



WELCOME

Thank you for taking the time to visit our public exhibition today.

This exhibition gives you the opportunity to view and comment on our emerging proposals to develop approximately 5.49 hectares/13.56 acres of land at Hubbles Farm. The aim of this development is to provide new homes, open space, children's play area and new cycle and walking routes linking the site to the village and Tunbridge Wells.

Your knowledge, thoughts and suggestions will be invaluable and will help us to further design and shape the emerging proposal to ensure the very best scheme is brought forward. All your comments and suggestions will be taken into consideration as we progress towards submitting our Outline Planning application in a few months' time.



Scan with your smartphone camera or visit our website on the link below.

We will be keeping the project website updated with the latest information about the project and you will also be able to find a digital copy of the information on show today.



Please let us know what you think...

After looking through the information on display today, please complete a feedback form to let us know your thoughts. If you don't have time today, you can complete the form online or by post.

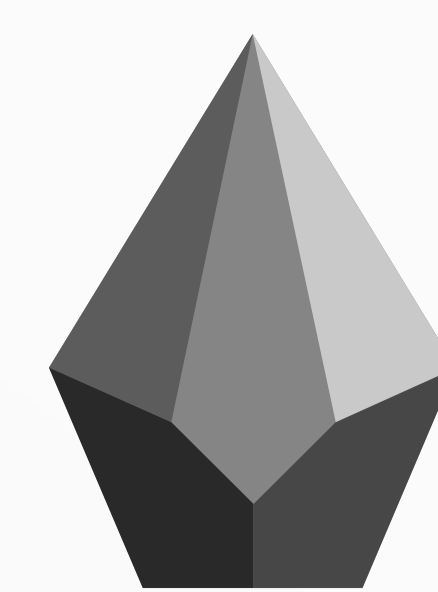
Please return your form to us by **Friday 15th March 2024** to allow us time to collate and consider all the feedback received.



We have members of the project team here today, so please do ask them any questions and of course chat about any of the information we are sharing with you today.



Land and site location of Hubbles Farm.



BACKGROUND

Hubbles Farm is located to the south of the village, between Hastings Road and the A21.

It is bounded by agricultural land to the east, Pembury Cricket Ground to the west, and the Upper Church of St Peter's cemetery to the north-west. The village centre is approximately 400 metres to the west along Hastings Road.

The site measures approximately 5.49 hectares/13.56 acres. Within the site there are numerous buildings, including 3 private dwellings and various facilities associated with the former equestrian centre. The site rises over 12 metres from the lowest point to the highest point along the southern boundary. Two Public Right of Ways (PROW) run along the site edges. One (W239A) connects to Chalket Lane further to the west, and the other (W237) runs the length of the eastern edge of the site, connecting across the A21 further south and to Hastings Road to the north – both connect to the wider local Public Right of Way network.

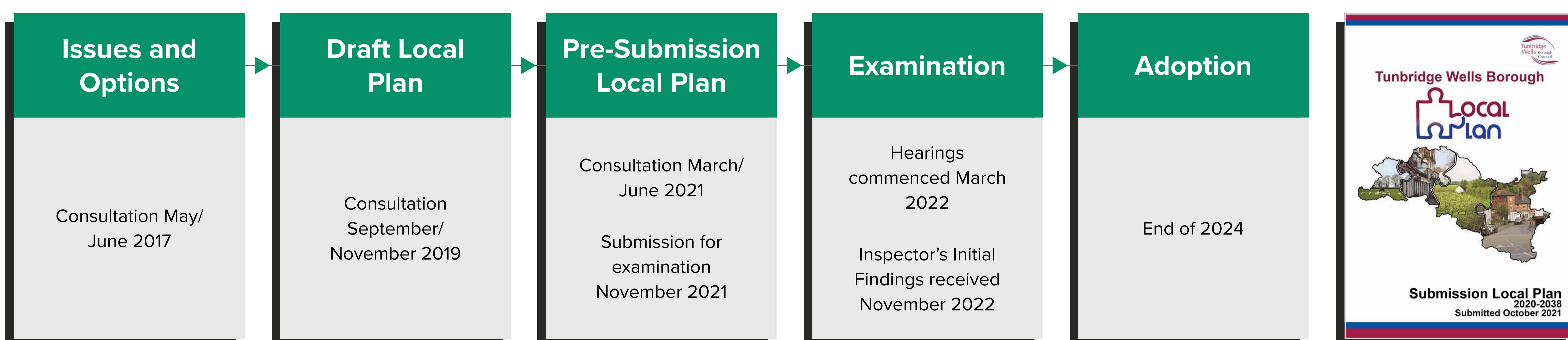


Emerging Tunbridge Wells Local Plan

The emerging Tunbridge Wells Local Plan (2020 – 2038) allocates the site for mixed-use residential-led development under Policy AL/PE2. The proposed allocation makes provision for approximately 80 dwellings, with 40% being affordable and safeguarded land for the future expansion of the Pembury Cemetery.

