WELCOME





Welcome to our exhibition for the emerging development proposals for land located South of Tunbridge Wells. This exhibition is an opportunity for us to present and explain our vision, which currently consists of two planning applications outlined below:

Application 1

Sites A&B – Residential development for approximately 166 Homes (Site A). New Rugby Football Club facilities are proposed at Chase Farm (Site B) with improved pitch provision, a new clubhouse, artificial pitch and increased parking.

Application 2

Site C – Residential development for approximately 189 homes at Pinewood Farm, including the provision of 11 selfbuild plots and a new nursery.



Although two separate applications are to be submitted, the impacts of the development will be assessed cumulatively.

We have a number of representatives from Esquire Developments and our consultant team to discuss any issues or concerns you may have and to address your individual questions.

We are keen to hear your feedback to help shape our proposals as we move forward.

Comments can be submitted to us today via a paper form or sent to us by post or email:

STW@esquiredevelopments.com by 7th November 2024

The material on display today is also available to download on our website:

www.consult-esquire.com

where comments can also be submitted online.

Land Ownership Plan



Site Location Plan with land ownership boundaries













ABOUT ESQUIRE



Esquire Developments is a multi-award winning SME Housebuilder based in Longfield, Kent. Founded in 2011, we have established ourself through the delivery of high quality bespoke residential developments across Kent and build approximately 120 homes a year. In 2020, we were awarded Gold by Whathouse as best SME Housebuilder in the Country.

We adopt a tailored approach, adapting designs and layouts to reflect local characteristics, respecting each community's unique needs. This is achieved through our local knowledge and experience, understanding of place, and crucially, engaging with local communities. This positively focuses our approach to planning and design, with a greater experience of the needs and workings of the parish.

Each of our developments is bespoke, and we do not have fixed house types. This allows us to be totally flexible when it comes to tailoring the right mix and design of each home. Revealed in the high-quality of architecture and materials, this ethos extends to the refinement of open spaces, establishing welcoming and inclusive environments.

As an SME Housebuilder reliant on our reputation, we deliver high-quality homes that bring choice and variation to the housing market, catering for a diverse range of prospective buyers.

We are environmentally conscious and have committed to playing a positive role in addressing the Climate Emergency (see later boards). We also pride ourselves in delivering homes exceeding the minimum sizes and finishes that the general housing market sometimes supplies.









Example Projects by Esquire Developments





















DEVELOPMENTS

WHY ARE WE HERE?





The three sites are located to the south of Tunbridge Wells, predominantly within Wealden District Council, with a small parcel of land located within Tunbridge Wells Borough Council.

Tunbridge Wells Rugby Football Club has grown significantly in recent years and has outgrown their current facilities. The current rugby club does not have enough parking spaces and causes a significant amount of parking issues on roads within the local area. The existing site is not suitable for expansion due to the site topography, land availability and any enhancements to

the playing pitches is extremely costly. As such, new facilities are proposed at Chase Farm, located at Site B, with improved pitch provision, a new clubhouse, cricket pitch, artificial pitch and associated parking. The Land of Bayham Road and existing TWRFC will be redeveloped to provide residential development, safeguarding the existing cricket pitch, known as Site A.

Pinewood Farm, located at Site C, is to be redeveloped with residential development alongside a 120-place children's nursery and 11 self-build plots of land.

PLANNING POLICY

The emerging Wealden Local Plan was published for consultation earlier this year. This included the allocation of land for redevelopment including to the south of Tunbridge Wells.

Land off Bayham Road, is allocated for 100 homes (Policy FR3), and Pinewood Farm is allocated for 170 homes (Policy FR6). TWRFC is not currently allocated. However, is a logical residential extension to the current allocations.

