



YOUR PADDOCK WOOD, YOUR PLAN

Draft Plan Consultation

With your support, we have prepared a draft Neighbourhood Plan. This is a fantastic opportunity for the local community to help shape and influence future development within Paddock Wood, whilst ensuring it is a vibrant place to live, work and enjoy.

Tunbridge Wells Borough Council has identified Paddock Wood as a major growth area in their Local Plan.

Whilst the Neighbourhood Plan cannot challenge the proposed scale of growth, it can help influence that, such that any new growth and development that does come forward responds to the character and qualities of Paddock Wood, and helps strengthen the quality of life and environment for all.

The draft Neighbourhood Plan presents policies that, if you agree, will be used to help determine planning applications in Paddock Wood. These include matters such as the quality of design, access to green space, sports and leisure provision, uses and activities in the town centre, and climate change mitigation measures.

The draft Plan is 'Paddock Wood specific'. It responds to and reflects matters of concern and importance raised by the community through earlier consultation events.

The draft Neighbourhood Plan is now subject to formal consultation. We are seeking your views on this before it is examined and can begin to be used as planning policy.



Housing in Paddock Wood



The Town Centre

To find out more about the Plan please visit the Town Council website:
<https://paddockwood-tc.gov.uk/neighbourhood-plan/>
Please respond to the survey on the website by Monday 25 April 2022

Scan to visit
website:





A VISION FOR PADDOCK WOOD

"I am very passionate about Paddock Wood. I love the centre. We need to retain its integrity and atmosphere"

"New developments should enhance rather than detract from the appearance of the surrounding countryside and should be rural rather than urban in nature"

"Strong pedestrian and cycling links should be provided to the rest of the town to make these the preferred mode of transport"

The vision for Paddock Wood responds to the scale of growth proposed by Tunbridge Wells Borough Council and the challenges this brings. We believe any future development must be well designed and appropriate to the community, supported by delivery of necessary infrastructure. The vision is:

Paddock Wood will retain its character as **a modern, 21st Century, rural market town**, preserving its built and natural heritage whilst sympathetically accommodating new growth.

New residential and commercial development that embeds **high environmental standards** will be delivered alongside the appropriate **infrastructure to support community life and activity for all ages**, including younger people.

New growth and development will integrate seamlessly with the existing settlement to create a balanced place with **a cohesive, socially inclusive community, with a thriving centre at its heart**, and accessible open spaces that support wildlife as well as people. A wide range of social, community and recreational facilities will help make Paddock Wood a better place to live, learn, work and visit for everyone, including the elderly, vulnerable and disabled.

Through **sustainable design and the promotion of active travel**, Paddock Wood will be future-proofed, responding proactively to the challenges posed by climate change.

Above: selection of previous consultation comments

To find out more about the Plan please visit the Town Council website:
<https://paddockwood-tc.gov.uk/neighbourhood-plan/>
Please respond to the survey on the website by Monday 25 April 2022

Scan to visit website:





NEIGHBOURHOOD PLAN OBJECTIVES

The following objectives form the basis of the draft Neighbourhood Plan.

Objective 01: Deliver the social and environmental infrastructure necessary to support a growing community in the 21st Century.

Objective 02: Coordinate all new development so that it contributes to the creation of a safe and sustainable community with good access to essential services for all residents.

Objective 03: Maintain and enhance the character of Paddock Wood as a rural market town, and protect and promote its culture, economy and heritage.

Objective 04: Ensure high quality new development through appropriate use of materials, details and designs that are sympathetic to the local context.

Objective 05: Ensure that future development will be designed in such a way as to improve the quality of life for all residents.

Objective 06: Create a robust and flexible network of streets, roads and spaces suitable for all modes of travel.

Objective 07: Working collaboratively with all our neighbouring parishes.

Objective 08: Maintain existing sports facilities and create additional sports and recreation facilities to meet the needs of the growing population.

Objective 09: Enhance the town's natural beauty and countryside setting by protecting and enhancing biodiversity.

Objective 10: Create a buoyant, thriving town centre, which acts as a focal point for residents and visitors alike.