The emerging Tunbridge Wells Local Plan is well advanced and is currently progressing through the 'examination' stage. The six-week public consultation on amendments following the inspectors initial finding report concluded yesterday. The adoption of the Local Plan is expected towards the end of this year.

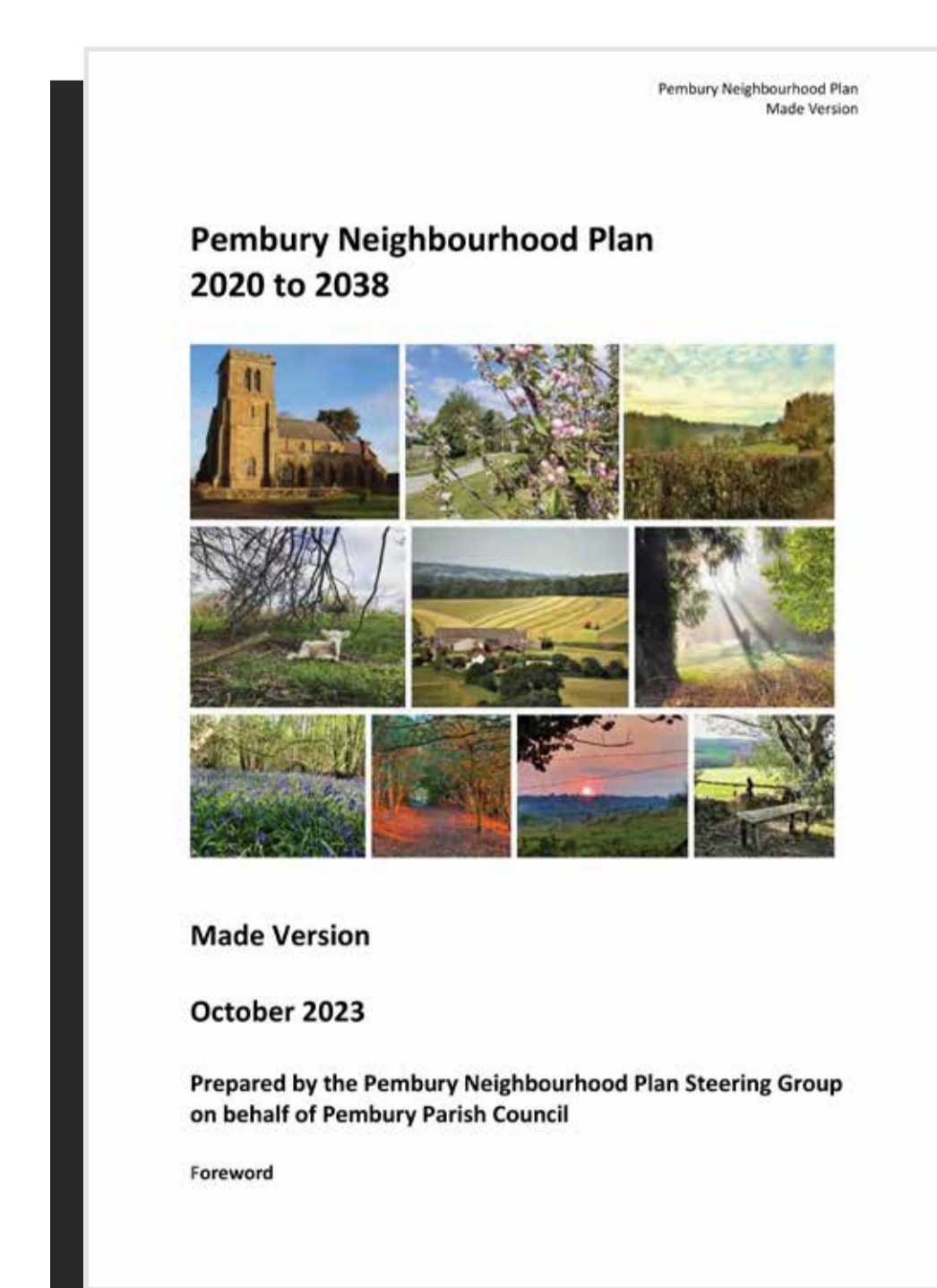
Stages of the Local Plan



Pembury Neighbourhood Development Plan

Following an independent examination, a referendum was held on 14th September 2023. In this referendum, more than 50% of the votes cast were in favor of adopting the Pembury Neighbourhood Development Plan. The plan will now be used by the Tunbridge Wells Borough Council to inform its decisions on planning applications within the Pembury Neighbourhood Area. The Neighbourhood Development Plan was adopted on the 5th October 2023.

The Neighbourhood Development Plan includes the site for potential development, consistent with the emerging Tunbridge Wells Local Plan allocation.





KEY DEVELOPMENT PRIORITIES

To ensure the proposals are policy compliant, the following key principles have been considered as part of the design process at this stage:

- Existing access point retained and improved to allow for safe movements in and out of the site.
- Provision of undeveloped land for future extension of the cemetery.
- A 40m landscape buffer between dwellings and the A21.
- Provision of a foot and cycle route from east to west across the site.
- Connectivity from the site to existing PROW's (Public Right of Way).
- SuDS incorporated with a feature attenuation basin* located towards the lower end of the site.
- Central public open space surrounded by dwellings, providing a pleasant outlook and natural surveillance.
- Sensitive design to complement locally significant views.



