhill**

Congested roads:

**A228 Colts Hill
Dampiers Corner Roundabout (B2017 predominately due to school run & lack of parking at Capel Primary school)**

- B. **Such transport reports must include the impact on the safety of cyclists and pedestrians at the respective local road junction/ stretch of road.**

Conformity Reference: NP objectives: 5, 6; Saved TWBC Local Plan policies: TP1, TP2, TP4; TWBC Core Strategy: Core Policy 3; TWBC Submission Local Plan: STR/CA 1, STR 5, STR 6; AONB Management Plan objectives: S1, LBE1; NPPF: 111-113

Note:

¹ For housing: 10 or more homes or the site area of 0.5 hectares or more. For non-residential: additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

² Housing: Fewer than 10 homes; non-residential: <1000m² / <1ha or more.

Note:

³The majority of Crittenden Road lies within Brenchley and Matfield parish and this is a junction with important implications for residents of Brenchley and Matfield. Brenchley and Matfield Parish Council should therefore be consulted about any proposals concerning this junction.

Policy C16: Electric vehicle charging

Purpose

9.26 This policy seeks to ensure that adequate provision is made for electric vehicle (EV) charging, which will assist in effecting a shift toward less polluting vehicles.

Justification

9.27 TWBC Core Policy 3 supports the provision of sustainable transport options. SLP Policy EN1 also explicitly supports EV charging points, emphasised in Policy EN21, which makes reference to the TWBC's [Electric Vehicle Charging Points for New Development: Guidance Notes for Applicants - Update](#).

9.28 As well as supporting the installation of EV charging points as a standard in new development, it is important that this is supplemented by charging points at suitable publicly accessible locations around the Parish. This will benefit not only residents but also those visiting the Parish for leisure and work. Open access, within the policy, refers to this aspiration for chargers to be available to all.

9.29 Currently there are EV charging points in the parish at Berry Gardens and the Poacher and Partridge public house (Tudeley Hale).

9.30 Public locations within the individual settlements – including car parks, near to local shops, community halls, schools and recreational facilities - are considered good locations for charging points. This should provide for electric cars/vans and electric bikes.

9.31 The Parish Council is actively seeking to install EVs in the future with funding from KCC.

POLICY C16: PUBLICLY AVAILABLE ELECTRIC VEHICLE CHARGING

Proposals to provide publicly available vehicle charging points in the Parish will be strongly supported.

Such charging facilities should provide parking spaces with future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities) that are reliable and provide open access.

Conformity Reference: NP objectives: 5, 6; TWBC Core Strategy: Core Policy 3; TWBC Submission Local Plan: STR2, STR5, STR6, EN1, EN21, TP2; AONB Management Plan objectives: S1, LBE1; NPPF: 104-106

10 IMPLEMENTATION AND PLAN REVIEW

10.1. Capel Parish Council is the official qualifying body responsible for the Neighbourhood Plan.

10.2. Once the Plan has been 'made', there will be a series of actions that to be undertaken to ensure that the policies within the CNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

10.3. Specific actions to be undertaken are as follows:

Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 12, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.

Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the CNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the neighbourhood area. Where considered appropriate (for instance for controversial or major applications), a meeting between local councillors, planning committee members and the supporting planning officers at TWBC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.

Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.

Maintaining a dialogue with TWBC regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in any emerging document and how

these may impact the CNP policies. The adoption of a new Local Plan may trigger a light-touch review of the CNP.

Maintaining a dialogue with the promoters/developers of any proposed major development in Capel Parish.

Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.

Maintaining a dialogue with neighbouring authorities on cross-boundary projects.

Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.

Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

10.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community. It is anticipated, that a Review of the CNP will be undertaken within six months of the adoption of the TWBC Local Plan.

10.5. The Parish Council will consider how best to progress these actions.

11 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

11.1 The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

11.2 There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

A section 106 agreement (based on that section of The 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.

A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.

The Community Infrastructure Levy (CIL), if adopted by TWBC, would be a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and levied by the Borough Council. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the neighbourhood area.

12 NON-POLICY ACTIONS

- 12.1 There are a series of projects and activities that have been raised through the engagement process that compliment the delivery of the Neighbourhood Plan but are not planning policies in themselves. These are detailed below. It is noted that S106 monies need to meet relevant planning tests and be applied to the obligations set out in the S106 agreements.
- 12.2 The Tables below contained Non-Policy Actions should kept under constant review to ensure their relevance and be updated with residents' feedback.
- 12.3 **Highways-related projects** The Highway Improvement Plan (HIP) is a document prepared between the Parish Council and TWBC to propose highway changes to promote and fund from their the Parish Council budget (although on occasion TWBC may be able to pay for very small improvements such as a single sign or road marking). KCC has committed to supporting Parish Councils in the delivery of their schemes, usually up to two projects per year, which will be agreed at an annual meeting between the relevant KCC officer and the parish council. It may be possible to deliver more than two schemes in a given year depending upon the complexity. Capel Parish Council has set out priorities for the Parish in the [Capel Highways Improvement Plan](#), which will be updated periodically and in discussion with parishioners, neighbouring Parish Councils and TWBC.
- 12.4 In addition, Table 6 sets out the projects that have been identified as a result of the work on the developing the CNP against which to prioritise developer contributions.

Table 6: Projects identified against which to prioritise developer contributions

Issue	Potential measures	Delivery partners
Speeding traffic along B2017 through Five Oak Green	Gain KCC approval to implement traffic calming scheme, as proposed by CPC and drawn up Socium in 2018. Finance through Section 106 monies from housing development in or bordering the parish.	CPC, KCC, neighbouring Parish Councils, TWBC
Speeding traffic / HGV volume along Whetsted Road.	Explore options to implement traffic calming and length limit on the railway bridge. Apply the " Traffic in Villages " toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership to the Capel setting.	CPC, KCC, neighbouring Parish Councils, TWBC

Pedestrian safety at the A228	Consider options to enable a pedestrian bridge across the A228 to allow footpath to cross road near Sebastopol Lane.	CPC, KCC, TWBC
Speeding/safety on Alders Road	Explore options to implement a 40 mph speed limit through the length of the road. Further safety work at junction with Five Oak Green Road. Consider left turn only at junction with A228.	CPC, KCC, TWBC
Enhancing the rights of way network	Identifies paths to upgrade to shared use to evidence demand when Tunbridge Wells Borough Council (TWBC) is preparing its Infrastructure Development Plan or to flag with KCC when the County Council is seeking to improve access in the parish.	CNP, TWBC, KCC

12.5 **Flooding-related projects** – Flooding has been raised as a major concern in the Parish. Table 7 sets out the projects have been identified to help address this:

Table 7: Flooding related projects to pursue as a priority

Issue	Potential measures	Delivery partners
Ongoing flooding in the Parish.	<p>Revisit flood relief scheme first drawn up by the Environment Agency (EA) in 2010 but unfunded. Work with EA to draw up S106 agreement in case of major housing development in or bordering parish.</p> <p>There should be a regular dialogue with any Strategic Site Master Developers to inform the development of the master flood mitigation strategy. Local landowners are well placed to delivery sound advice on local flooding issues</p>	Capel Flood Wardens, CPC, KCC, Environment Agency, landowners, water companies

	and this dialogue should help to improve flood design efficiency.	
Address river flooding	Further works to Alders Stream and culvert under B2017 to be carried out.	Capel Flood Wardens, CPC, Environment Agency, KCC
Monitoring flood incidents	Capel Flood Wardens and Capel Parish Council Flood Working Group to continue to co-ordinate and monitor the work of the responsible agencies, e.g. Southern Water progress with its programme of work to reline the rising main running through Five Oak Green, to maintain Larkfield Pumping Station and attenuation tank under Forge Close; Kent Highways to clear and jet highway drains on a regular basis.	Capel Flood Wardens, CPC, KCC, KCC Highways, Water companies

12.6 **Community Facilities** – Table 7 sets out the community projects that have been identified as priorities for the local community:

Table 8: Community facility related projects to pursue as a priority

Issue	Potential measures	Delivery partners
Address limitations of the existing Capel Village Hall	<p>Work with the Capel Community Association (CCA) on the replacement/ and renewal of Capel Village Hall following responses to the community questionnaire.</p> <p>(Capel Community Association as operators of the Five Oak Green Village Hall would welcome the opportunity to work with the Parish Council and or any potential developer to further the proposals to continue and enhance our facilities. To determine the future of the Village Hall, in meeting local demand, in fulfilment of our stated objectives. Especially in the context of securing planning and funding for a major refurbishment, expansion or designated new build of the Five Oak Green Village Hall.)</p>	CPC, CCA
Additional recreational facilities required	<p>Develop designs for improvements to and new facilities at the recreation ground. Apply for Section 106 funding to enable this.</p> <p>Facilities to include:</p> <ul style="list-style-type: none"> - Skate/BMX track - Outdoor gym - Wildflower meadow <p>Wildflower meadow and seating within development or purchase of land in the area for this purpose</p>	CPC, CCA, TWBC, Sport England, local community including children and teenagers

	<ul style="list-style-type: none"> - Refurbishment of the public toilets - Resurfacing and lining of the village hall car park - Art/Flag/Tommy – a centrepiece for the village green - Drainage improvements to the football pitches <p>Further engagement to take place with children and teenagers to understand their wants/needs.</p>	
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











12.7 **Heritage:** Table 9 sets out the heritage related projects that have been identified as priorities for the local community:

Table 9: Heritage related projects to pursue as a priority

Issue	Potential measures	Delivery partners
Conserving local heritage	<p>Capel Parish Council to explore, with local authority heritage officers scope for identifying a Conservation Area(s) within the parish.</p> <p>Identify assets that might be suitable for national listing, for instance agricultural buildings.</p> <p>Consider additional local heritage assets that might meet the NDHA criteria.</p>	CPC, KCC, TWBC, Historic England

13 POLICIES MAPS

Key to policies maps:

-  Neighbourhood Plan Boundary
-  AONB
-  Limits to Built Development
-  Green Belt
-  Important Open Space
-  Local Wildlife Sites
-  Recreation Open Space
-  Non Designated Heritage Asset
-  Ancient Woodland
-  Local Green Space
-  RSPB Reserve
-  Public rights of way
-  Proposed Bridleway east-west
-  Historic Parks and Gardens
-  Key Employment Area
-  Watercourse

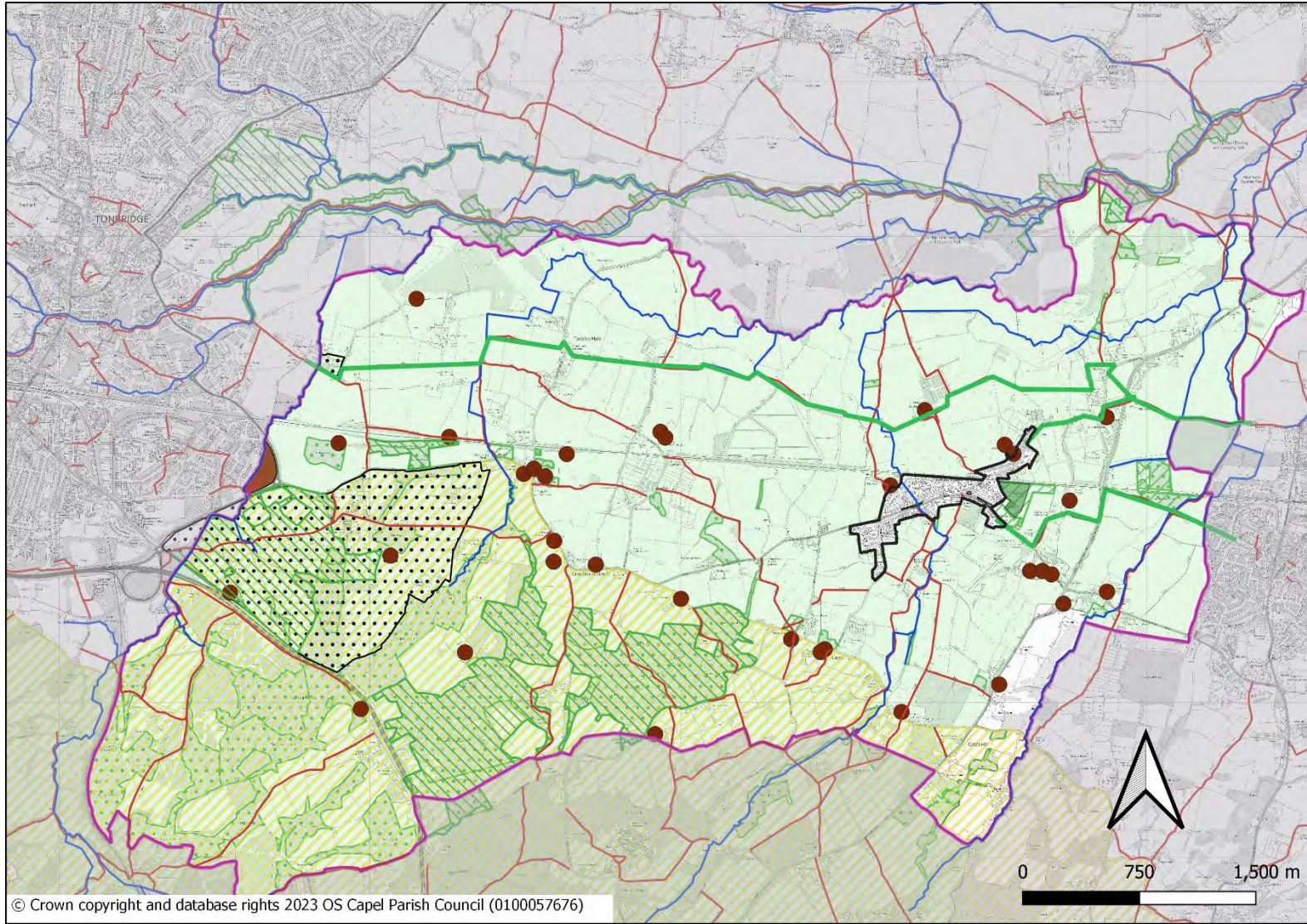


Figure 22: Policies Map: Parish-wide (some designations may be subject to change outside the scope of the NDP)

