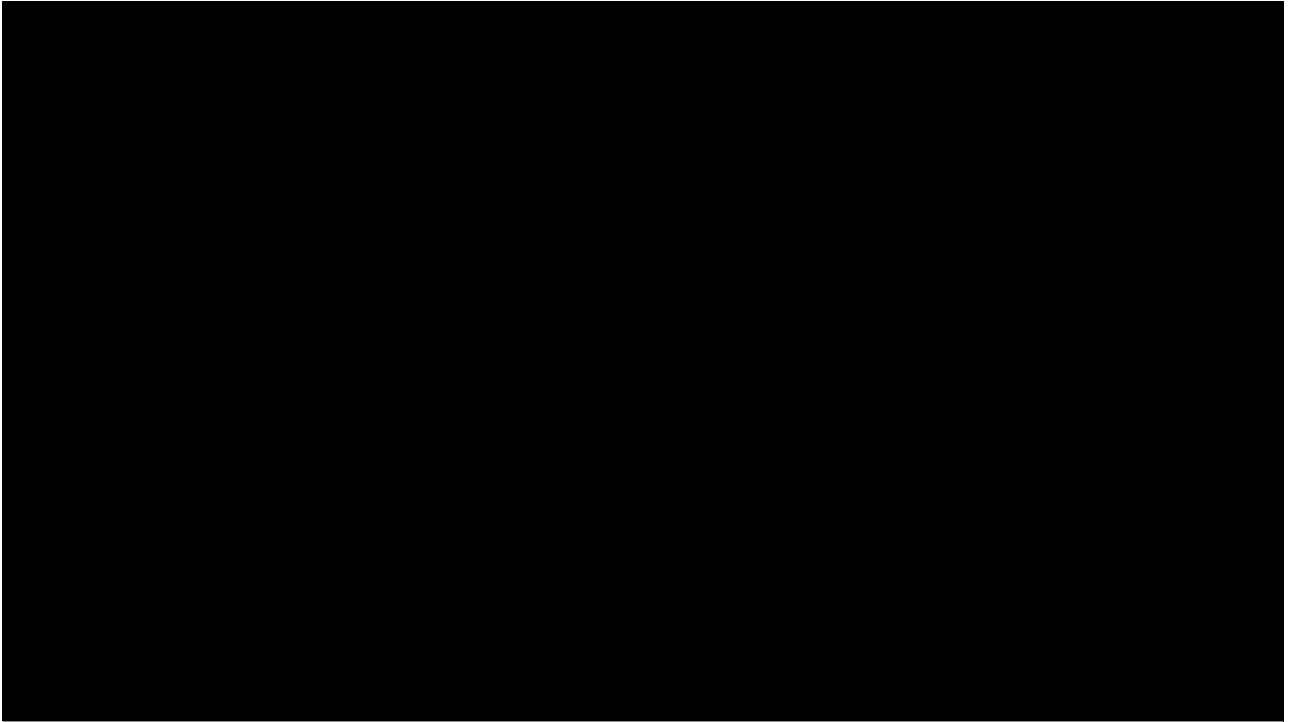




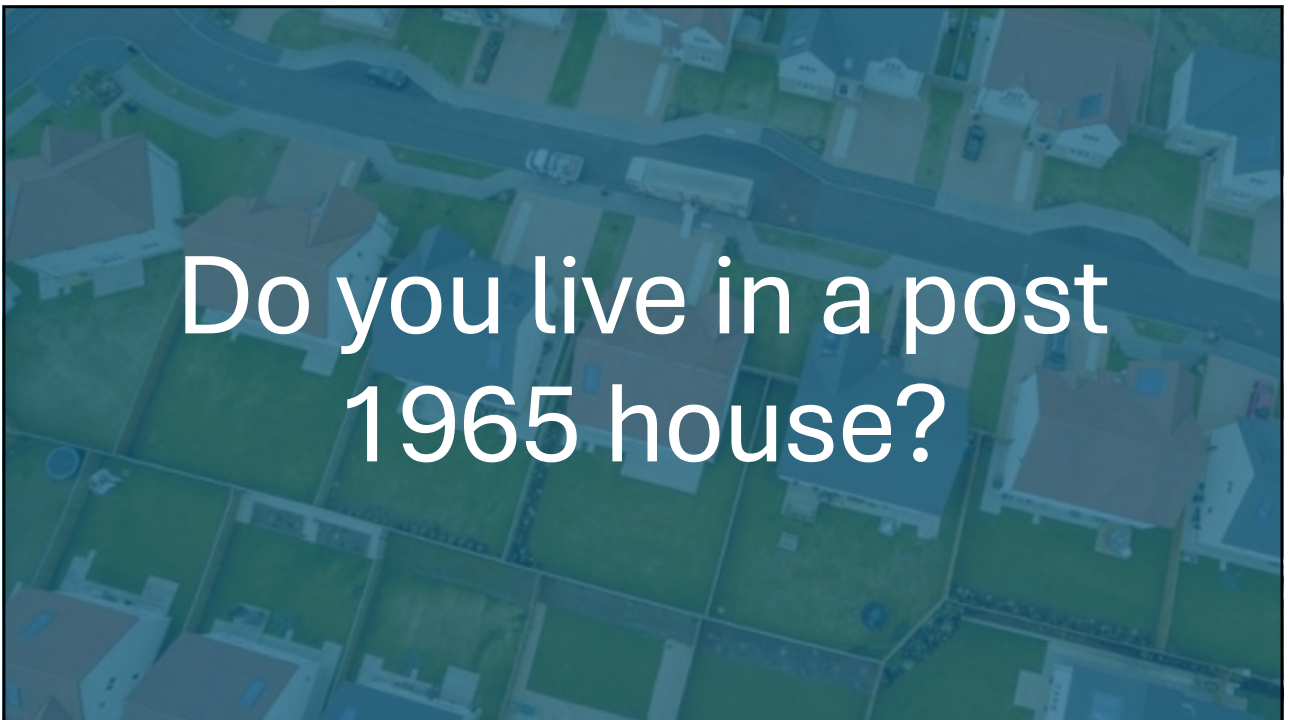
1



2



3



4



THE POLITICAL CONTEXT CHANGES...

- Government
- TW Borough Council
- Imposition of numbers

5



THE LOCAL CONTEXT

TWBC has authority here...

The Parish Council, other
Statutory Bodies, Groups such
as TPS, and individuals are
only consultees.....

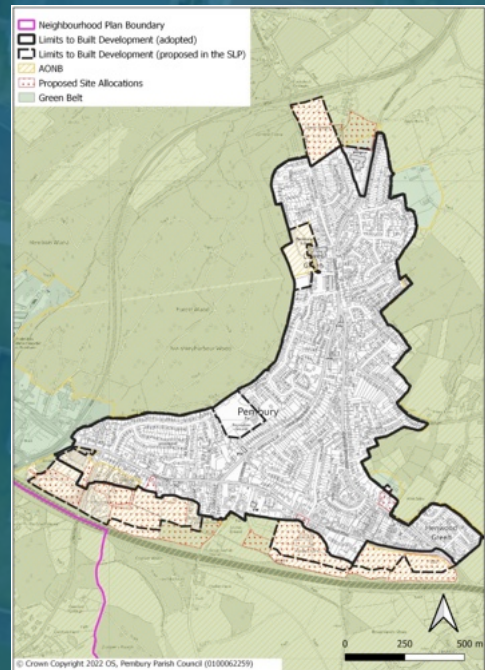
6

PRE LOCAL PLAN

- Agreed building line for Pembury
- Separation from Tunbridge Wells
- Municipal Green Belt/AONB
- Existing Local Plan
- Present road and parking issues

7

LIMITS TO BUILD – Pre & Post TWBC plan



8

LOCAL PLAN TIMETABLE

- Borough-wide Local Plan Policies 2006
- Core Strategy Plan 2010
- Site Allocations Plan – adopted 2016
- Examination Inspectors initial findings 2022
- Pembury Neighbourhood Plan 2023
- Local Development Scheme June 2024
- New Local Plan 2020-2038 under examination
- Supplementary Planning Documents and Appraisals - current

9

Residential developments in Revised Plan

- Tunbridge Wells 1,286 extra dwellings
- Paddock Wood 2,663
- Pembury 311
- Cranbrook and Sissinghurst 199
- Brenchley and Matfield 15
- Lamberhurst 28
- Speldhurst 11
- Rusthall 15
- Bidborough/Capel/Frittenden/Goudhurst/Southborough – all ZERO