To find out more about the Plan please visit the Town Council website:
<https://paddockwood-tc.gov.uk/neighbourhood-plan/>
Please respond to the survey on the website by Monday 25 April 2022

Scan to visit
website:





SUMMARY OF POLICIES

Town Centre

Strengthen the quality and experience of the town centre, reinforcing Commercial Road as the main spine of activity, and supporting a mix of uses and facilities that meet local needs and bring life and activity to the centre

Create new areas of public space in the town centre, including a new square by the railway station.

Provide new routes and links across the railway line better connecting development north and south of this.

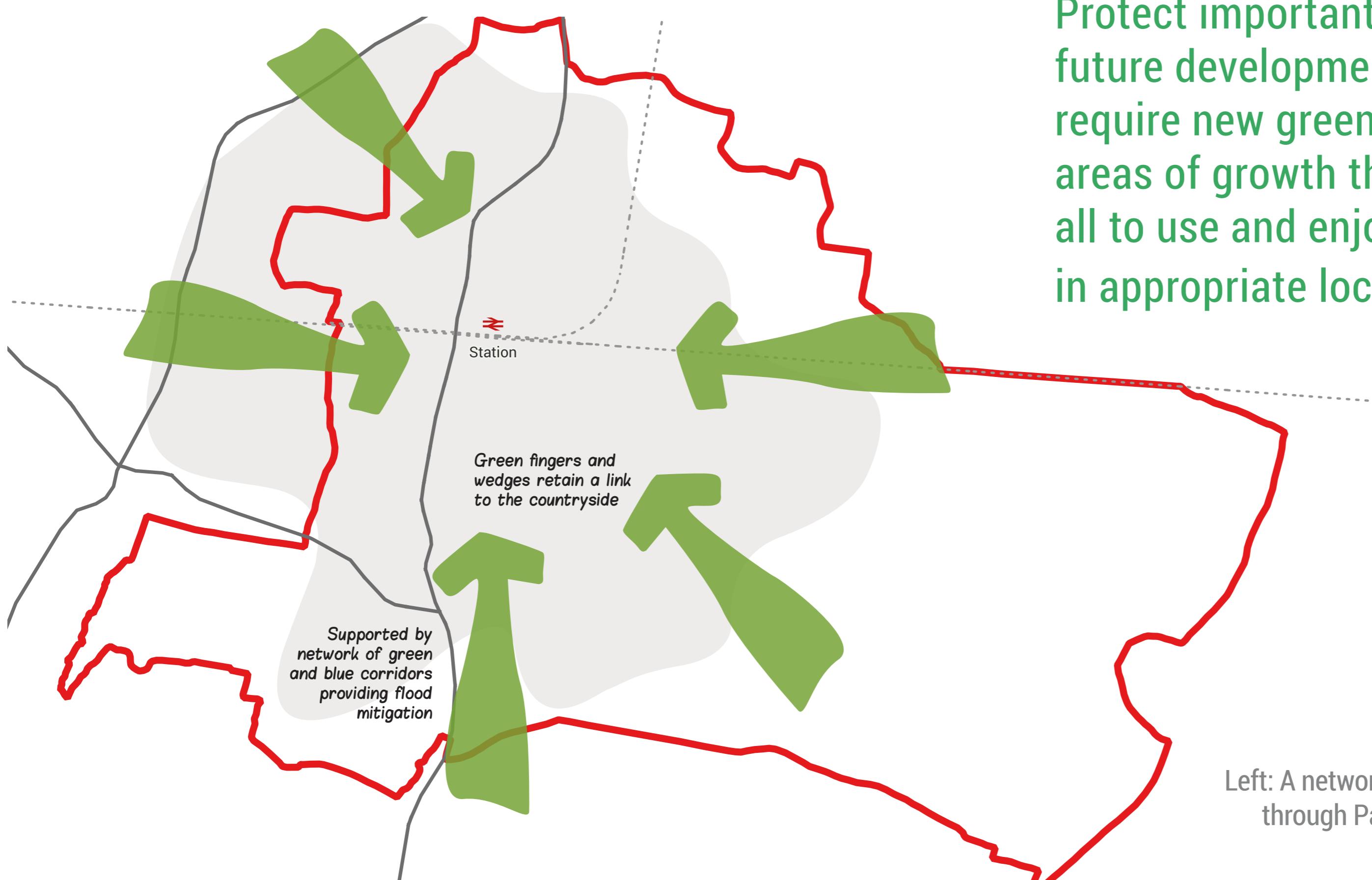
Green Infrastructure

Retain and enhance access to the countryside, including provision of new green fingers and routes within growth areas.

