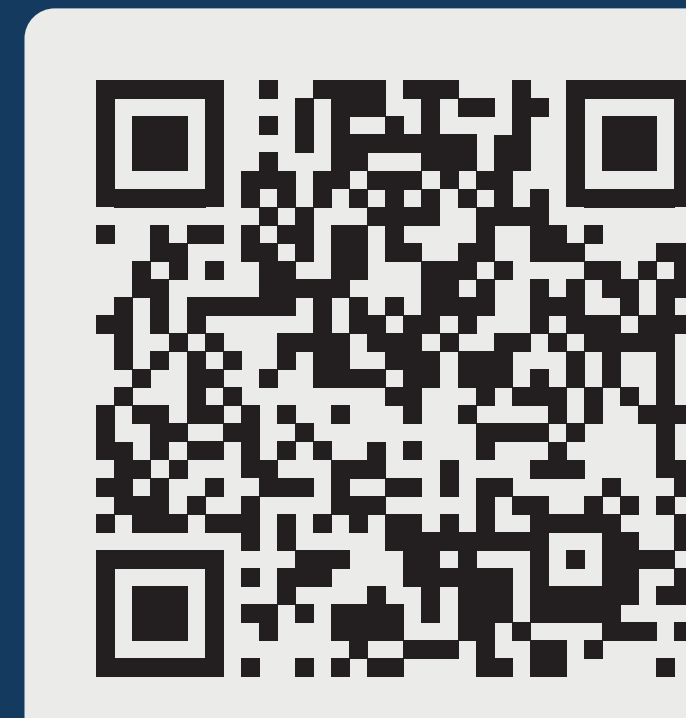


Land at Badsell Farm, Paddock Wood and East Capel



For further information scan the QR code
or visit www.dandara-badsellfarm.co.uk

Welcome

Welcome to Dandara's consultation on the emerging proposals for development of land at Badsell Farm, Paddock Wood and East Capel.

Our aspiration for the development of this site, which is identified for development, as part of the strategic growth around Paddock Wood, including land in East Capel, is to deliver a development which integrates into the existing town, creating an appropriate edge to the settlement, forging connections through landscape and aligns with the principles within the emerging Local Plan policy.

As our plans develop, we will continue to work with local stakeholders, Tunbridge Wells Borough Council and the community to design a scheme with the views of all in mind.

After looking at the materials on display, please fill in a feedback form and leave it with us or return it using our Freepost address. Members of the project team are at hand to discuss the proposals with you and answer any questions you may have.



About Dandara

Established in 1988 from the desire to provide innovative homes which offer real value for money without compromising on design, durability or quality, Dandara is one of the UK's largest independent property development companies.

In Kent, we have delivered a number of new schemes for local people – including at Tunbridge Wells, Hawkhurst, East Malling and Bearsted, amongst others.

For more information on Dandara, please visit:
www.dandara.com

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Contact us

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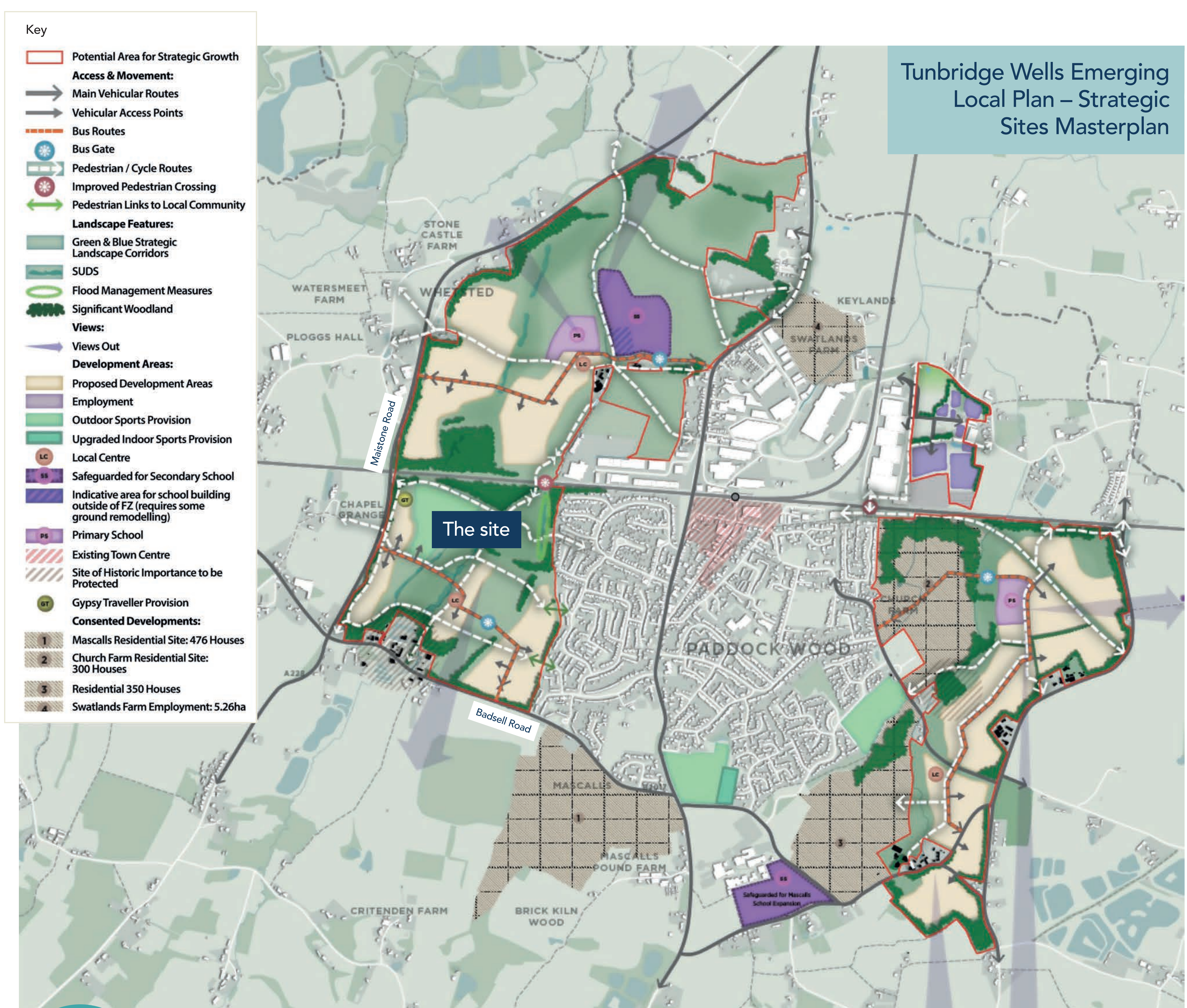
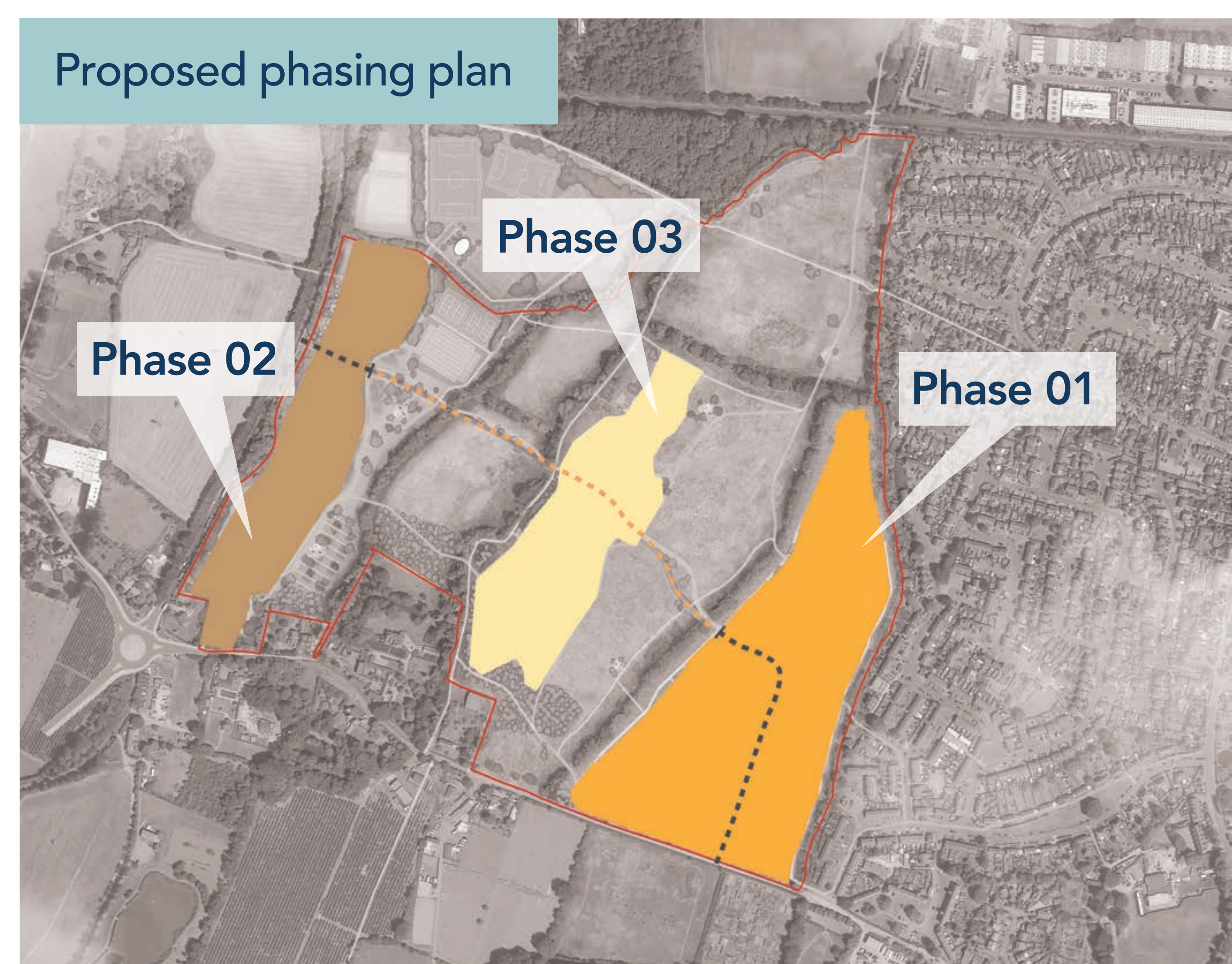
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The wider planning context