* An attenuation basin is a pond which is designed to slow the passage of water from surface run-off to the ground/drainage system.

The Planning Process

In due course, we will be submitting an Outline Planning application for Hubbles Farm. We know that sometimes the planning process can be confusing, so we thought it might be helpful if we briefly explained the Outline Planning application process.

An Outline Planning permission establishes the principle of development subject to it meeting certain parameters. The detailed design will then need to adhere to the parameters approved and be subject to a separate Reserved Matters approval at a later date. TWBC as the planning authority will therefore maintain control over any subsequent detailed design Reserved Matters applications.

Our **Outline Planning application** will seek to agree the following parameters:

- Maximum extent of developable footprint/no build zones.
- Maximum heights of buildings.
- Landscape and open space strategy and buffer zone.
- Density.

Following approval of an Outline Planning consent, detailed design proposals (in compliance with the parameters) will be prepared and submitted - known as a Reserved Matters application - for approval by TWBC.

The **Reserved Matters application** will cover the following elements in full detail:

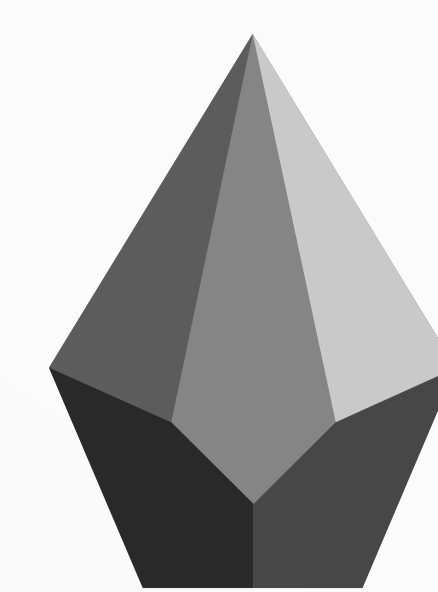
Final design

- Site layout.
- Massing.
- Scale.
- Appearance and materiality.
- Height.
- Boundary treatment e.g. fencing and lighting.

Amenity

- Car parking.
- Cycle parking/storage.
- Bin storage/refuse strategy.
- Landscaping and open space/play area design.
- Detailed access and street road design.
- Design of Pedestrian and cycle routes.





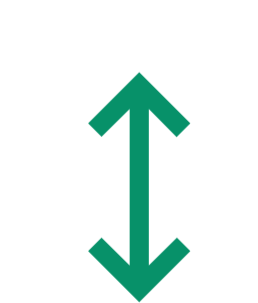






EMERGING MASTERPLAN

We are still in the early design stage, but this illustrative masterplan shows how we think the new homes, access routes and open and recreational spaces could be delivered on the site.



-  Up to 103 new homes including housing for older people.
-  Up to 41 affordable homes.
-  Mix of 2-, 3- and 4- bedroom homes.
-  Policy compliant on-site car parking spaces, including reduced mobility spaces and visitor spaces (subject to a Reserved Matters application).
-  Predominately 2 storeys with some 2.5 storey buildings mainly located in the centre and north of the site.
-  Modern, energy and water efficient homes.
-  A mix of private gardens and amenity space for all homes.

-  Nearly half the site (2.13 hectares/5.26 acres) for open and recreational space, including a children's play area and wildflower meadow.
-  An east to west pedestrian and cycle route.
-  New footpaths linking to existing Public Right of Ways (PROW).
-  Retention of locally significant views.
-  Retention of boundary planting and protection of existing trees.
-  Junction improvements including traffic calming proposals.
-  A significant landscape buffer and noise-reducing fencing between the new homes and the A21 where required.





ILLUSTRATIVE VIEWS

The proposals have been developed to create an attractive and legible public realm.

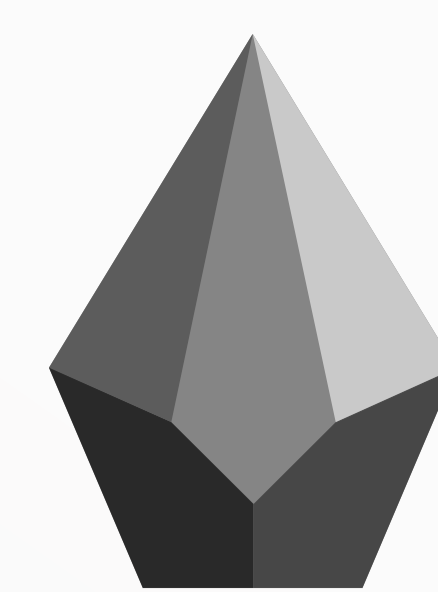
Buildings and spaces are designed to be respectful of their surroundings including established amenity, whilst ensuring that the proposal also delivers a sense of place, incorporates good design, and provides attractive and useable spaces supported by plentiful trees and new planting.