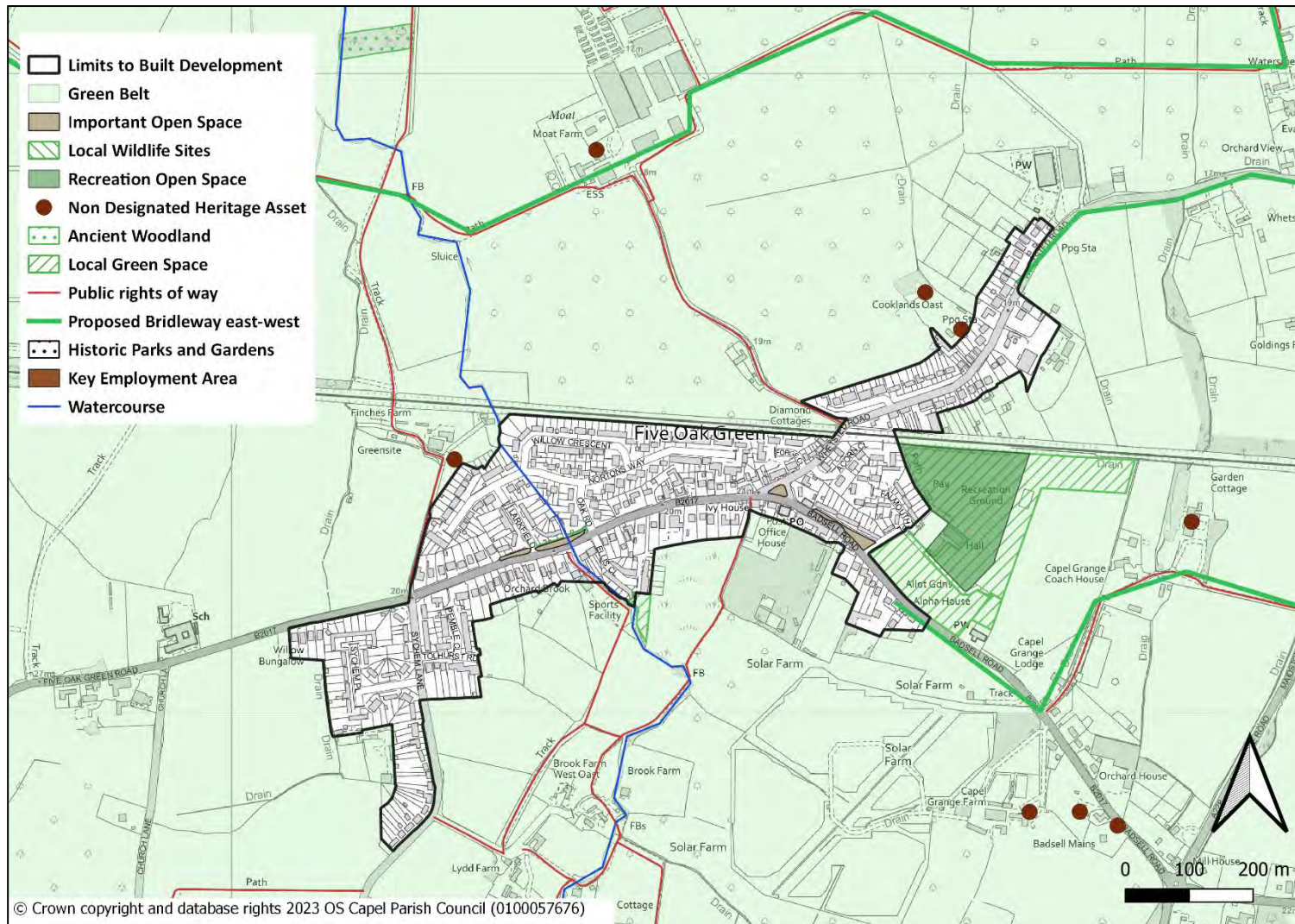


Figure 23: Policies Map: Five Oak Green (some designations may be subject to change outside the scope of the NDP)

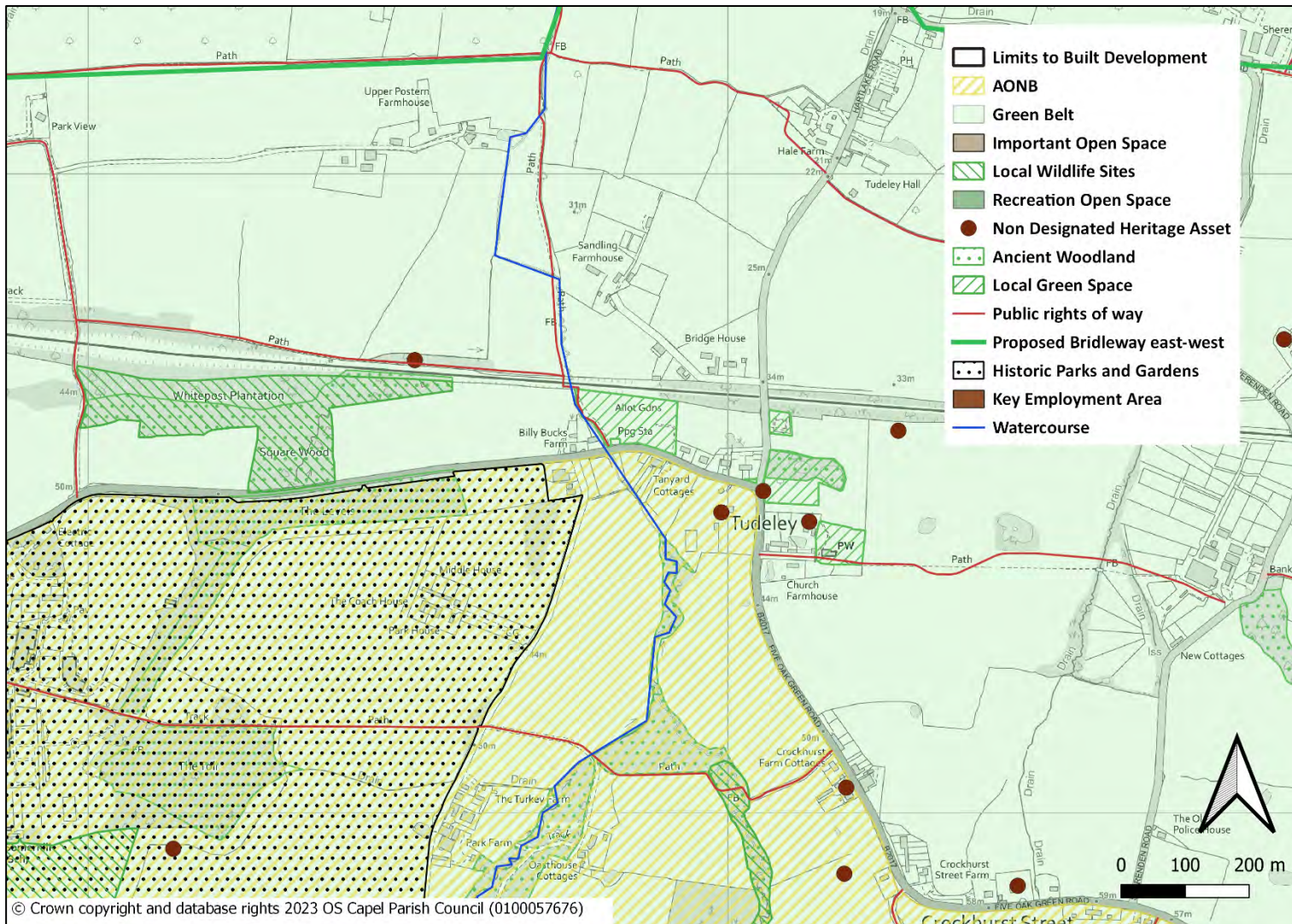


Figure 24: Tudeley (some designations may be subject to change outside the scope of the NDP)

14 GLOSSARY

Active travel: Active travel means walking or cycling as a means of transport in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog. Active travel can be for complete journeys or parts of a journey.

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. A full description is provided in the NPPF.

Ancient or veteran tree/tree of arboricultural value: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Brownfield land: (also called Previously developed land) Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds 71 and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Change of Use: A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".

Community Infrastructure Levy (CIL): a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and would be set, once adopted, by TWBC.

Community-scale energy scheme: a way of getting renewable energy projects built at scale within a local area. The local community invest as shareholders in the project and then benefit from the income generated.

Conservation area: an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation

Disability: There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Kent County Council: The county-wide authority has responsibility for strategic matters including waste and minerals planning, public rights of way/roads, education, and libraries.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance.

Local Plan - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.

Major Development: Other than for the specific purposes of paragraphs 176 and 177 in the NPPF, for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National Planning Policy Framework (NPPF): the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Permitted development: Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of many offices, for instance to flats, without the need for planning permission.

Previously developed land/ brownfield land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

Section 106 agreement: A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.

Settlement Boundaries: These identify the areas of primarily built form, rather than countryside.

Supplementary Planning Documents (SPD): Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005, 2013 and 2020) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Windfall development: A site not specifically allocated for development plan, but unexpectedly becomes available for development during the lifetime of a plan.

15 LIST OF EVIDENCE DOCUMENTS

All links are correct at August 2023.

Document/ Evidence	Author	Year
Ancient tree guide 4: What are ancient, veteran and other trees of special interest? https://www.woodlandtrust.org.uk/media/1836/what-are-ancient-trees.pdf	The Woodland Trust	2008
Biodiversity/Environment: Regulation 19 Report https://savecapel.com/wp-content/uploads/2021/06/biodiversity-report.pdf	Save Capel	2021
CAMRA Public House Viability Test https://camra.org.uk/campaign_resources/public-house-viability-test/	CAMRA	2015
Capel Highways Improvement Plan https://capel-pc.org.uk/wp-content/uploads/2020/09/Highways-Improvement-Plan.pdf	Capel Parish Council	2020
Capel Local Housing Needs Assessment https://capel-pc.org.uk/neighbourhood-plan/	AECOM	2021
Climate Change Act 2008 https://www.legislation.gov.uk/ukpga/2008/27/contents	HM Government	2008
Defra Biodiversity Metric Guidance https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development	Department for Environment, Food & Rural Affairs and Natural England	2021
Electric Vehicle Charging Points for New Development - Guidance Note for Applicants – Update https://tunbridgewells.gov.uk/_data/assets/pdf_file/0004/359815/Electric_Vehicle_Charging_Points_for_New_Development_October-2020.pdf	Tunbridge Wells Borough Council	2020
Environment Act https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted	HM Government	2021
Flood Maps for Planning https://flood-map-for-planning.service.gov.uk/	Environment Agency	ongoing
Green Infrastructure Framework for Draft Local Plan – Regulation 18 Consultation https://forms.tunbridgewells.gov.uk/_data/assets/pdf_file/0012/403230/CD_3.35_Green-Infrastructure-Framework.pdf	Tunbridge Wells Borough Council	2019
Guidance Note 1: The reduction of obtrusive light https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/	Institution of Lighting Professionals	2021
Guidance Note 8: Bats and Artificial Lighting https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/	Institution of Lighting Professionals	2023
High Weald Housing Design Guide https://www.highweald.org/downloads/publications/2348-high-weald-design-guide-final/file.html	High Weald AONB Joint Advisory Committee	2019

High Weald Management Plan 2019 to 2024 https://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/2291-high-weald-managment-plan-4th-edition-2019-2024/file.html	High Weald AONB Unit	
Historic Environment Record https://www.heritagegateway.org.uk/Gateway/	Kent County Council	ongoing
Historic Environment Review – Part One Tunbridge Wells Borough Council https://tunbridgewells.gov.uk/_data/assets/pdf_file/0007/384748/Historic_Environment_Review.pdf	Allies and Morrison Urban Practioners	2018
Historic Landscape Characterisation (for Tunbridge Wells Borough) – Revision of Kent HLC https://tunbridgewells.gov.uk/_data/assets/pdf_file/0005/343823/5C46044EB8E17188E0531401A8C0AA14_TWB_HLC_Capel_parish_Summary.pdf	Tunbridge Wells Borough Council, High Weald AONB, Kent County Council	2016
Housing Register Allocations Policy (for Tunbridge Wells Borough) https://tunbridgewells.gov.uk/_data/assets/pdf_file/0005/345380/Housing-Register-Allocations-Policy-accessible-document-v.4.pdf	Tunbridge Wells Borough Council	2016
Housing our Ageing Population Panel for Innovation (HAPPI) https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/	Communities and Local Government, Department of Health, Homes and Communities Agency	2009
Initial findings letter from the Inspector https://forms.tunbridgewells.gov.uk/_data/assets/pdf_file/0007/434392/ID-012-Inspectors-Initial-Findings.pdf	Matthew Birkinshaw BA(Hons) Msc MRTPI, Planning Inspector	November 2022
Kent Design Guide https://democracy.tunbridgewells.gov.uk/data/Cabinet/20060427/Agenda/kent%20design%20append.pdf	Kent County Council	2000 (currently being updated)
Kent Farmsteads Guidance https://democracy.kent.gov.uk/documents/s40765/B2%20Appendix%20Part_5_KFG_Design_Guidance_24%205%2013.pdf	Kent County Council	2012
Kent Minerals and Waste Local Plan 2013-30 https://www.kent.gov.uk/_data/assets/pdf_file/0004/112585/Kent-Minerals-and-Waste-Local-Plan-2013-2030.pdf	Kent County Council	2016 (modified 2020)
List of Local Heritage Assets: Nomination Form https://tunbridgewells.gov.uk/_data/assets/pdf_file/0007/343897/Local-Heritage-Assets-Nomination-Form.pdf	Tunbridge Wells Borough Council	No date