This Site forms part of the Strategic Growth around Paddock Wood, including land in East Capel, which has been planned by Tunbridge Wells Borough Council (TWBC) through its emerging Local Plan which is expected to be adopted shortly.

Emerging Policy STR/SS1 'The Strategy for Paddock Wood, including land in East Capel' has been scrutinised and refined by an Independent Planning Inspector who examined the Local Plan. The Policy now looks to deliver new neighbourhoods and associated infrastructure on four parcels around Paddock Wood.

Land at Badsell Farm forms the South Western parcel and will look to provide in the region of 500 new homes in accordance with this Policy. This will come forward in three phases.



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Site features and considerations

The design team has been careful to maintain the features of the site and to be mindful of the surrounding context when developing these plans.

This includes the following key considerations:

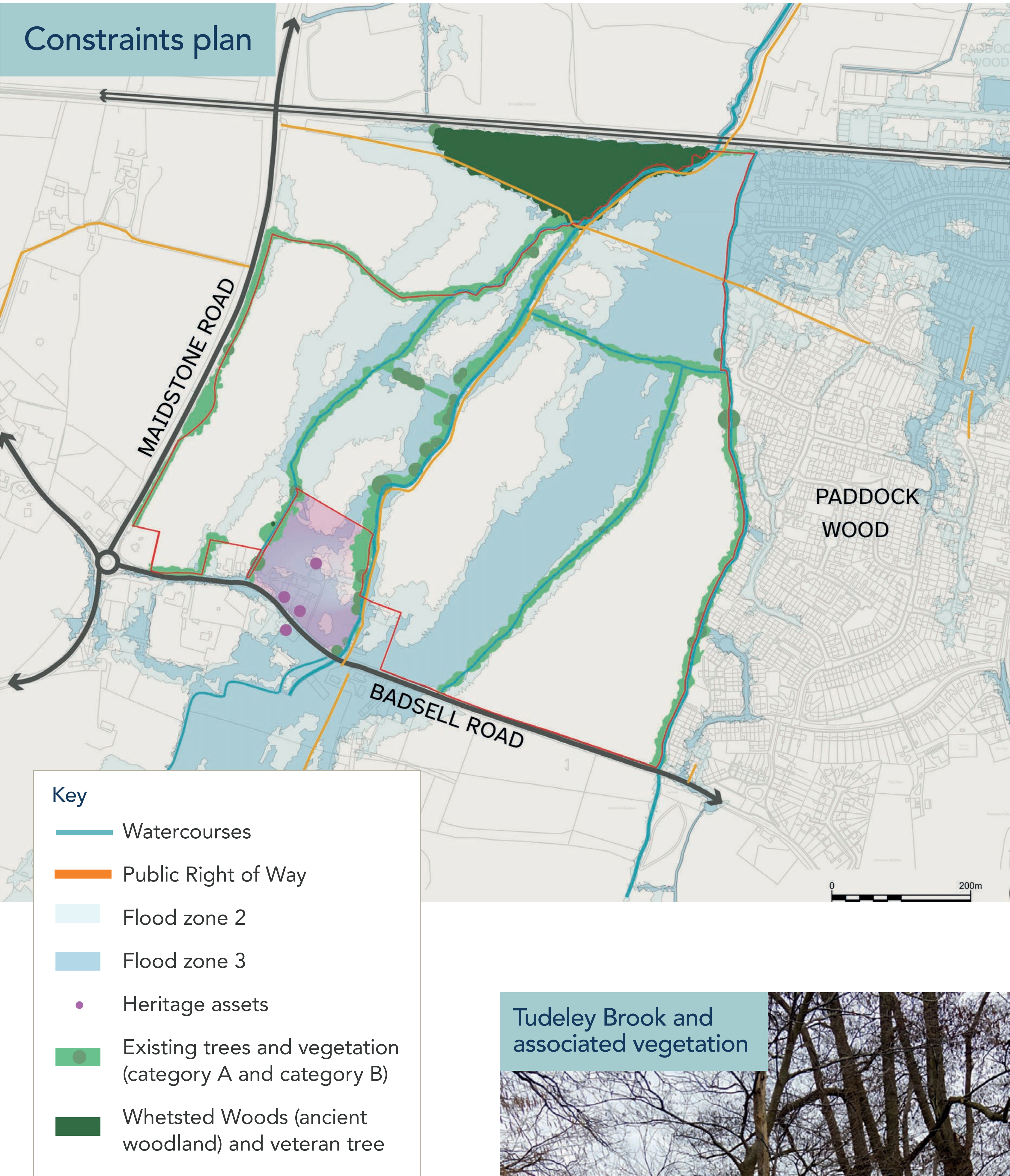
- Flood zones 2 and 3.
- Tudeley Brook, Gravelly Way and other watercourses within the site.
- Trees, hedgrows and areas of ancient woodland.
- Heritage assets including Badsell Manor Farm.
- Public Rights of Way.

Site opportunities

The distinct landscape characteristics of the Site provide an excellent opportunity to create a new development which is genuinely landscape led, which is primarily focused on outdoors, nature and recreation.