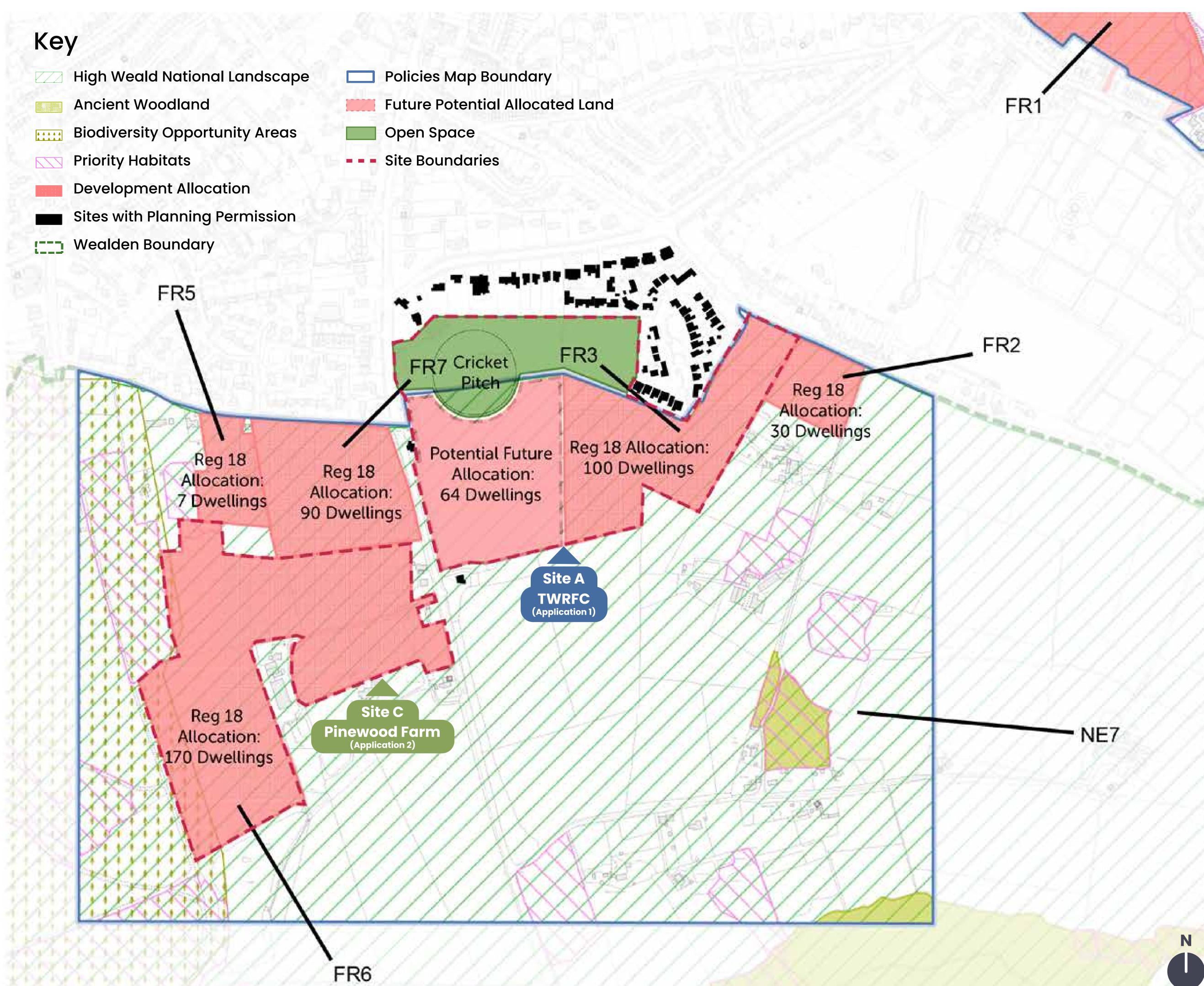


Diagram Extract from Wealden Local Plan Policies Map, illustrated with potential future allocation of homes