10

FOCUS ON PEMBURY

- Mostly covered within the High Weald AONB.
- Defined settlement boundary, with few exclusions.
- Green Belt, (excepting car park of Tesco, but which is AONB)
- Several Wildlife Sites in the Parish
- Archaeological potential and is a Groundwater Source Protection Zone

Choose an historic map overlay:
1. Select a category:
England and Wales

11

FOCUS ON PEMBURY

- Designated Conservation Area, plus historic farmsteads
- Several Public Rights of Way, a National Cycle Route
- High Noise pockets - Kippings Cross, along A21
- 5 sites identified to meet growth needs
- PE1, PE2 and PE3 between the A21 and Hastings Road/High Street
- PE4 Downingbury Farm
- PE5 Sturgeons site - already built

Choose an historic map overlay:
1. Select a category:
England and Wales

12

FOCUS ON PEMBURY

- In addition:
 - PE6 allocation for 68 suite integrated community healthcare facility
 - PE7 permission given for 76 bed Cornford House 2 care home
- Deficiencies in Primary health care, open spaces, sport and recreation provision identified
- Highway mitigation measures identified
- Improvement to cycle routes and cycle corridors recommended

Choose an historic map overlay:
 1. Select a category:
 England and Wales

13

FOCUS ON PEMBURY

Parish Council has identified the need for:

- Highway improvements
- Speed reduction
- Improvements to Woodsgate traffic lights
- Improvements to allotments & recreational provision
- Extension of burial ground and aspirations to provide a remembrance garden and a quiet garden

Choose an historic map overlay:
 1. Select a category:
 England and Wales

14

COMMUNITY INFRASTRUCTURE LEVY

HELPS TO FINANCE MITIGATION AND INFRASTRUCTURE NEEDS

- Not yet adopted
- Purpose – a charge to be paid by developers
- Delivery Plan to demonstrate that new development can be supported by necessary infrastructure and to identify priority projects to benefit from CIL funding

15

CIL DEVELOPER CONTRIBUTIONS - for

- Highway and mitigation measures
 - Speed reduction
 - Improvements at Woodgate Corner
 - Improvement works to access of A21 roundabout, southbound exit
 - Improved and enhanced pedestrian and cycle links in Pembury village
- Improvements and enhancement to cycle routes and cycle corridors
- Primary and secondary education provision
- Health and medical provision

16

CIL DEVELOPER CONTRIBUTIONS - for

- Improvements and enhancements to sports and recreation provision, including children's and youth play space
- Allotments
- Community learning facilities
- Other mitigation measures which are directly related to the development

17

WHAT IS AFFORDABLE HOUSING?

- Applies to sites of 15 or more dwellings
- Recognises the ageing population
- Obligation of landowner and/or developer prior to the acquisition of a site
- Unlikely Borough Council grant – Borough works through Registered Social Landlords (RSL)
- Where 40% affordable is required, 30% of this should be social rented and 10% should be intermediate/shared ownership

18

PREFERRED REGISTERED SOCIAL LANDLORD PARTNERS BY TWBC

- Home Group Reading
- Housing Corporation Croydon
- Hyde Housing Association Maidstone
- Moat Housing Group Dartford
- Orbit Housing Group Erith
- Places for People Romsey, Hampshire
- Southern Housing Group Ashford
- Town and Country Housing Group Tunbridge Wells
- West Kent Housing Association Sevenoaks

19

LOOKING AT THE PEMBURY SITES

20

Site PE-1 (behind High Street)

50-60 dwellings - 40% affordable

Vehicular access from High Street


Expected to deliver car parking available for users of the village hall AND the public generally (30 additional spaces)

Provide an east/west cycle link

Noise and landscape buffers

Contributions to mitigate impact

Site Address: Land rear of High Street and west of Chalket Lane



| | |
|---------------------------------|---|
| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 6.67 |
| Developable area (ha): | 6.67 |
| Site type: | Mostly undeveloped greenfield site located adjacent to the LBD and including part PDL located inside the LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use and for provision of community facilities (car parking) |
| Potential yield if residential: | 50 - 60 |
| Issues to consider: | Heritage: Conservation Area: |

21

Site PE-2 (Hubbles Farm)