The key opportunities include:

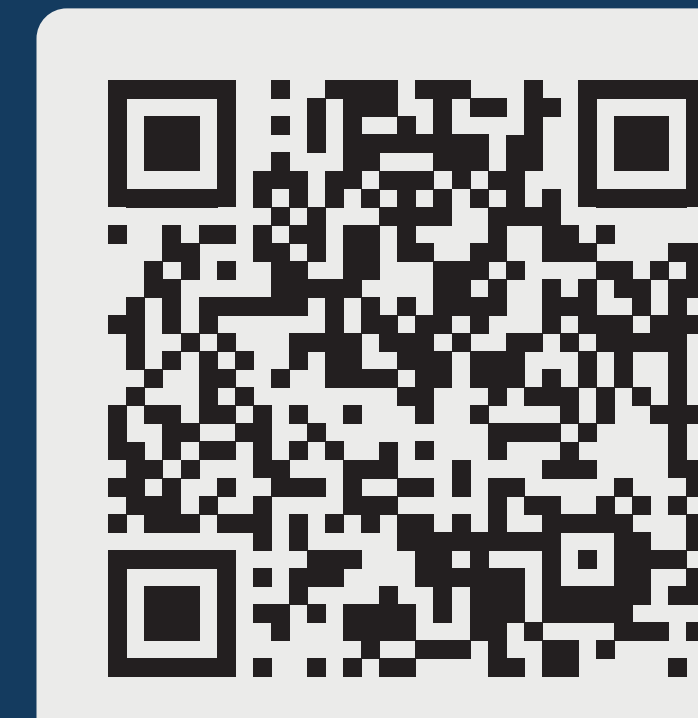
- Substantial new multi-functional parkland for existing and new residents.
- A health and wellbeing hub.
- Flood resilience and potential opportunities for flood betterment.
- An ecologically rich Tudeley Brook corridor.
- Retention and enhancement of existing Public Rights of Way and provision of new links into Paddock Wood and Five Oak Green as gateways from town to country.
- Delivery of much-needed family housing including 40% affordable homes for rent and shared ownership.



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Proposals

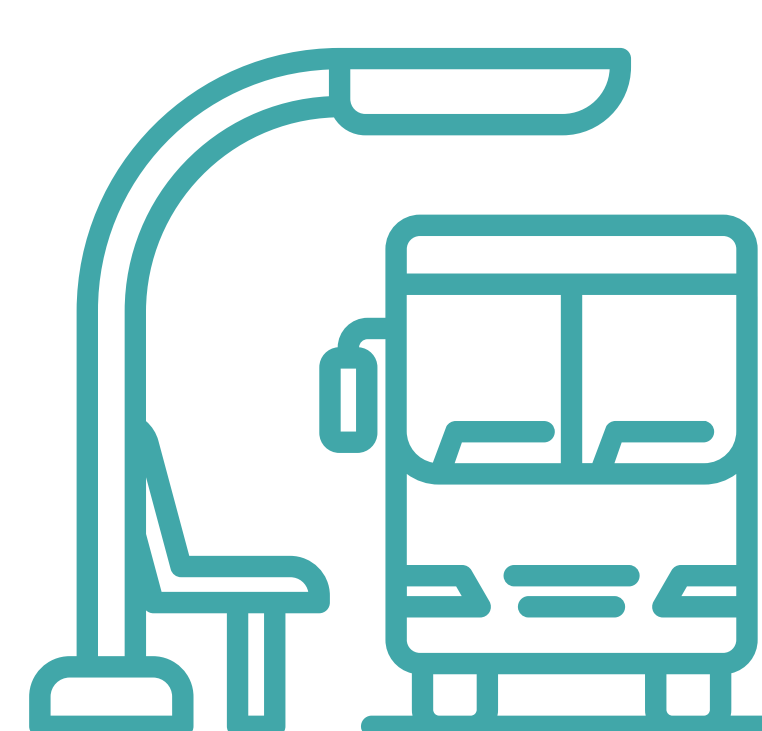
Our aspiration for the development at Badsell Farm is to create a vibrant and sustainable community that integrates into the local area, providing additional high-quality new homes and associated infrastructure that will benefit both existing and new residents.

Key features

The development will deliver a number of key benefits including:



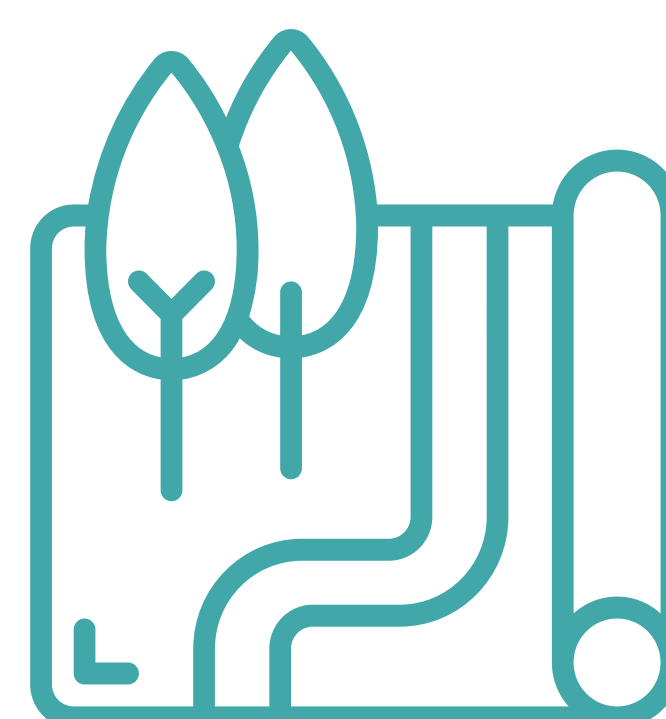
In the region of 500 new homes – 40% of these homes will be affordable.



Sustainable modes of transport including a bus route to provide a new circular route through Paddock Wood and new walking and cycling links.



A health and wellbeing hub with 0.5ha of space reserved for a healthcare facility.



A new edge to Paddock Wood in perpetuity that integrates development with the existing landscape features.



Tennis courts with parking provision as extension to sports provision north of the site.



Significant biodiversity net gain with new grassland, whiteflower meadows and native rich species with grass planting.



Nearly six times more open space than required including areas for play, wildlife and planting.



Surface water flood resilience through flood betterment and sustainable drainage strategy.



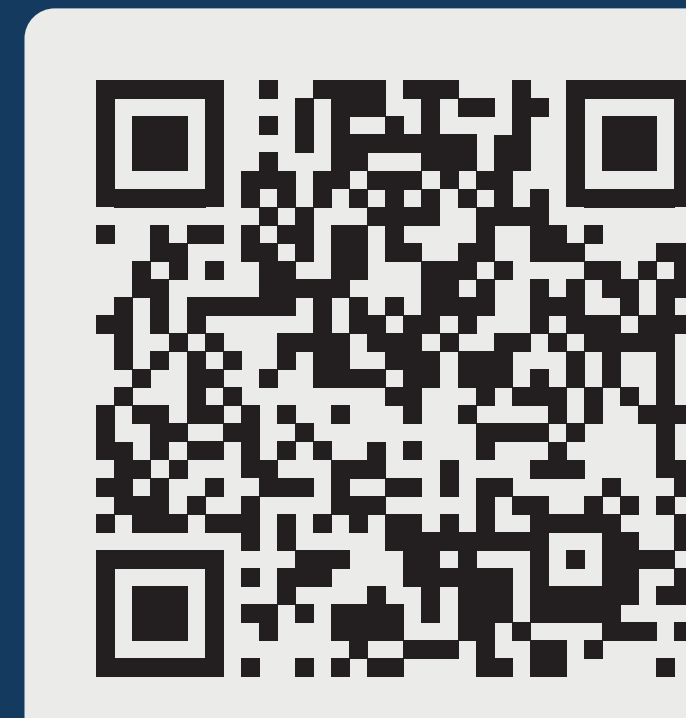
Vehicular, pedestrian and cycle access to proposed sports provision north of the site.