DEVELOPMENTS

SITE ANALYSIS





Context Analysis Diagram

Key

Site



Conservation Area

SSSI Wealden District Council Boundary Local Landmark

High Weald National Landscape

Potential Access Points

Historic Parks and Gardens

Development Allocations

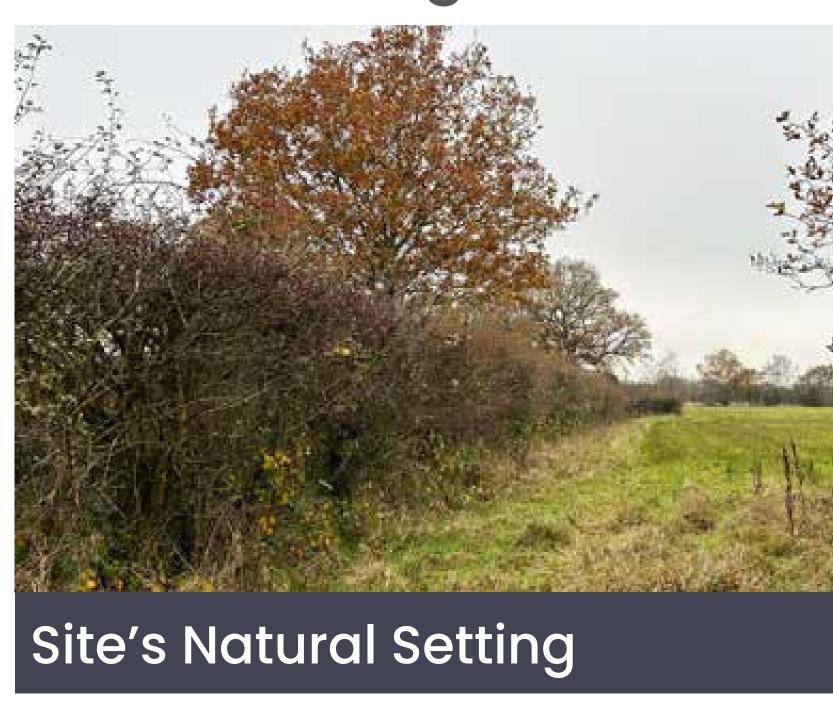
Grade II Listed Buildings

Grade II* Listed Buildings

Forests and Woodland Areas Scheduled Monument

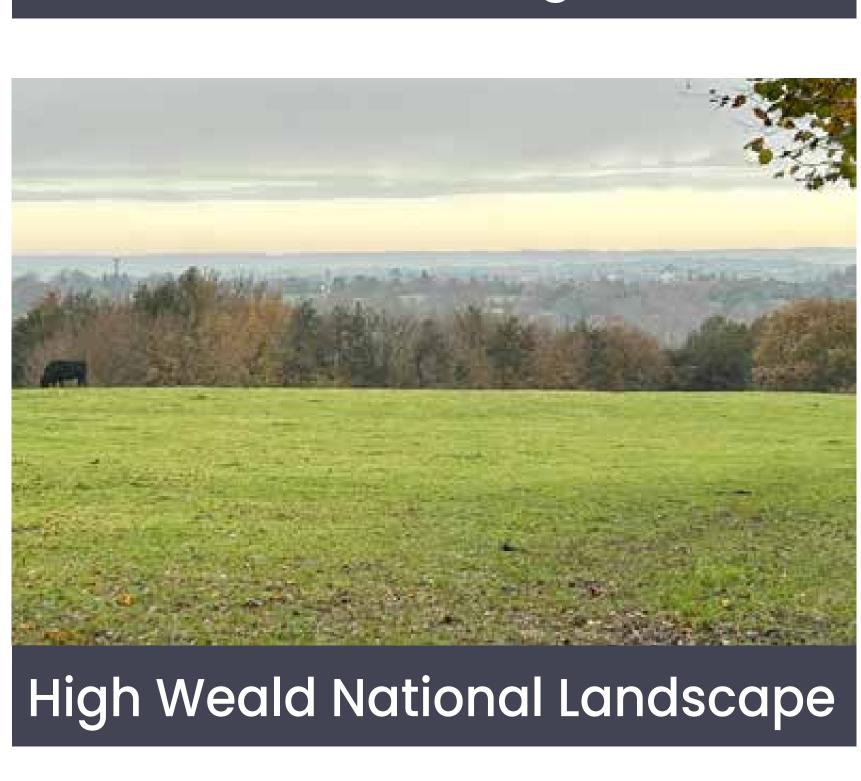
Sun Path



























COMBINED MASTERPLAN



Emerging Proposals - Part of a Wider Masterplan









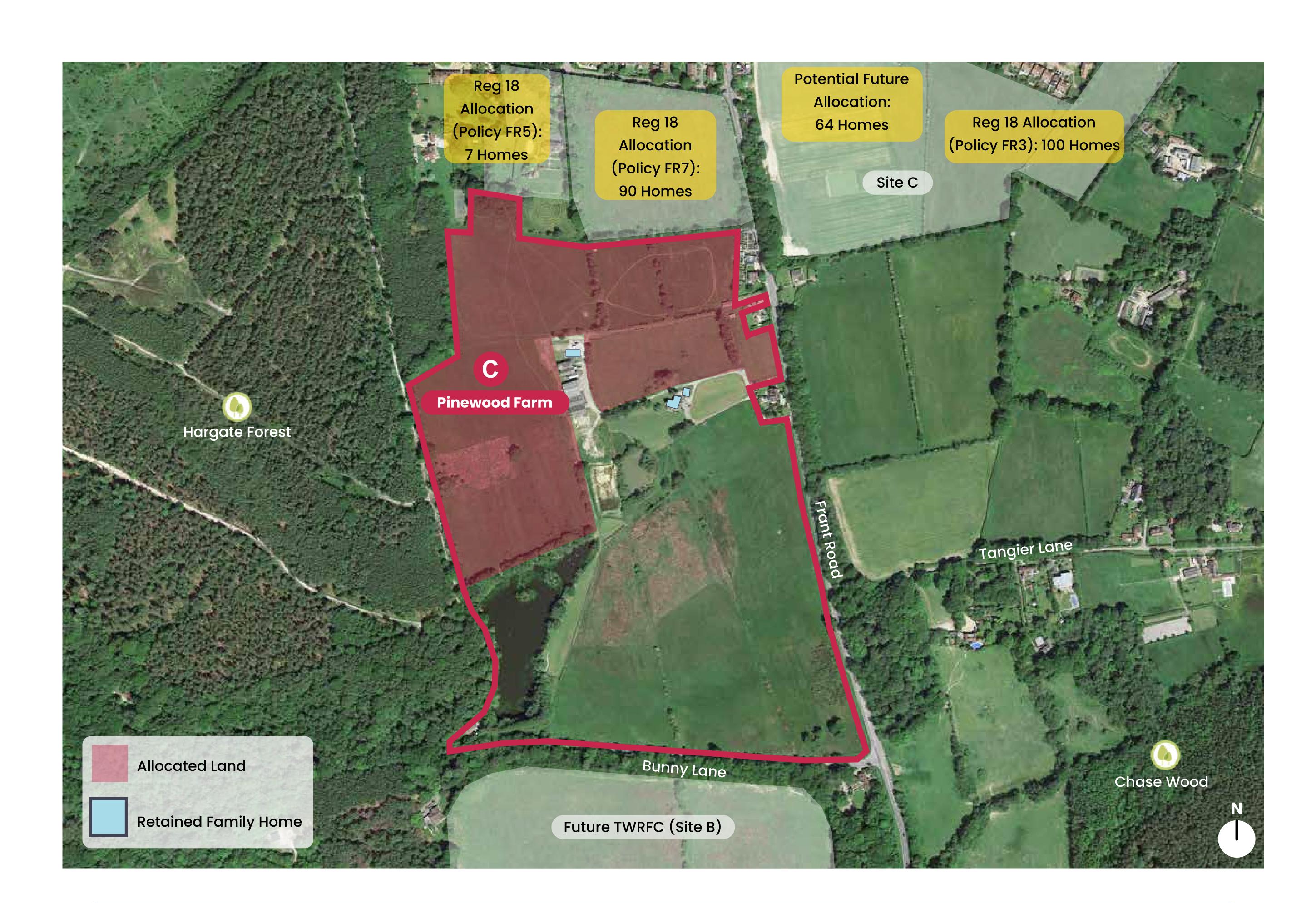






INTRODUCTION





Pinewood Farm (Site C) is located to the west of Frant Road, a primary road leading south out of Tunbridge Wells town centre, towards Frant. The Site is located within the High Weald National Landscape. Hargate Forest forms the western boundary of the Site. To the north are rear gardens of private properties and two allocated sites for future development.

The site ownership of Pinewood Farm extends south to meet Bunny Lane and includes the private fishing lake. This area is not part of the developable area for residential development.

