### 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 7<sup>th</sup> 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.

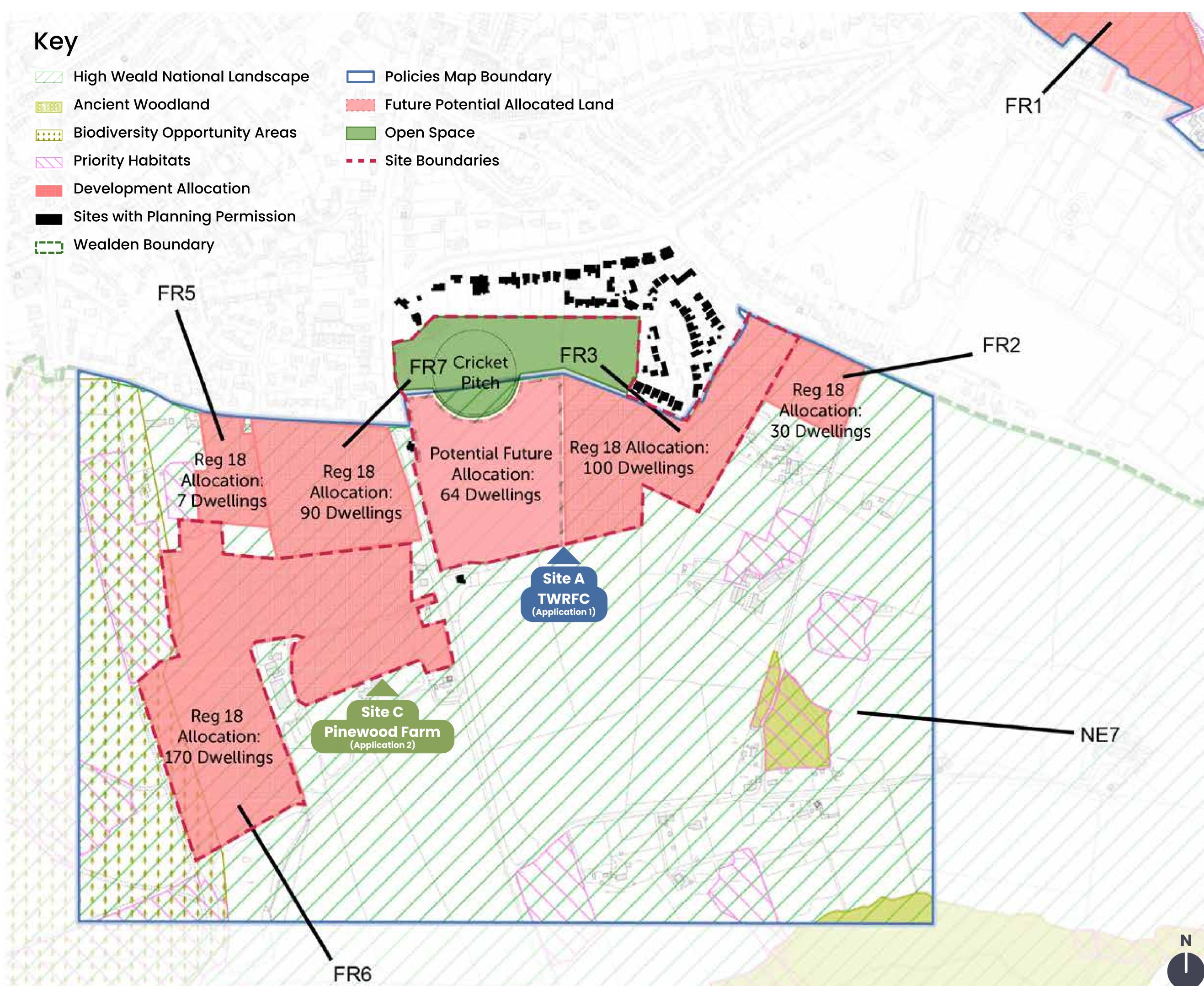


Diagram Extract from Wealden Local Plan Policies Map, illustrated with potential future allocation of homes