Approx 80 dwellings of which 40% affordable

Vehicular access to Hastings Road

Safeguarding of no build area for future cemetery expansion

Landscape buffer 40m deep adjacent to A21

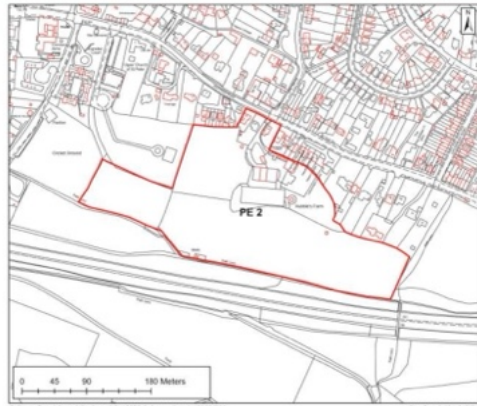
Cycle route

Mitigation of noise

Groundwater Source Protection Zone

Contributions to mitigate impact

Site Address: Land at Hubbles Farm and south of Hastings Road



| | |
|---------------------------------|---|
| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 5.49 |
| Developable area (ha): | 5.49 |
| Site type: | Largely greenfield site / part PDL (existing dwelling) part within / part adjacent and largely in close proximity to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use and provision of a community facility (extension to cemetery) |
| Potential yield if residential: | Approximately 80 |
| Issues to consider: | Heritage: Conservation Area: |


22



23

Site PE-3 (South of Hastings Road)
 Approx 80 dwellings of which 40% affordable
 Access to Hastings Road
 Pedestrian crossing point on Hastings Road
 Landscape buffer 40m deep adjacent to A21
 Cycle route
 Mitigation of noise
 Groundwater Source Protection Zone
 Contributions to mitigate impact

Site Address: Land south of Hastings Road, Pembury



| | |
|--|---|
| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 4.78 |
| Developable area (ha): | 4.28 |
| Site type: | Greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use |
| Potential yield if residential: | Approximately 80 |
| Issues to consider: | Ecology: TPO; ACNDB Component Part: Ancient Woodland, Historic Routeways PRoW, Historic Field Boundaries, Historic Routeways Roads; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; ACNDB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3; |

24

Site PE-4 (Downingbury Farm)

25 dwellings of which 40% affordable

Greenfield

Historic listed buildings and historic farmstead

Single point vehicular access from Church Road


Implications surrounding serving water capacity

Regard to Groundwater Source Protection Zone

Safeguarding Hospice land to be tied in legally

Contributions to mitigate impact

Site Address: Land at Downingbury Farm, Rowley Hill, Pembury



| | |
|---------------------------------|---|
| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 4.53 |
| Developable area (ha): | 4.45 |
| Site type: | Greenfield site part adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for mixed use including residential and safeguarding of land for future Hospice expansion |
| Potential yield if residential: | 25 |
| Issues to consider: | ACONB Component Part: Historic Routeways PRoW, Historic Routeways Roads; Transport Infrastructure: PRoW; MGS; ACONB; HLC Period: Medieval; Late 20 th Century, Early 20 th Century; APA: Historic Farmstead - Downingbury; ALC: GRADE 3; LCA: Forested Plateau; |

25

Site PE-6 (TESCO SITE)

Specialist housing for older people and others with care needs

80 units of extra care or 120 units of residential care home/nursing care

SITE PE-5 (STURGEON'S)

Already built

Site Address: Woodgate Corner, Pembury



| | |
|---------------------------------|---|
| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 2.41 |
| Developable area (ha): | 2.41 |
| Site type: | Part PDL, part greenfield site partly within LBD and partly outside LBD |
| Potential site use: | Site has been assessed for development potential, notably for specialist housing for older people (C2/C3 use) and others with care needs. It has also been considered for general needs residential use and for economic use. Up to 80 units of extra care accommodation (Use Class C3) or up to 120 units of residential care home/nursing care (Use Class C2). If general needs housing 72. |
| Potential yield if residential: | |

26


Site PE-7 (Cornford Court)

Land at Cornford Court

68 suite integrated unit – as adjusted in application

Planning permission has been granted

Site Address: Cornford Court, Cornford Lane



| | |
|--|---|
| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 1.03 |
| Developable area (ha): | 1.03 |
| Site type: | Part PDL site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for specialist housing for older people C2 use and others with care needs. It has also been considered for general residential use. |
| Potential yield if residential: | 66 if C2 use 31 if general housing |
| Issues to consider: | Ecology: TPO; MGB; ACNB; |

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SUMMARISING (previous declared 311)

- PE1 50/60 dwellings
- PE2 80 dwellings Obsidian (application 99)
- PE3 80 dwellings Vistry (Bovis Homes)
- PE4 25 dwellings
- PE5 19 dwellings Already built
- PE6 Tesco site - Care home? 78 or 120 units
- PE7 Cornford Court – Care home - 68 units?