Please see image above where the developable area, and allocated land is shaded red.

Of the developable area, part of the land is used as paddocks for horses, however, the majority of the land is currently unused. To the centre of the Site are farm barns of poor condition. The family home located to the north of these barns will be retained and included within the residential layout. There are a number of mature trees and hedgerows on Site, where the aim is to maintain and enhance these as part of the development.

Site Photographs



Photograph Location Key















DESIGN ANALYSIS



Constraints and Opportunities Analysis

Analysis on the Site and surrounding area reveals opportunities and constraints which must be addressed to ensure a well suited and sympathetic design. These will form the basis of the design strategy.

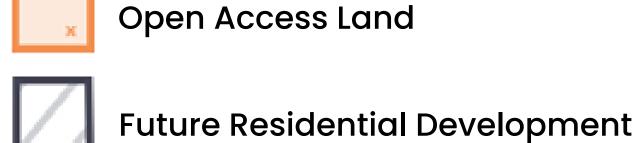


Site Analysis Diagram







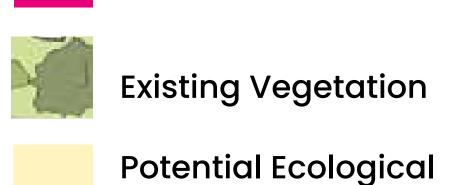


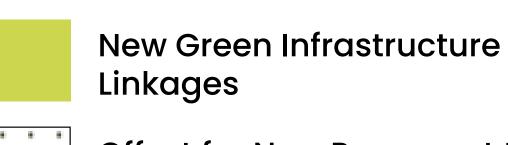


Home









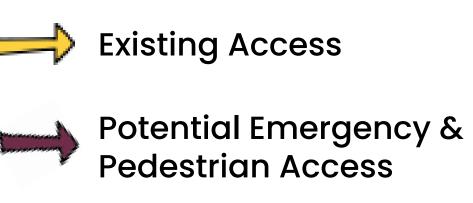
Enhancement Area



High Weald National Landscape



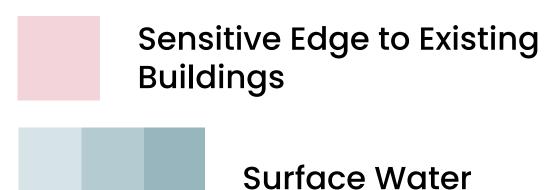
Potential Access



Listed Building



Low - High



Flood Risk

Distant Views

Views and Overlooking

Opportunities:

- Surrounded by woodland and natural landscape
- Opportunity for biodiversity enhancement and to retain and enhance existing vegetation
- Provide a diverse mix of housing, ranging from 1 bedroom apartments, to 2-5 bedroom houses
- Produce a well designed development, sympathetic to and enhancing the local character and architectural identity
- Provide green-open spaces for future residents and the local community
- Opportunity for pedestrian link to Hargate Forest and improved pedestrian link south to Chase Farm

Constraints:

Noise

- Site located within High Weald National Landscape bringing the responsibility to conserve and enhance the natural beauty of the site
- Level change of across the site
- Sensitivity to adjacent and listed properties located on the site boundary
- Junction configuration with suitable highway access from Frant Road
- Sensitive design towards existing vegetation to enhance its presence on Site













DESIGN OVERVIEW



Indicative Residential Layout















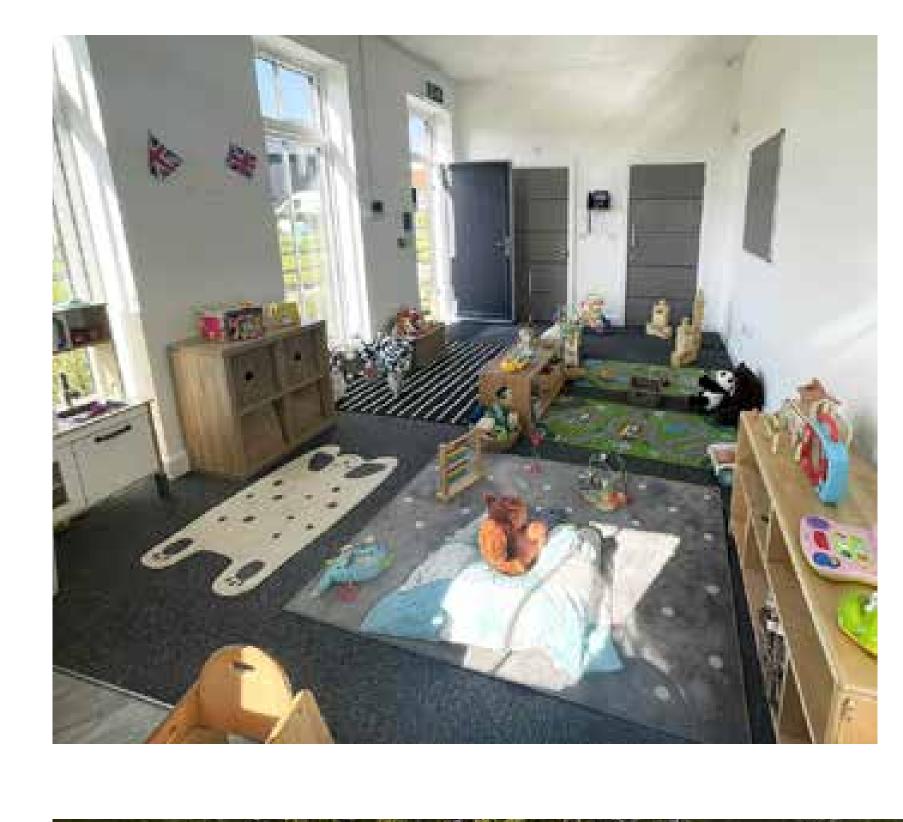
DESIGN PROPOSAL

NURSERY

As part of the Pinewood Farm proposal, a 120 place children's nursery will be provided. The location of the Nursery is on the southeastern part of the development forming one of the landmark buildings on entrance to the site. The Nursery will be designed with parking located adjacent to the building and will have a provision of protected open play space.