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

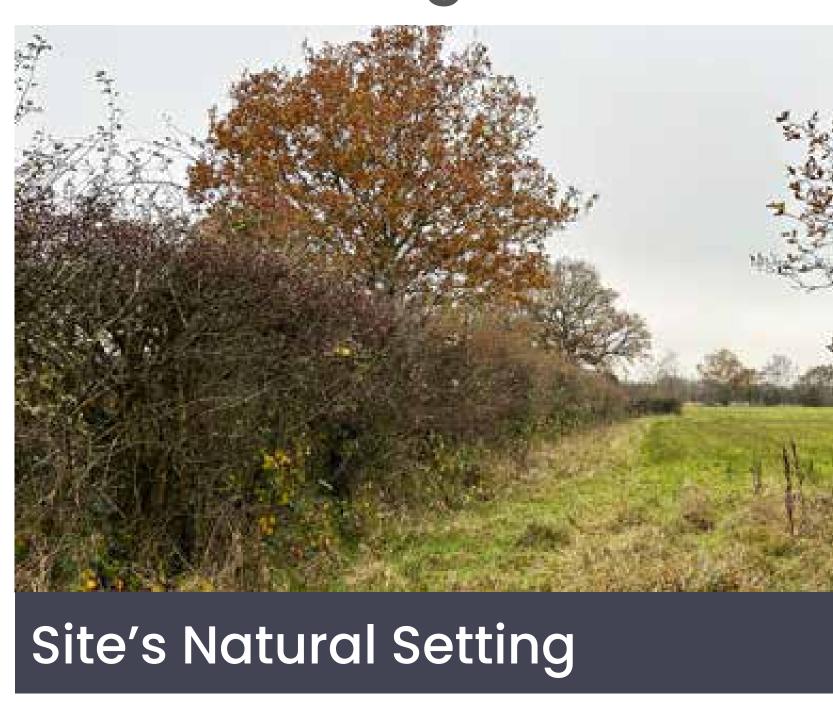
Grade II Listed Buildings

Grade II\* Listed Buildings

Forests and Woodland Areas Scheduled Monument

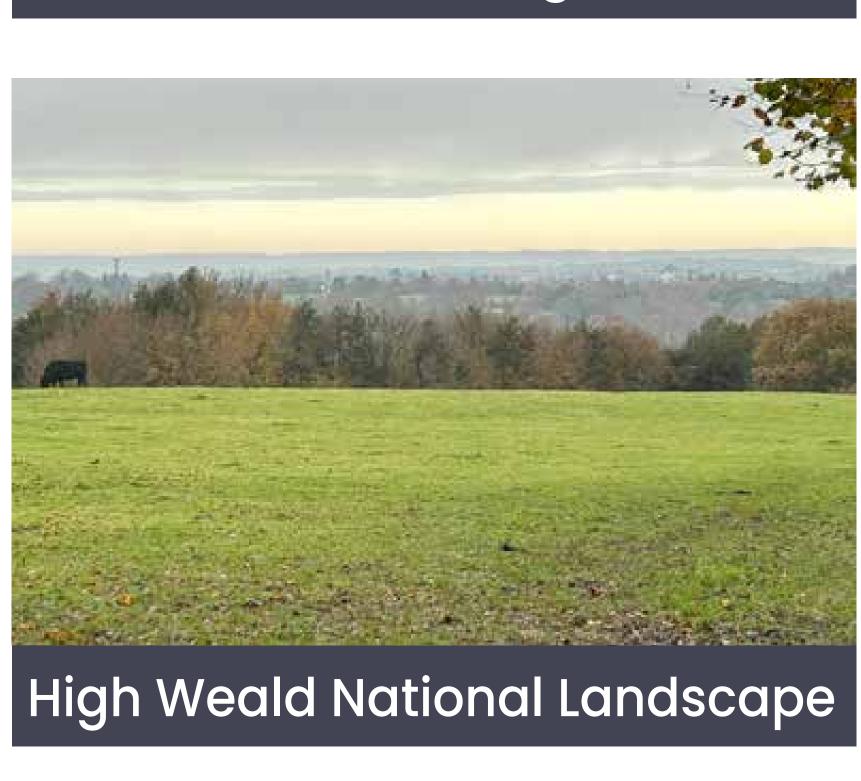
Sun Path



























## COMBINED MASTERPLAN



Emerging Proposals - Part of a Wider Masterplan

















### INTRODUCTION





Land off Bayham Road and the existing
Tunbridge Wells Rugby Club, Site A, are
located to the south of Tunbridge Wells Town
Centre. Set within the High Weald National
Landscape, the current Rugby Football Club
is surrounded by fields to the south and
residential housing to the north.

The new proposed location for the Rugby Club is approximately 1 kilometre south, at Chase Farm, located off Bunny Lane, where site conditions are more suitable. Please see later boards for more details.

The existing use of the Site is sports use, including rugby pitches, a cricket pitch and clubhouse situated to the northwestern corner of the Site. A series of rugby and football pitches occupy the remaining land. The Land off Bayham Road is partly occupied by a flower farm and unused fields. As part of the proposal, the cricket pitch will remain alongside the existing clubhouse. Residential development will be sensitively designed when bordering the cricket pitch.