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Masterplan

The emerging Masterplan below shows:

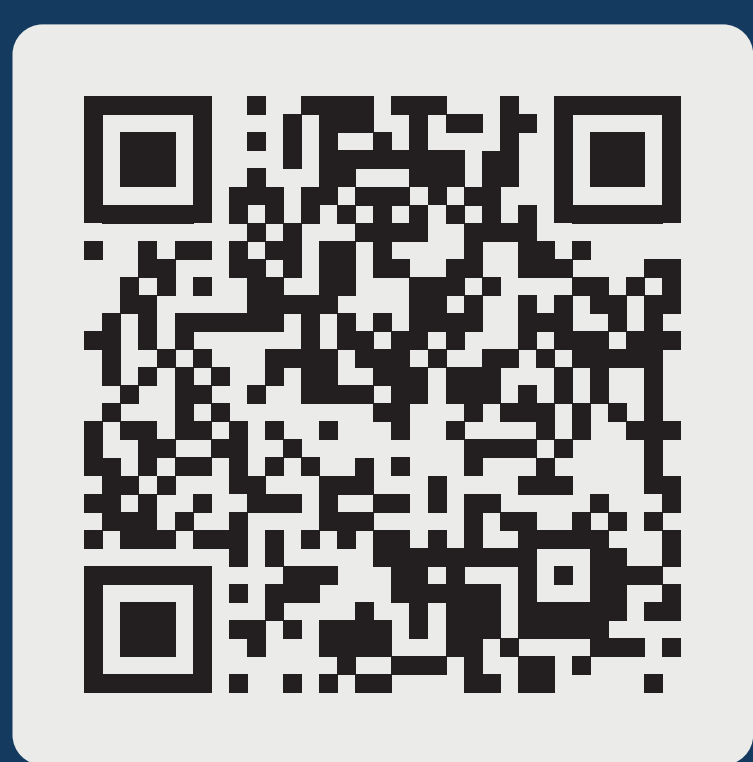
- **New access** from Badsell Road and Maidstone Road into the site.
- **A health and wellbeing hub** next to the proposed sports provision.
- **New safe pedestrian and cycle links** throughout the site, connecting to the existing network at Paddock Wood and Five Oak Green.
- **In the region of 500 new homes** on a sustainable site, in close proximity to local facilities.
- **60 % of the area as open space** including sports play, orchards and planting.



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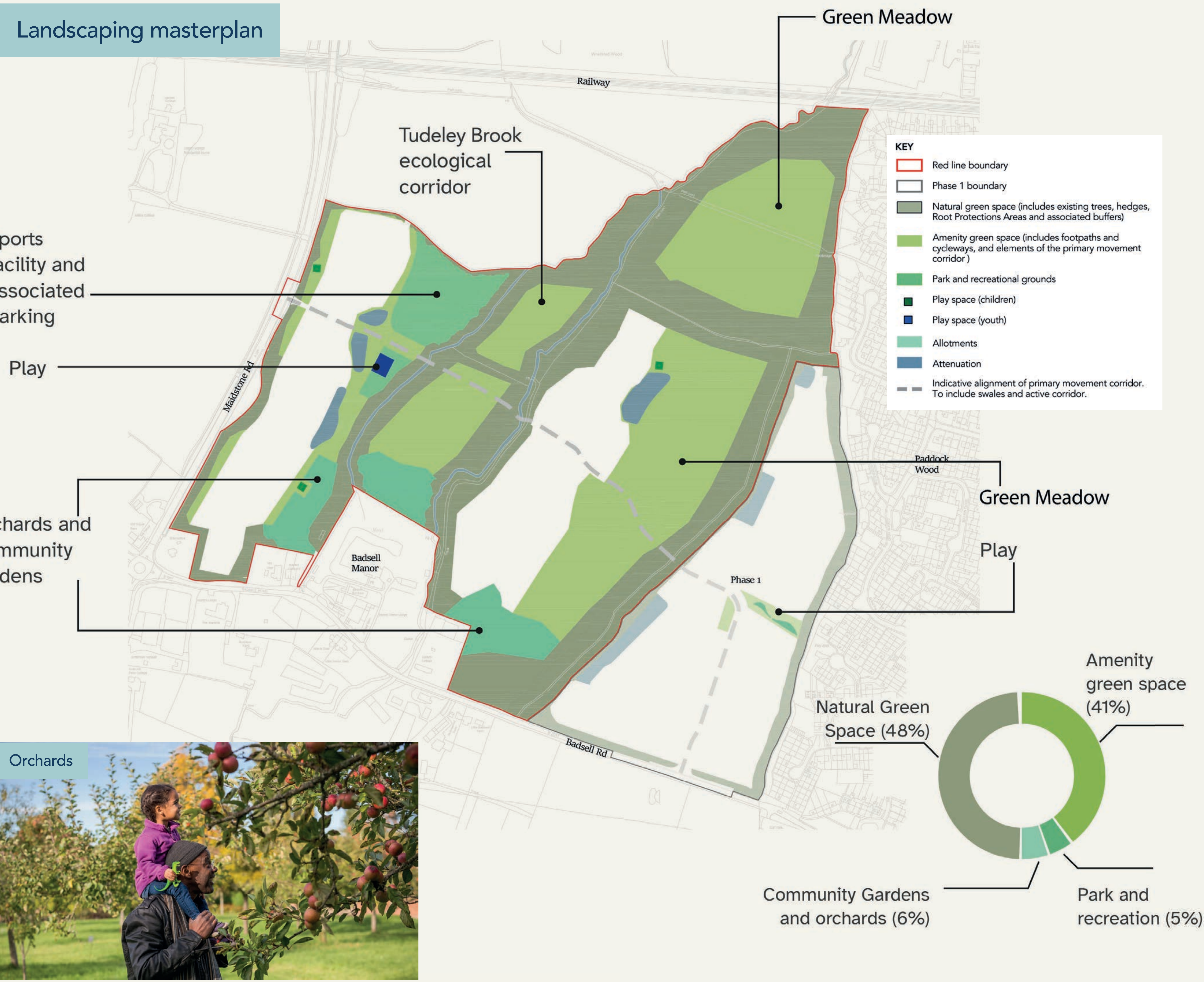
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Multifunctional landscape

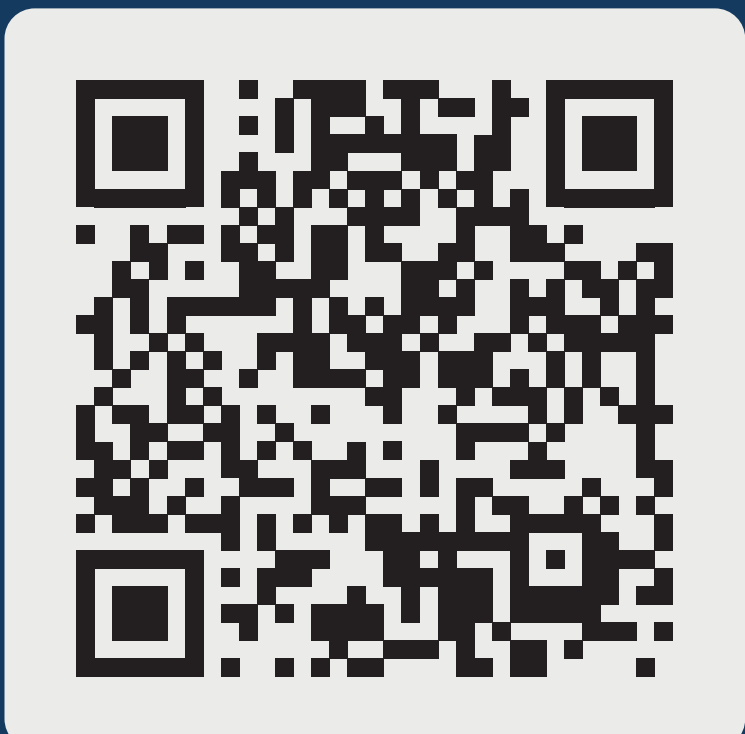
Landscaping and green open space is at the heart of the proposals, ensuring every home is in close proximity to open space to help foster community cohesion and wellbeing for all to enjoy.