Localism Act 2011 https://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	HM Government	2011
Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition) https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/#:~:text=Non%2Ddesignated%20heritage%20assets%20are,heritage%20assets%27%20(PPG).	Historic England	2021
Making local green space designations in your neighbourhood plan https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/	Locality	2021
National Planning Policy Framework (4 th Edition) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf	High Weald Joint Advisory Committee	2019
Neighbourhood Development Planning Regulations 2012 (as amended) https://www.legislation.gov.uk/uksi/2012/637/contents/made	HM Government	2012
Planning & Compulsory Purchase Act 2004 https://www.legislation.gov.uk/ukpga/2004/5/contents	HM Government	2004
Planners' Manual for Ancient Woodland and Veteran Trees https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/?gclid=Cj0KQCQjwz8emBhDrARIsANNjS7_6poLC3yJw4R6_oDZJfohhladzPX3Whe6NZzYw-129B94syES97EaAv4REALw_wcB&gclsrc=aw.ds	Woodland Trust	2019
Red List Birds of the UK https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/uk-conservation-status-explained/	RSPB	No date
Routeways in the High Weald - A guide to their historic function, character and significance https://www.highweald.org/downloads/publications/land-management-guidance/routeways/2490-routeways-in-the-high-weald/file.html	Jeremy Lake and Nicola Bannister	2021
Rural Lanes Supplementary Planning Document https://tunbridgewells.gov.uk/_data/assets/pdf_file/0004/343633/SPG_Rural_Lanes.pdf	Tunbridge Wells Borough Council	1998
Save Capel Response to TWBC Regulation 19 consultation https://savecapel.com/save-capels-response-to-regulation-19/	Save Capel	2021

<p>Saved policies of the Tunbridge Wells Local Plan 2006 https://tunbridgewells.gov.uk/_data/assets/pdf_file/0006/343347/Local-Plan-2006-Remaining-Saved-Policies-at-2016.pdf</p>	Tunbridge Wells Borough Council	2006
<p>Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment https://tunbridgewells.gov.uk/_data/assets/pdf_file/0011/387524/a-SHMA-2015.pdf</p>	G L Hearn	2015
<p>Ten Dark Sky Policies for the Government https://appgdarksbies.co.uk/policy-plan</p>	Government All Party Parliamentary Group for Dark Skies	2021
<p>Town & Country Planning Act 1990 https://www.legislation.gov.uk/ukpga/1990/8/contents</p>	HM Government	1990
<p>Traffic in Villages Toolkit: Safety and Civility for Rural Roads https://www.dorsetaonb.org.uk/wp-content/uploads/2020/08/Traffic-in-villages.pdf</p>	Dorset AONB and Hamilton-Baillie Associates	2020
<p>Tunbridge Wells Borough Landscape Character Assessment 2017 https://democracy.tunbridgewells.gov.uk/documents/s31439/Tunbridge%20Wells%20Borough%20Landscape%20Character%20Assessment%202017.pdf</p>	LUC	2017
<p>Tunbridge Wells Core Strategy 2010 https://tunbridgewells.gov.uk/_data/assets/pdf_file/0003/343353/Core-Strategy-adopted-June-2010.compressed.pdf</p>	Tunbridge Wells Borough Council	2010
<p>Tunbridge Wells SLP: Letter RE: Examination of the Tunbridge Wells Borough Local Plan: Next Steps https://forms.tunbridgewells.gov.uk/_data/assets/pdf_file/0003/440985/TWLP_107-TWBC-Local-Plan-Next-Steps.pdf</p>	Tunbridge Wells Borough Council	2023
<p>Tunbridge Wells Site Allocation Local Plan 2016 https://tunbridgewells.gov.uk/_data/assets/pdf_file/0006/343788/Site-Allocations-Local-Plan_July-2016.pdf</p>	Tunbridge Wells Borough Council	2016

APPENDIX A – DESIGN GUIDELINES FOR CAPEL

The Capel Design Guidelines are included as a separate Appendix. They form an integral part of the Neighbourhood Plan, underpinning a series of the CNP policies.

APPENDIX B – NON-DESIGNATED HERITAGE ASSETS

The following are acknowledged as non-designated heritage assets in Capel Parish. Descriptions have been compiled drawing from the advice contained in the [Historic England Advice Note 7](#) (Local Heritage Listing: Identifying and Conserving Local Heritage) and [TWBC's Assets Nomination form](#).

NB: This list is not exhaustive. Tunbridge Wells Borough Council notes that ALL oast houses within the borough are undesignated heritage assets.

1. Postern Forge and Rats Castle Forge

Address: Postern Lane

Asset type: Archaeological

Description: Water system dry. Forge bottoms, cinder and cannon balls found. Probably both operated by a David Willard in the C16. Pond bay follows the line of Postern Lane. First mentioned 1553

Significance: Historic value documenting the economic heritage of the parish. The historical importance of the Medway Valley for producing heavy armaments and the ease of transporting by river.

2. Capel Grange

Address: Maidstone Road

Asset type: Large house

Description: Now converted to a residential care home. Late C19th. Brick built with half tile hanging to upper floor. Gabled property, the top of the gables are white with black wood. It would have been an imposing property in its time with both a Lodge leading to a Coach house, both situated on its original long driveway from Badsell Road.

Significance: Historic & architectural significance. Built on the site of the much earlier Fobles Farm. It has given its name to many properties in the area and was once home to local notable families such as the Dampiers and Holmans.

3. Barham Oast

Address: Alders Road

Asset type: Oast house

Description: Single kiln oast, brick built

Significance: Although Barham House is listed, this adjacent oast is not. Historical significance due to being part of a cluster probably making Barham a dispersed farmstead

4. Crockhurst Farm Oast

Address: Crockhurst Street

Asset type: Oast house

Description: Single kiln oast, brick built

Significance: Many of the associated properties of Crockhurst Farm, such as adjacent cottages are listed, the oast is not. Historic value as part of an originally significant dispersed farmstead in Capel

5. Hopper Huts

Address: Finches Farm

Asset type: Temporary dwelling/Agricultural

Description: Two blocks, typically 9' x 9' in size single dwellings. Breeze block construction and brick construction. Mid C1800 – C1970. (Breeze block construction possibly replaced earlier huts) These were used temporary accommodation for hop pickers who arrive by the thousands from London for the harvest. Originally hop pickers were housed in barns or pigsties but after an outbreak of cholera in 1849 due to poor sanitation, a campaign was launched to improve conditions. Early huts were timber and later corrugated iron. After the abolition of the brick tax in 1850, some were built of brick. Planning permission has been granted to use the huts as the basis for a new single storey home, retaining the elements of the huts within the design., Five Oak Green Road

Significance: Hopping has a very strong connection to Five Oak Green and Capel. To this day hoppers return to the parish. The huts are part of the parish's historic fabric and the hop picking heritage of farmsteads. Industrial innovation highlighted by the use of breeze block first produced in Sweden in 1923 but not mass produced in the UK until the 1960's.



6. Hopper Huts

Address: Church Farm, Alders Road

Asset type: Temporary dwelling/Agricultural

Description: Typically 9' x 9' in size, each being a single dwelling. The huts are constructed of various materials including wood. The field contains several rows of huts, exact number unknown. Mid C1800 – mid C1900. These were used temporary accommodation for hop pickers who arrive by the thousands from London for the harvest. Originally hop pickers were housed in barns or pigsties but after an outbreak of cholera in 1849 due to poor sanitation, a campaign was launched to improve conditions. Early huts were timber and later corrugated iron. After the abolition of the brick tax in 1850, some were built of brick. Planning permission has been granted to use the huts as the basis for a new single storey home, retaining the elements of the huts within the design.

Significance: Hopping has a very strong connection to Five Oak Green and Capel. To this day hoppers return to the parish. The huts are part of the parish's historic fabric and the hop picking heritage of farmsteads.



7. Capel Grange Farm

Address: Badsell Road

Asset type: Oast house

Description: Now converted to domestic use. Single roundel. Late C19 – early C20

Significance: A typical Kentish oast house which adds to the rural nature of the parish. It enhances the link to the parish of the importance of the hop picking heritage.

8. Capel Court Oast

Address: Alders Road

Asset type: Oast house

Description: Single roundel kiln with white cowl. Outside wooden staircase still retained at front of property. Now converted to domestic use. Tile hung on upper portion. C1800-c1900

Significance: This oast has featured in a television documentary on the historic fabric of buildings and specific landscape of Kent. It is situated on a designated rural lane and contributes to the street scene of the area. Of historical interest in particular for the retention of the outside staircase (the upper floor received the green hops for drying).



9. Crockhurst Street Oast

Address: Crockhurst Street

Asset type: Oast house

Description: Converted to domestic use. Brick built with double pitch roof. Single roundel kiln with cowl. C1800-C1900

Significance: Of both historic and architectural interest. Originally part of the cluster of agricultural buildings within a dispersed farmstead. The skyline of the parish is dotted with the famous cowls atop the oast houses and as this oast fronts the main through road of the parish, it forms an integral part of the landscape.

10. Hopper Huts

Address: Cooklands Oast, Whetsted Road

Asset type: Agricultural/temporary dwelling

Description: Six single room dwellings in a row. Typically 9' x 9' in size. Mid C1800 – mid C1900. These were used temporary accommodation for hop pickers who arrive by the thousands from London for the harvest. Originally hop pickers were housed in barns or pigsties but after an outbreak of cholera in 1849 due to poor sanitation, a campaign was launched to improve conditions. Early huts were timber and later corrugated iron. After the abolition of the brick tax in 1850, some were built of brick. Planning permission has been granted to use the huts as the basis for a new single storey home, retaining the elements of the huts within the design.

Significance: Hopping has a very strong connection to Five Oak Green and Capel. To this day hoppers return to the parish. The huts are part of the parish's historic fabric and the hop picking heritage of farmsteads.

11. Lilley Farm Oast

Address: Sherenden Lane

Asset type: Oast house

Description: Converted to domestic use. Double roundel kilns with cowls. C1800-C1900

Significance: Part of the historic cluster of agricultural buildings at Lilley Farm. The landscape is flat and surrounded by fields and the view of the historic farmstead is of particular importance to the heritage of Capel.

12. Lilley Farm Barn

Address: Sherenden Lane

Asset type: Barn

Description: According to TWBC planning applications, this property is listed, however it is not in Historic England list. Traditional farm building. Timber frame with dark wood horizontal boarding. C1800-C1900

Significance: As with the Oast house at Lilley Farm, these agricultural buildings are of great historic importance to the parish. They enhance the rural aspect of Capel and its heritage as a parish mainly devoted to farming.

13. WWII Pillbox

Address: Alders Wood
Asset type: Military
Description: Type 24
Significance: Historic value

14. WWII Pillbox

Address: Within the grounds of Somerhill
Asset type: Military
Description: Type 24
Significance: Historic value

15. Capel Grange Oast

Address: Badsell Road
Asset type: Oast house
Description: Converted to domestic use. Brick built with double roundel kilns and white cowls.
C1850-C1900

Significance: An imposing double roundel oast near Dampiers corner. The area around Dampiers is predominantly comprised of historic agricultural buildings belonging to the dispersed farmsteads and is a very attractive gateway to the main settlement of Five Oak Green as you enter from the East. There is a sense of still being rural after leaving behind the fields that separate Capel from Paddock Wood.

**16. Brick Pillars & Trackway**

Address: Mays Wood, A21
Asset type: Archaeological
Description: Late 19C but possibly earlier
Significance: Historic value

17. Mediaeval Bloomery

Address: Castle Hill Wood

Asset type: Archaeological

Description: Thought to have been mentioned in account of 1340 as "Newefrit juxta Bournemelne". Minepits located nearby and considerable evidence of occupation together with brickworks and quarry.

Significance: Historic value, socio- economic documentation.

18. Mediaeval Bloomery

Address: Near Crockhurst Street

Asset type: Archaeological

Description: 14thc. Possible mine depressions. Documented in 1329 Field names indicate existence, Smithy Wood, Blacksmith's Fields, Upper and Lower Ashpit and Ashpond field.