#### Site Photographs



Photograph Location Key













# Application 1: Tunbridge Wells Rugby Football Club (TWRFC) and Land off Bayham Road



### DESIGN ANALYSIS

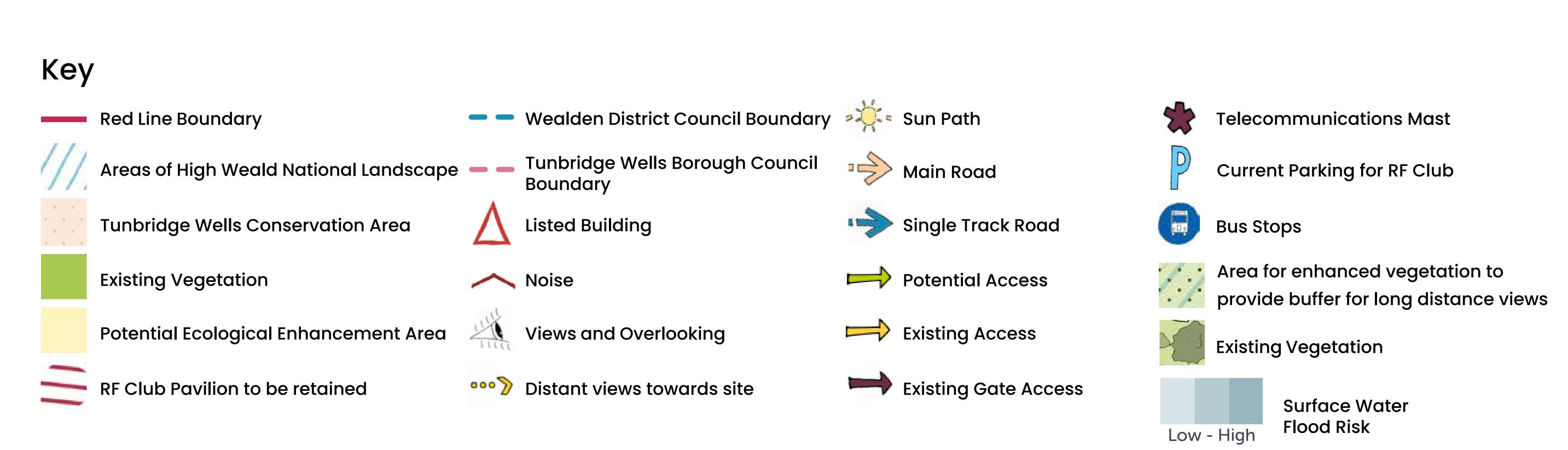


Constraints and Opportunities Analysis

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



### Opportunities

- Surrounded by woodland and natural landscape to the south. Site could become an extension to residential development from the north
- Opportunity for biodiversity enhancement
- Retained Cricket Club & Pavilion
- Provide a diverse mix of housing from 1 bedroom apartments, to 2-5 bedroom houses
- Produce a well designed and sustainable development, sympathetic to and enhancing the local character and architectural identity
- Provide green-open spaces for future residents and local community
- Promotion of health and wellbeing with new and enhanced green spaces with opportunities for socialisation

### Constraints:

- Site located within the High Weald
   National Landscape bringing the
   responsibility to conserve and enhance
   the natural beauty of the Site
- Level change across the Site
- Sensitivity with adjacent properties to the site boundary
- Junction configurations with suitable highway access from both Frant Road and Bayham Road
- Surface water flooding risk
- Designing in close proximity to cricket pitch and ensuring homes are located at safe distance















## DESIGN OVERVIEW



Indicative Residential Layout

















# LANDSCAPE PROPOSAL



The landscape character of TWRFC is defined by a series of terraced pitches which are open in character and bordered by vegetation along their southern and western edges. A small extent of this vegetation is covered by a Tree Preservation Order. TWRFC forms part of a wide valley, which extends to the south of TWRFC and across to wooded land bordering Frant. However, unlike the wider valley landscape, the sports pitches have created a series of terraced platforms across TWRFC, such that TWRFC does not exhibit any of the key landscape characteristics of the High Weald National Landscape.









#### Parkland Meadow Walk

Scattered large parkland trees under-planted with species rich grassland. Meandering mown walking routes, opportunity to incorporate resting points and wildlife viewing points.

#### Wildlife Corridor

Retained and enhanced existing vegetation creating north-south green corridors.

Opportunity to integrate informal footpaths and seating.

#### **Edible Orchard Trail**

Communal orchard with informal naturalistic play equipment. Meadow planting with mown paths and scattered fruit bearing hedgerow species.

#### Corner Copse Play Space

Scattered feature 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.

#### Landscape Buffer

Informal walking route meandering in and out of tree canopy cover under-planted with shade tolerant woodland edge species.

Opportunity to incorporate trim trail elements and wildlife habitats.



Landscape Concept Strategy

### Key

- Pedestrian link to Bayham Road
- Pedestrian link to Frant Road
- B Enhanced landscape buffer between development zone and wider landscape
- Tree lined shared surface zone
- Tree lined main circulation route
- 6 Main play area
- Doorstep play
- Vegetated buffers to adjacent properties
- Site Entrance

Visually, there are few locations from which TWRFC is visible, due to the density of the boundary vegetation. However, there are close range views from residents to the north and the local road networks, with longer distance views from footpaths to the north of Frant. Opportunities associated with new development include increasing the vegetation cover across TWRFC to reflect the surrounding wooded character and retaining views to the wider valley landscape to the south of TWRFC.















### 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 and Semi-Detached homes within a landscape-led street

#### Responding to the Site and Surrounding Context

The current proposals for 166 homes does not demonstrate a policy compliant housing mix. If a compliant housing mix is to be proposed, this would result in an increase in the number of units.