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Movement and connectivity

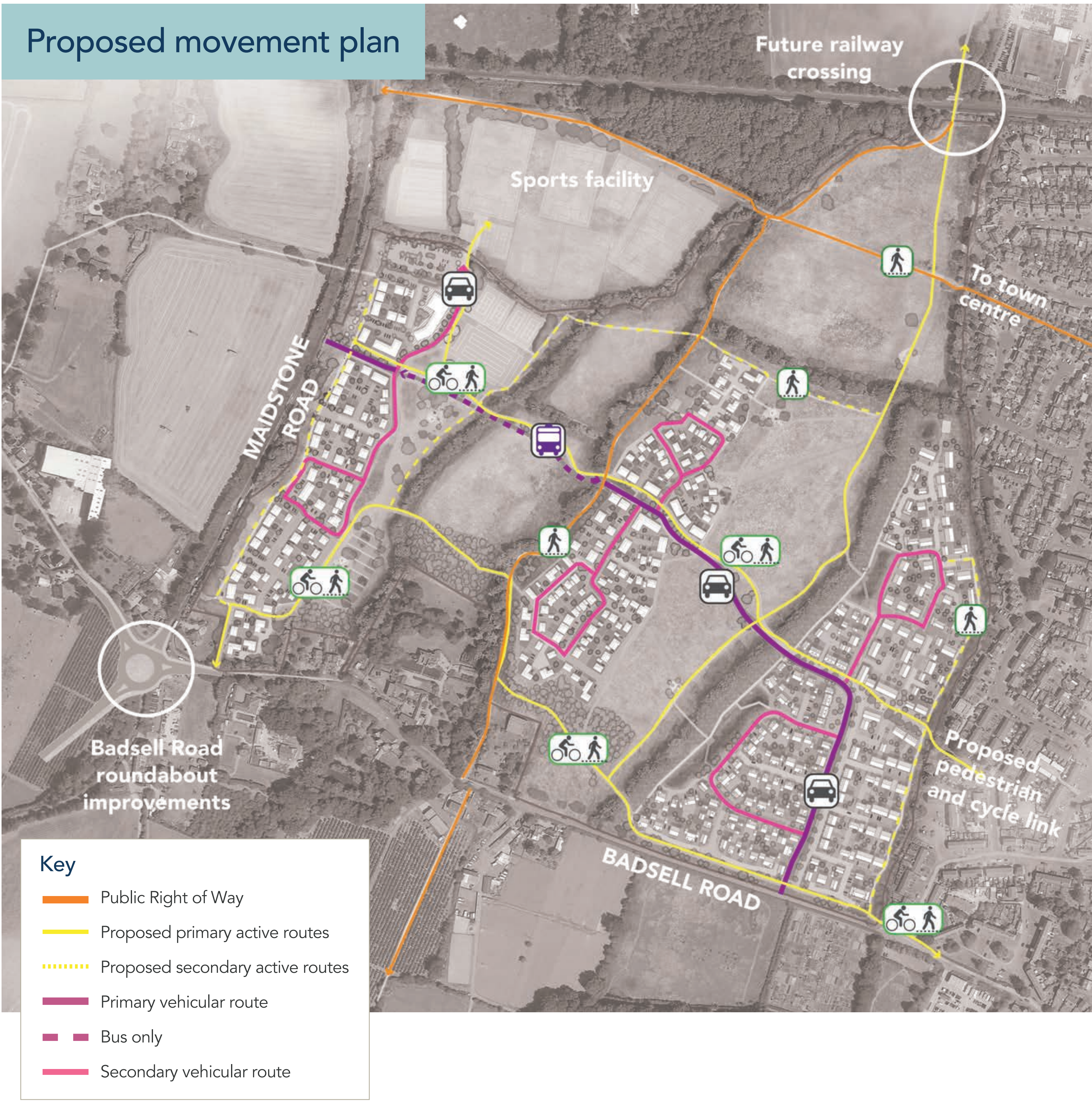
Two vehicular accesses into the Site will be created – one from Badsell Road and the other from Maidstone Road.

“The Causeway” will provide the principal vehicular route through the Site connecting Badsell Road to Maidstone Road. It will form part of the proposed Paddock Wood circular bus route, and will prioritise active travel through the use of a bus gate as the route crosses the Tudeley Brook.

Active travel

A network of pedestrian and cycle links are proposed to tie in with exiting Public Right of Way (PRoW) and to enable better connections into and from Paddock Wood and Five Oak Green. This includes:

- A new pedestrian and cycle link north of Badsell Road.
- A new link to the east connecting on to Fuggles Close.
- A north-south link will connect the site to the existing PRoW and further to the future railway crossing.



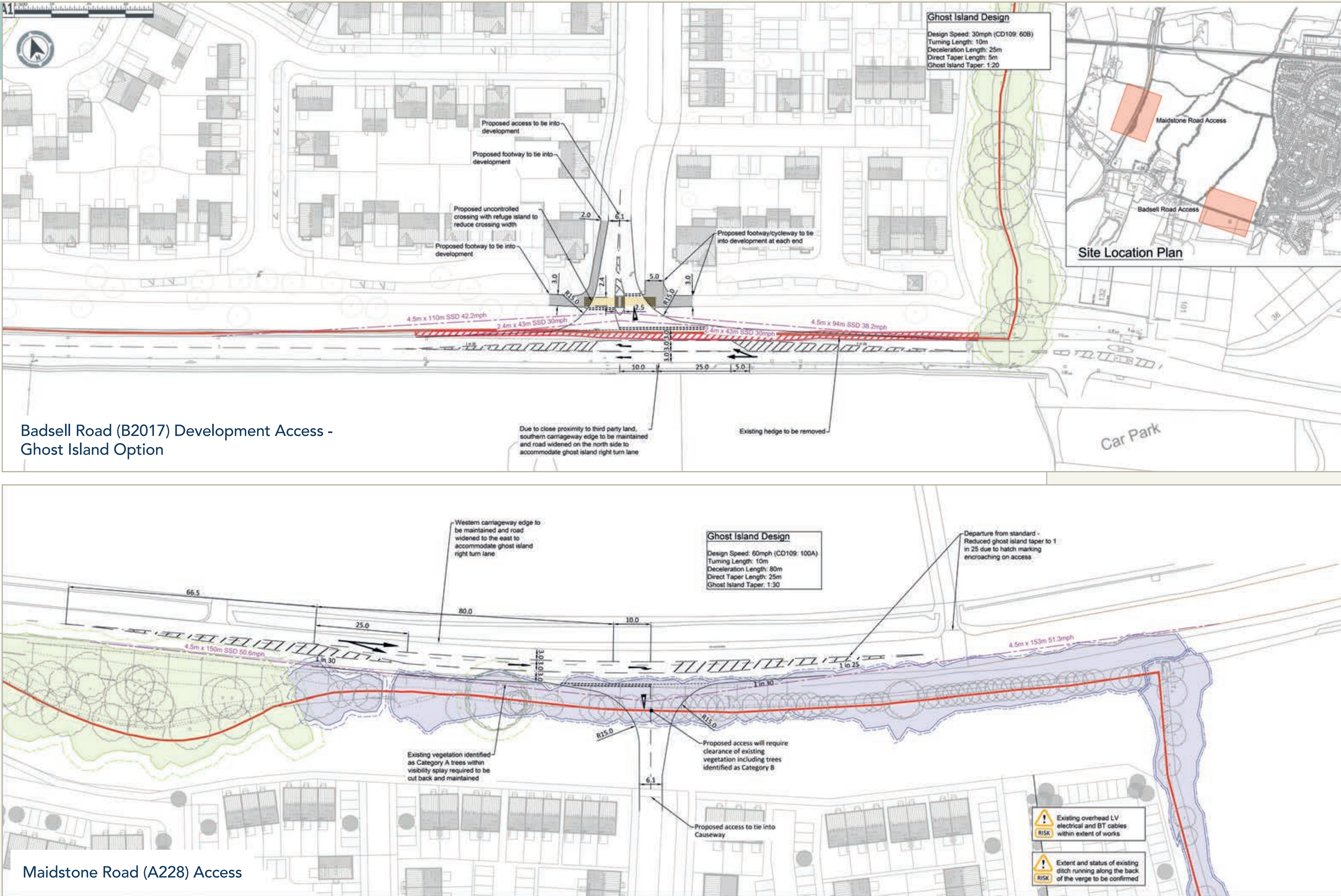
Proposed access plans

Key

- Indicative Site Boundary
- Proposed Channel/Kerbline
- Proposed Tactile Paving (Buff, Corduroy)
- Proposed Road Marking (White)
- Visibility Displays/SSD
- Proposed Footway
- Proposed Surface Treatment (Buff)

