

## **Housing and Infrastructure policy**

3rd Draft June 2019

Future development in Paddock Wood will require significant improvements in infrastructure both in the Town Centre and wider facilities. Maintenance and improvement of education, health and social care facilities and services are of the highest priority to the community along with management of surface water drainage and wastewater.

### **EDUCATION**

**Education Policy One:** New developments will provide educational contributions from residential development to extend the existing secondary school and to provide further primary and preschool education as required.

**Education Policy Two:** Support will be given for measures to maintain and improve safety in the areas around our schools

**Education Policy Three:** New development should consider minimising the impact on local topography and the rural environment.

#### **Policy Justification**

New residential development will bring additional demand for primary and secondary school places. This additional demand can either be addressed by expanding an existing school or by providing an additional school on a new site.

Paddock Wood also has a range of pre-school facilities and a Children's Centre which is currently located in the Wesley Centre in Commercial Road. The Children's Centre serves the population of Paddock Wood and the surrounding rural communities as well as the substantial facility for homeless families located in the centre of Paddock Wood. There is also a need for expanded day care, pre-school and nursery facilities where there is already a shortage of capacity. This need includes before and after school care and care during school holidays.

As with many schools there is already traffic congestion around Paddock Wood Primary School at arrival and departure times and there is likely to be further congestion around any new school in Paddock Wood.

Plans have been announced for a new primary school off Green Lane, Paddock Wood. Mascalls Court Road is already very congested at arrival and departure times from Mascalls Secondary School. This will be exacerbated by the arrival of the new Free School where traffic will also exit on to Mascalls Court Road. The existing congestion and that raised by potential future developments leads to safety issues which must be addressed.

Capacity issues must be kept under review in the light of the proposed housing developments in the town. Tunbridge Wells Borough Council has confirmed that its latest position is that both an additional new primary school and an expanded secondary school will be required in the course of their next local plan. If Mascalls School is to be expanded it is important that the rural environment of Paddock Wood and the topography and views from Chantler's Hill should be taken into consideration as well as vehicular access to the site.

## HEALTH AND SOCIAL CARE

**Health & Social Care Policy One:** Financial contributions will be required from developers of new housing sites to fund additional healthcare services. These contributions will be used to assist healthcare providers secure the necessary provision for Paddock Wood.

**Health & Social Care Policy Two:** Future General Practice facilities must be based on population predictions for the growing town.

**Health & Social Care Policy Three:** Support will be given for developers who aim to establish nursing homes and residential accommodation for older people who are unable to live alone due to frailty or cognitive impairment.

### **Policy Justification**

Existing healthcare buildings do not meet current needs and the Health Centre resources do not meet the current needs of local residents.

The Kent & Medway Sustainability & Transformation Partnership (STP) aims to provide high quality services closer to home, with a focus on prevention of ill health and early intervention where health and social care needs exist ( <https://kentandmedway.nhs.uk/stp/> ).

The initial focus of the STP has been on older people who often have prolonged stays in hospital due to lack of local facilities to provide care and support. Future issues to be addressed by the STP will be:

- adults with chronic conditions
- children
- people who are mostly healthy
- people with serious and enduring mental illnesses.

Therefore, the neighbourhood plan needs to consider facilities for and types of services such as:

- Nursing Homes – local to enable people to remain close to their family and support systems, located in quiet areas with sufficient parking for staff and visitors
- Care homes and supported living services - local to enable people to remain close to their family and support systems and in their own homes
- Day care and drop in facilities for older people and children – to prevent social isolation for older people and families
- Facilities for provision of health and social care in the community where people live (Day centres, nursing & therapy services, health visiting and midwifery and GP services) – this will require provision of facilities where health and social care can be co-located to ensure that social prescribers, voluntary organisations, therapists, pharmacists, nurses, health visitors and midwives all work alongside GPs. A second health centre will be required as the existing one will not be able to cater for a town which could double in size, as well as serving the surrounding communities. There are no current

recommendations for GP: Patient ratios but in England GPs average 0.58/1000 patients, which makes 5 GPs plus trainees for the existing population of the town, without the surrounding areas.

### **LOCAL HOUSING NEEDS**

**Policy:** Support will be given to development within, or adjacent to the settlement boundaries, which includes the provision of housing suitable for older residents which may include smaller bungalow units sited where occupants are provided with a vibrant and interesting view and within easy reach of services and amenities.