Indicative Massing - 166 Homes

Section Key

### Housing Quality - Esquire Homes







Example Projects by Esquire Developments















### TWRFC RELOCATION





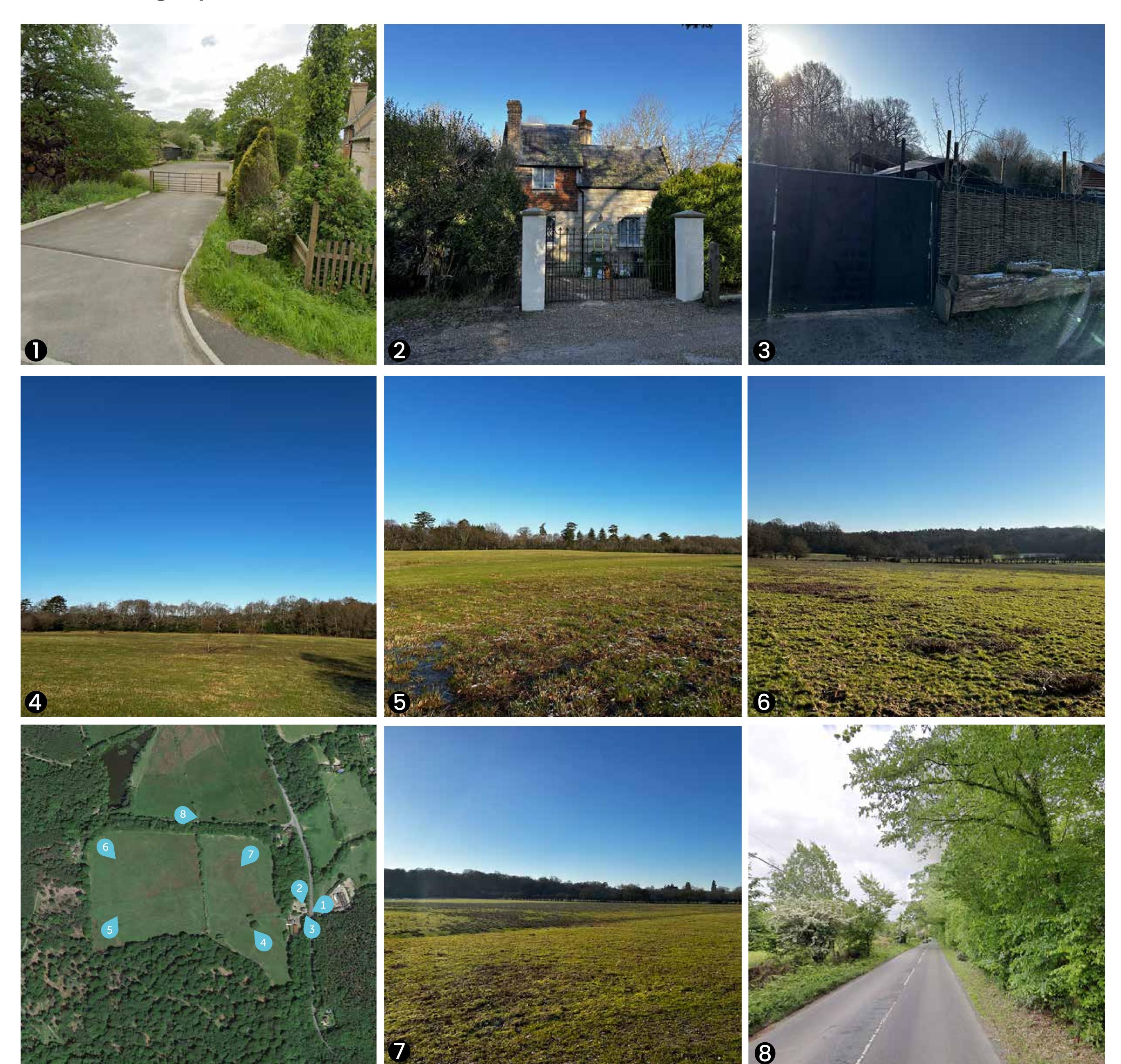
The new proposed location for the Rugby Club is approximately 1 km south, at Chase Farm, off Bunny Lane (Site B). The new Site is an open field surrounded by woodlands with a new access from Bunny Lane.

The current site of the Rugby Club is no longer suitable for the needs of the club, where better facilities are required to function and expand due to popular demand. The current site conditions, such as the levels and shape, are restrictive and constraining for club expansion.

Site conditions at the new proposed location for the rugby football club are more suitable for pitches. New facilities here will be funded by the residential development on the former club site. On the existing site (Site A), the cricket pitch will remain alongside the existing clubhouse. Residential development will be sensitively designed when bordering the cricket pitch.

Discussions are ongoing with TWBC on the future use of the cricket pitch and if alternative sport provision is preferable.

#### Site Photographs



Photograph Location Key













# Application 1: Tunbridge Wells Rugby Football Club (TWRFC) and Land off Bayham Road



### DESIGN ANALYSIS

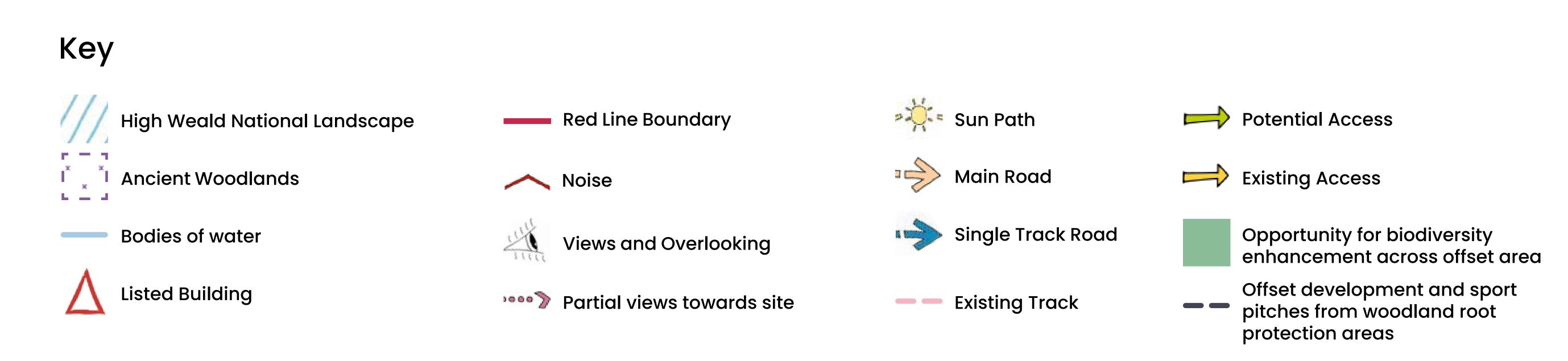


Constraints and Opportunities Analysis

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



### Opportunities:

- Strategic positive location for expansion of local rugby club
- Suitable and level ground conditions for new sports pitches
- Surrounded by woodland and natural landscape
- Opportunity for biodiversity enhancement
- Minimal noise pollution from surrounding roads
- Provide sufficient parking to service the club's needs

### Constraints:

- Offset for Ancient Woodland root protection significantly encroaches on site area
- Site located within High Weald
   National Landscape bringing the
   responsibility to conserve and enhance
   the natural beauty of the Site
- Existing access in close proximity to Listed Building
- Existing hedgerow vegetation running down centre of the Site
- Junction configurations with suitable highway access to be proposed from Bunny Lane
- Wider approach to be taken to provide safe pedestrian access to new club location















### EMERGING PROPOSAL



Site B: New Rugby Football Club Facilities

The relocated Rugby Football Club Facilities will support the growing club. The expansion will provide a new club house, spectator balcony, and event area with access to the pitches. The pitches include four full sized pitches, including one full sized 3G pitch, two 60x43m pitches and cricket pitch (12 wickets) with adjacent pavilion. In addition,

proposed are 100 car parking spaces, coach parking and land reserved for overflow parking. There will be an independent groundsman store, sub-station and water tank. A biodiversity net gain area is allocated to the south-east portion of the Site and enhances existing trees and hedges.