Illustrative view from site entrance.



Illustrative view of central open space.



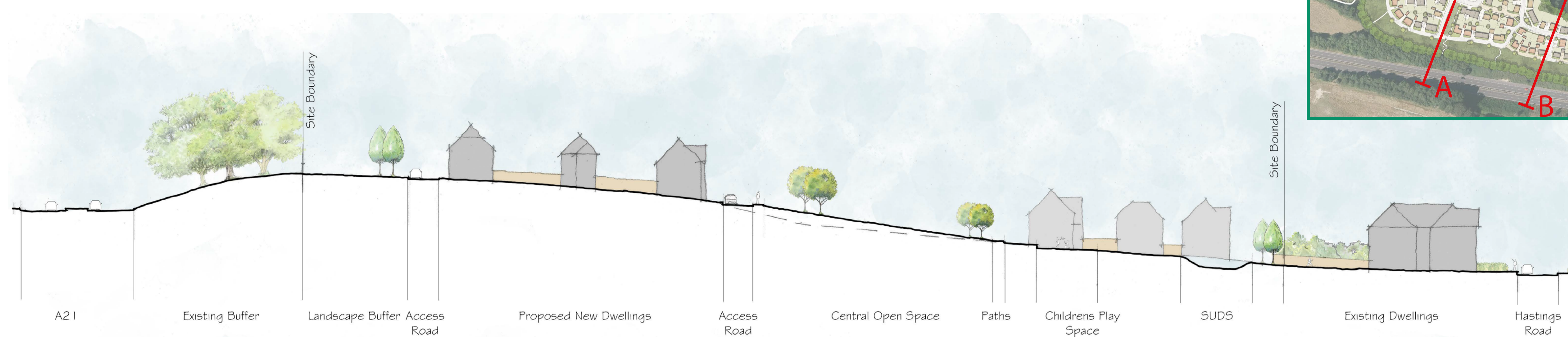


ILLUSTRATIVE VIEW

Illustrative view towards Pembury.



ELEVATIONS



Indicative Site Section A-A



Indicative Site Section B-B

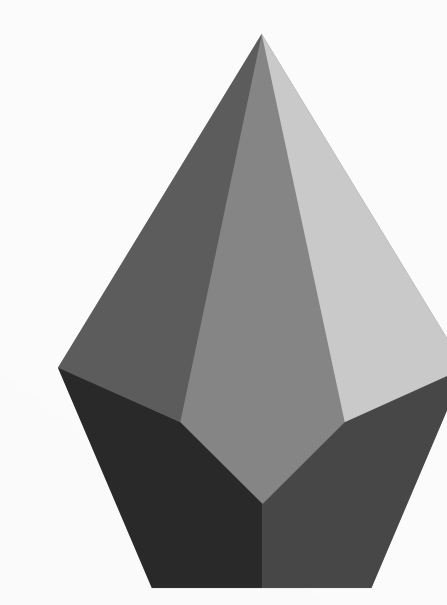


Indicative Street Scene 1-1 Approach from Hastings Road



Indicative Street Scene 2-2 Dwellings to Southern Edge





LANDSCAPE - GREEN SPACES, RECREATION AND ECOLOGY

Promoting healthy lifestyles and wellbeing through connection with nature are key drivers behind the proposed landscape design.

Thoughtfully designed open and recreational spaces will be featured across the site. In total, we are proposing approximately 2.13 hectares/5.26 acres of public open and recreational space.



1 Landscape Buffer Area

A broad landscaped corridor between the Public Footpath (along the southern boundary) and the new housing. Creating a new species-rich meadow with native hedgerows, with pedestrian footpaths connecting with the wider Public Right of Way network.

2 Informal Open Space

Species-rich meadow with native hedgerows, strengthening the boundary with the cricket pitch and forming a new boundary between the open space and safe-guarded cemetery extension land.

3 Central Open Space

A new landscaped sitting space and informal kickabout area.