Key

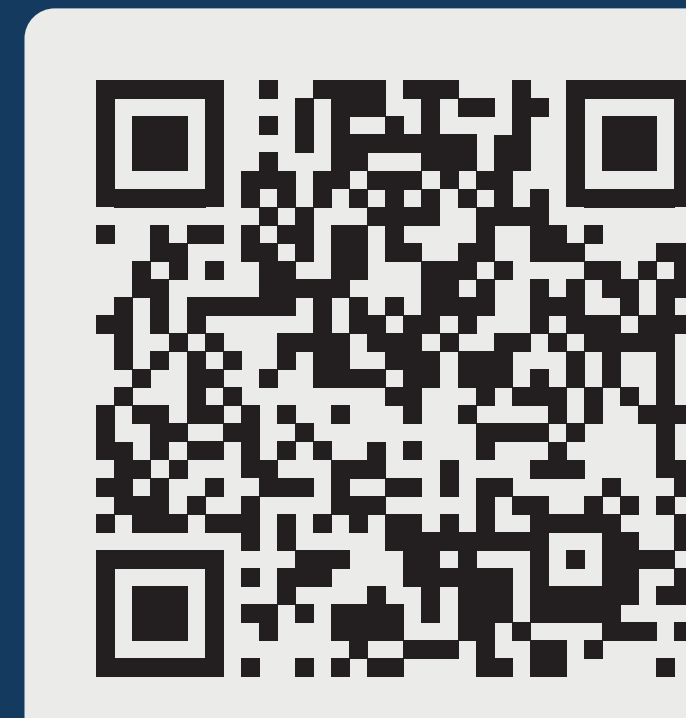
- Category A Trees
- Category B Trees
- Category A RPA
- Category B RPA
- Existing Hedge to be Removed



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Health and wellbeing

Shared sports provision

The Structure Plan for the strategic growth around Paddock Wood including land in East Capel identified a new sports hub on land to the north of this parcel together with land being promoted by Crest Nicholson to the north.

The sports provision is yet to be determined and will be delivered through further working with stakeholders.

In accordance with the above, the site will provide car parking spaces for the sport facility and cycle and pedestrian access to the proposed sports pitches, clubhouse and changing facility in the north-western parcel located north of the site.

Health and Wellbeing Hub

A new Health and Wellbeing Hub (c.700 sqm) is proposed alongside the Sports Provision to provide a health care facility in line with the Emerging Local Plan.

Co-located with the sports provision, this area of the masterplan is envisaged to provide healthcare in the form of a doctors surgery or ancillary unit of Pembury Hospital subject to discussion with the NHS. There is potential for a small cafe or similar within or adjacent to the Hub.

Example of potential Health and Wellbeing Hub



Illustrative layout for Health and Wellbeing parcel



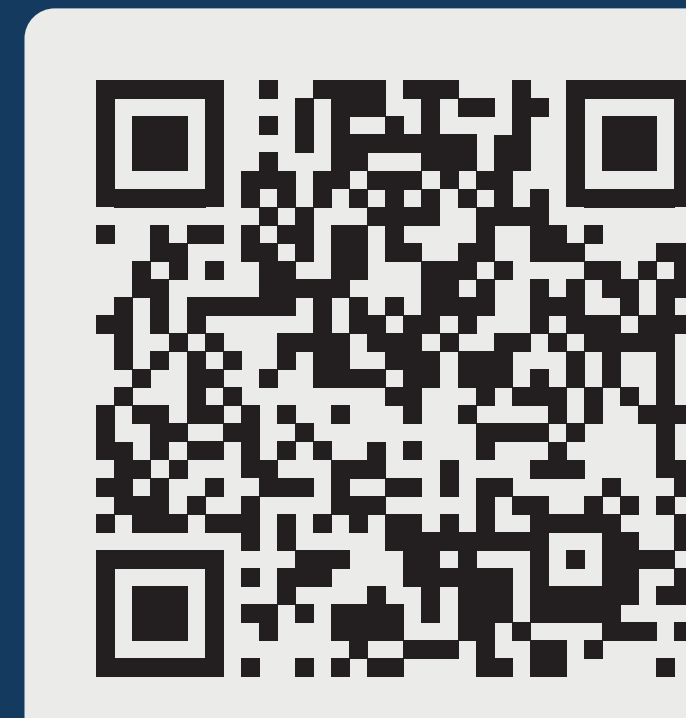
- 1 Parking associated with future healthcare provision
- 2 Access to sports provision in the north of the site
- 3 Grouping of homes
- 4 Indicative location of future healthcare facility
- 5 Proposed parking for sports provision



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Sustainable drainage

The proposals have been designed to effectively manage surface water.

The system is robustly designed to manage severe weather that happens very rarely, such as a 1-in-100-year storm event and to account for climate change.

The proposals integrate a comprehensive flood mitigation strategy by combining natural landscape features with engineered solutions. This is being developed in close conjunction with Kent County Council as Lead Local Flood Authority and the Upper Medway Drainage Board.

Key measures include:



Sustainable Urban Drainage Systems (SuDS) and attenuation basins to capture, control and release water generated on-site back to pre-development rates.



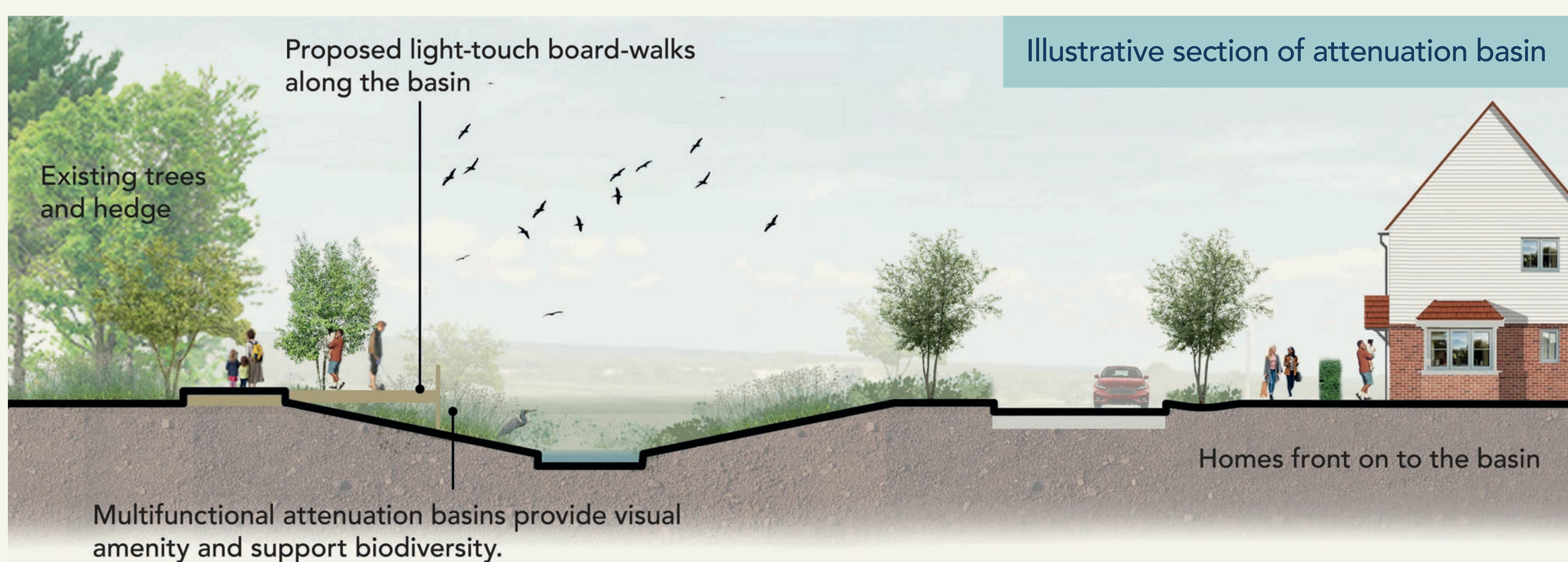
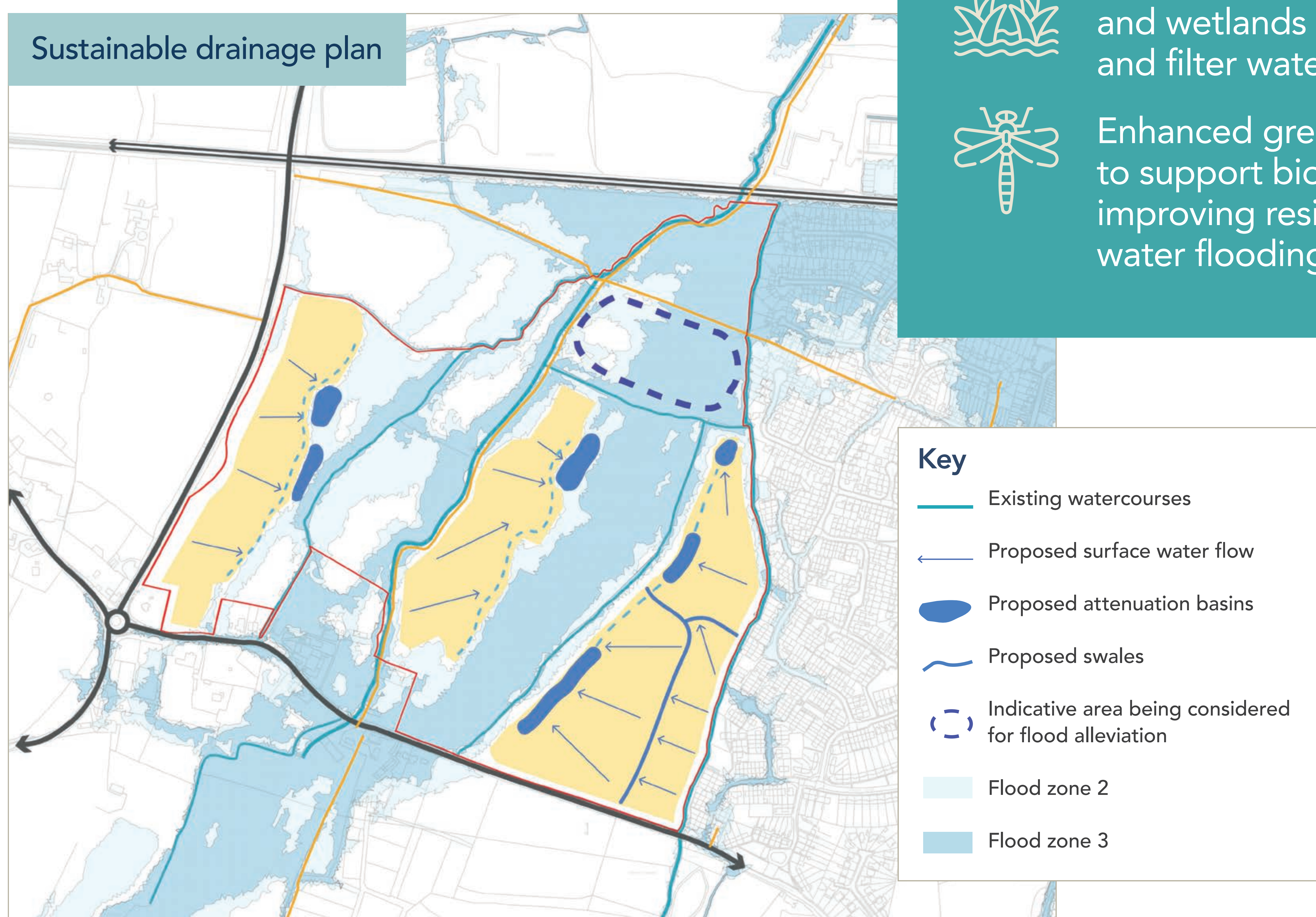
Use of clear-span bridges across Tudeley Brook and drainage ditches to avoid culverting and reduce flood risk.