Significance: Historic value highlighting the heritage of the parish as a major iron manufacturer

19. Fabrica

Address: To the East of All Saints' Church

Asset type: Archaeological

Description: A small bloomery forge. No siting evidence but documented in accounts 1329-1375

Significance: Historic value

20. Capel Grange Barn

Address: Badsell Road

Asset type: Barn

Description: Converted to domestic use. Wooden structure with horizontal dark wood cladding. Steeply pitched tiled roof. C1850-C1900

Significance: The barn sits adjacent to Badsell Road so is highly visible. It enhances the rural feel of the parish.



21. Cooklands Oast

Address: Whetsted Road

Asset type: Oast house

Description: Converted into three separate properties. Brick built with one property retaining the double roundel kiln with cowls. C1800-C1900

Significance: Although not visible from the main roads, Cooklands is highly visible from the footpaths surrounding Moat Farm. The landscape is enhanced by the oast rising above the surrounding apple and pear orchards.

22. Devils Gill Bloomery

Address: Brakeybank Wood

Asset type: Archaeological

Description: Found 900m upstream from Tudeley Bloomery at Crockhurst St

Significance: Historic value

23. Colts Hill Oast

Address: Colts Hill

Asset type: Oast house

Description: Brick built with double roundel kiln and cowls. Converted to domestic use. C1800-C1900

Significance: An attractive oast in close proximity to the main settlement of Capel. It enhances the street scene of Colts Hill.

24. Romany Oast

Address: Whetsted Road

Asset type: Oast house

Description: Large oast. Brick built with four roundel kilns and cowls. C1800-C1900. Now converted to domestic use

Unusual with four large roundels as most in the parish are much smaller with either one or two. It is extremely picturesque with a lovely duckpond to its frontage. Historically of interest as part of a very large dispersed farmstead much of which is a working farm today.



25. Church Farm Oast

Address: Five Oak Green Road (by All Saints' Church)
 Asset type: Oast house
 Description: Converted to domestic use. Recently suffered serious fire damage but re built. C1800-C1900. Double roundel kiln.

Significance: Part of the dispersed farmstead at Church Farm. It enjoys an idyllic location adjacent to All Saints' Church. The architecture of the oast and the other farmstead buildings along the approach to the Church are perfect in enhancing the GI church and its rural setting.

26. The Old Vicarage

Address: Tudeley Lane
 Asset type: Large House
 Description: Late C18 – early C19 property
 Significance: Of social significance in that it illustrates the standing of a Vicar in the community historically. It is not visible from the road but is of architecturally interesting as a grand Georgian/Victorian house

27. Capel Court Farm

Address: Alders Road
 Asset type: Large house
 Description: Upper portion white weather boarded with brick below. Large traditional farmhouse. Unknown age.
 Significance: Architecturally interesting due to the traditional half white weather boarding typically found in Kent. The property adds to the rural nature of Alders Road and sits in harmony next to the oast house which would have been part of the same farm

28. Reeds Farm

Address: Alders Road
 Asset type: Agricultural
 Description: Working hop farm

Significance: Last remaining hop farm in Capel. Socially, economically and historically important due to the very close association of Capel and its hop picking heritage. The late autumn harvest of hops are noteworthy as being used by Tonbridge brewery for its green ale.

29. Four Barns adjacent to Badsell Manor

Address: Badsell Road

Asset type: Barns

Description: Typical wooden built barns with horizontal dark wooden cladding. Tiled roof. Converted to domestic use. Unknown age

Significance: The stables which once belonged to Badsell Manor (and are of similar appearance) are listed. However, the barns are not. The cluster of the five buildings are historically important together with the listed oasts directly opposite showing the importance Badsell Manor once had as a large farmstead. It is part of the fabric of Capel and from the socio/economic point of view illustrates that the whole of the parish was predominantly a farming community, comprising small hamlets and dispersed farmsteads. The entrance to Capel from the East and its rural farming heritage is greatly enhanced by this cluster of buildings.

30. Oast at Moat Farm

Address: Moat Farm, Whetsted Road

Asset type: Oast house

Description: Large brick built oast with four roundel kilns and white cowls at one end. Converted to commercial use/offices. C1800-1900

Significance: The oast house contributes to the setting of Moat Farm which is the largest working farm in the area and despite the diversification into commercial letting the architectural and historic value remains unchanged. It is a monument to agricultural industrialisation

31. Spring Farm

Address: Colts Hill

Asset type: Oast house

Description: Double roundel kiln with white cowls. Converted to domestic use. C1800-C1900

Significance: Spring Farm has undergone much alteration and expansion over recent years however the double roundel oast still remains. Although not visible from the road it can be seen from the footpaths behind the property.

32. WWII Pillbox

Address: North of the B2017

Asset type: Military

Description: Possible Type 24

Significance: Historic value

33. Bus Shelter

Address: Corner of Hartlake Road/B2017 junction

Asset type: Community bus shelter

Description: Large brick and wood structure, horizontal wooden cladding to exterior with a pitched tiled roof. Bench seating inside. One of two erected to commemorate the Coronation of George VI and Queen Elizabeth in 1937 by the Parish Council.

Significance: Historic value. The shelter is still in use today and in good repair so of significant community value. The other bus shelter that was erected on the village green in 1937 was unfortunately destroyed.



34. Isolation Hospital

Address: Dislingbury Farm

Asset type: Historic Interest

Description: Built in the early 19C within the grounds of the farmhouse. Timber frame with corrugated cladding to both walls and roof. Vented gable features to the roof. In very poor condition although the fabric of the building is apparent.

Significance: Extremely rare building typology within the borough. At present the hospital is subject to a planning application to convert to residential use. However the building is unlikely to support conversion structurally as it stands, but the plans are supportive of retaining the buildings inherent evidential value. The Conservation Officer may consider it acceptable that the corrugated iron be replaced by timber cladding for a domestic dwelling.

Farmsteads within Capel Parish

Research has re-emphasised the importance of historic farmsteads to Tunbridge Wells' rural areas.

Traditional farmstead groups and their buildings make a positive contribution to local character and distinctiveness.

“.....they are under the greatest threat of neglect on one hand, and development on the other, than any rural building type”.

National and local research has highlighted the significance of traditional farmsteads as assets which contribute to landscape character, local distinctiveness and rural economies and communities (source: Kent Farmsteads Assessment Guidance 2016)

The Low Weald characteristics, the rural nature of Capel and the importance of the MGB setting of the majority of these assets are of considerable significance.

The lack of urban sprawl contributes greatly to the settings.

The following farmsteads have been identified in Capel Parish, according to the [Kent Historic Environment Records](#):

Name: **Sherenden Farm, Sherenden Lane**

HER No: MKE81791

Type: Dispersed muti yard

Description: Post mediaeval c1600, >50% lost including oast

Name: **Wenhams Farm, Hartlake Rd**

HER No: MKE82388

Type: Regular courtyard multi type

Description: Post mediaeval c1800, >50% lost

Name: **Standen Farm, Hartlake Rd**

HER No: MKE82387

Type: Dispersed multi-yard plan

Description: Post mediaeval c1540, >50% lost, oast converted

Name: **Upper Postern Farm, Postern Lane**

HER No: MKE81788

Type: Dispersed multi-yard plan with a driftway

Description: Post mediaeval c1540, oast listed,

Name: **Hale Farm, Tudeley Hale**

HER No: MKE 81789

Type: Dispersed multi-yard

Description: Post mediaeval c1600, oast listed

Name: **Tudeley Hall, Hartlake Road**

HER No: MKE81790

Type: Regular courtyard U-plan

Description: Post mediaeval c1540, no apparent alteration

Name: **Sandling Farm, Hartlake Road**

HER No: MKE82377

Type: Loose courtyard with an L-plan element

Description: Post mediaeval c1600, >50% lost

Name: **Gate Farm, Five Oak Green Road**

HER No: MKE82378

Type: Regular courtyard L-plan

Description: Post mediaeval c1540, >50% lost

Name: **Church Farm, Five Oak Green Road**

HER No: MKE89019

Type: A loose courtyard plan

Description: Post mediaeval c1800, partial loss of <50%

Name: Park Farm, Five Oak Green Road

HER No: TQ64SW198

Type: A full regular courtyard plan

Description: Post mediaeval c1800 Converted to residential use. Partial loss <50%

Name: **Fish Lodge, Somerhill**

HER No: MKE89111

Type: Dispersed plan

Description: Post mediaeval c1800. Partial loss <50% (located in an historic garden)

Name: **Castle Hill Farm (Horseshoe Farm), Pembury Road**

HER No: TQ64SW201

Type: Dispersed multi-yard

Description: Post mediaeval c1600, partial loss <50%

Name: **Fairthorn, Pembury Road**

HER No: TQ64SW202

Type: Loose courtyard plan

Description: Post mediaeval c1800, no apparent alteration

Name: **Kenward, Dislingbury Rd**

HER No: TQ64SW206

Type: Regular L-Plan

Description: Post mediaeval c 1800, no apparent alteration

Name: **Half Moon House (Cottage) Half Moon Lane,**

HER No: TQ64SW210

Type: Dispersed plan

Description: Post mediaeval C1800, only the farmhouse remains

Name: **Crockhurst Farm, Crockhurst Street**

HER No: TQ64NW294

Type: Loose courtyard plan

Description: Post mediaeval c1800, partial loss <50%

Name: **Bank Farm, Sherenden Lane**

HER No: MKE82384

Type: Loose courtyard

Description: Post mediaeval c1600, partial loss <50%

Name: **Lilley Farm, Sherenden Lane**

HER No: MKE82385

Type: Regular L-Plan

Description: Partial loss < 50%

Name: **Barham House, Alders Road**

HER No: TQ64SW205

Type: Regular U-plan courtyard

Description: Post mediaeval c1800, partial loss <50%

Name: **Moat Farm, Whetsted Road**

HER No: MKE81816

Type: Regular multi-yard

Description: Post mediaeval c1540, partial loss <50% but still in use

Name: **Whetsted Farm (Whetsted Hall & Malthouse farm), Maidstone Road**

HER No: MKE82449 (WH) & MKE82450

Type: Two row plan (WH), Loose courtyard (MF)

Description: (WH) Post mediaeval c1800, partial loss <50% (MF) Post mediaeval c1540, no apparent alteration

Name: **Mill House, Badsell Road**

HER No: MKE81823

Type: Loose courtyard

Description: Post mediaeval c1600, partial loss <50%

Name: **Badsell Mains, Badsell Road**

HER No: MKE81822

Type: Dispersed cluster

Description: Post mediaeval c 1540, partial loss <50% NB: The HER show this could be also part of Capel Grange Farm. This is unlikely as Capel Grange Farm was originally part of Fobles Farm.

Name: **Badsell Manor Farm**

HER No: MKE81824

Type: Loose courtyard

Description: Post mediaeval c1540, partial loss <50%. Manor first referenced in 1259 but rebuilt. Moat in good condition c1259

Name: **Brook Farm, Sychem Lane**

HER No: MKE81821

Type: Dispersed multi-yard

Description: Post mediaeval c1540, partial loss <50%

Name: **Lydd Farm**

HER No: MKE82420

Type: Linear plan

Description: Post mediaeval c1600 No apparent alteration

Name: **Thistles, Whetsted Rd**

HER No: MKE81817

Type: Loose Courtyard

Description: Post mediaeval c1540, only the farmhouse remains

Name: **Finches Farm, Five Oak Green Road**

HER No: MKE81818

Type: Loose courtyard

Description: Post mediaeval c1600, significant loss of form >50%

Name **St. Norton's, Five Oak Green Road**

HER No: KE81819

Type: Regular L-plan

Description: Post mediaeval c 1600 to 1799 Partial loss of form <50%

Name: **Tanners Farm, Church Lane**

HER No: MKE82416

Type: Regular L-plan

Description: No apparent alteration

Name: **Church Farm, Church Lane (& Little Randolph's Farm)**

HER No: (CF) MKE82414, (LRF) MKE82415

Type: Regular L-plan,

Description: Post mediaeval c1800, partial loss <50% at Church Farm, no apparent alteration to Little Randolph's Farm

Name: **Capel Court (Potters Farm), Alders Road**

HER No: TQ64SW209

Type: Loose courtyard

Description: Post mediaeval c1800, no apparent alteration

Name: **Little Trees Farm, Alders Road**

HER No: TQ64SW219

Type: Dispersed

Description: Post mediaeval c1800, only farmhouse remains

Name: **Reeds Farm, Alders Road**

HER No: MKE82418

Type: Dispersed driftway

Description: Post mediaeval c1600, significant loss of original form >50%

Name: **Badsell Park Farm or Home Farm (Bogs Hole), Crittenden Road**

HER No: TQ64SE249

Type: Dispersed

Description: Post mediaeval c1600, partial loss <50%

Name: **Derry Cottage, Colts Hill**

HER No: TQ64724362

Type: Dispersed

Description: Post mediaeval c1800. No apparent alteration

Name: **Tudeley Brook Farm, Maidstone Road**

HER No: TQ66574649

Type: Loose courtyard with L-shape element

Description: Post mediaeval c1800. Partial loss of form <50%

APPENDIX C – LOCAL GREEN SPACES

The list of Local Green Spaces (LGS) has been developed and tested following the Locality guidance [“Making local green space designations in your neighbourhood plan”](#).

Members of the Steering Group drew up a long list of potential green spaces. This included:

Spaces that had previously been put forward as part of the Local Plan process for inclusion in the Local Plan

Spaces identified from desk-top research and local walkabouts

Spaces proposed by the community through the two surveys and local workshops.