4 Children's Play Area

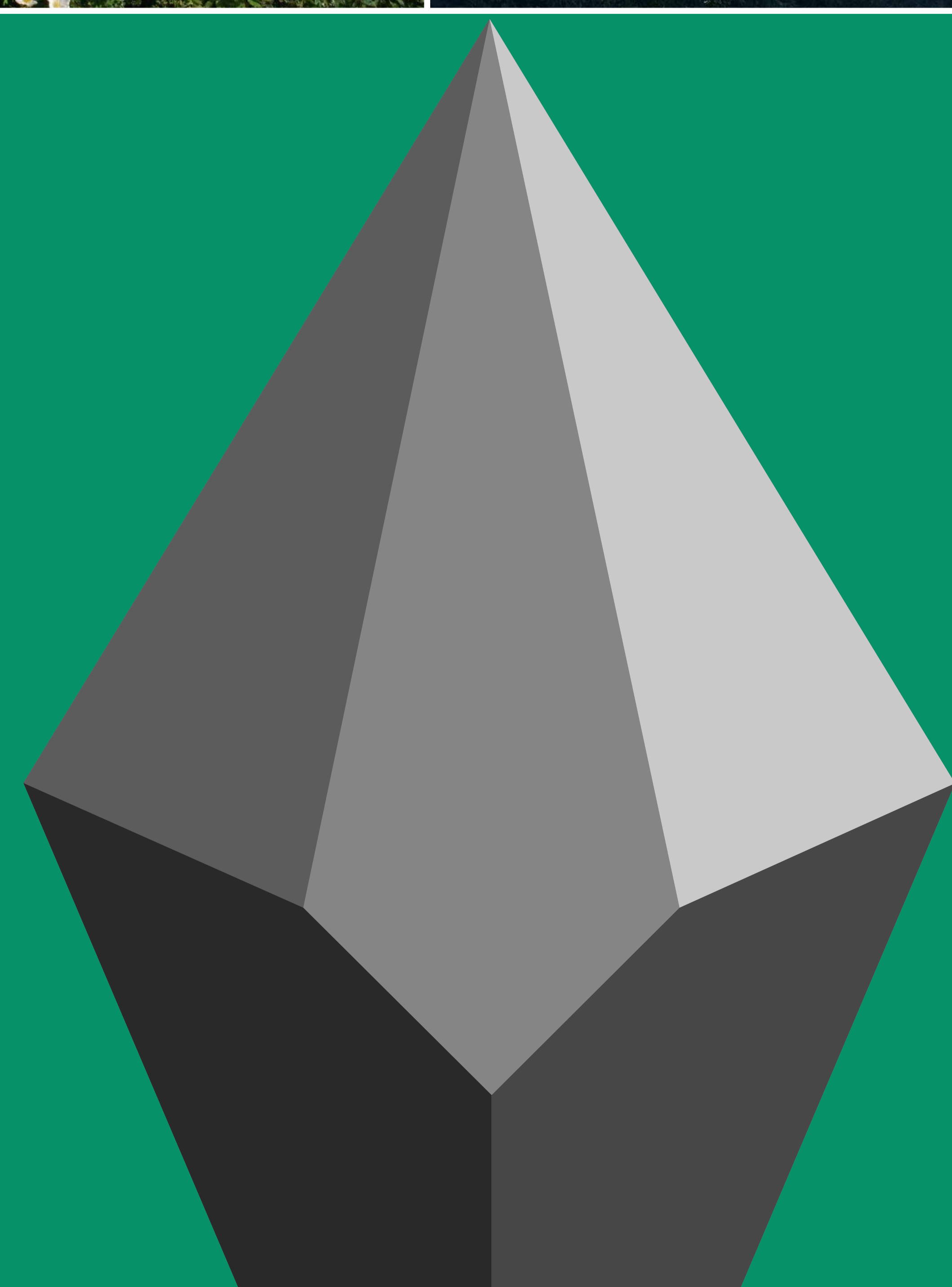
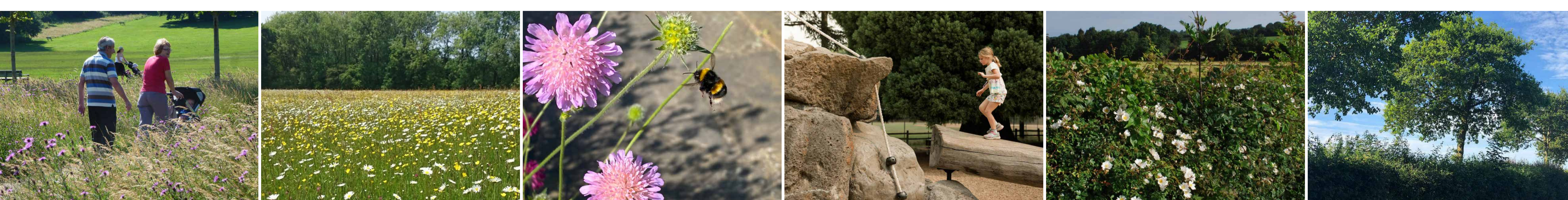
A 'natural' play area for 0-12 years with play equipment and natural play features, such as sandstone rocks.

5 Viewing Corridor

A new landscaped linear amenity space, to be largely open to retain the long vista from the higher southern site edge to the Greensand Ridge and Kent Downs AONB.