### TRANSPORT

The redevelopment of the rugby club provides a unique opportunity to better meet the club's transport needs while addressing some of the local issues associated with the existing use, arising from limited parking and turning facilities at the club.

The new rugby club site will have a vehicular access on Bunny Lane and a pedestrian access from the existing footway on Frant Road, which currently ends at the Chase Farm access.

Discussions with the local highway authorities are ongoing but it is expected that an enhanced footway will be provided as well as new bus stops to facilitate access to the regular services on Frant Road.

Matchdays are known to be busy days not only on site but on the local highway network, with local streets used for turning and parking. The new site provides an opportunity to address this by providing sufficient parking capacity on site to accommodate peak demands for parking of both cars and larger vehicles such as coaches. As a result, the proposals should address many of the transport issues of the existing site.

### Clubhouse and Pitch Precedents

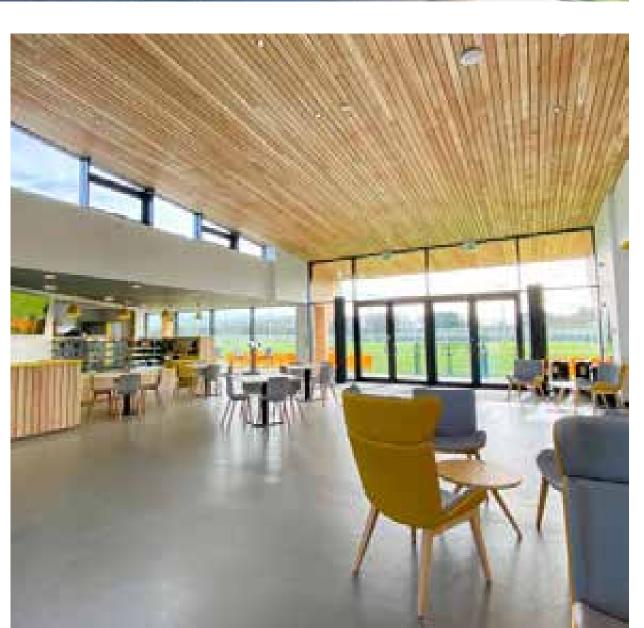






















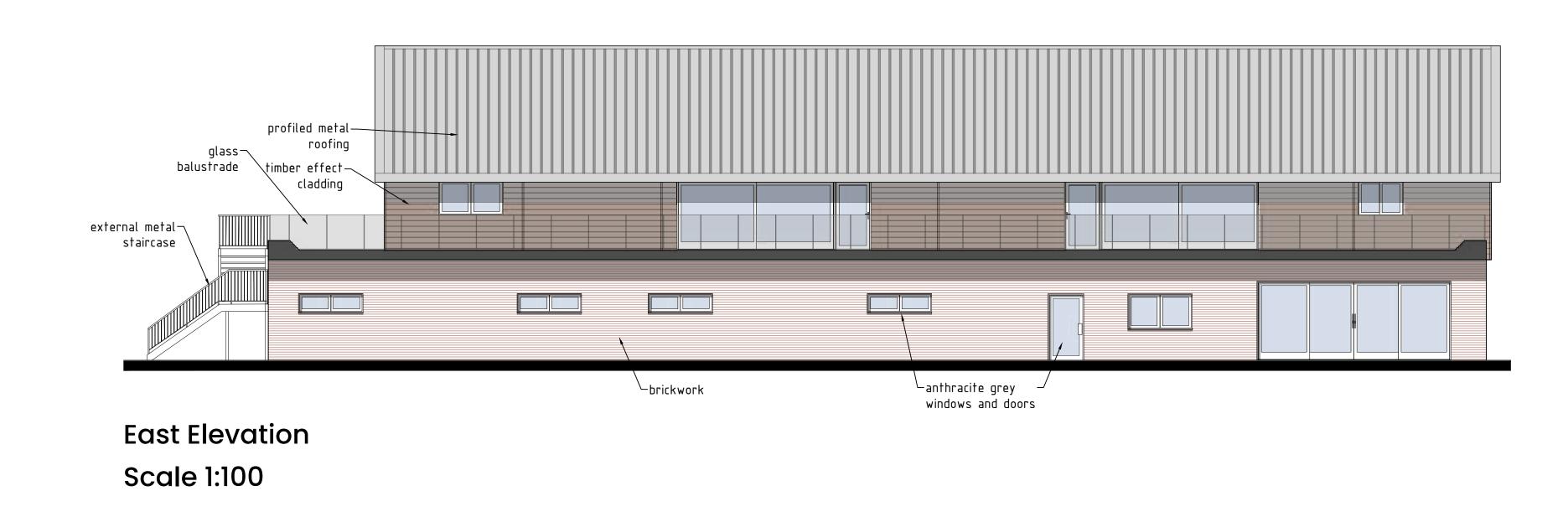


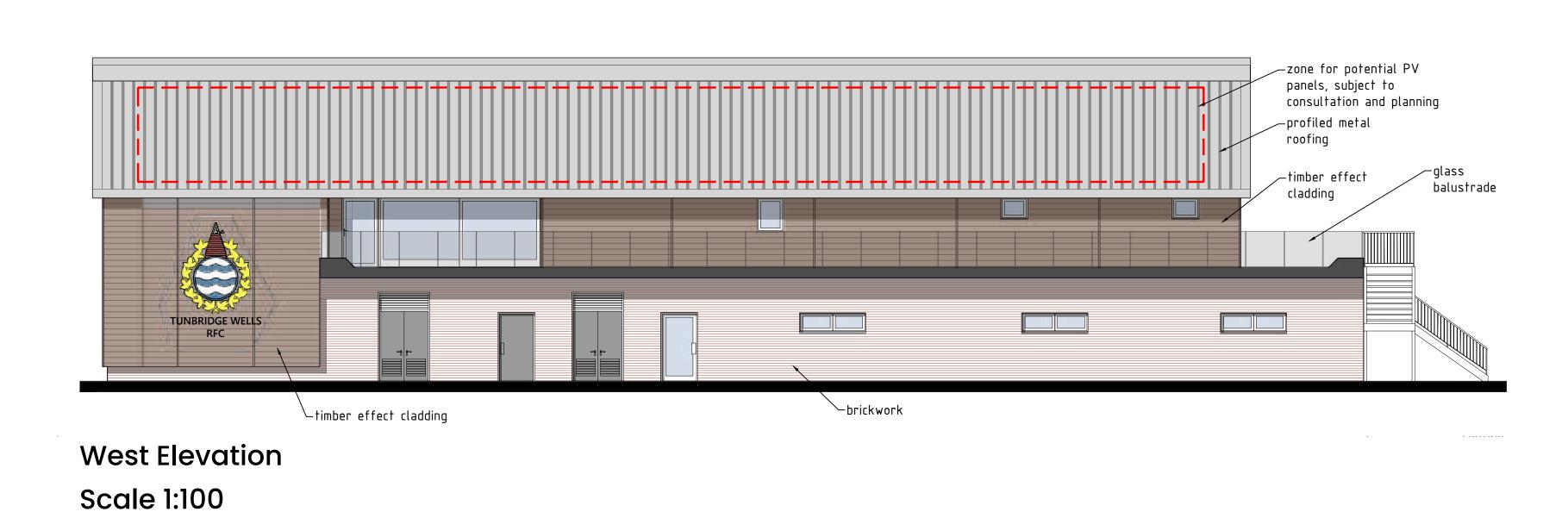


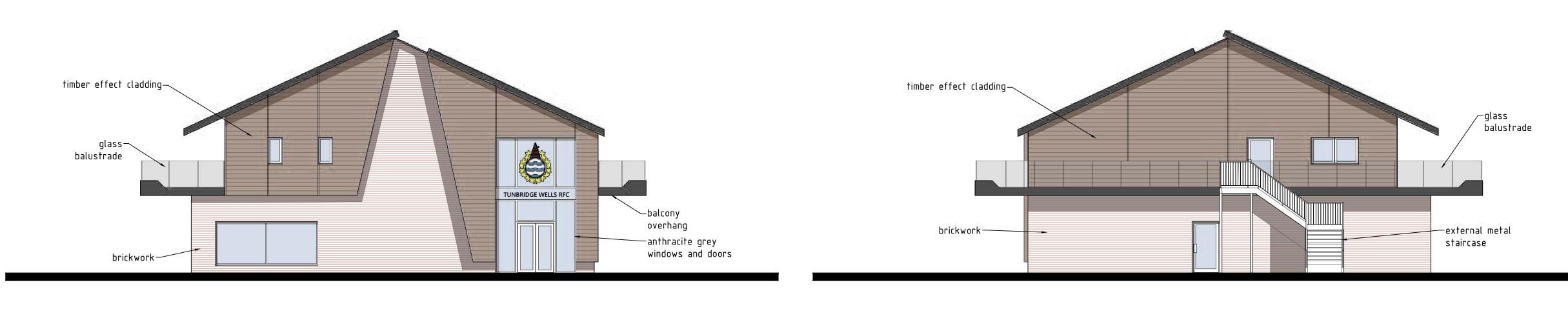
### INDICATIVE DESIGN



#### Sketch Clubhouse Plans and Elevations







North Elevation
Scale 1:100
Scale 1:100















### 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



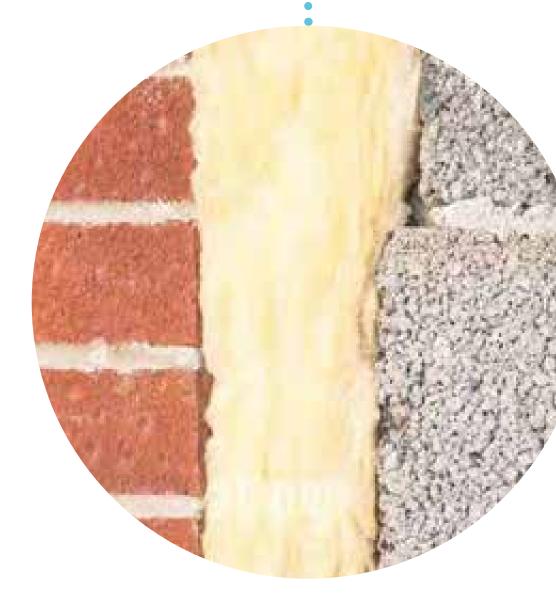
Example Esquire Home



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.