A high-level review of the spaces was undertaken. Some of the spaces were considered to be already adequately protected, while others were not felt to meet the strict LGS criteria, for instance where they are verges. Of the spaces proposed for designation, seven are included in the SLP. As the SLP has yet to be adopted, it was considered prudent to include them in the CNP.

The tables below provide the justification for the Local Green Space designations. These use the methodology promoted by Locality to assess spaces.

Designations could be e.g. Site of Special Scientific Interest, Local Nature Reserve.

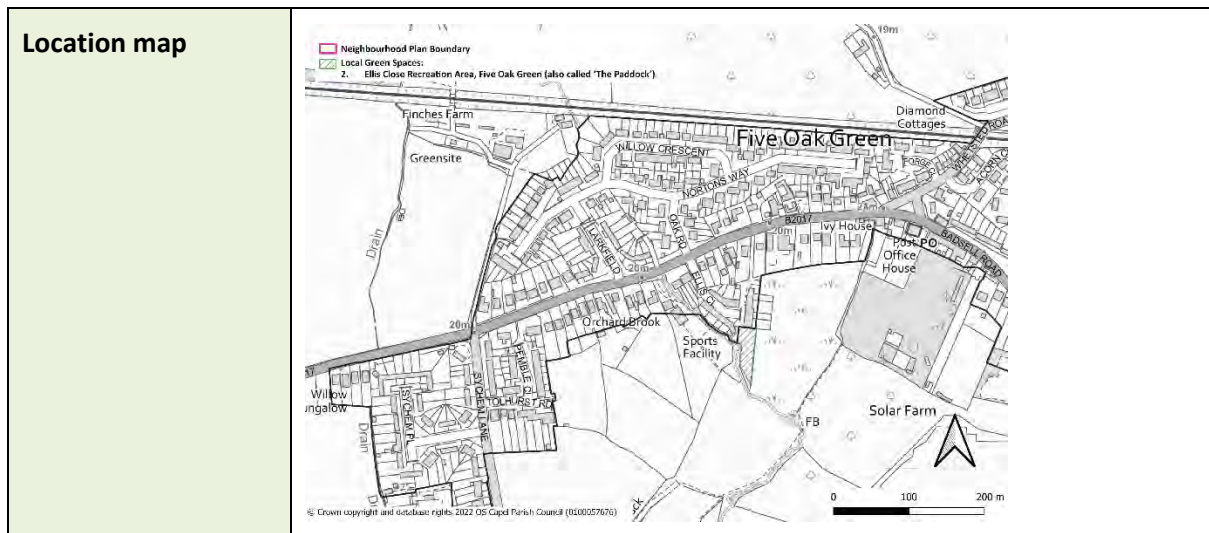
1. Allotments Five Oak Green
2. Ellis Close Recreation Area, Five Oak Green (also called ‘The Paddock’)
3. Five Oak Green Community Orchard
4. Roadside verges along Five Oak Green Road
5. St Thomas à Becket churchyard and Glebe
6. Five Oak Green Recreation Ground
7. Orchard, Tudeley
8. Tudeley Allotments
9. Tudeley Jubilee Water Fountain and Verge
10. All Saints’ Churchyard, Tudeley
11. Goldsmid Family Burial Ground, Tudeley
12. Whetsted Woods

Address and location	Allotments Five Oak Green, TQ65090 45196
Ownership details	Capel Parish Council
Description and purpose / current use	Allotments since the 1920s. Fifty-two plots with three on waiting list.
Any designations	<p>Green Belt. Planning Practice Guidance (PPG) states that “if land is already protected by Green Belt policy, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.</p> <p>One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community”.</p> <p>This area is considered to be of significant importance to the community and the LGS designation would recognise this officially.</p>
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves	The allotments are located next to the Village Hall at Fiver Oak Green and near to the recreation ground in the east of the village. This cluster of facilities is well-used by the local community.
Demonstrably Special?	<p>Wildlife: The allotments provide an important habitat for a range of flora and fauna, with a range of flowering plants.</p> <p>Historic: The allotments were gifted to the Parish in 1922 by Lord Falmouth and have been in situ ever since.</p> <p>Recreation: Allotments are noted in the NPPF for their social and mental/physical health benefits. The site houses fifty-two plots, which give local people an opportunity to grown their own food, while providing a valuable social space.</p> <p>The space is proposed as a Local Green Space in the SLP (not yet adopted).</p> <p>The LGS designation is not intended to restrict any expansion of the village hall, which would not be considered to be inappropriate development.</p>
Local in character?	Yes.

<p>Photo</p>	
<p>Location map</p>	

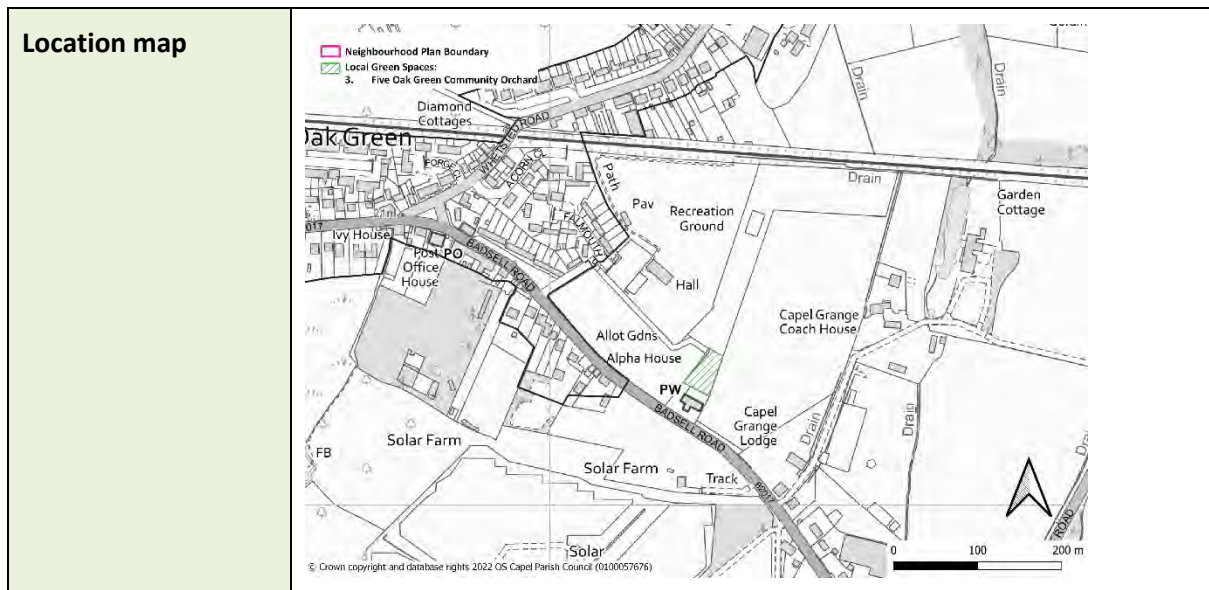
<p>Address and location</p>	<p>Ellis Close Recreation Area, Five Oak Green (also called 'The Paddock'), TQ64640 45152</p>
<p>Ownership details</p>	<p>Ellis Green Residents' Association (Alderbrook Management Company)</p>
<p>Description and purpose / current use</p>	<p>Recreational area for residents of the close with BBQ and five a side goals..</p>
<p>Any designations</p>	<p>No</p>
<p>Site allocations in Local Plan</p>	<p>No</p>
<p>Planning permissions?</p>	<p>No, but included in planning application 2004 as a condition of planning.</p>
<p>Access & proximity including how close</p>	<p>Private area of green space for the residents of Ellis Close.</p>

to the community it serves	
Demonstrably Special?	<p>Tranquillity: The site offers access to an area of green space within the otherwise fairly dense residential area of Ellis Close.</p> <p>Recreation: The grassy area provides an important area of green space for use by the residents of Ellis Close. The site is laid to grass with a kick about area, complete with goals, and a BBQ.</p> <p>Beauty: The site contributes positively to the rural character of the village, leading into the wider countryside.</p>
Local in character?	<p>Yes.</p>
Photo	 <p>The top photograph shows a paved area with a silver car parked on the left. In the background, there is a red brick house with white window frames. A grassy area with two soccer goals is visible in the distance. The bottom photograph shows a grassy field with two soccer goals. A wooden structure, possibly a BBQ, is visible on the right side of the field. The background is filled with trees.</p>



Address and location	Five Oak Green Community Orchard, TQ65196 45161
Ownership details	Parish Council
Description and purpose / current use	A community owned and managed orchard with apple and other fruit varieties traditionally grown / associated with the area. Created in the Queen’s Golden Jubilee Year 2012 with adopted trees and managed by the Five Oak Green Community Gardeners.
Any designations	Green Belt. This area is considered to be of significant importance to the community and the LGS designation would recognise this officially.
Site allocations in Local Plan	No
Planning permissions?	No.
Access & proximity including how close to the community it serves	Located within the village hall area. There is a pathway / cut through from Five Oak Green United Church to village hall.
Demonstrably Special?	<p>Historic: The area has been planted with memorial trees, dedicated to the Warrickers and Queen’s Golden Jubilee.</p> <p>Recreation: The space is well-loved by the community, with local adopting trees in the orchard. It is used as a space for picnics and fruit picking. There are plans to incorporate benches and extend the area into the recreation ground.</p> <p>Beauty: The space provides a beautiful orchard created by and for the community with the help of the Brogdale Trust.</p>

	<p>Wildlife: The trees provide an important local habitat and the site forms part of Five Oak Green Village in Bloom.</p> <p>The space is proposed as a Local Green Space in the SLP (not yet adopted).</p>
<p>Local in character?</p>	<p>Yes.</p>
<p>Photo</p>	

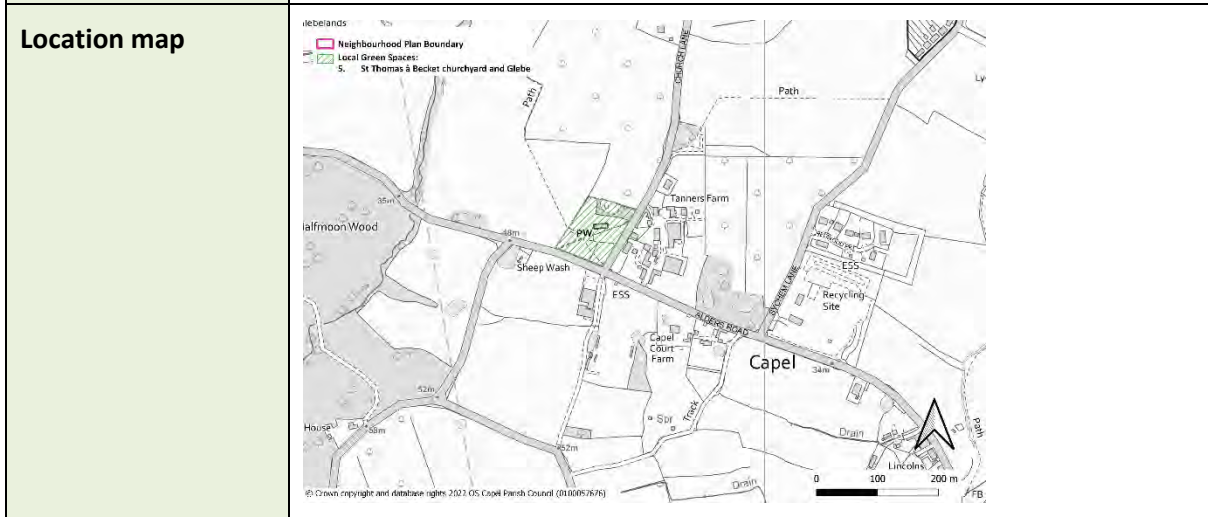


Address and location	Roadside verges along Five Oak Green Road, TQ64513 45269
Ownership details	Tunbridge Wells Borough Council (western side including along Larkfield), KCC eastern side both sides of Oak Road.
Description and purpose / current use	Village feature grass verges including planters contributing to local character.
Any designations	No.
Site allocations in Local Plan	No
Planning permissions?	No.
Access & proximity including how close to the community it serves	Located along the B2017 in the centre of the village.
Demonstrably Special?	<p>Recreation: The space has a bench and is a resting spot for members of the local community.</p> <p>Beauty: The verges are well-kept and are visually very attractive. They received a Silver Gilt in the Five Oak Green in Bloom awards.</p> <p>Wildlife: The verges are planted with wildflowers and are therefore an important natural resource for bees and butterflies.</p>
Local in character?	Yes.