Require developers to deliver biodiversity net gains on development sites, avoiding loss of and enhancing habitats.

Integrate sustainable drainage systems within new and existing areas of development, that help manage flood risk and provide green space and landscaping that also benefits wildlife and amenity.

Protect important green spaces in the town from future development, including allotments, and require new green space to be provided in new areas of growth that are safe and attractive for all to use and enjoy. Proposals for burial space in appropriate locations will also be welcome.



Left: A network of green corridors should provide connections through Paddock Wood to the surrounding countryside

To find out more about the Plan please visit the Town Council website:
<https://paddockwood-tc.gov.uk/neighbourhood-plan/>
Please respond to the survey on the website by Monday 25 April 2022

Scan to visit
website:





SUMMARY OF POLICIES

Heritage and Design

Require high quality in new design that responds to the best characteristics and qualities of Paddock Wood, and supporting new development that meets low or zero carbon standards of design and construction.

Within major areas of growth, support for architectural variety and innovation that creates interest, whilst responding to local design cues.

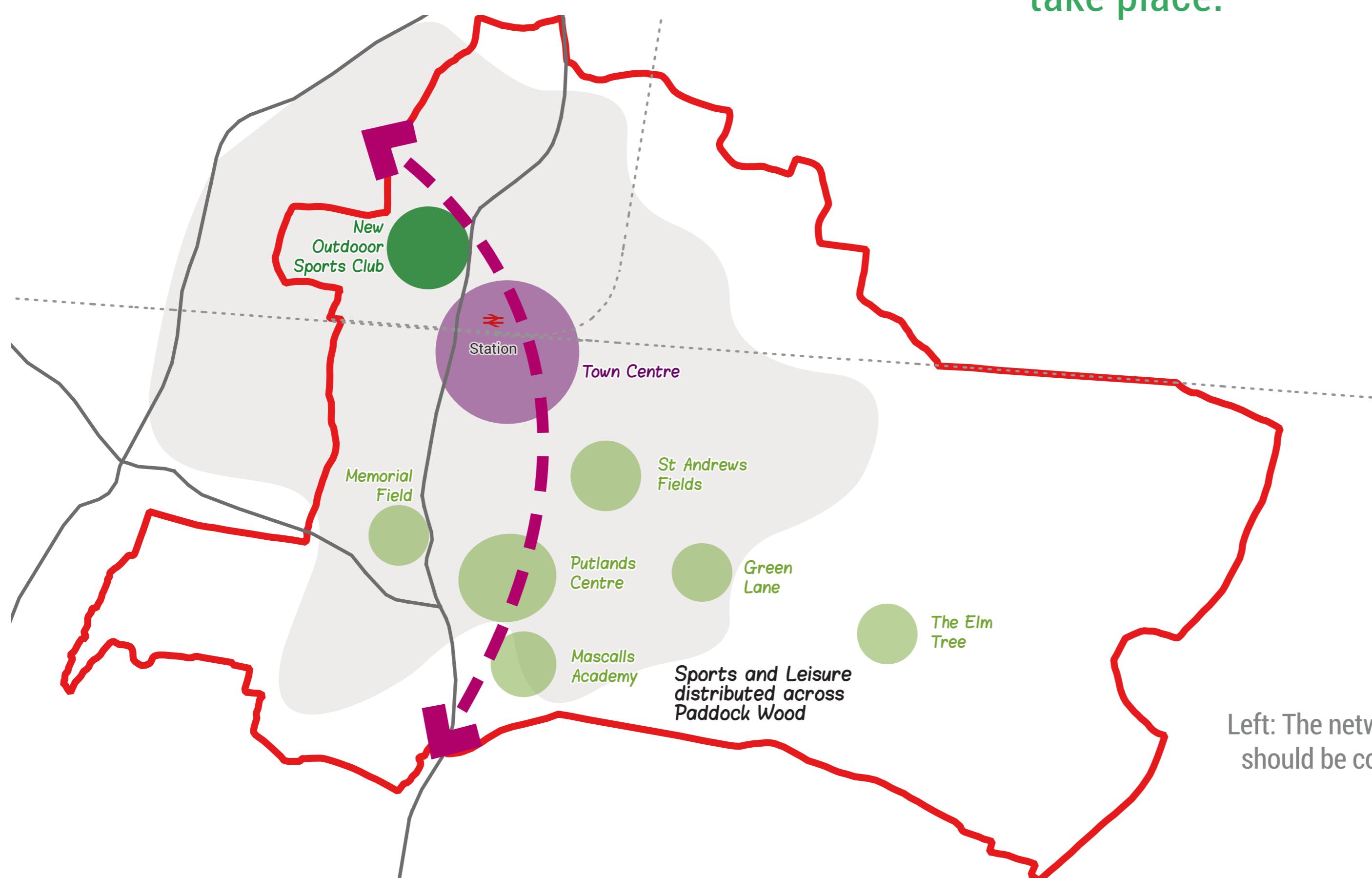
Preserve and enhance heritage assets, buildings and features of local importance, including the Wesley Centre, Hop Pickers Railway and the Old Closed Churchyard.