Nursery Location Plan









Example Children's Nursery delivered by Esquire Developments

SELF-BUILD HOMES

11 Self-Build Plots have been proposed on the scheme. These are located in the south western point of the site. For these plots a design code will need to be agreed with the District Council. This will ensure that homes are designed to be in keeping with the masterplan and follow principles set for design within the High Weald National Landscape. This design code will need to be followed for each plot and individual plot passports will also be required.



Indicative Massing of 11 self build homes













LANDSCAPE PROPOSAL

The landscape character of Pinewood Farm is defined by a series of fields of varying sizes, buildings and waterbodies situated across sloping land between Tunbridge Wells and Bunny Lane. The fields, landform and Pinewood Farm are reflective of the components of the High Weald National Landscape, however, the proximity of the Site to Tunbridge Wells, the A267 and Bunny Lane results in land being well related to existing infrastructure and settlement patterns.









Gateway Orchard

Publicly accessible traditional Kentish orchard species under-planted with grassland meadow, incorporating mown paths and ecological enhancements such as hibernacula and log piles.

Pocket Glade

Scattered feature trees enclosing a wildflower meadow and informal naturalistic play features.

Blackberry Walk

East-west route connecting Frant Road with Hargate Forest. Retained hedgerow species including bramble enhanced with other edible species such as elder. Scattered fruit trees will also provide an edible feature.

Parkland Play

Scattered feature parkland tree species such as oak under-planted with grassland meadow incorporating mown paths and pockets of amenity lawn for recreation. This area will also incorporate the main play area.

Oak Meadow

Retained feature oak under-planted with wildflower meadow incorporating doorstep play. Buffer planting to provide screening between development zone and self-build plots.

Understorey Trail

Pocket of retained existing trees with opportunity to incorporate a viewing area to the wider landscape and a woodland inspired play trail.

Woodland Edge

Woodland edge informed planting and woodland to grassland ecotone incorporating a walking route with potential to incorporate informal play features and ecological enhancements.



Landscape Concept Strategy

Key

- Green setting to listed building
- Pedestrian link to Hargate Forest
- B Enhanced landscape buffer between development zone and wildlife area
- Tree lined shared surface zone
- Tree lined main circulation route
- 6 Main play area
- Doorstep play
- 8 Vegetated buffers to adjacent properties
- Potential pedestrian connection to relocated rugby club and wider landscape
- -> Potential for long distance views towards wider landscape
- → Potential future connections
- > Site Entrance

Visually, there are few locations from which Pinewood Farm is visible, due to the density of woodland to the west and south of the Site, but there are close range views for road users and residents. Opportunities associated with new development include increasing the vegetation cover and retaining views to the wider valley landscape to the south, reflecting the guidance set out to support the draft allocation of Pinewood Farm for residential development.

















INDICATIVE DESIGN



In order to integrate the scheme sympathetically into its surroundings, the architectural design of homes are heavily influenced by the local context. In addition, the design of homes are informed by the High Weald National Landscape Design Guide and High Weald Guidance on the Selection and use of Colour in Development. The below example street scene illustrates the combination of the colour study and emerging material palette using details inspired by the local vernacular.

Local Vernacular and Colour Analysis of the Site and Surrounding Architecture



Colour palette which the proposed development on site will respond to in line with High Weald Guidance. The proposed homes use materials of multi red brick, grey brick detailing, dark weatherboard, natural weatherboard and timber shingles.



Example Street Scene - Detached houses which front the park edge

Responding to the Site and Surrounding Context

The current proposals for 189 homes demonstrates a policy compliant housing mix, including 11 self-build homes.



Housing Quality - Esquire Homes





Example Projects by Esquire Developments













CLIMATE ACTION



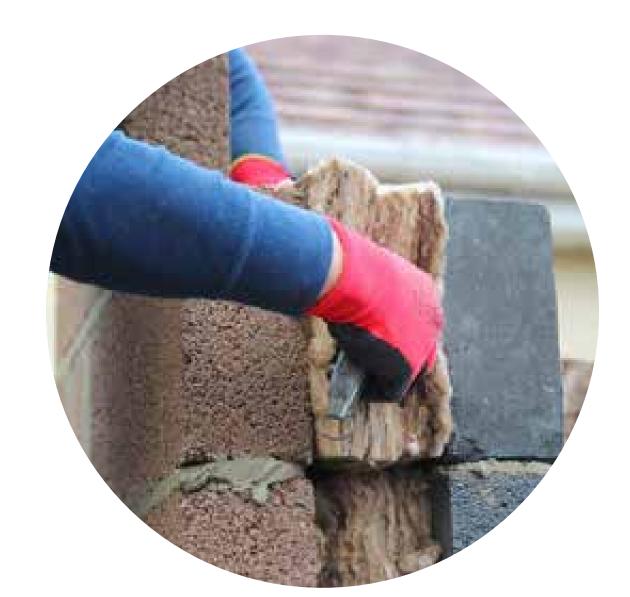
A key part of creating a well designed and attractive development is taking care to ensure sustainable delivery, function, lifespan and community cohesion. This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced, and where possible, local materials.