<p>Photo</p>	
<p>Location map</p>	

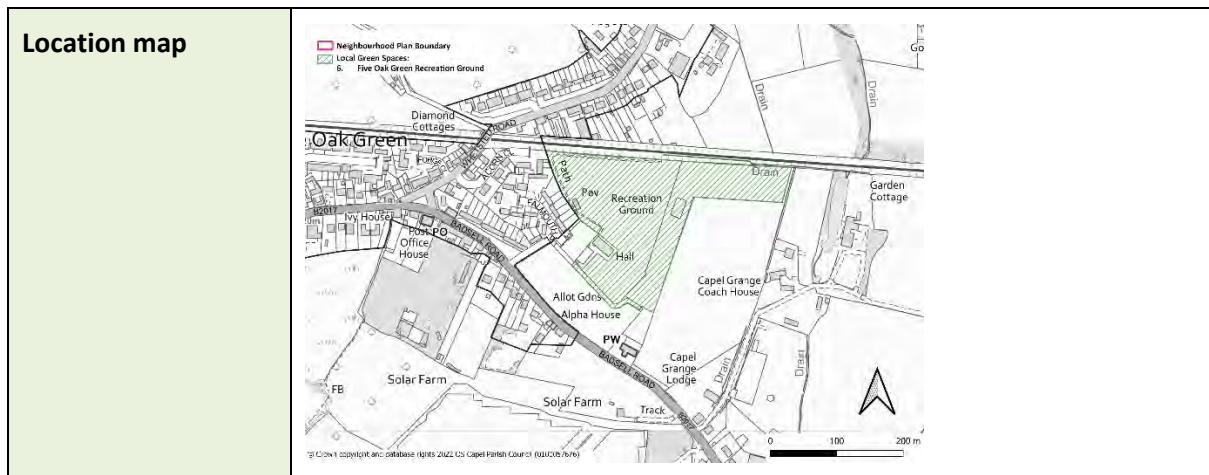
<p>Address and location</p>	<p>St Thomas à Becket churchyard and Glebe, TQ 63739 44517</p>
<p>Ownership details</p>	<p>Diocese or Rochester (south side of site), Churches Conservation Trust (church and curtilage), GSE Trustees Ltd – Hadlow Estate (Glebe)</p>
<p>Description and purpose / current use</p>	<p>Church of St Thomas à Becket and Glebe – overgrown wildlife area – formerly vegetable patch to the church.</p>

Any designations	Church and curtilage Grade I listed, some graves listed, war memorials, Green Belt, Glebe Nature Area.
Site allocations in Local Plan	No
Planning permissions?	No.
Access & proximity including how close to the community it serves	Public footpaths crisscross the site from southwest to northeast and southeast to northwest. Fully publicly accessible and a tourist attraction.
Demonstrably Special?	<p>Historic: The Church of St Thomas à Becket is a redundant Anglican church in the village of Capel, Kent, England. It is recorded in the National Heritage List for England as a designated Grade I listed building, and is under the care of the Churches Conservation Trust. Friends of Capel Church was set up to support the work of the Churches Conservation Trust at St Thomas à Becket, Capel. The church has notable 13th century wall paintings, and a yew tree under which Becket himself is supposed to have preached.</p> <p>Recreation: The site is well-used by the community with historic tours provided and being the venue for art and craft shows. The church is highlighted during the heritage fortnight and is also the site of the community beacon. It has occasional services and is open to visitors daily from 10am to 4pm.</p> <p>Beauty: The site is very attractive and a key built feature of the landscape. Views are afforded across the Medway Valley up to West Peckham.</p> <p>Tranquillity: The space provides a tranquil spot for residents and visitors.</p> <p>Wildlife: The Glebe and churchyard are managed for wildlife, school visits and takes part in Village in Bloom.</p>
Local in character?	Yes.
Photo	



Address and location	Five Oak Green Recreation Ground, TQ65162 45334
Ownership details	Capel Parish Council
Description and purpose / current use	A large recreation ground incorporating the village hall, cricket and football pitches and pavilion, play areas and a car park. Potential site for BMX pump track to the east of the site. Donated to the community by the Holden family.
Any designations	No.
Site allocations in Local Plan	No

Planning permissions?	No.
Access & proximity including how close to the community it serves	Located on the eastern rural edge of the village, located next to housing and easily accessible from the village. Location for public toilets.
Demonstrably Special?	<p>Historic: The space has been in community ownership since 1932.</p> <p>Recreation: The site comprises sports pitches and two play areas, a teen shelter, historic tug-of-war training area, and a circular all-weather path. It is the location for the village fete. There are plans for further recreational facilities to be incorporated.</p> <p>Beauty: The site is very attractive, planted with mature trees and hedgerows.</p> <p>Tranquillity: Although close to the railway line, the space is remote from the busy roads through the village and is popular as a picnic spot. There are picnic tables provided.</p> <p>Wildlife: A recent tree survey of mature trees and hedgerows recognises the importance of these trees and the important contribution they make as a green corridor into Five Oak Green. There are many oaks on the site, including five new oaks unveiled for the Diamond Jubilee (part of the Green Canopy project).</p> <p>The space is proposed as a Local Green Space in the SLP (not yet adopted). The LGS designation is not intended to restrict any expansion of the village hall, which would not be considered to be inappropriate development.</p>
Local in character?	Yes.
Photo	



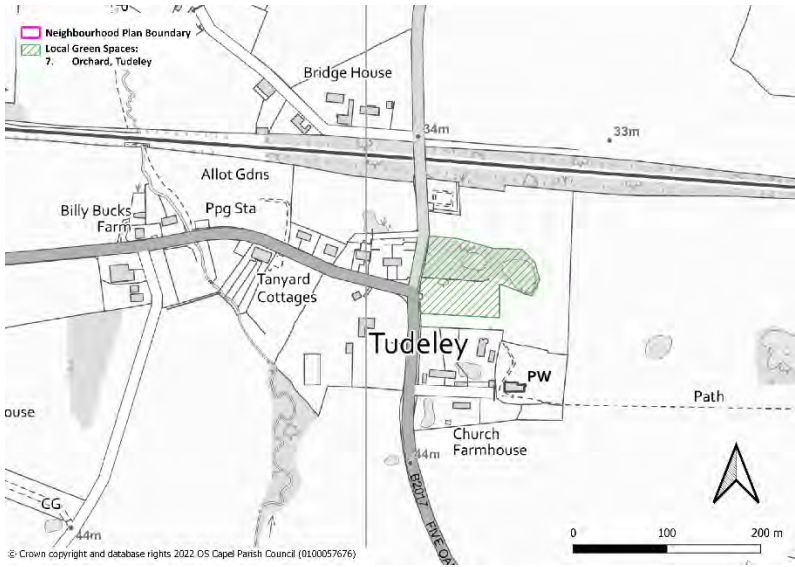
Address and location	Orchard, Tudeley, TQ 62113 45543
Ownership details	Hadlow Estate
Description and purpose / current use	A historic, overgrown orchard with traditional apple varieties.
Any designations	Green Belt, ancient woodland to the north and Priority Habitat Inventory – Traditional Orchard to the south.
Site allocations in Local Plan	Yes, partially – small parcel of land immediately north of All Saints’ Church Tudeley just within the western boundary of the proposed Garden Village.
Planning permissions?	No.
Access & proximity including how close to the community it serves	There is a public footpath running to the south of the site through the churchyard (west to east).
Demonstrably Special?	<p>Historic: Historic orchard.</p> <p>Beauty: As an orchard, the site contributes to the character of the parish.</p> <p>Tranquillity: As a forgotten corner in the Parish, the site offers a tranquil spot away from the settlements.</p> <p>Wildlife: The site has been an orchard for many centuries. The ancient woodland and priority habitat (orchard) provide for a range of flora and fauna.</p>
Local in character?	Yes. It is part of the setting of the historic church (Grade I) and churchyard, the adjacent listed historic buildings (Grade II) and links them to the adjacent Goldsmid family private cemetery (Grade II wall). The woodland /

orchard area provides a quiet corner away from the busy B2017 and is opposite the Grade II listed Jubilee Fountain (1897).

Photo



Location map




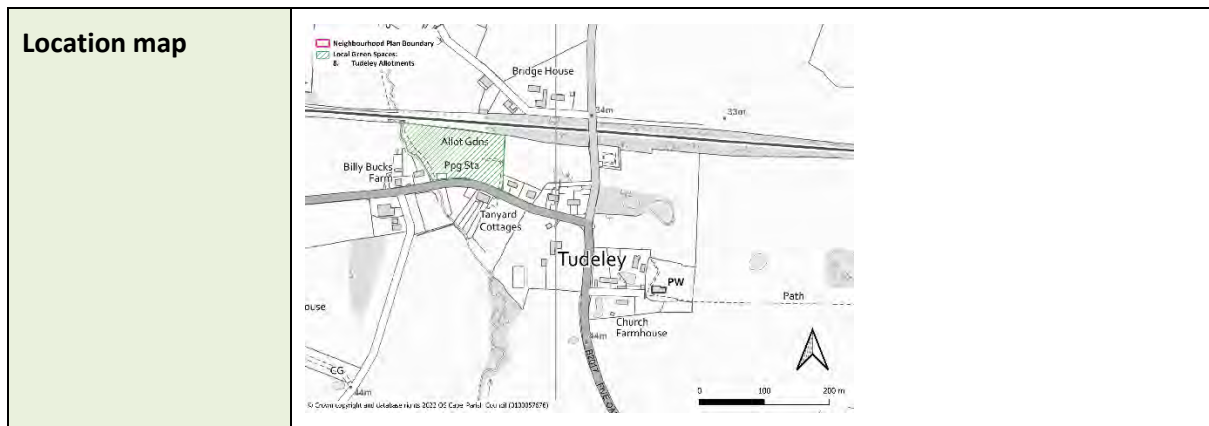
Address and location

Tudeley Allotments, TQ 61855 45612

Ownership details

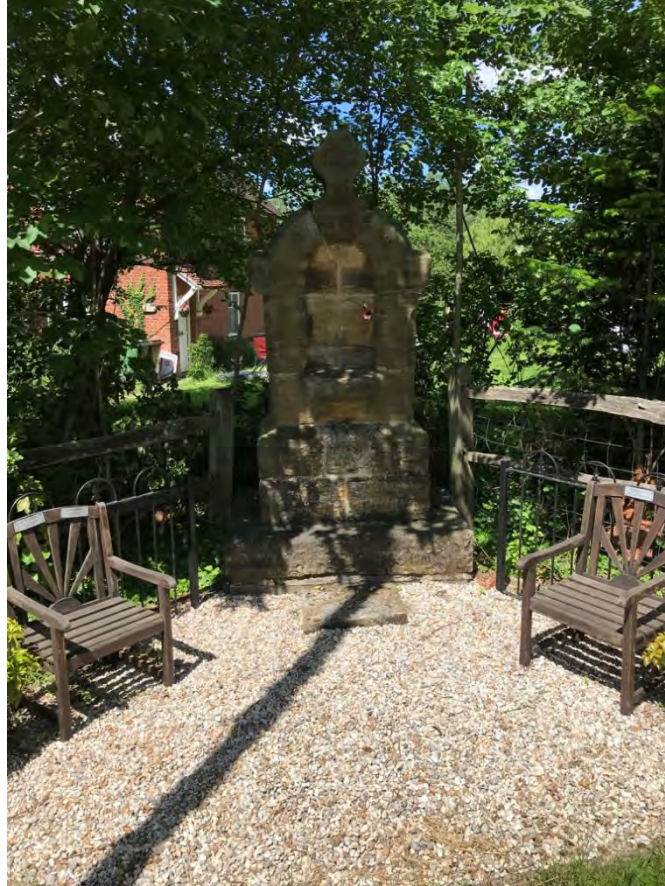
Hadlow Estate

Description and purpose / current use	Well kept allotments for the local community.
Any designations	Green Belt.
Site allocations in Local Plan	No.
Planning permissions?	No.
Access & proximity including how close to the community it serves	Adjacent to homes including a small cluster of three Grade II listed buildings (immediately to the west) with a public footpath running south to north along it's western boundary.
Demonstrably Special?	<p>Recreation: The value of allotments for physical and mental health – in addition to their role in self-sufficiency – are noted in the NPPF. The space provides a well-used series of allotments, which have been in situ for many years. There is a picnic area.</p> <p>Tranquillity: A quiet space off the otherwise busy B2017.</p> <p>Wildlife: The space provides an important habitat for a range of flora and fauna. Aside from the growing spaces themselves, part of the site is grassed over and there is also some woodland.</p>
Local in character?	As well as allotments there are informal spaces including a BBQ and with the public footpath is also used for dog walking and recreation.
Photo	

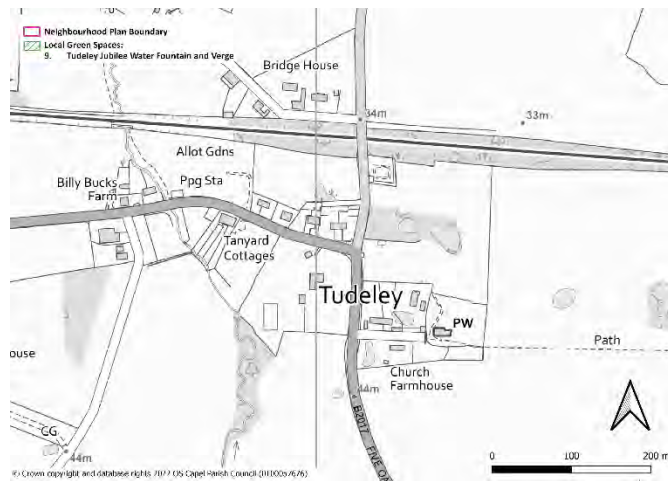


Address and location	Tudeley Jubilee Water Fountain and Verge, TQ62040 45527
Ownership details	Capel Parish Council
Description and purpose / current use	Grade II listed drinking fountain. Dated 1897. Local sandstone ashlar. Drinking fountain on a chamfered plinth.
Any designations	Grade II listed.
Site allocations in Local Plan	No.
Planning permissions?	No.
Access & proximity including how close to the community it serves	The space is located in the centre of the settlement of Tudeley.
Demonstrably Special?	<p>Historic: The site houses a historic drinking fountain. The trough and drinking fountain were installed as a reminder of Queen Victoria's Diamond Jubilee in 1897.</p> <p>Recreation: The site houses two commemorative seats either side of the drinking fountain (see photo) as well as decorative planting.</p> <p>Tranquillity: A quiet space for contemplation.</p>
Local in character?	Yes.