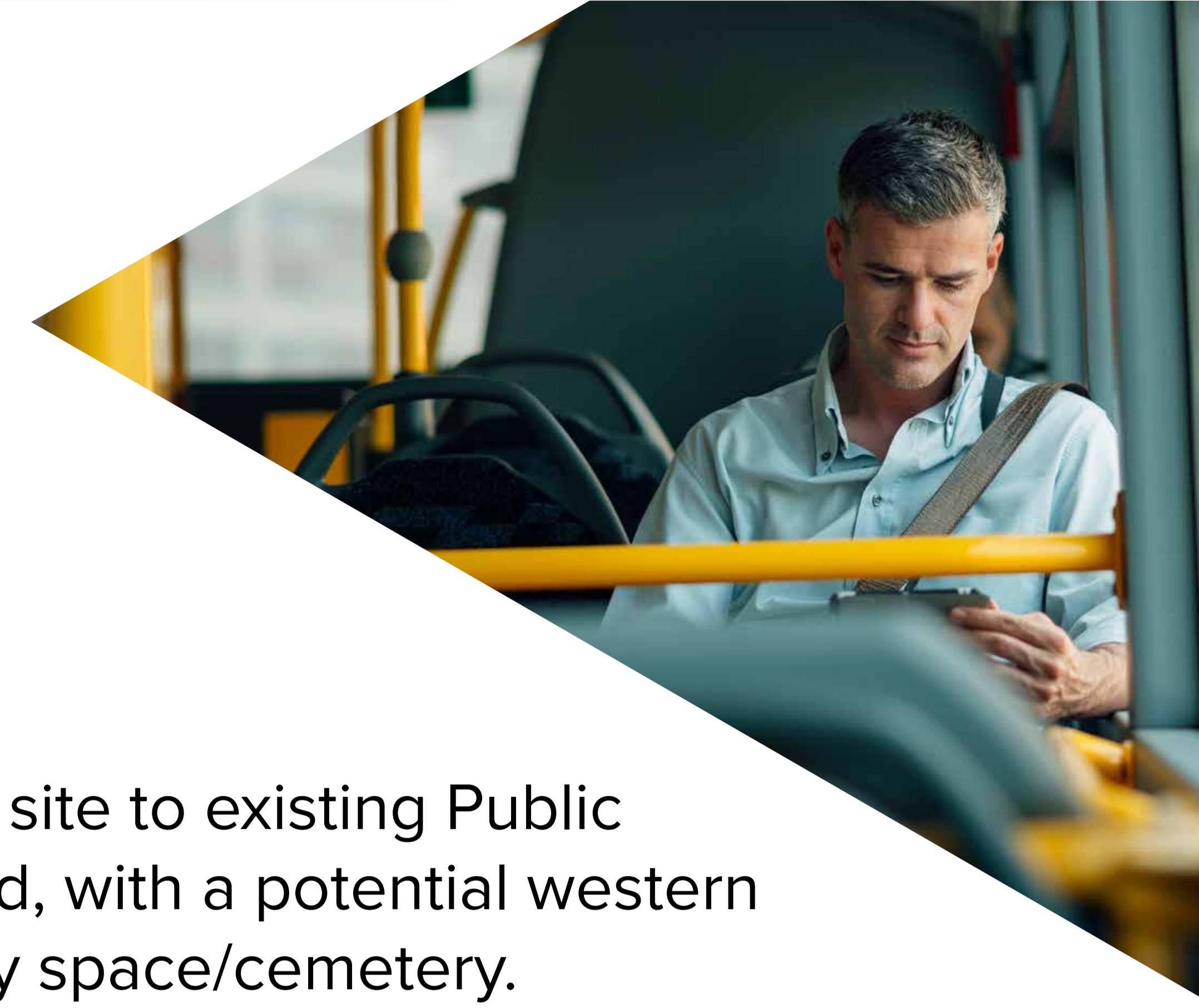
6 Entrance Boulevard

A tree-lined entrance boulevard, set in lawns with dense hedge planting to frame the entrance space.





ACCESS AND TRANSPORT



Access

- Access to the site will be through the existing site entrance via a new priority junction.
- The existing site entrance will be widened through the demolition of No:32 Hastings Road, which is within the site development boundary and will allow additional space for emergency vehicles.
- The junction onto Hastings Road has been designed with traffic calming proposals along Hastings Road and the High Street, which will reduce speeds to 20mph along this section of road.
- The new traffic calming scheme has been developed in compliance with the emerging TWLP site allocation and in line with KCC Highways requirements and a Road Safety Audit.

Footpath Links

- New connections from the site to existing Public Right of Ways are proposed, with a potential western footpath link to the amenity space/cemetery.