Sport and Recreation

Improve the sports facilities at Putlands, including upgrades to the athletics track and support for a swimming pool.

Complementing Putlands with a new outdoor sports hub located near Eastlands Lane to the north of town, balancing sports provision across the town and making new facilities accessible to residents as well as those who travel to Paddock Wood.

All sports facilities to be accessible to people of all ages and abilities, and with flexibility built into their design so that different activities can take place.



Left: The network of sports facilities across Paddock Wood should be complemented with a new outdoor sports hub

To find out more about the Plan please visit the Town Council website:
<https://paddockwood-tc.gov.uk/neighbourhood-plan/>
Please respond to the survey on the website by Monday 25 April 2022

Scan to visit
website:





SUMMARY OF POLICIES

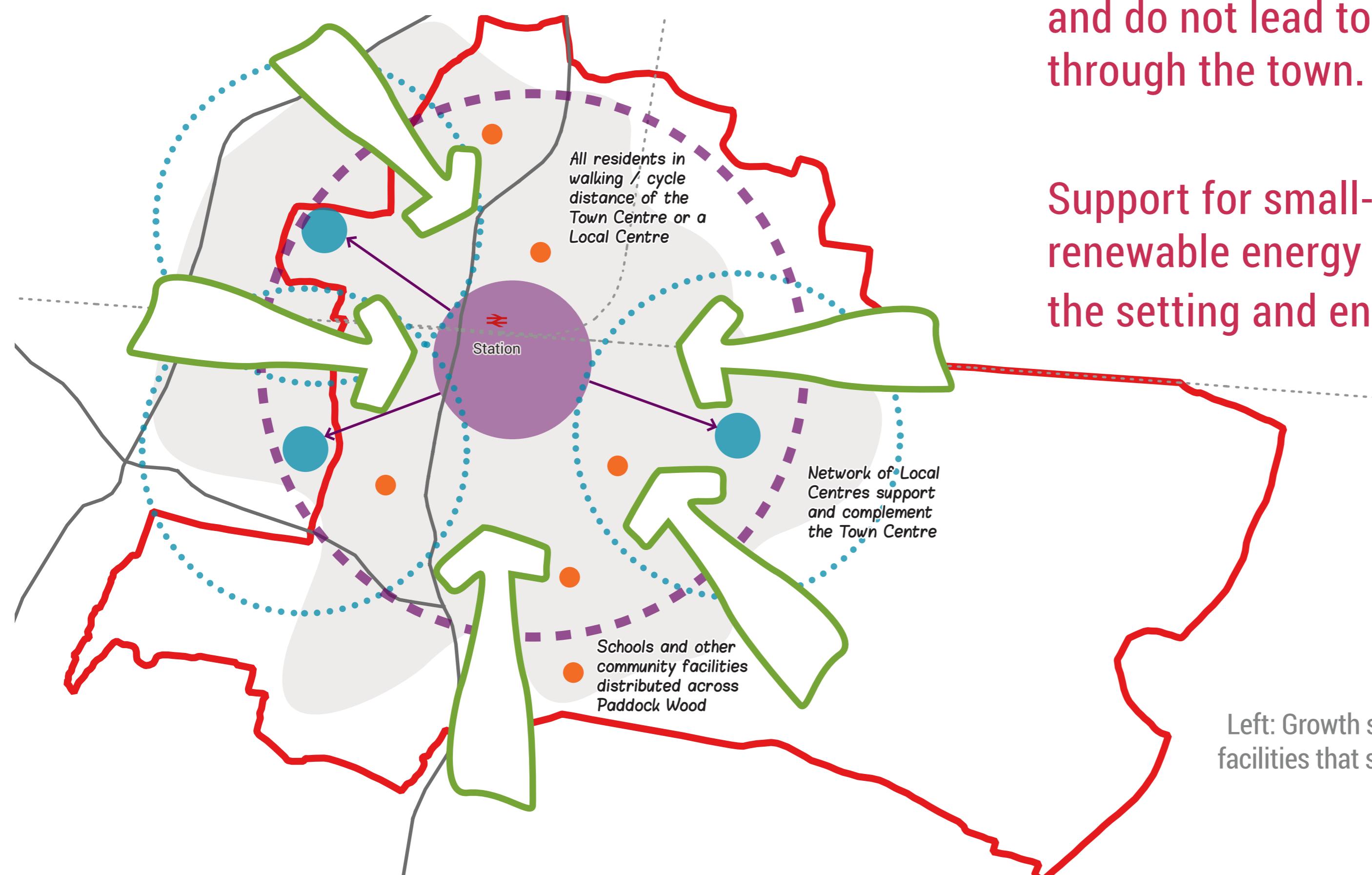
Access and Movement

Street design that makes it safer and more attractive for people, of all ages and abilities, to walk and cycle.

Integrate bus routes and services in new growth areas, with homes being within walking distance of a bus stop.

Provide electric charging points at the home and in public locations.

Successfully integrate parking within areas of housing, reducing the obstruction and visual impact of cars parked on the street.



Housing and Infrastructure

Support a mix of housing types that meet local needs, including affordable homes, those for first time buyers and people looking to downsize, as well as opportunities for self and custom build homes.

New housing growth should be supported by provision of community services that support everyday life, including schools, healthcare, youth facilities and local shops, all located within a short distance of the home.

Growth in new homes should be matched with provision of new employment opportunities, which are well integrated with the built form and do not lead to increases in HGV movements through the town.

Support for small-scale, community-led renewable energy projects which are sensitive to the setting and environment.