28

ISSUES THAT ARISE FROM LOCAL PLAN

- Impact of Paddock Wood/Capel development on roads
- Colts Hill - bypass proposed
- Increase in traffic through Woodsgate crossroads and mitigation required
- Congestion for High Street vehicles through Woodsgate and single lane through the pedestrian crossing
- Parking in Hastings Road with parts of road only single lane
- No village car parks – only parking on roads, compounded by through traffic and bus routes

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ISSUES THAT ARISE - INFRASTRUCTURE

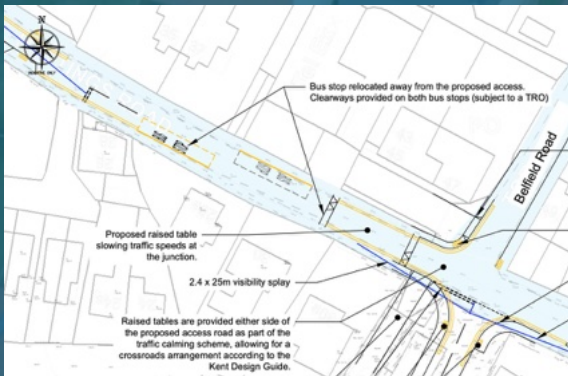
- Roads and junctions esp Woodsgate and Pembury Road
- Access points to A21 N & S to/from A228 Paddock Wood
- Sufficient parking provided with new dwellings
- Access into and out of village
- Pedestrian crossings
- Reduction of speeds
- School numbers
- Surgery
- Public transport

30

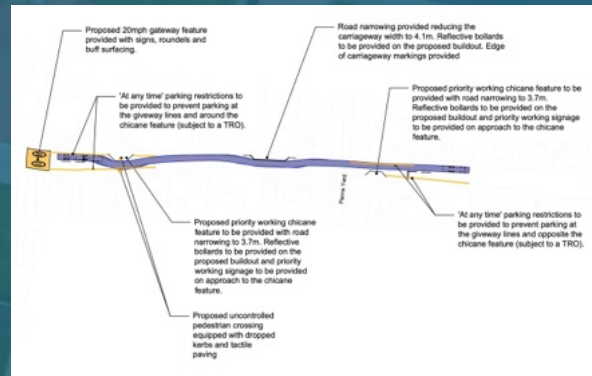
Site PE-2 – Hubble’s Farm

The proposed Traffic Management Scheme takes away parking from the village – not adds to it – where will these cars park?

Removal of local on-street parking



Traffic calming chicanes



31

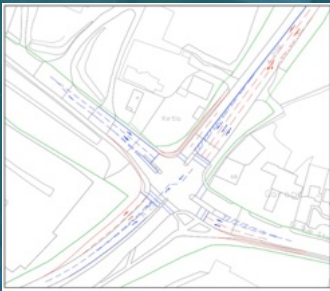
IDEAS WHICH MIGHT ENHANCE PLANS

32

MITIGATIONS – NOW AND FOR THE FUTURE

Alterations to Junctions

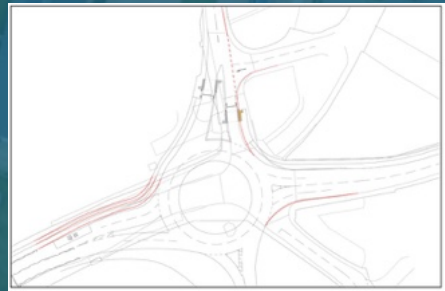
Woodsgate Junction



Pembury Rd West junction



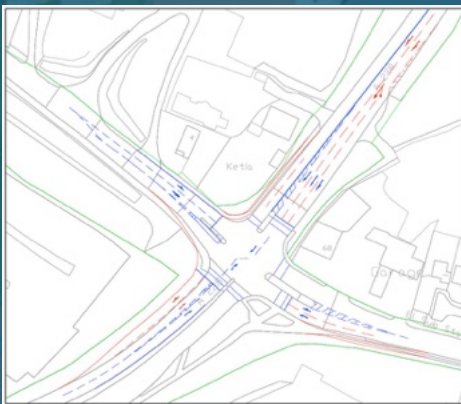
Pembury Rd/Blackhurst Lane



33

MITIGATING WOODSGATE CROSSROADS

Extending two lane flare from 25 metres to 50 metres



34

Link PE-2 & PE-3 – Exit to Bo Peep end of Hastings Road A second entrance to each of new sites/through route



35

THE DEVELOPMENTS NEED TO WORK FOR THE VILLAGE – WHAT DOES THIS MEAN?