Public Transport Links

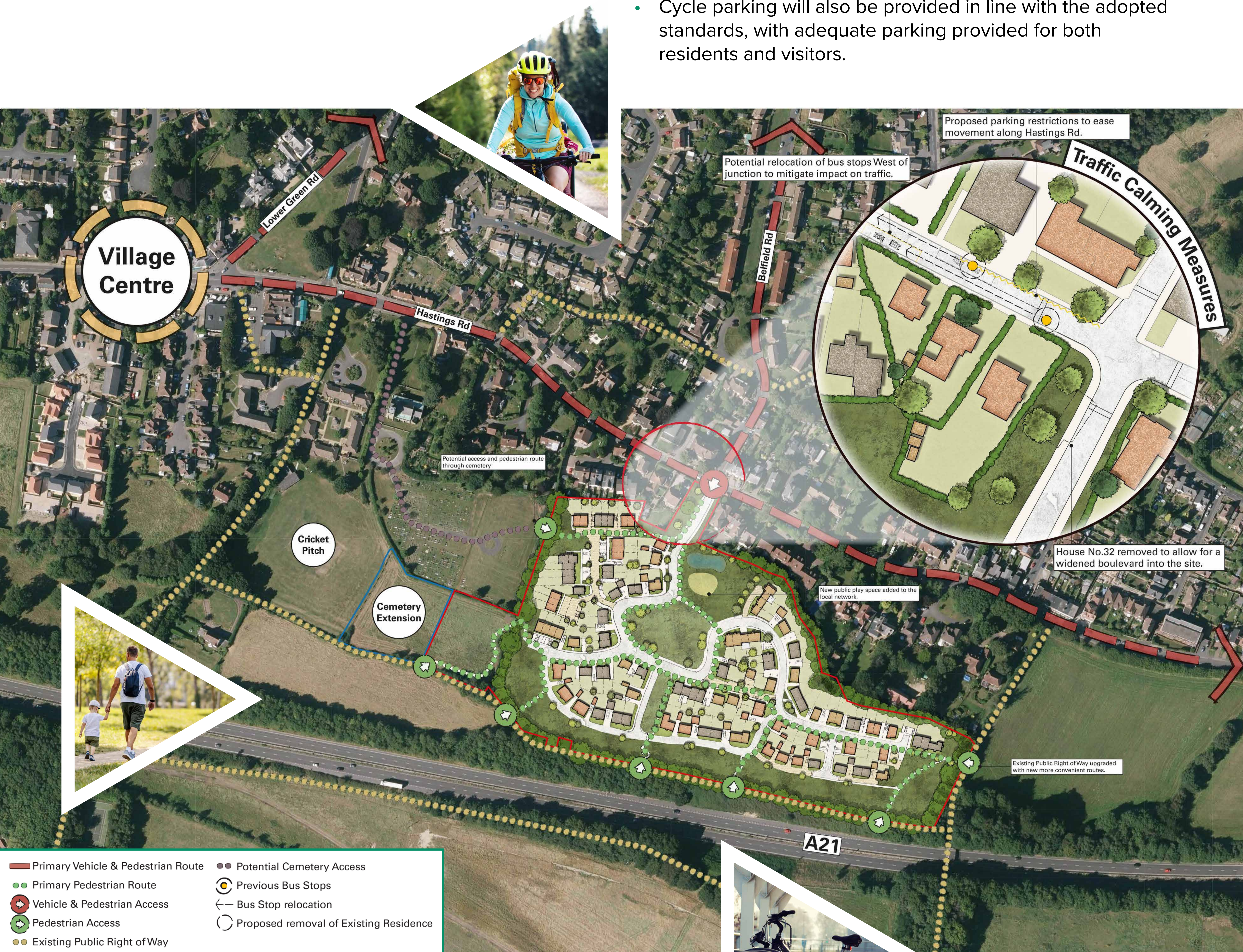
- Two existing bus stops on Hastings Road provide good bus services to Maidstone, East Peckham, Tunbridge Wells, Tenterden, Cranbrook and Goudhurst.
- Proposed relocation of the existing bus stops on Hastings Road to avoid conflict with the access to the site. These will be provided alongside potential parking restrictions to allow for safe operation of the bus services.

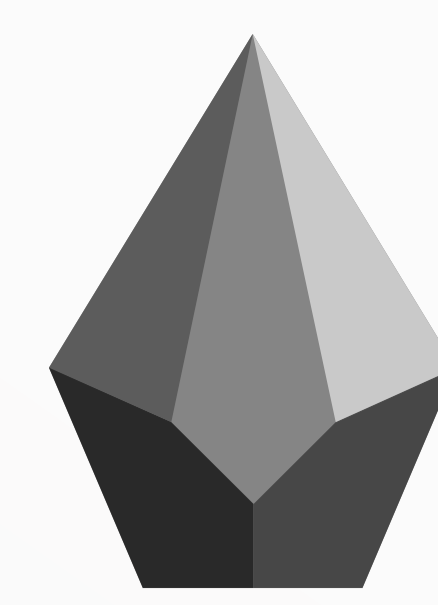
Cycle and Pedestrian Route

- Working coherently with the neighbouring landowners, a pedestrian and cycle route is proposed to run east to west through the site. The route will start from the western end of the High Street, passing the village hall and connecting to Chalket Lane, running south of the cricket pitch to the site.

Parking

- Parking will seek to reflect various design and policy guidances, including the emerging Local Plan Residential Parking Standards.
- It is expected that a development of circa 100 units would need to provide circa 200 parking spaces including visitor parking spaces.
- Cycle parking will also be provided in line with the adopted standards, with adequate parking provided for both residents and visitors.





DRAINAGE & FLOODING

Flood risk

- The site is located entirely within Flood Zone 1, which is the most suitable zone for all development types in terms of fluvial flood risk.
- The site is also at very low risk from all other potential sources of flooding – tidal, reservoir, surface water, groundwater and sewer.

Surface water drainage

- Surface water disposal will be managed via SuDS (sustainable drainage systems) that will mimic the site's existing, pre-development response to rainfall.
- SuDS features will be designed to accommodate the design rainfall event (i.e. the 1 in 100 year event with an additional 40% allowance for climate change) to ensure flood risk will not increase either on-site or elsewhere because of the development.
- Sufficient space for SuDS will be provided within the proposed masterplan.
- Control measures to prevent pollution will be provided as part of a robust treatment train.

