

Land at Hubbles Farm
HASTINGS ROAD, PEMBURY



OBSIDIAN
STRATEGIC

ONLINE PUBLIC WEBINAR AND Q&A SESSION

Wednesday 28th February 2024



Land and site location of Hubbles Farm.

Welcome

Land at Hubbles Farm
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Presentation followed by Q&A.



Please do let us know your questions.

(Bottom of screen for laptop/computer.
Top of screen for a tablet).



We will not be using the chat function.



Webinar will be recorded and added to
the project website.

Meet the team

Ben Johnson – Obsidian Strategic

Stephanie Walker – Obsidian Strategic

Gary Rider – Architect

Graeme Warriner – Planning

Daniella Marrocco - Planning

Simon Moon – Transport

Kate Greatrix – Community Engagement

You can contact the engagement team:



020 7446 6837

(from 9.30am to 5.00pm, Mon-Fri)



Hubblesfarmpembury@stantec.com



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

Background

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- Located to the south of the village, between Hastings Road and the A21.
- 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.
- Approximately 400 metres from village centre.
- Approximately 5.49 hectares/13.56 acres.
- Rises over 12 metres from the lowest point to the highest along the southern boundary.
- Two Public Right of Way's (PROW) run along the site edges - both connect to the wider local Public Right of Way network.



Background

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Emerging Tunbridge Wells Local Plan (TWLP)

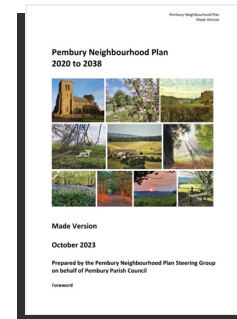
The emerging Tunbridge Wells Local Plan (2020–2038) allocates the site for mixed-use residential-led development under Policy AL/PE2.



Stages of the Local Plan

The Pembury Neighbourhood Development Plan (NDP)

The NDP (2020-2038) was adopted in October 2023 and includes the site for potential development, consistent with the emerging TWLP.



The planning process

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Outline planning permission

- Establishes the principle of development subject to it meeting certain parameters.
 - 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.

Reserved Matters approval

- Following approval of an Outline Planning consent, detailed design proposals (in compliance with the parameters) will be prepared and submitted.

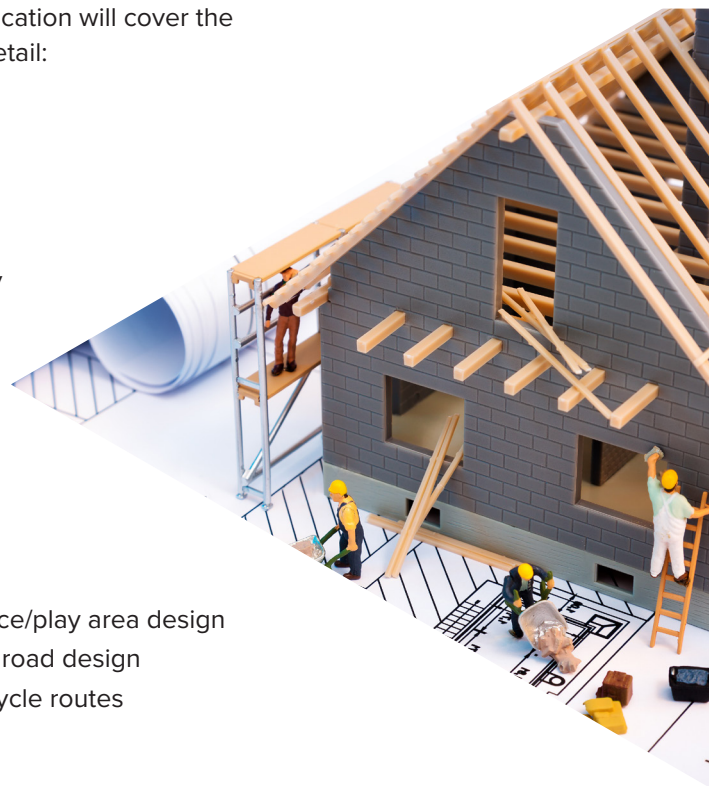
- The Reserved Matters application will cover the following elements in full detail:

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



Key development priorities

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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 surround 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.