We also recognise that sustainability is achieved through long-term social incorporation. The development makes use of the existing community assets in the local area, ensuring their continued use. Connections to local amenities and transport links contribute further to its sustainability.

We take a proactive approach to addressing the climate emergency and recognise that we have an impact on the environment. We wish to minimise this as best we can by committing to deliver 'electric only' developments. By installing air source heat pumps and taking a 'fabric first approach' we are achieving approximately a 40% carbon reduction in our homes over and above current building regulations.

The fabric first approach means that the improved efficiency of our dwellings is inherent within the build meaning that not only is it more efficient, but also safeguarding against removal, resulting in the efficiency of the building being maintained for its lifetime. We build our homes with greater cavity wall thickness allowing for increased thermal protection, higher specification glazed windows and greater base floor depths.

All our homes come with rapid charge electric vehicle chargers, we feel that we are playing our part in trying to minimise the impacts of our developments on the environment and helping to accelerate the shift to greener living, reducing the amount of fossil fuels used by home and vehicle.



Fabric first approach to sustainability



Extensive Landscaping to benefit biodiversity



All houses to have an EV charging point



Air Source Heat Pumps installed in all homes



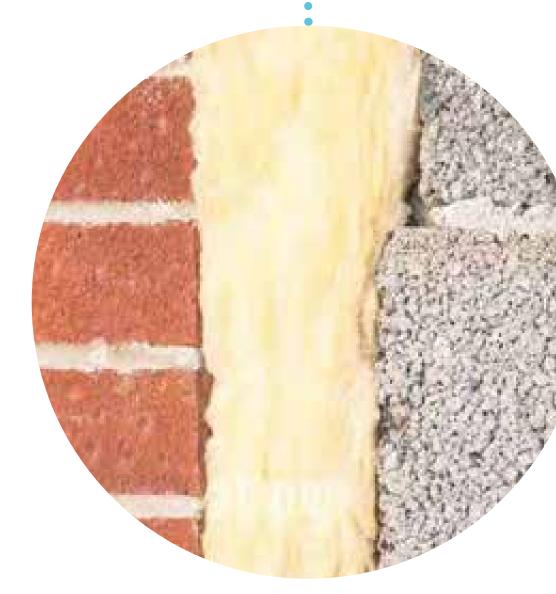
Example Esquire Home



High Specification Glazed Windows



Electric Only Dwellings



Increased Cavity Wall
Thickness



Natural material utilising local supply chains













TRANSPORT



Both application sites have good connections to public transport, with bus stops on Frant Road providing regular services into Tunbridge Wells as well as to destinations further afield (including at weekends and late in the evening). Local services in Tunbridge Wells are also within a distance that is walkable or cyclable for many. The highway authorities are keen to ensure that active modes of travel such as

walking and cycling are well catered for.

The masterplan is expected to bring forward additional points of access for pedestrians, cyclists and / or emergency vehicles.

Potential improvements to cycling routes, both on and off-site, will be investigated.

Discussions with the local highway authority about improvements are ongoing but we would welcome your views.

