

LAND TO THE REAR OF 7/9 STATION ROAD, PADDOCK WOOD PROPOSED DEVELOPMENT OF RESIDENTIAL APARTMENTS WITH A COMMUNITY CENTRE, EXTERNAL CIVIC AMENITY SPACE AND CAR PARKING

- 1 Proposed community building with residential accommodation to 1st floor
- 2 Proposed residential accommodation
- 3 Bin & cycle store
- 4 Shared surface parking court
- 5 Community plaza
- 6 Community Terrace
- 7 Proposed tree planting
- 8 Existing trees retained
- 9 Seating terraces and steps
- 10 Amenity gardens
- 11 Seating area
- 12 Temporary market
- 13 Pedestrian link through to wider regeneration proposals
- 14 Gateway feature
- 15 Loading/Service area



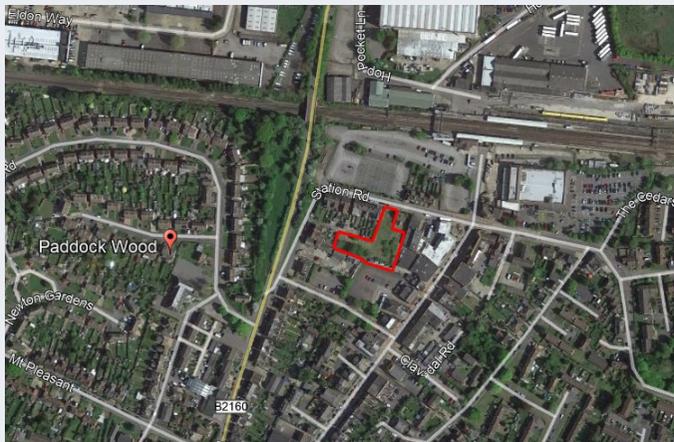
PROPOSED DEVELOPMENT OF RESIDENTIAL APARTMENTS WITH A COMMUNITY CENTRE, EXTERNAL CIVIC AMENITY SPACE AND CAR PARKING



Land to the rear of 7/9 Station Road, Paddock Wood, Kent

Thank you for taking the time to look at the proposals for land to the rear of 7/9 Station Road, Paddock Wood, Kent.

Icefox Developments Ltd. are seeking to construct two residential apartment blocks (Use Class C3), with a community centre and ancillary café e.g. library (Use Class D1), external civic amenity space and car park on land to the rear of 7/9 Station Road, Paddock Wood.



Site location and context

The site forms part of a wider site which is allocated for development in the Tunbridge Wells Borough Site Allocations Local Plan 2016 (Policy AL/PW1) for a mix of uses (retail, restaurants, cafés, bars, leisure, community, residential and parking). The proposed development will provide elements of the residential, community and parking identified as being appropriate in this location.

The site occupies a sustainable location and will regenerate this prominent, brownfield, edge of town centre site which has been vacant since 2006.

It is proposed that the residential element of the development will be set across two blocks; Block A will be formed of between 8 and 12 apartments and will extend to 4 storeys and Block B will accommodate 4 apartments within a 2 storey building.

The proposed community use with ancillary café is anticipated to support a possible re-location of the town centre library or a similar alternative community use.

The development will also include associated car parking which will provide an element of parking for the residential apartments and the remainder will be available for public parking. The external civic amenity space and public realm will create a visually attractive area, significantly enhancing the appearance and use of this site and creating an appealing place to live for future residents.



Sketch of the proposed civic amenity space, including potential for use by local farmers and craft markets

The residential element will provide apartments which will boost the supply of town centre homes within Paddock Wood, whilst the future residents will contribute to Paddock Wood's local economy through use of local services and facilities. It is also proposed that the site could host market stalls for local farmers and craft markets which would also contribute to the community offer of the site.

It should be noted that a planning application is also being submitted shortly for the use of the site for use as a town centre car park for a temporary period of 3 –5 years, however the proposals detailed within this leaflet set out the longer term aspirations for the site and we would be grateful for your input into the proposals.

HAVE YOUR SAY

This public consultation is an opportunity for you to engage with our vision for the site and to provide us with valuable feedback which will help shape the future of the site.

Please visit the following website for more information on the proposals:

<https://dppukltd.com/paddockwood/>

You can let us know your thoughts on the proposal by emailing your comments to:

Paddockwood-consultation@dppukltd.com

Alternatively, you can post comments to:

**DPP Planning, Milburn House, Dean Street
Newcastle upon Tyne, NE1 1LF**

Responses should be made by: **Monday 31st August 2020**