Photo



Location map



Address and location

All Saints' Churchyard, Tudeley, TQ 62184 45426

Ownership details

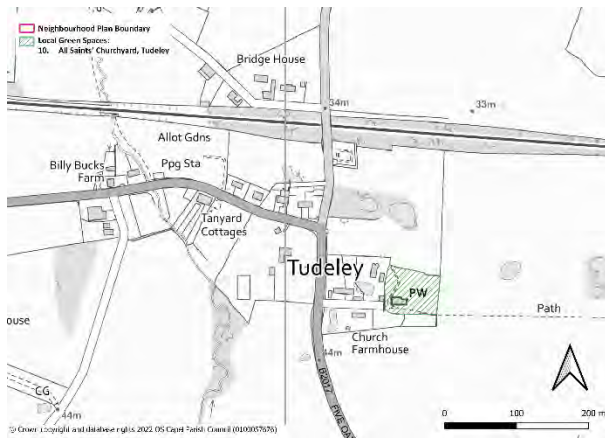
Church of England / Diocese of Rochester

Description and purpose / current use	Church containing Marc Chagall stain class windows attracting 30,000 visitors a year including school trips.
Any designations	Grade I listed Church and grade II listed graves in church yard. War graves.
Site allocations in Local Plan	Adjacent to the Tudeley Garden Village proposed in the Submission Local Plan.
Planning permissions?	No.
Access & proximity including how close to the community it serves	At the historic centre of the small village of Tudeley and on the route of a public footpath that runs through the churchyard to the south side of the church to the George and Dragon public house.
Demonstrably Special?	<p>Historic: The Grade I listed Church has existed in Tudeley since the seventh century, then one of only four in the Weald. The sandstone footings of the nave and tower may date from before the Norman conquest, and the church is listed in the Domesday Book under the village's alternative name of Tivedale. In 1293 the church was given to Tonbridge Priory.[4] The majority of the existing structure was created in the later medieval period, during the 13th and 14th centuries. After the Dissolution of the Monasteries in 1526, it came under the control of Christ Church, Oxford, and then in 1529 became controlled by the Crown, before returning to private hands in 1548. Today it is part of the Diocese of Rochester.</p> <p>It is the only church in the world that has all its windows in stained glass designed by Marc Chagall.</p> <p>Recreation: As well as seating in the churchyard for visitors to the Chagall windows and prayer walks, the churchyard is also a starting point for walks in the local area.</p> <p>Tranquillity: A quiet space for contemplation, as it is set back from the B2017.</p> <p>Beauty: The space affords long-distance views from the churchyard.</p> <p>Wildlife: The churchyard is managed for wildlife and includes mature trees and boundary hedgerows.</p>
Local in character?	Yes, located at the historic centre of the small village of Tudeley

Photo



Location map




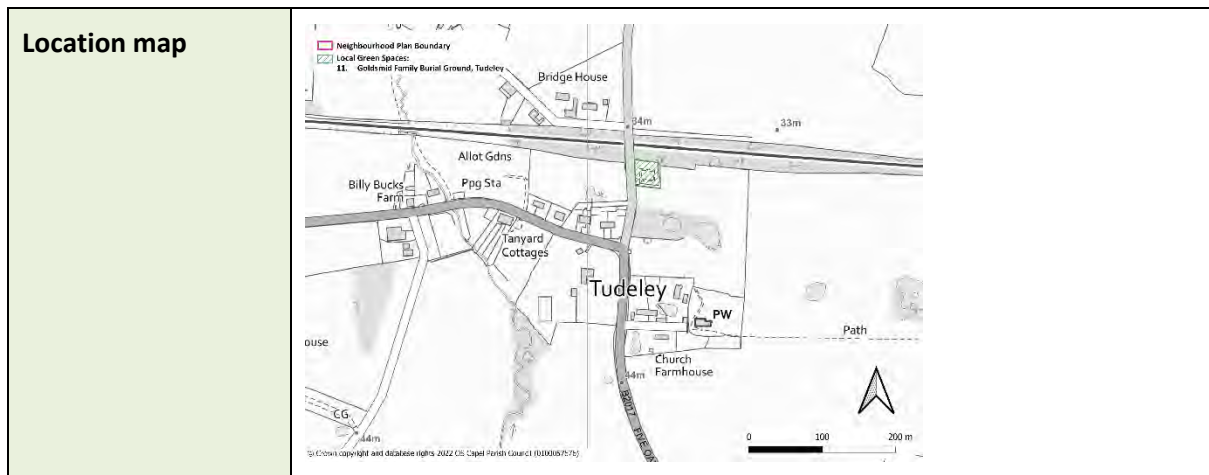
Address and location

Goldsmid Family Burial Ground, Tudeley, TQ62074561


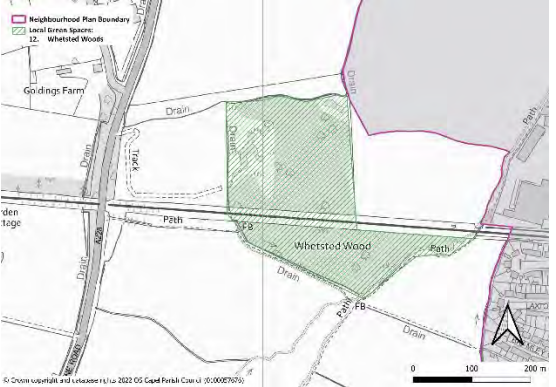
Ownership details

Goldsmid Family





Description and purpose / current use	Landscaped family burial ground with Grade II listed wall along Hartlake Road.
Any designations	Grade II listed wall and adjacent to ancient woodland.
Site allocations in Local Plan	No.
Planning permissions?	No.
Access & proximity including how close to the community it serves	The space is located in Tudeley village along Hartlake Road.
Demonstrably Special?	<p>Beauty: Ornate wall design with apertures allows people to look inside.</p> <p>Historic: A 20th century cemetery with locked gate and unusual walls which are grade II listed.</p>
Local in character?	Yes. With the nearby ancient woodland and listed buildings, including the Jubilee Drinking Fountain and All Saints' Church, this site contributes to the historic heart of Tudeley
Photo	













Address and location	Whetsted Wood, TQ66074545
Ownership details	Privately owned
Description and purpose / current use	Ancient Woodland sliced in 2 by railway. Brook running along eastern edge.
Any designations	Ancient woodland within green belt.
Site allocations in Local Plan	Yes, included within Paddock Wood proposed extension (Submission Local Plan).
Planning permissions?	No.
Access & proximity including how close to the community it serves	Close to the western edge of Paddock Wood town with a popular local footpath running to it from the Allington Road estate to the southern edge of the wood and onwards to Badsell Manor and the Badsell Road (B2017)
Demonstrably Special?	<p>Historic: The woodland contains Hoppers Huts, where families would have lived during the hopping harvest in the early 20th century.</p> <p>Recreation: The woodland is popular for walking.</p> <p>Tranquillity: A peaceful haven just west of Paddock Wood.</p> <p>Wildlife: An important habitat for a range of wildlife and contributor to the green infrastructure network.</p> <p>Beauty: Ancient coppice woodland.</p> <p>Whilst the site is currently located within Green Belt, the SLP proposes to remove this designation. The site is located within the proposed strategic site allocation for Paddock Wood/East of Capel – the community feel</p>





	<p>strongly that the woodland should be fully safeguarded for future generations and the LGS would add greater recognition for this.</p> <p>The space is proposed as a Local Green Space in the SLP (not yet adopted).</p>
<p>Local in character?</p>	<p>Yes. It is close to the populated western edge of Paddock Wood and will be within the proposed western extension.</p>
<p>Photo</p>	
<p>Location map</p>	



APPENDIX D – LOCALLY SIGNIFICANT VIEWS

Ref:	Name of View	Description	Photo
1.	Capel Church	The church sits on a prominent position in the landscape. Views from Alders Road (picture), Half Moon Lane, Church Lane and Five Oak Green Road are all significant.	
2a	View facing north over the Low Weald (Capel Church in the middle distance)	View from Amhurst Bank Road across the Medway Valley north Downs in the distance.	
2b	View facing north west over the Low Weald	View from Alders Road west of A228 junction across to North Downs	
3a	Tudeley Church from the south east and south	All Saints' Tudeley grade I listed building viewed from south east (West Window designed by Chagall)	

		The view to the right is from the south, showing the entrance and tower.	
3b	Tudeley Church from the north and west	The less often seen northern side of the church. The western end of the church seen from the car park entrance.	 
3c	Tudeley distant view	All Saints' Tudeley and surrounding buildings viewed from Park Farm looking NE.	
4a	North View from Tudeley churchyard	View north across the Low Weald and Medway Valley.	

4b	South East view from Tudeley churchyard	View south east outside boundary of churchyard on footpath looking south towards Crockhurst Oast in distance.	
5	View looking south across High Weald AONB from Tudeley	Tudeley from permissive path parallel to B2017 opposite entrance to Tudeley Church towards Park Farm and beyond	
6	Whetsted Woods	Ancient woodland in the east of the parish adjoining Paddock Wood. Taken from the footpath beyond Sebastopol Lane looking South East.	
7	View of Postern Park	Grade II* mansion (dating from late 17 th century) taken from Postern Lane (adjacent to the parish boundary with Tonbridge).	
8	Highway verges through Five Oak Green	View of verge on B2017 north side of Larkfield view out of Five Oak Green facing west from south side of the road.	

<p>9</p>	<p>Views of Oast houses</p>	<p>Oast house are typical of the parish particularly the conical towers that were used for drying hops. Most have now been converted into residential uses.</p> <p>This is a good example on Alders Road backing on to the AONB (it featured on a Channel 4 television show in 2021).</p>	
<p>10</p>	<p>Somerhill</p>	<p>Front façade of Grade I Jacobean house and park within the AONB now used as a school.</p> <p>The house and estate were ‘imaginatively’ painted by JMW Turner 1811.</p> <p>View of Somerhill from Tudeley church across the B2017 – peeping through the trees. The house was originally situated in the landscape to be viewed from the church. The view is now partly obscured by trees.</p> <p>Somerhill from the B2017 from the entrance to Bothy Cottages.</p>	  

		Somerhill from the A26 approaching the roundabout with the B2017 illustrating its dominating role in the landscape on top of a hill.	
11	Distant view of the AONB from the Medway valley	View looking south from the Hammer Dyke on the northern boundary of the parish. Moat Farm in the middle distance.	

APPENDIX E – ROADS AND TRANSPORT ISSUES IN CAPEL

The following is provided as background the challenges facing the road network in the Parish.

Significant Highways within Capel Parish:

Major Trunk Roads

A21 Trunk Road – Major route London/M25 to Hastings & East Sussex. Traverses Capel north/south in the west of the parish for approx. 1.6m/2.6km on dual carriageway recently extended from Tonbridge to Kippings Cross roundabout A21/ B2160 junction.

(A21 managed by National Highways- NH).

The A21 in Capel has a newly built junction on the dual carriageway with access on the north east side of the road to the narrow country lane of Half Moon Lane, connecting with Alders Road through AONB; and on the west side of the junction there is access to Castle Hill, the site of a proposed alternative to the TWBC Local Plan new village at Tudeley in Capel Parish. Half Moon Lane is totally unsuitable for HGV traffic.

Any “planned” closures of A21 between Kippings Cross – Pembury – Tonbridge can result in diversions in excess of 12 miles along A228/A26 via Hadlow and Tonbridge as they MUST be via other existing “A” roads (source National Highways). Unfortunately, as most vehicles and driver’s mobile phones are fitted with Satellite Navigation mapping systems, it is normal for these systems to divert traffic off A21 and along B2160/A228/B2017/A26 all through Capel Parish/Five Oak Green instead of the signed diversion route.

HGVs and other traffic that uses the M20/M2 motorways (that connect Dover & Folkestone and the vast North East Kent industrial areas) to the national highways, use the M26 off the M20 to link to M25 London orbital route. However, the M26 heading west from M20 has no exit junction on to the A21 south (Sevenoaks, Tonbridge, Tunbridge Wells, Hastings etc) and the alternatives are either a 19 mile detour via M20/M25 at Swanley interchange with very steep hills on both M25 & M20 for HGVs or via A228 Leybourne/West Malling to reach Paddock Wood and A21 at Pembury for Tunbridge Wells industrial areas and routes through to Hastings. Minor delays on A228 can create huge delays in both directions in the whole Paddock Wood/Capel Parish area. Whilst the M26/M25/A21 junction is not within Capel, having no turn off M26 south to A21 has a huge impact on traffic along A228.