#### **Policy Justification**

- the style of housing needs to be in keeping with local area (see Heritage Policy)
- developers could be encouraged to make provision for the use of roof space by designing in the potential for loft conversion (stair space & roof design).
- Town houses with parking underneath would be desirable north of the railway to prevent surface water incursion into living spaces.
- private and social retirement homes and flats should be incorporated into all developments to enable people to downsize within the local area
- Social housing is desirable in all developments with easy access to public transport and the town centre.
- Affordable housing is also desirable to enable people to live and work locally.
- Employment space is required, including ensuring houses have space for those working from home with appropriate infrastructure and access to office space locally.

### **SURFACE WATER MANAGEMENT POLICY**

**Surface Water Management Policy One:** Any new development within the Parish should strive to reduce flood risk within the local area. Refer to Paddock Wood Alleviation Study July 2015

Given the extent of flood risk within Paddock Wood, no additional surface water flow should be permitted “to enter existing systems. Paving of front gardens should not be permitted. Any new impermeable areas should manage surface water at source and not allow it to run off to adjacent land faster than it would in its natural state. Opportunities to install sustainable drainage should be promoted wherever possible, be this new development or re-development.” This is supported by the assessments undertaken within the Paddock Wood Flood Alleviation Study 2015.

#### **Surface Water Management Policy Two:**

All developments should include assessment of surface water outflows to determine the effects on existing residents:

- a) Modelling should include the Applicants/Developers own development and the holistic impact of all other developments planned in the area by others (not related to the Applicant/Developers own scheme). This is to enable surface water management to be improved when any scheme is approved by the local planning authority. Such modelling should include information relating to the combined impact of all developments to assess how surface water flood risk can be minimised. Any assumptions made during such modelling shall be stated clearly by any Applicant/Developer.

- b) Tunbridge Wells Borough Council Planning Authority will use a master planning and holistic assessment approach to all future developments, involving Paddock Wood Town Council and all key stakeholders.

**Surface Water Management Policy Three:**

Some areas of existing developments are in Flood Zone 3. Further developments should not be placed to increase flood risk to other areas, particularly those downstream (Rylands v Fletcher 1866; Leaky & Others v National Trust 1980)

- A) Construction in Flood Zone 3 is likely to displace surface water increasing the risk to a wider area.
- B) all drainage measures should have an asset owner who is responsible for maintenance for the life-time of development
- C) Where surface water management plans increase the risk of flooding to existing residents and residents downstream of the development, especially in flood zone 3, residential building should not take place. The Environment Agency would be required to provide oversight and review of any plans to ensure that sufficient compensation storage is provided to mitigate development.

**Surface Water Management Policy Four:**

A sustainable drainage policy is required to ensure maintenance of surface water management systems which serve new development in construction and post-completion must be clearly defined and responsible parties identified during the planning process.

- A Management plans must be in place to manage surface water during the construction phase of development. Contact details should be provided to the Town Council in the event of an emergency.
- B Surface water management systems within open spaces should become a feature of the open space, adding landscape features such as ponds which provide amenities for the local community and increases the biodiversity of the area.
- C A maintenance plan must be provided for all critical drainage assets which control surface water within and from the development. The maintenance plan must indicate requirements to ensure free and clear operation of these assets, with a maintenance schedule and responsible parties such as home owners and management companies.
- D If a developer does not pursue formal adoption and chooses to have a private management company in place then the responsible party may not be known until sometime into construction. The lead flood authority should seek to ensure that information in relation to critical drainage assets is provided prior to occupation.

**Surface Water Management Policy Justification**

Flooding occurs within Paddock Wood for small rainfall events. The local streams carry significant surface water volumes through and around the town. In the first instance, development should occur in areas free of flood risk.

Any development which is proposed within the locality must ensure that surface water is managed such that there is no change in flood risk either on or off-site, during construction of any proposed development and following development completion.

The effectiveness of any drainage system is dependent upon the system being clear of any debris or obstructions. Maintenance of the system is important to ensure that capacity is provided, surface water flows freely, and no flood risk is created. Any drainage measures required to control surface water must be managed in perpetuity and watercourses must be managed in accordance with the Land Drainage Act 1991.

Adoption of surface water drainage systems ensures there is a designated responsible authority who manages the drainage system. It is common that private estate management companies maintain open space areas and other private drainage. Any privately managed system must also ensure that the drainage infrastructure is maintained so as to ensure appropriate operation and not increase flood risk within or outside of the new development.

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