Plan and build just once, instead of piecemeal
- change the dynamic, not adding to blight

- A228 Colts Hill link direct to North Farm Road
- Northbound exit at Bo Peep to A21
- TW By-pass connecting A21 to Frant Road, on to A26 Crowborough Road, even to A264 to East Grinstead and Gatwick

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NORTHBOUND BO PEEP A21 JUNCTION

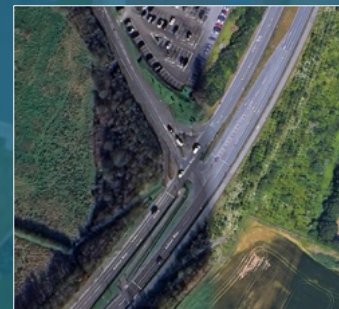
Enable a northbound turn at the A21 Pembury South junction with traffic lights (one does exist on A228)

- Northbound traffic able to avoid Woodsgate
- Reduce the danger of northbound A21 traffic visually crossing the southbound carriageway
- Slow down the current race to get to the Kipping's Cross roundabout where the A21 becomes single carriageway again.
- Reduces through Village traffic
- Reduces Pembury Road traffic

A21 BoPeep Junction



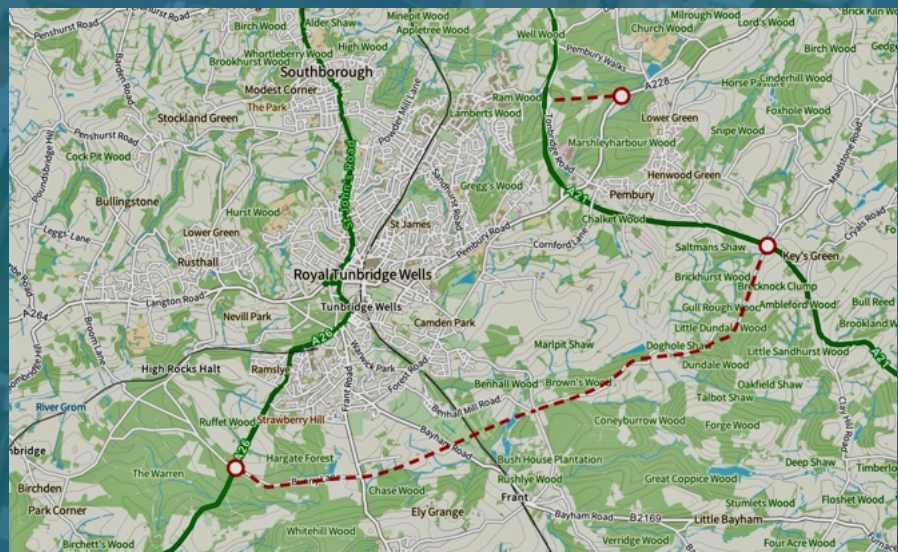
Example - A228 Junction



37

A228 Spur Road to North Farm junction Bypass for Tunbridge Wells

- A228 to A21 Traffic via North Farm spur Rd, reduces Woodsgate through traffic
- Bypass: Link Kippings Cross with A267 & A26 via mainly existing roads
- Bypass: Eliminates east/west TW through traffic, and "saves Pembury Road"



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SUMMARISING

- Major change is likely
- TWBC have the reins – we can only be consulted
- Developers do not like the housing mix, esp affordable
- We urgently need infrastructure changes – parking and roads
- Further infrastructure changes needed with the Plan
- We are short of local resources – will the CIL be adequate?
- The two proposals indicate higher density than recommended
- Major problems with the outline application for Hubble's Farm
- Let's get this working positively for the village

39

300+ HOUSES
WHY WHAT WHERE?

40