Emerging masterplan

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-  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.
-  A new 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 existing protected tree.
-  Junction improvements including traffic calming proposals.
-  A significant landscape buffer and noise-reducing fencing between the new homes and the A21 where required.



Illustrative view from site entrance



Illustrative view of central public open space



Illustrative view towards Pembury

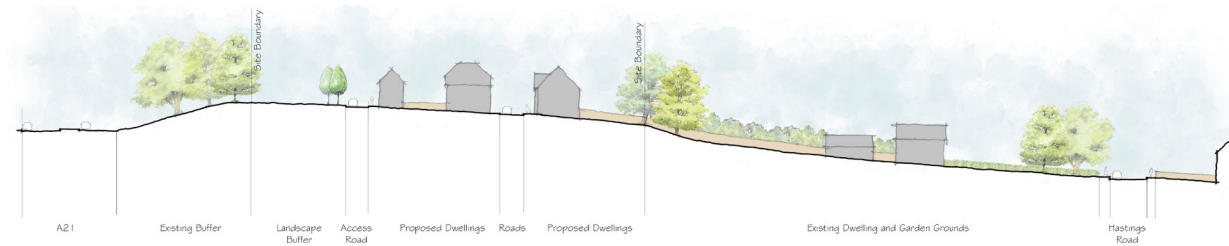


Elevations

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Indicative Site Section A-A



Indicative Site Section B-B



Elevations

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Indicative Street Scene 1-1 Approach from Hastings Road



Indicative Street Scene 2-2 Dwellings to Southern Edge



Landscape and ecology

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Promoting healthy lifestyles and wellbeing through connection with nature are key drivers behind the proposed landscape design. Providing 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 Rights of Way network.

4 Children's Play Area

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

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.

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.

3 Central Open Space

A new landscaped sitting space and informal kickabout area.

6 Entrance Boulevard

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



Access and transport



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Access

- Access through existing site entrance via a new priority junction.
- Existing site entrance widened through the demolition of No:32 Hastings Road.
- Traffic calming proposals along Hastings Road/High Street, reducing speeds to 20mph along this section of road.
- Traffic calming scheme in compliance with the emerging TWLP site allocation and in line with KCC Highways requirements and Road Safety Audit.

Cycle and Pedestrian Route

- A pedestrian and cycle route is proposed to run east to west through the site.

Footpath Links

- New connections to existing Public Right of Way's are proposed, with a potential western footpath link to the amenity space/cemetery.

Public Transport Links

- Proposed relocation of the existing bus stops on Hastings Road to avoid conflict with the access to the site.

Parking

- Parking reflects various design and policy guidance, including the emerging Local Plan Residential Parking Standards.
- Circa 100 units would need to provide circa 200 parking spaces plus visitor parking spaces. (policy compliant)
- Cycle parking in line with adopted standards.



Drainage and flooding

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Flood risk

- The site is located entirely within Flood Zone 1.
- 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 via SuDS (sustainable drainage systems).
- 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.
- Control measures to prevent pollution will be provided as part of a robust treatment train.

Foul water drainage

- 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.
- Southern Water is obliged to accept foul water flows generated by committed development and fund any network improvements that may be required. As such, foul capacity should not be a constraint to development.
- No significant difficulty in connecting the new development to the existing foul water infrastructure.











*Illustrative example
of an attenuation pond
Copyright © Ivel Aquatics Ltd*

Sustainability

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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 management of waste sustainably and efficiently 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


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 **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 existing protected 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.



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Q&A



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Have your say

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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.

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Thank you



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