Naturalised water meadows and wetlands to slow, store, and filter water flow.



Enhanced green infrastructure to support biodiversity while improving resilience to surface water flooding.



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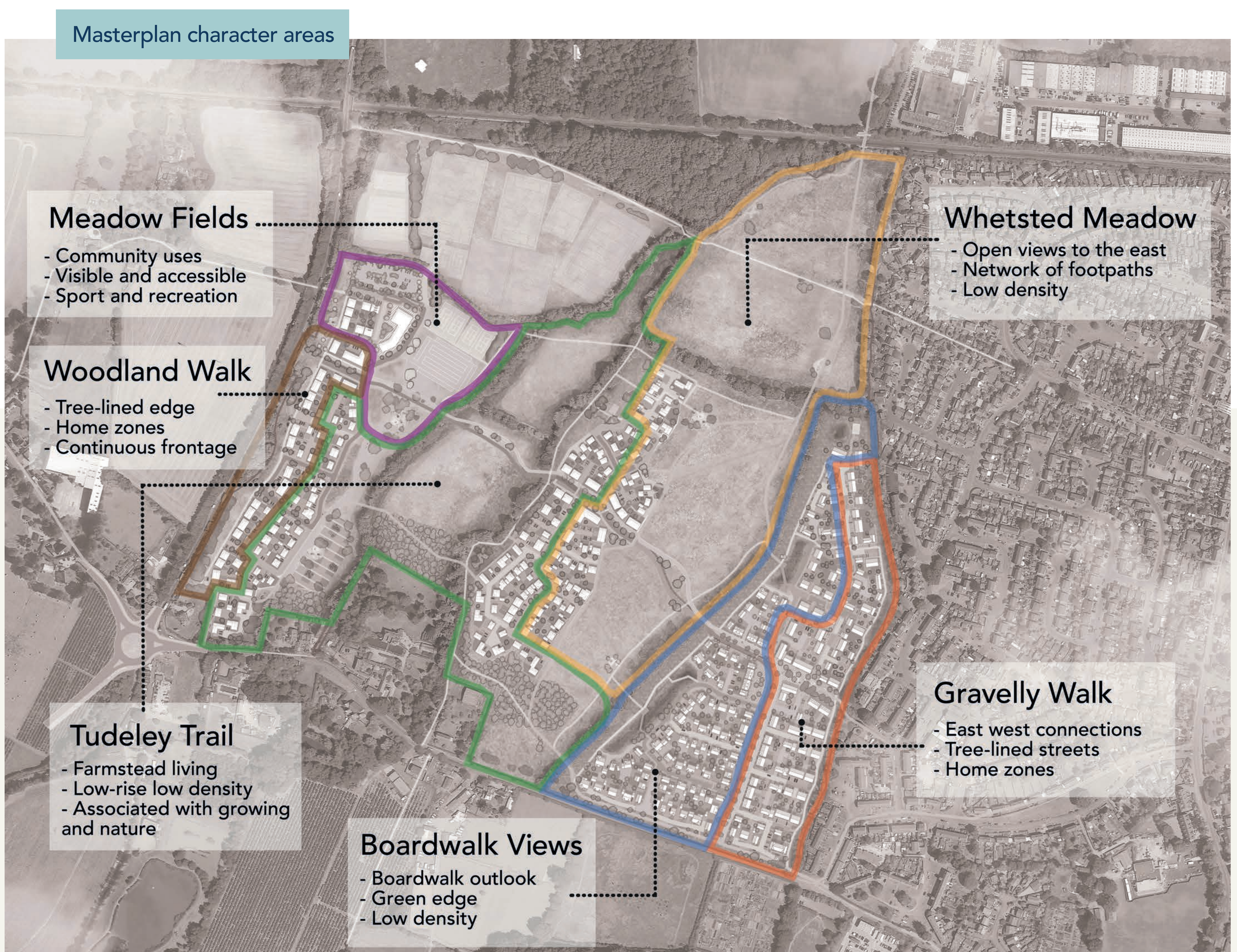


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Living in the landscape

The character of proposed homes reflect their immediate and wider landscape setting and are underpinned by the following objectives.

- Growing produce and community cohesion
- Embracing nature
- Active and healthy living



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Phase 1: The detail

The proposed development is envisaged to come forward in three phases.