Foul water drainage

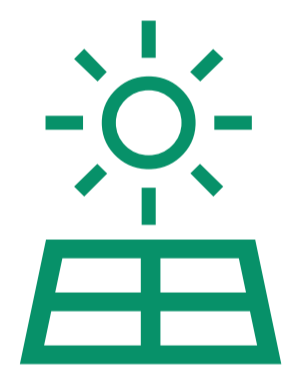


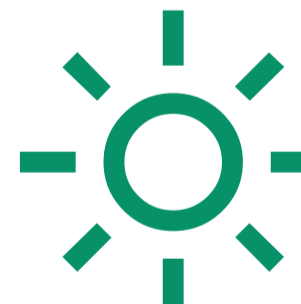




- It is proposed that foul water that flows from the development will discharge via a new gravity network to the existing Southern Water combined sewer located within Hastings Road.
- Current infrastructure charging arrangements mean that Southern Water is obliged to accept foul water flows generated by a committed development and fund any network improvements that may be required to provide the necessary capacity via infrastructure charges received from the developer. As such, foul capacity should not be a constraint to development.
- There will be no significant difficulty in connecting the new development to the existing foul water infrastructure.



SUSTAINABILITY

Our high sustainability standards ensure that the new homes and spaces we build today are fit for the future.









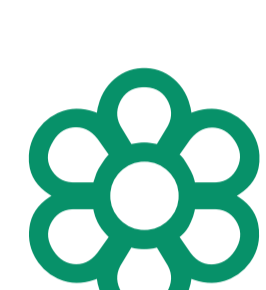






We will aim to achieve this through:

-  Water and energy efficient homes including the use of low and zero carbon technology (e.g. solar panels and heat source pumps).
-  Provision of waste and recycling storage.
-  Secure cycle storage and routes to encourage alternative modes of transport.
-  Good levels of daylight/sunlight, air quality and acoustic performance.
-  Responsible sourcing of materials.
-  The sustainable and efficient management of waste during construction.
-  Minimising surface water run-off and provision of SuDS.
-  Biodiversity enhancements and a minimum 10% Biodiversity Net Gain (BNG) through soft landscaping and habitat enhancement throughout the Site.





DEVELOPMENT BENEFITS

-  **Provision of up to 103 new 2-, 3- and 4- bedroom homes** – Including 10% housing for older people.
-  **Delivering much needed new affordable homes for the community** – 40% policy compliant.
-  **Easy access to green, public open spaces** – Creating thoughtfully designed, green open and recreational spaces (circa 42% of overall site), including a children's play area.
-  **Promoting walking and cycling routes** – Incorporating new pedestrian links to existing Public Right of Ways and a new, shared pedestrian and cycle route running east to west across the site.
-  **Retaining locally significant views** – Include panoramic views over Hubbles Farm, Pembury village and beyond.
-  **Road junction improvements** – Junction improvements, including traffic calming measures and a reduction of the speed limit to 20mph along Hastings Road and part of the High Street.
-  **Minimising noise near the A21** – Providing a significant landscape buffer along southern boundary. Noise reducing fencing and glazing provided where required
-  **Creation of a well-connected green network** – Promoting alternative modes of transport.
-  **Retention of boundary planting** and protection of existing trees.
-  **Safeguarded land** – Provision of land for the future expansion of the cemetery.
-  **Policy compliant car parking provision** – Including visitor and reduced mobility spaces.
-  **Achieving a minimum of 10% Biodiversity Net Gain.**
-  **Creating jobs** for local businesses and people during construction.
-  **Supporting local businesses** in Pembury.
-  **A natural development of the village** – avoiding sprawl, remaining close to the village centre and the existing settlement of Pembury.





HAVE YOUR SAY

Thank you for joining us today and we hope you have found this Public Exhibition informative.

Do come and talk to us, we are here to answer any questions you have and would very much like to hear your views.

Please let us have your comments on our proposals by completing the feedback form and posting it in the boxes provided. If you don't have time today, you can give us your feedback online via our website or if you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.

In order for us to be able to consider all the feedback received, we kindly ask that your comments are with us by **Friday 15th March 2024**.

After the consultation period closes, we will analyse and discuss all your comments and suggestions with the wider project team. These will be considered as we finalise the scheme and progress to the submission of our Outline Planning application in a few months' time.



Scan with your smartphone camera or visit our website on the link below.

Next steps

Tuesday 27th February 2024

Public exhibition and launch of consultation.

Wednesday 28th February 2024

Live webinar with Q&A session.

Friday 15th March 2024

Consultation period closes.

Spring 2024

Submission of planning application.

Summer/Autumn 2024

Expected determination of planning application by Tunbridge Wells Borough Council.

Contact us

You can contact the engagement team using the details below:



By Email

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By Phone

020 7446 6837 (from 9.30am to 5pm, Mon-Fri)



By Post

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