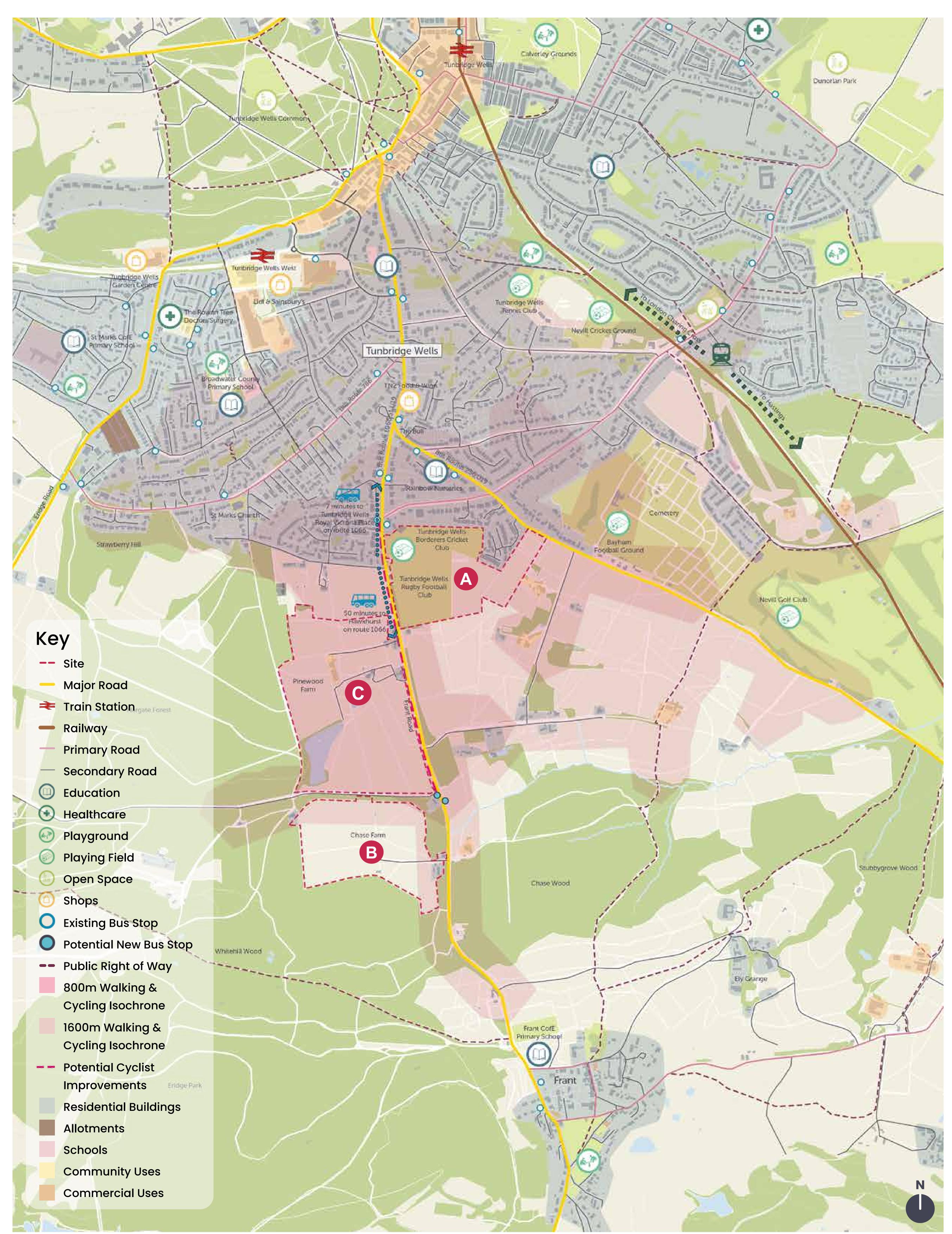
#### Application 1

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 traffic-free 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

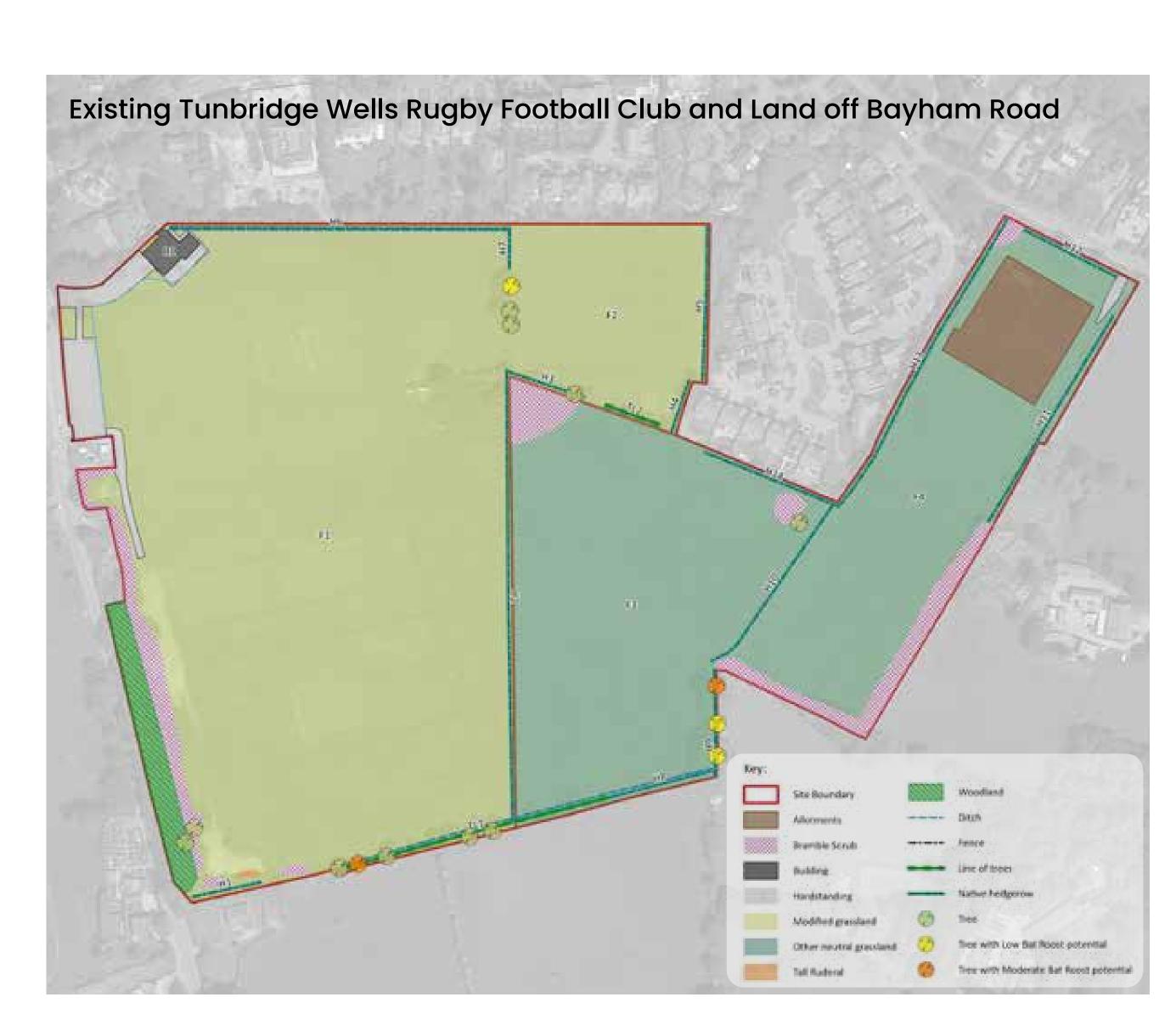
The adjacent diagrams for each site highlight habitats and ecological features.

#### Habitats

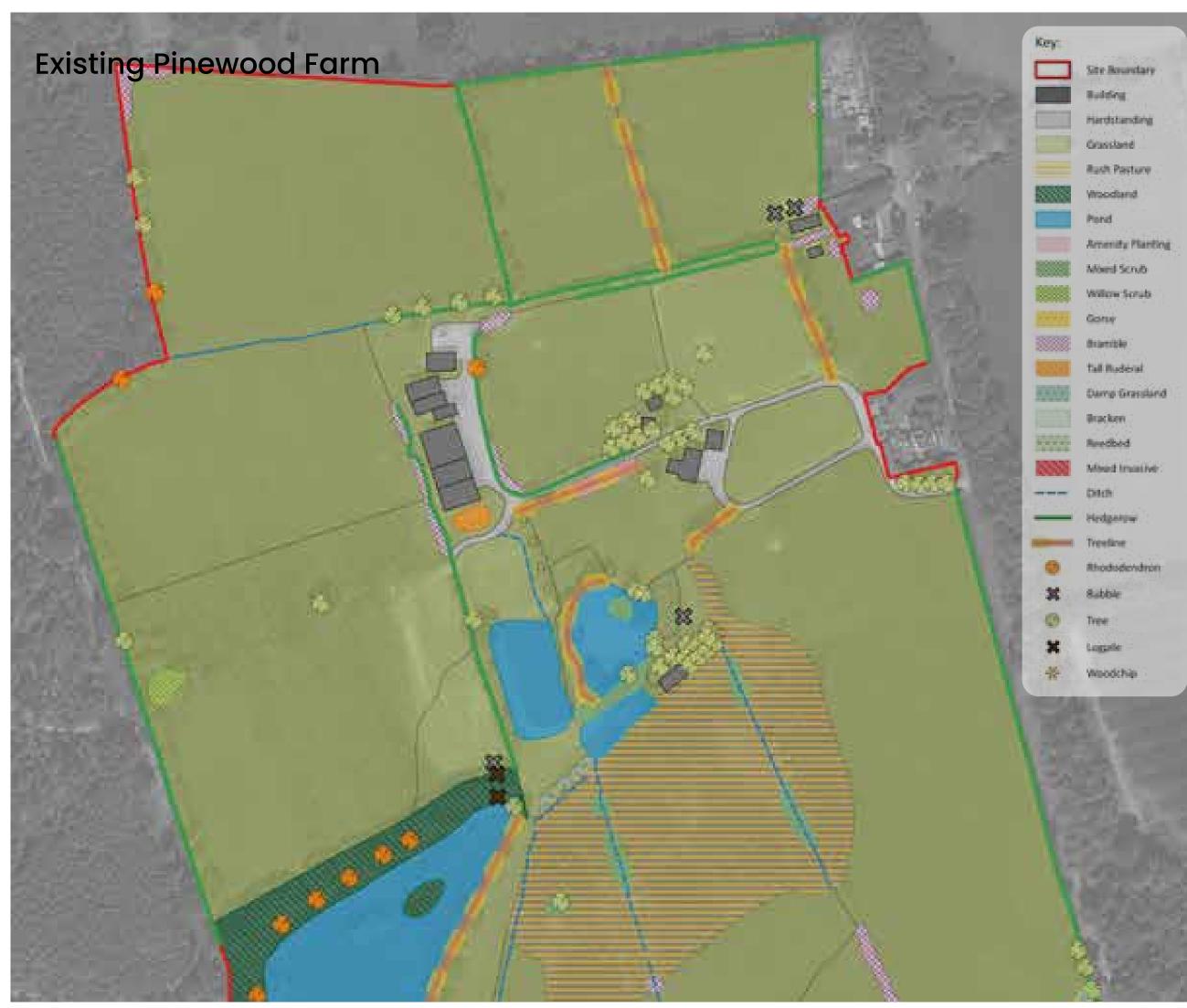
The sites are largely dominated by grassland fields, with features of ecological importance including hedgerows, woodland, trees and offsite Ancient Woodland. On Pinewood Farm other habitats include ponds. These habitats are largely limited to the site boundaries, such that they can largely be retained 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,



**Next Steps** 

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