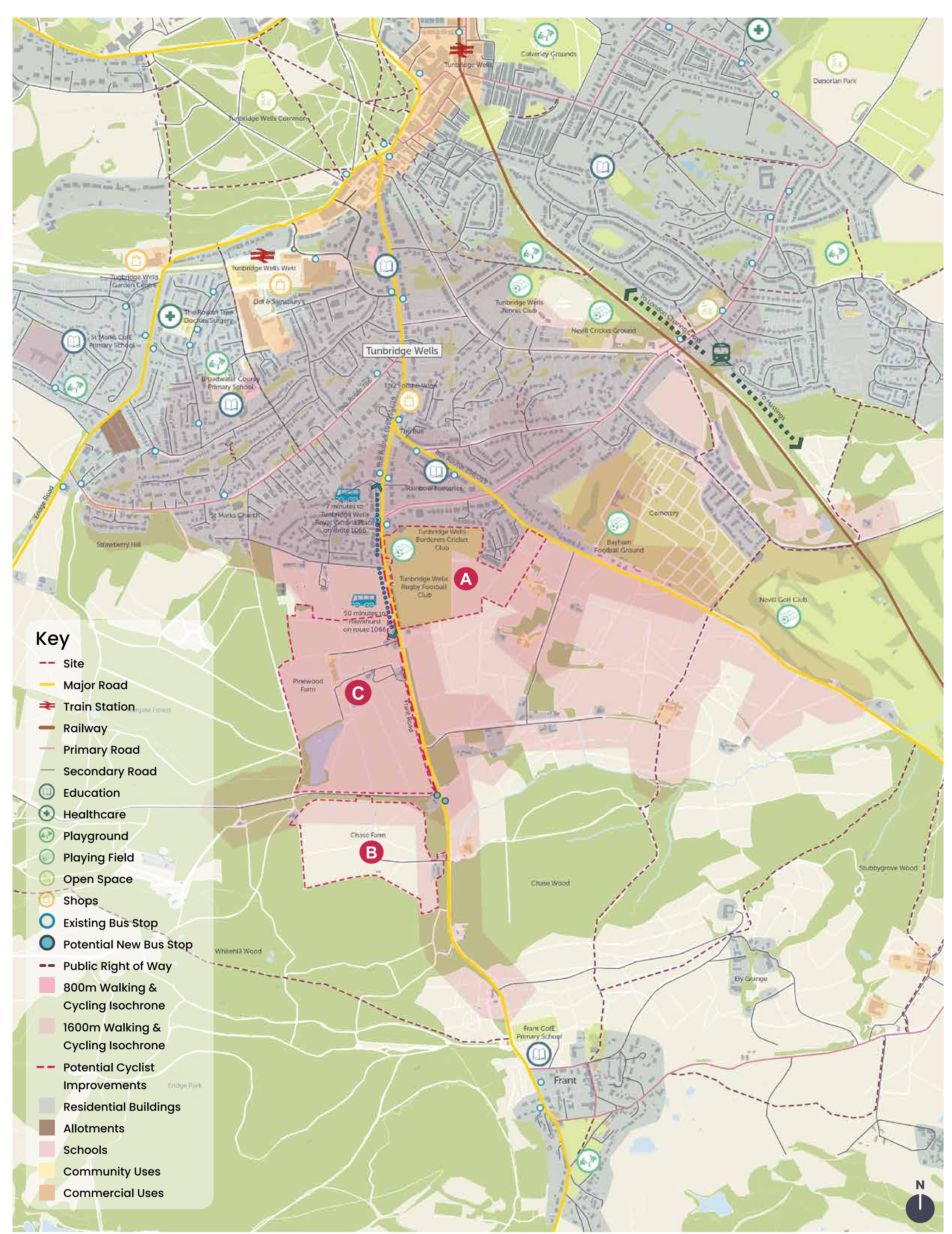
Application 1

Site A comprises two development areas with separate vehicular accesses to help disburse traffic from the Site – one on Frant Road and the other on Bayham Road. Pre-application discussions with the local highway authorities (both Kent and East Sussex County Council) are ongoing to ensure they are designed in a manner that is acceptable to them.

Application 2

Access to the Site (C) is expected to be taken from Frant Road. Separate pedestrian / cycle accesses will also be provided so that there are trafficfree routes into the Site. Footway enhancements on Frant Road are also considered as part of the proposals.

The planning application will be accompanied by a Transport Assessment which will not only present the access strategy and transport improvements, but also set out how the proposal meets local design standards – including providing sufficient car parking for the homes in line with East Sussex requirements. It will also assess the traffic impact of the development on the local highway network. The highway authority will only agree to the proposal if they are satisfied that the traffic impacts of the proposal are acceptable.



Accessibility Plan













OTHER TECHNICAL CONSIDERATIONS



ECOLOGY

The adjacent diagrams for each site highlight habitats and ecological features.

Habitats

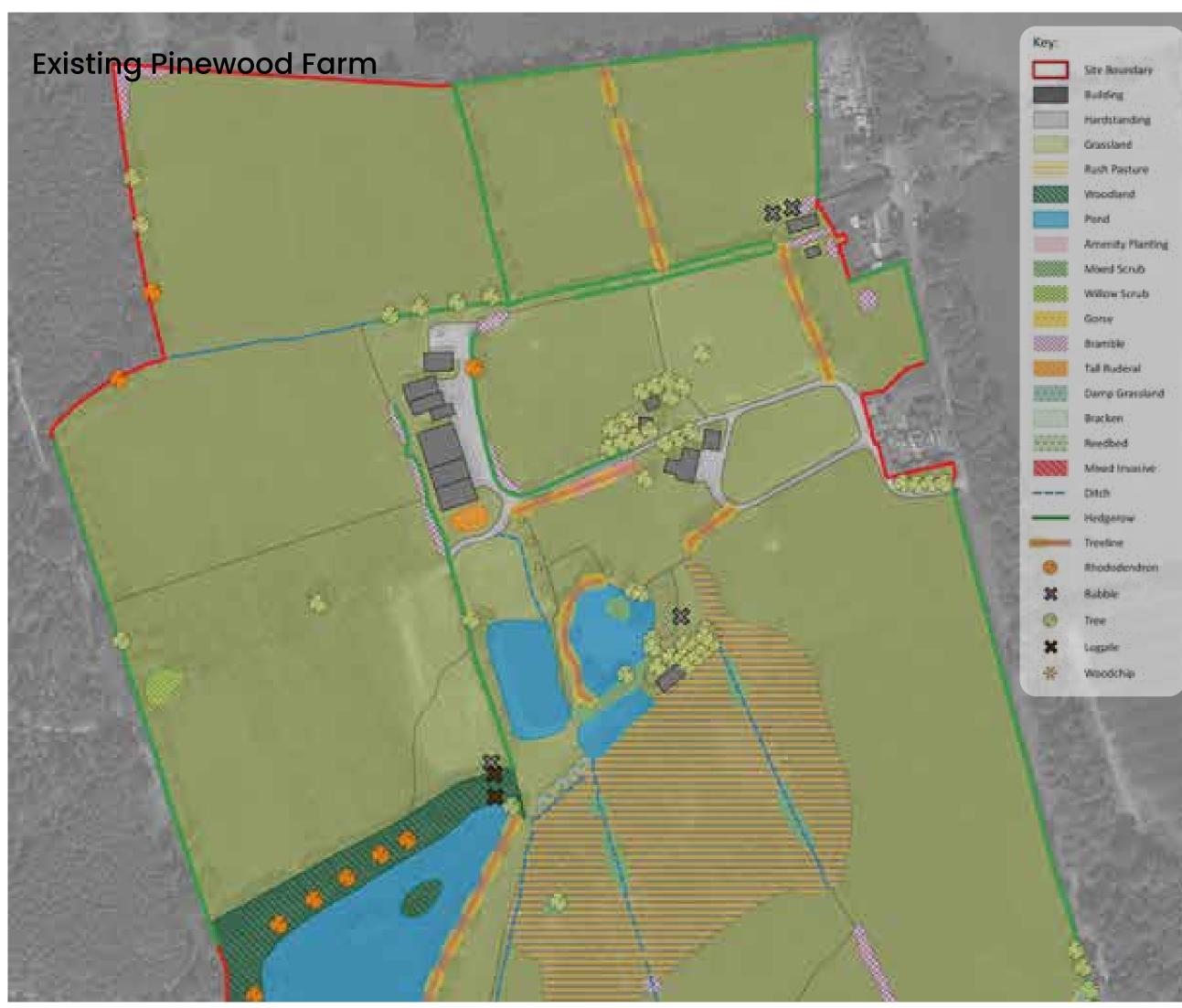
The sites are largely dominated by grassland fields, with features of ecological importance including hedgerows, woodland, trees and offsite Ancient Woodland. On Pinewood Farm other habitats include ponds. These habitats are largely limited to the site boundaries, such that they can largely be retained under a sensitively designed masterplan. Proposed open spaces within the masterplans will provide the opportunity for habitat creation and enhancement to offset habitat losses within the development area.