A228 Trunk Road - Links Isle of Grain/M2/M20/Dover to A264/A21 at Pembury to Tunbridge Wells and further west & south. Traverses Capel Parish north/south (approx. 3.4m/5.5km) in the East. Major route for HGV traffic as extensive industrial areas especially Paddock Wood, East Peckham and Tunbridge Wells (Larkfield Ind. Est) ALL bordering Capel Parish. Managed by Kent County Council Highways. The A228 is also a major route for ambulances from the Paddock Wood SECAM Make Ready station that serves a large area of west Kent and delivers emergency patients to Pembury, Maidstone and Ashford hospitals. KCC Highways (as noted in the TWBC Local Plan notes above) have planned to build a bypass on A228 at Colts Hill (in our parish) for 40+yrs with a complete off-road solution. Despite protest marches, numerous deaths and many more serious accidents, the project has never received funding. The new TWBC Local Plan Submitted offers only a

part of the road to be improved (north of Alders Road) and will not offer any reduction in accidents and may, due to its poor new design, actually create more accidents at higher speeds and more deaths.

A26 Trunk Road – The B2017 through Capel terminates at A26 in Tonbridge which links Maidstone, Hadlow and Tonbridge in the east to A21(M25) and Tunbridge Wells to Newhaven port. A26 cuts through western edge of Capel Parish for just 0.8m/1.2km. This road is already clogged with traffic during peak times and any increases due to proposed developments within Capel, Paddock Wood and Tudeley Garden Village will exacerbate already long delays at all junctions of A26/B2017 junction and throughout Tonbridge.

Other Main routes through Capel

B2017 – Paddock Wood – Tonbridge through Capel Parish

B2017 – designated a KCC Distributor Route – 5.1m/8.2km – Links B2160 Paddock Wood and A228 to A26/(A21 for M25 etc) at Tonbridge, - running East/West along Badsell Road/Five Oak Green Road/Crockhurst Street/Tudeley Road all within Capel Parish. In 2016 4,600+ vehicles per day were recorded by consultants hired by the parish council.

Along the B2017 there are approx. 180 homes, a small industrial estate, Post Office/grocers, a car service centre, vehicle repairs/paint shop, car sales, 210 attendee Capel primary school, 575 attendee Schools at Somerhill private school, two churches and 3 public houses/restaurants. There is access to several farms, livery stables & riding schools, AONB and several heritage buildings. The road is regularly used by farm traffic with large tractors pulling huge trailers which create ad hoc traffic queues daily along most of the route.

There are 3 sharp and 2 blind bends on junctions along the B2017 where accidents regularly occur. Much of the B2017 route has no footpaths at all and from A228 to Paddock Wood within Capel Parish there is no tarmac footpath or cycleway along a very busy section of road with a double bend close to the A228 junction where the road regularly floods. Pupils attending the Mascalls Academy at Paddock Wood have to catch a bus from Five Oak Green as the lack of footpath makes walking to/from school very dangerous.

The speed limits on B2017 are 30mph within Five Oak Green which becomes 40mph for a short section at the eastern side of the village from the United Church to A228 roundabout and a 50mph limit from A228 to the Capel Parish border with Paddock Wood where the B2017 reduces to 30mph at the start of the residential area.

Heading west from Five Oak Green village, the 30mph becomes 40mph (80m just past the primary school) and that becomes 50mph 100m past the Hartlake Road junction at Tudeley.

Along the whole of B2017 in Capel there is just one centre island. It is in a 50mph limit, on a bend outside the entrance to Somerhill School and there are no pavements there. There are no zebra or pelican crossings, no other crossing islands, no traffic lights, pinch point restrictions or anything for traffic calming of any type along the whole of B2017 other than the single island.

The B2017 is the quickest route between Tonbridge and A228/Paddock Wood, despite new dualling of A21 between Tonbridge & Pembury. The A21 Pembury route is longer and has 3 sets of traffic lights with long queues daily. The B2017 route also avoids the very narrow Colts Hill where delays are almost daily and HGVs can lose wing mirrors and often come to an almost halt to pass each other.

The junction of Alders Road & B2017 Five Oak Green Road is on a blind bend, across a hill with a 40mph limit and has seen many accidents over the years. In winter this junction suffers from black ice.

Other busy routes across Capel Parish

Crittenden Road/Alders Road – A narrow winding country lane with no pavements or lighting along its whole length, used as a “rat run” linking Matfield, (Brenchley, Horsmonden, Goudhurst) and used by many further afield to avoid delays on A21. Those living close to A21 corridor south of the Kippings Cross/A21/B2160 junction (Lamberhurst, Rotherfield, Battle, Hastings) where long delays occur on A21 most days will use this “rat run”. A national speed limit with no restrictions and a very dangerous offset junction at A228(40mph)/Crittenden Road/Alders Road junction has resulted in many serious accidents. This junction is included in the main Colts Hill bypass solutions.

Hartlake Road Tudeley – 2.3m/3.7km - 1.4m/2.25km are within Capel Parish - crosses River Medway on a new bridge - Links B2017 to Three Elm Lane at Golden Green with links to A26 (west) & A228 through various hamlets east. Used to avoid major traffic issues within Tonbridge area due to the main London Dover/Hastings railway lines & River Medway both traversing Tonbridge with very limited number of roads crossing both. Hartlake Road is a popular “rat run” for school runs to Tonbridge & Tunbridge Wells. The TWBC Local Plan Submitted has plans to close this road to the north of the railway bridge and divert ALL traffic through the proposed new Tudeley Garden Village. This scheme has been heavily criticised by all residents, parish council and Tonbridge Borough Council as it will place a huge amount of traffic on the already heavily used roads of Tonbridge.

HGVs and other traffic that uses the M20/M2 motorways (that connect Dover & Folkestone and the vast North East Kent industrial areas) to the national highways, use the M26 off the M20 to link to M25 London orbital route. However, the M26 heading west from M20 has no exit junction on to the A21 south (Sevenoaks, Tonbridge, Tunbridge Wells, Hastings etc) and the alternatives are either a 19 mile detour via M20/M25 at Swanley interchange with very steep hills on both M25 & M20 for HGVs or via A228 Leybourne/West Malling to reach Paddock Wood and A21 at Pembury for Tunbridge Wells industrial areas and routes through to Hastings. Minor delays on A228 can create huge delays in both directions in the whole Paddock Wood/Capel Parish area. Whilst the M26/M25/A21 junction is not within Capel, having no turn off M26 south to A21 has a huge impact on traffic along A228.

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The A228 is also a major route for ambulances from the Paddock Wood SECAM Make Ready station that serves a large area of west Kent and delivers emergency patients to Pembury, Maidstone and Ashford hospitals.

KCC Highways (as noted in the TWBC Local Plan notes above) have planned to build a bypass on A228 at Colts Hill (in our parish) for 40+ yrs with a complete off-road solution. Despite protest marches, numerous deaths and many more serious accidents, the project has never received funding. The new TWBC Local Plan Submitted offers only a part of the road to be improved (north of Alders Road) and will not offer any reduction in accidents and may, due to its poor new design, actually create more accidents at higher speeds and more deaths.

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Travel throughout the parish is restricted by the main London/Dover railway line running west/east across the whole parish and the river Medway valley and its flood plain (to the north of the railway). The limitations to cross both railways and river in the whole area, including the neighbouring borough of Tonbridge, and the lack of A21 dualling beyond Kippings Cross (two miles south of the parish) have a major impact on traffic in the area with “rat running” throughout the day on narrow country lanes with blind bends all designated as “Rural Roads”.

Within Capel Parish the number of railway crossing points is just four vehicular routes that are public roads and two of those connect to the other two main roads north of the railway, namely Hartlake Road and A228.

Moving across the map from west to east the bridges/tunnels across the railway are:

Postern Lane - a private lane with restricted access and bridge over the railway but is a public footway.

Hartlake Road - has a narrow railway bridge and recently rebuilt bridge over the river Medway which does have a pavement on the bridge. This is a designated “Rural Lane” but is used as a “rat run” to avoid Tonbridge traffic delays and the road floods regularly. A large and very busy pub at Tudeley Hale, approx. 1km from B2017 attract large numbers of visitors throughout the year.

Sherenden Road – a very narrow lane along the whole length, cutting under the railway, with sharp blind bends, high grass banks in places, limited passing places and runs from a difficult junction on top of the rise at Crockhurst Street (a section of B2017) to join Hartlake Road north of the railway. No restrictions apply.

A short concrete track to Finches Farm off Five Oak Green Road - extends as a dirt track under the railway a short distance where it continues as a public footpath which can be

followed across fields to the river Medway at East Lock and then to Golden Green and beyond. There is no public access to motor vehicles beyond the railway.

Whetsted Road bridge, close to the centre of Five Oak Green, narrow on a blind bend with no pavements on the bridge on either side of the road throughout. Residents parked cars restrict passing and this is a busy “rat run” throughout the day to avoid queuing on A228 roundabout with B2017. There is a small industrial area along Whetsted Road and access to the extensive Moat Farm site (largest exporter of apples in UK) with further industrial units and an entrance along the eastern section of the road just outside the LBD. Very large HGVs and tractors pulling long trailers egress this site daily, all year round.

The A228 trunk road runs north/south across the railway line (and later the river Medway at East Peckham). A very busy HGV route through the parish connecting Medway towns to Tunbridge Wells/A21/Hastings. This is a major route with long traffic queues at peak times. No protected crossing points for pedestrians or cyclists. Reduced speed limits apply through the southern section of Colts Hill.

A public footpath crosses the railway line just to the west of Paddock Wood. However, this path is an open railway crossing with no footbridge or tunnel.

There are no pavements or cycleways on any of the above routes.

The weight of traffic on all roads in the parish, be it cars, buses, huge HGVs and farm vehicles, is such that walking and cycling is considered as at risk on some routes and too high risk on others.

There is an immediate need for improvements to Capel Parish infrastructure as a priority and the TWBC Local Plan (if approved) will typically offer no relief to any part of the parish for walkers nor cyclists for many years and in some parts none at all.

Roads in Capel Parish with risk to Walkers and Cyclists

A228 – by far the busiest road in the area with no footbridges or foot-tunnels and has numerous footpaths crossing throughout the whole length in the parish. Speed limits, no traffic calming.

The B2017 (a KCC Distributor Route) running east/west to Tonbridge from Paddock Wood through Five Oak Green; second busiest road. No traffic calming measures at all. There are no pavements in most stretches, very narrow pavements in some places, no cycle lanes at all, and mostly ignored speed limit of 30mph in Five Oak Green. Space for a cycle lane would be impossible in the centre of the village and there are already issues just walking along the pavement there due to the number of parked cars in the road and HGVs through the village.

The B2017, Badsell Road section to the east from Five Oak Green to Paddock Wood has 40mph section with a pavement on the north side from Five Oak Green to A228 roundabout. The road changes to 50mph from the roundabout going east and there is no pavement for around 850m all the way to Paddock Wood. This section is a very busy road and major HGV route for the new estates in Paddock Wood and smaller industrial areas beyond to the east, such as Old Hay, Pearsons Green, Claygate, Horsmonden and Marden.

Crittenden Road/Alders Road (crosses the A228 at Colts Hill via a dangerous offset junction), both designated as “Rural Lanes” which are narrow, have blind bends and used as “rat runs” with no

speed restrictions, no pavements and houses fronting the road in a number of places. These two roads also border AONB with ramblers and walkers crossing and walking along the road most days. There is a small industrial site at the junction with Sychem Lane which again has no restrictions and much of Sychem lane is a very narrow single file road.

Church Road & Sychem Lane are both designated "Rural Lanes" and these both link B2017 Five Oak Green Road to Alders Road. A turning south to Half Moon Lane, another designated "Rural Lane", links to A21 at Castle Hill. Church Road and Half Moon Lane have no pavements and passing can be difficult due to soft or raised banking, both are used as "rat runs" to A21. Half Moon lane is very narrow in AONB has blind bends, steep banks and floods. Once more there are no restrictions.

Weight and speed restrictions must be addressed throughout the whole parish to provide safer walking and cycling, with improved road markings and speed cameras in a number of places.

The increase in traffic as Paddock Wood developers plus currently approved or submitted housing and industrial estates at Paddock Wood will significantly impact the whole area and highways solutions must include immediate works to improve the B2017 for pedestrians and cyclists along the whole road.

The first stage should include a cycle path and pavement between A228 and Paddock Wood plus a safe crossing point on A228 so school children can walk or ride unhindered and at no risk to Paddock Wood Mascalls Academy and Capel residents can walk or cycle safely to Paddock Wood railway station.

HGV weight limits and speed restrictions should be introduced and monitored properly on all roads where pedestrians and cyclists are at risk.

The parish is also divided in the west by the main A21 dual carriageway recently upgraded and includes well made cycle paths linking Pembury to Tonbridge through the whole of the Capel Parish section. However, there are no cycleways that link any part of Capel to the A21 anywhere in the parish and this would involve major works to achieve.

The only potential routes would be via A228 if the Colts Hill bypass is built and the B2017/A26 from Tudeley where a cycleway could be added. The TWBC Local Plan submitted includes these in that plan plus other links from Five Oak Green to Paddock Wood and Five Oak Green to Tudeley, although most residents believe these will not be achieved within our lifetime as Kent County Council Highways has procrastinated over the Colts Hill bypass for 40+yrs and it remains unbuilt.

The current budget within the TWBC Local Plan Submitted excludes funding solutions for the full Colts Hill bypass which will terminate at a roundabout halfway up Colts Hill below the Alders Road and then a new Five Oak Green bypass is proposed to link from A228 to Tudeley Garden Village and beyond to A26/A21. The Five Oak Green bypass has no funding within the TWBC Local Plan.

To improve safe walking and cycling in the area is not easy to achieve without considerable investment. Funding must be included in all new developments in support of the works need to improve road safety in Capel Parish.