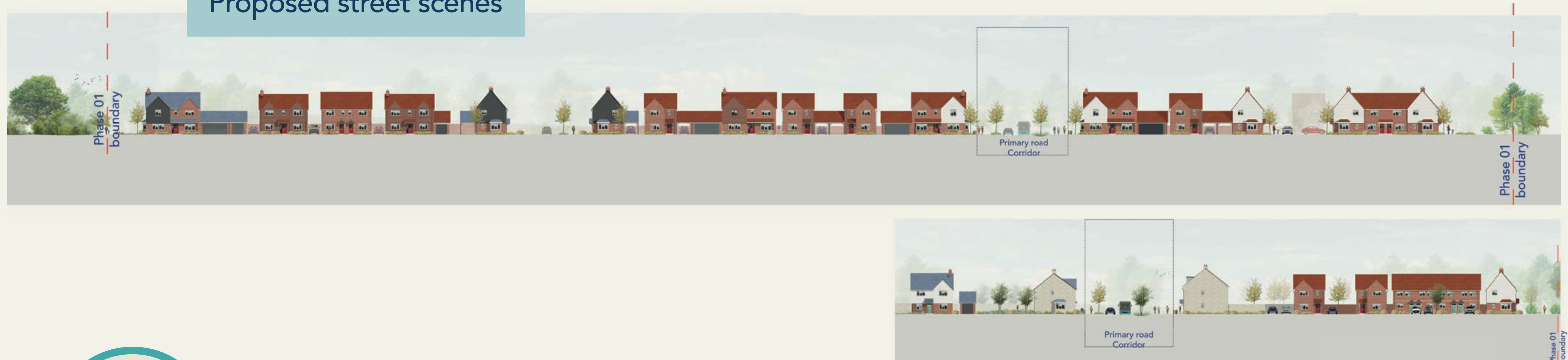
The first planning application will seek outline planning permission for the whole Site, and detailed planning permission for Phase 1. This will provide around 270 homes and deliver the access from Badsell Road.

Phases two and three will be delivered through subsequent Reserved Matters applications.

Illustrative Masterplan for Phase 1



Proposed street scenes



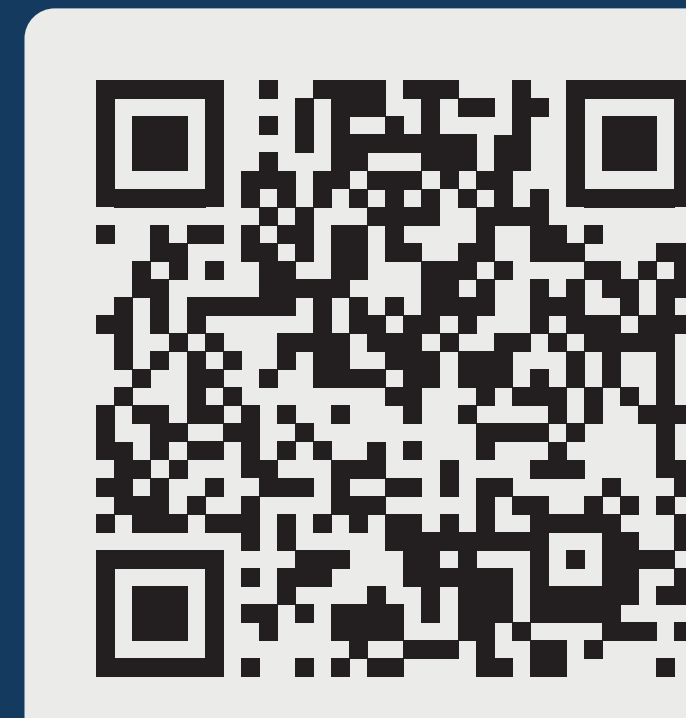
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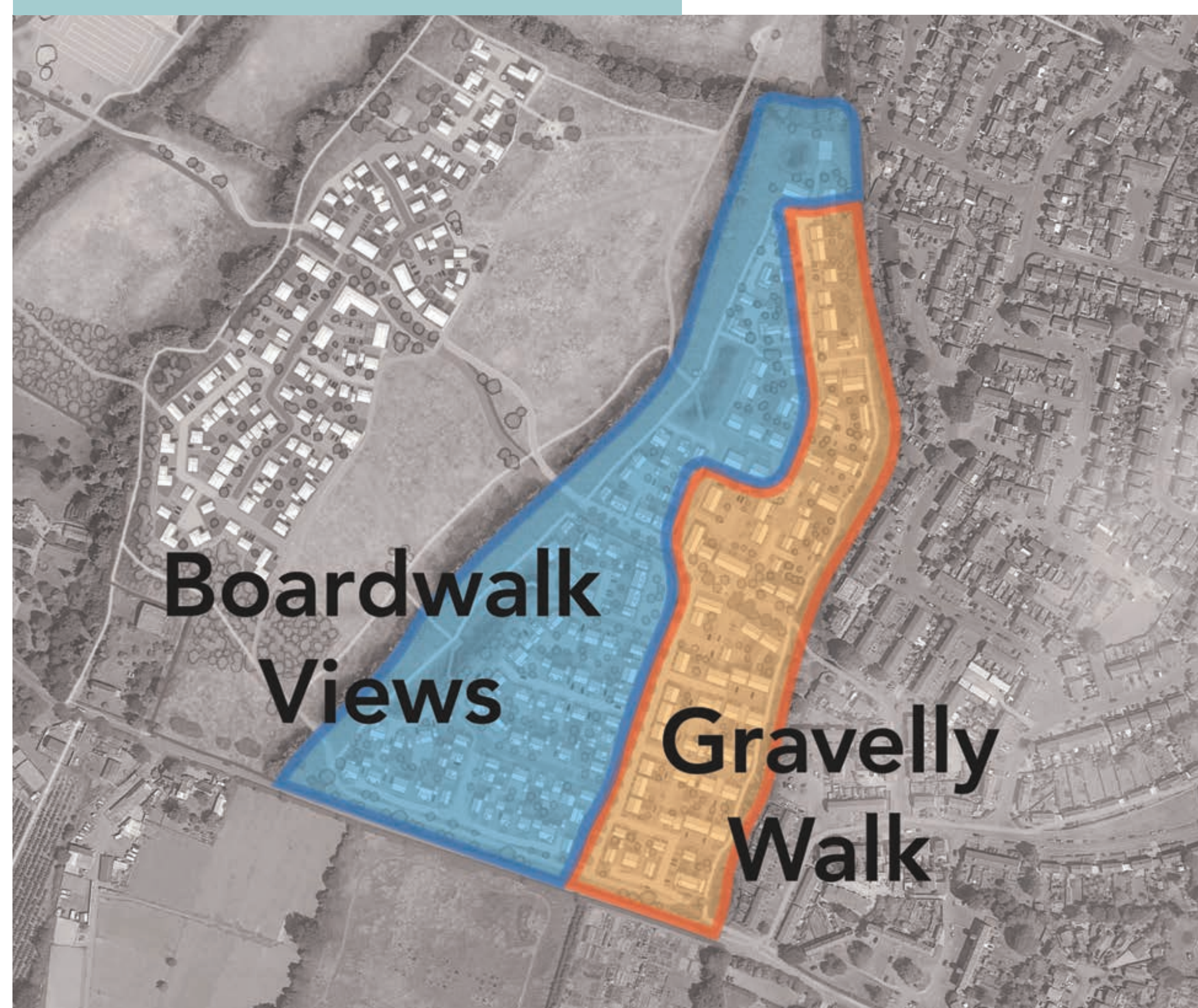
Design that responds to local character

The appearance of the proposal has been driven by site analysis and an understanding of the architectural style of the surrounding area.

We have started to consider architectural style and character areas for the Phase 1 parcel.

Phase 1 has been split into two character areas: Boardwalk Views and Gravelly Walk.

Character areas of Phase 1



Local materiality in Paddock Wood



Gravelly Walk

This is the eastern gateway to the new neighbourhood and a direct extension to Paddock Wood to the west. A mix of red and buff bricks together with white weatherboard could form the material palette for this zone stitching into the existing urban fabric.



Boardwalk Views

A series of attenuation basins provide doorstep visual and recreational amenity whilst connecting boardwalks provide physical links to the open space beyond existing vegetation. Homes front on to the attenuation areas and could incorporate a dark material palette resembling the local materials and representing connection with a woodland edge.



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Next steps

Thank you for attending our community engagement event to view the proposals for land at Badsell Farm.

We appreciate you taking the time to visit and hear more about the site and sharing your suggestions for the proposals.

Please fill out our feedback form and either hand it to a member of staff or leave it in the box provided.

Alternatively, you can take it with you and return it via our Freepost address (see below) or fill out the online version on the project website.

We will consider all feedback provided during the consultation and will take on board comments wherever possible in evolving the proposals.

Timeline

Please see below the anticipated timeline for the proposals:



Autumn 2025

Community and stakeholder engagement.



Winter 2026

Targeted submission of planning application for detailed Phase One.



Autumn 2026

Targeted determination of planning application for Phase One.



Winter 2027

Targeted commencement of Phase One.

Subsequent submissions for Phases Two and Three.



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**Freepost MEETING
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