Fauna

The sites provide suitable habitat for a number of Protected Species, including bats, reptiles, Dormouse, birds and Great Crested Newt. Further survey work is ongoing and will allow for an assessment of the status and distribution of such species to inform appropriate mitigation measures to safeguard fauna onsite and landscape enhancements which could provide new opportunities for protected fauna. Following implementation of appropriate safeguarding measures and a sensitively designed masterplan, it is likely that faunal opportunities can be maintained at the site.







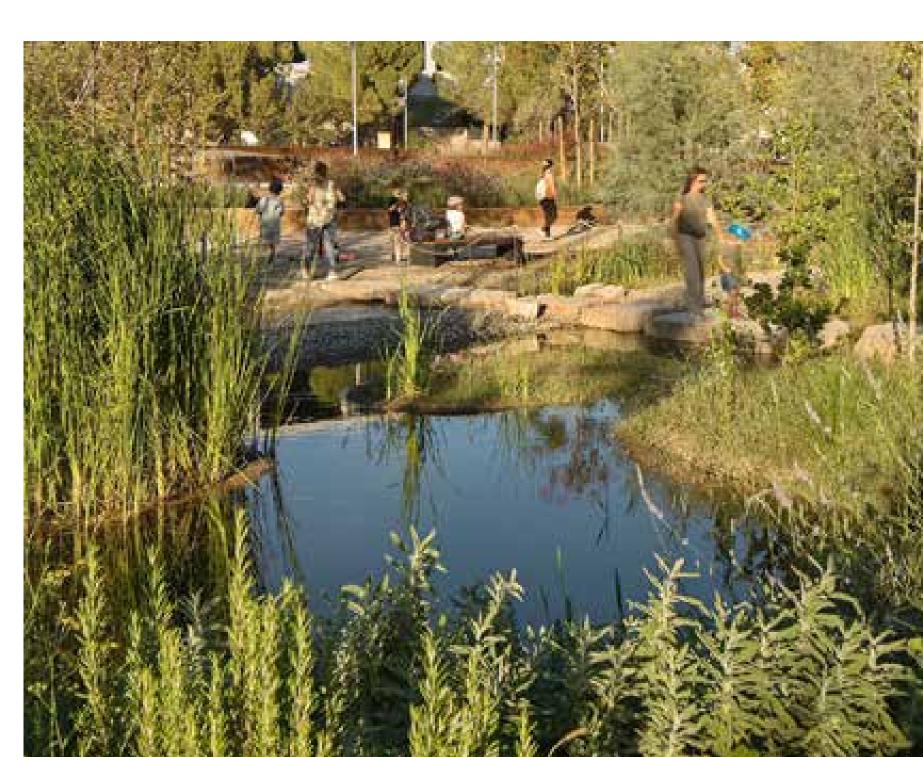
Habitat and ecological features diagrams

DRAINAGE

The proposed developments are situated in an area of low existing flood risk, entirely within flood zone 1. Land within flood zone 1 has a low probability, less than 0.1% chance of flooding from rivers or the sea.

The sites are in close proximity to existing watercourses, ditches and ponds. This results in a current risk of surface water flooding ranging from low, medium and high in different parts across the sites. The proposed developments would utilise SUDs (sustainable urban drainage) techniques, such as permeable paving, swales and ponds to attenuate flows and have no impact on the surrounding area.







Example drainage solutions within soft landscape and hard landscaping













THE WAY FORWARD,



Thank you very much for taking the time to view this exhibition.

We really appreciate your engagement and comments.

By reviewing local resident comments, we hope to understand how we can best improve our proposals to ensure that we deliver the best quality and most appropriate addition to the local area.

We would be grateful to receive all of your feedback to review and help shape our proposals as we move forward.

Comments can be submitted to us today via a paper form, or sent to us by post or email:

STW@esquiredevelopments.com by 7th November 2024

The material on display today is also available to download on our website:

www.consult-esquire.com

Comments can also be submitted online. The window for submitting feedback runs for 2 weeks, after which we will review the responses and address comments wherever we can.



It is anticipated that two full applications will be submitted in Spring 2025.

Following this, there will be another opportunity to comment on the applications to Wealden District Council and Tunbridge Wells Borough Council.

Thank you for taking the time to attend today's event



Example Projects by Esquire Developments