Left: Growth should be associated with delivery of services and facilities that support everyday life, and which are in comfortable travel time of the home

To find out more about the Plan please visit the Town Council website:
<https://paddockwood-tc.gov.uk/neighbourhood-plan/>
Please respond to the survey on the website by Monday 25 April 2022

Scan to visit website:





WIDER PROJECTS AND NEXT STEPS

The Plan identifies a series of projects for investment:

In addition to the policies the draft Plan also identifies a series of projects.

These include ideas and aspirations that are not strictly related to development, but which development could help fund. They also represent other ideas that we would like to continue working on. They include:

- Improvements to the quality of the public realm, comprising streets and public spaces, in the town centre.
- Support for people to become involved in and learn new environmental skills as we respond to climate change.
- Provision of new walking and cycling routes connecting with the surrounding countryside.
- New street tree planting, introduction of wild flowers and new wildlife habitats.
- Supporting improved rail services.
- Support for delivery of a 'youth hub' providing facilities and activities for younger people, including music and arts.

Please let us know what you think about the draft Plan:

The Neighbourhood Plan is a Plan for the community by the community.

Please do complete the survey and let us know what you think about the draft Plan and policies within it.

We will review all feedback and prepare a Plan for submission to Tunbridge Wells Borough Council later this year. This will then be subject to independent examination and, eventually, a referendum.

At the referendum everyone of voting age living in Paddock Wood will have a chance to vote on whether the Plan should come into force.

If more than 50% of people who turn out to vote are in favour of the Plan it can then be used to inform and determine planning applications as well as opportunities for future investment in Paddock Wood.

To find out more about the Plan please visit the Town Council website:
<https://paddockwood-tc.gov.uk/neighbourhood-plan/>
Please respond to the survey on the website by Monday 25 April 2022

Scan to visit website:

