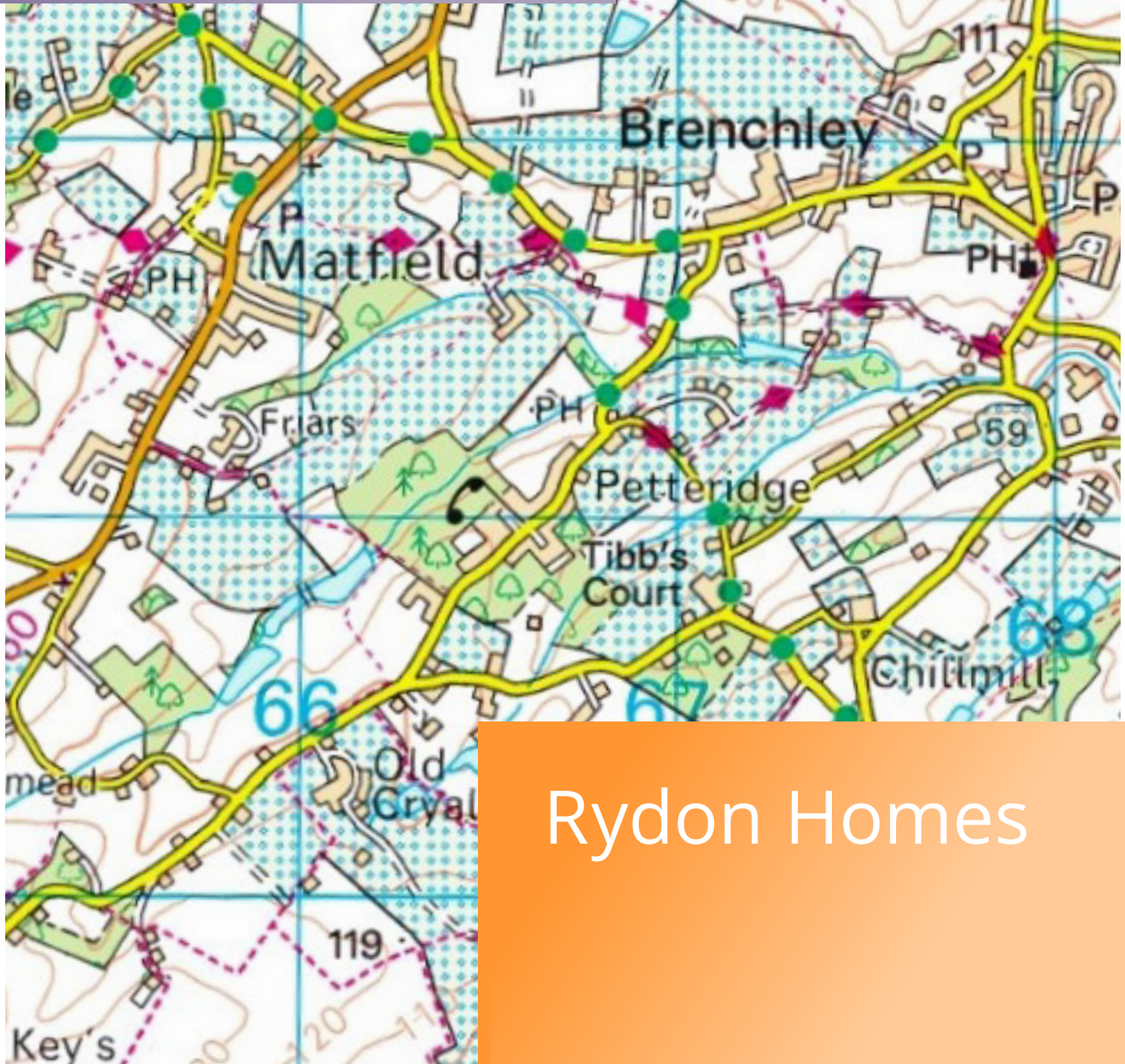


Brenchley & Matfield
Neighbourhood Plan

Position Statement

March 2018

PLEASE DO NOT REMOVE
FROM VENUE



Rydon Homes

Sustainability of Rydon Homes in the Tunbridge Wells Borough

Steven Lewis – Planning Manager



Land at Maidstone Road, Matfield

- Resolved to grant planning permission in September 2017
- Scheme of 20 Dwellings, Open space, Attenuation basin and Ecology area



Land at Maidstone Road, Matfield





National Planning Policy Framework



Sustainability

- **Brundtland Report 1987**

Sustainability is about supporting current needs without compromising the ability of future generations to provide for theirs

- **NPPF – National Planning Policy Framework**

Environmental

Social

Economy



Introduction

Sustainability

Site Example - Paddock Wood

Site Example - Benenden

Matfield Approach

Paddock Wood - Social & Economic

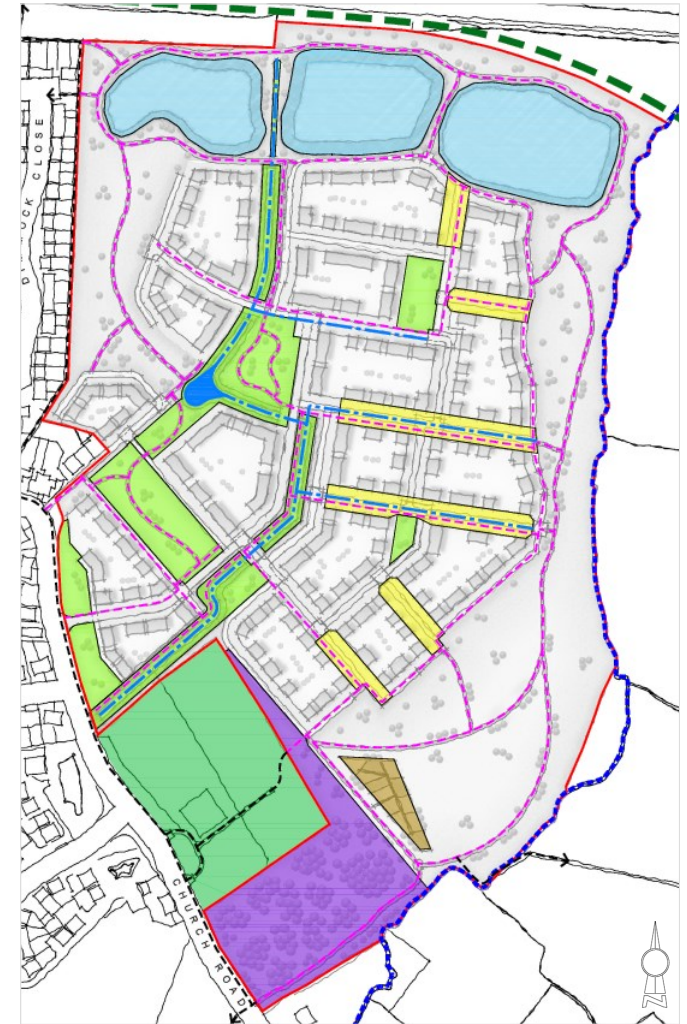
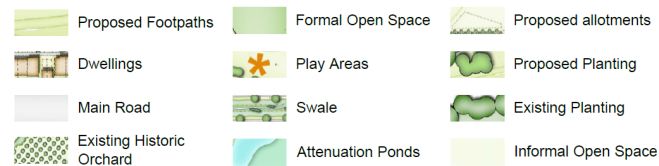
Community Infrastructure
Country Open Space
Allotments
Play Areas

Contributions to:

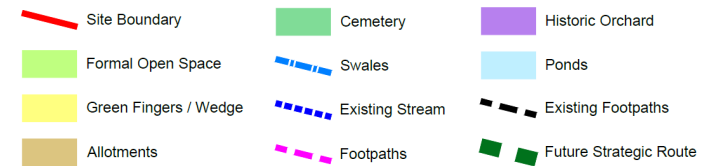
New School Land
Nursery
Doctors Surgery
Sport Centres/Sports
Pitches/Community Buildings



Site Layout: Paddock Wood

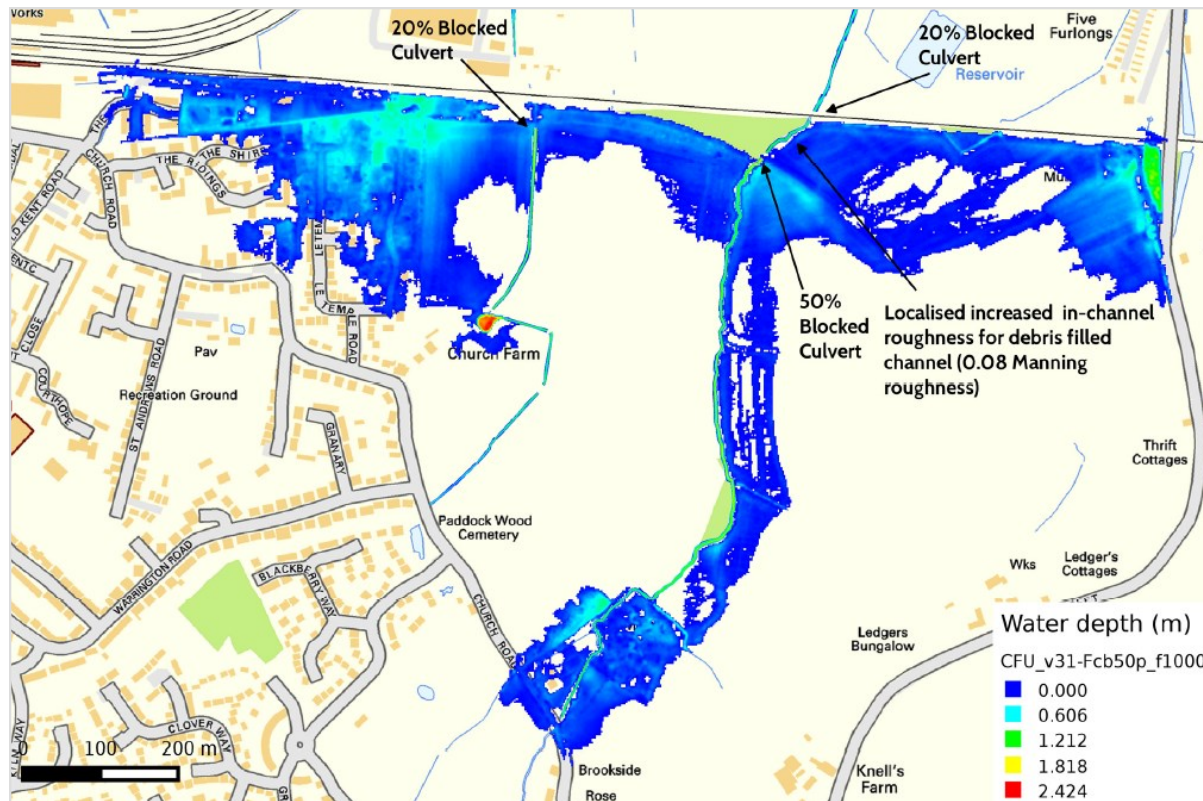


Site Layout: Paddock Wood

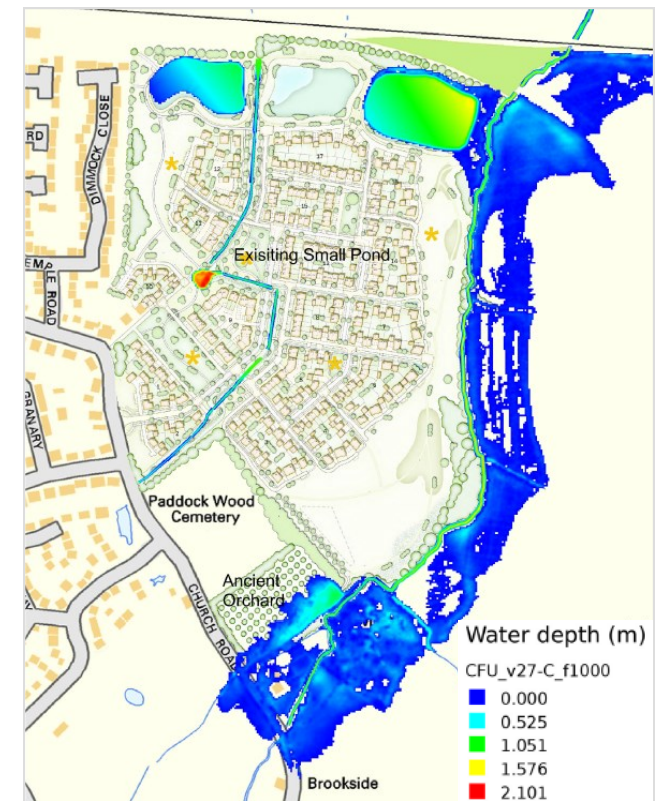


Paddock Wood - Environmental

- **SUDS**
Sustainable Urban Drainage, reduction of flooding
- **Ecology**
Bio diversity gain, protection of species and mitigation area
- **Transport**
Road Improvements, Bus Service Funding, Electric charging points



1000 Year Calibrated Baseline Scenario



1000 year return period event flood extent

Benenden

- Open space
- SUDS – Attenuation pond to equalise discharge to current rates
- Affordable Housing – 30% affordable housing
- Footpath link at request of Parishioners
- LEMP Management



Site Layout: Benenden



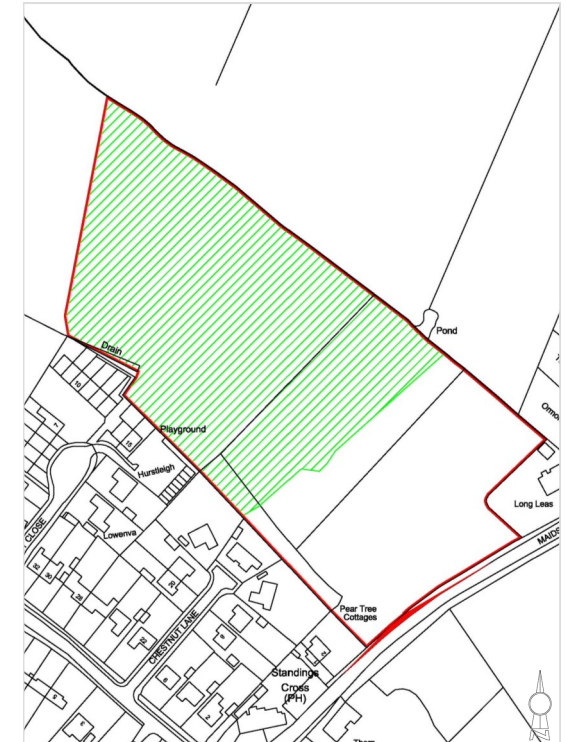
Management Plan: Benenden

Matfield Approach

- SUDS – Attenuation Pond – Open Space
- Fabric First approach to energy – Sensitivity to AONB
- Affordable Housing – with a concentration on smaller units
- Mix of affordable rent and shared ownership
- Ecology – Ecological enhancement and mitigation areas
- LEMP / Licence Application



Site Layout: Maidstone Road, Matfield



Ecological Area: Maidstone Road, Matfield