

GOUDHURST

Neighbourhood Plan Design Guidelines



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Quality information

Project role	Name	Position	Action summary	Signature	Date
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Introduction

01

1. Introduction

1.1. Background

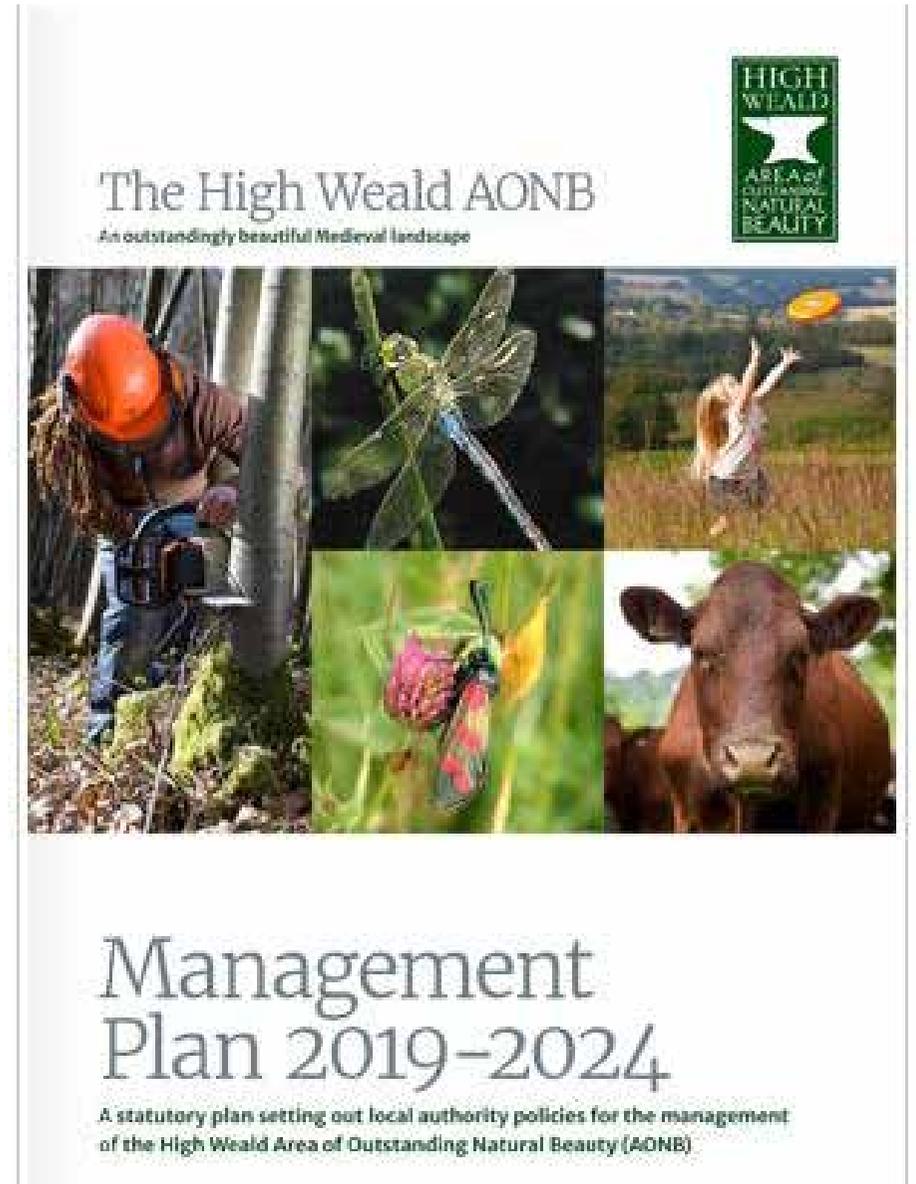
Through the Ministry of Housing, Communities and Local Government (MHCLG), led by Locality, AECOM has been commissioned to provide Masterplanning support to Goudhurst Neighbourhood Plan Group. The support is intended to provide design guidelines based on the character and the special qualities of the Neighbourhood Plan Area (NPA).

1.2. The High Weald AONB Design Guide

The High Weald AONB Partnership, including the 15 local planning authorities, has recently published a Design Guide for new housing development in the High Weald. The Guide should be used by all those involved in housing developments within the whole Goudhurst Parish including the areas outside the High Weald AONB boundary. Designers and developers should aim to achieve a consistency in design throughout the whole Parish and create well-designed places with the aid of the Guide prioritising conservation and enhancement of the AONB. The guide gives clear advice on design expectations for new housing development to enable higher quality and landscape-led design that reflects High Weald character and is embedded with a true sense of place.



St Mary's Church on Church Road, Goudhurst



1.3. Objectives

The main aim of this report is to provide design guidance in respect of future residential-led development in Goudhurst Parish. This design guidance should be considered as a point of reference for developers, together with all the supporting documents to deliver residential-led development in the three villages. The aim is that this design guidance should support the delivery of high quality development that is appropriate in terms of scale, design and character in a manner which preserves the existing quality of place in Goudhurst, Kilndown and Curtisden Green.

1.4. Process

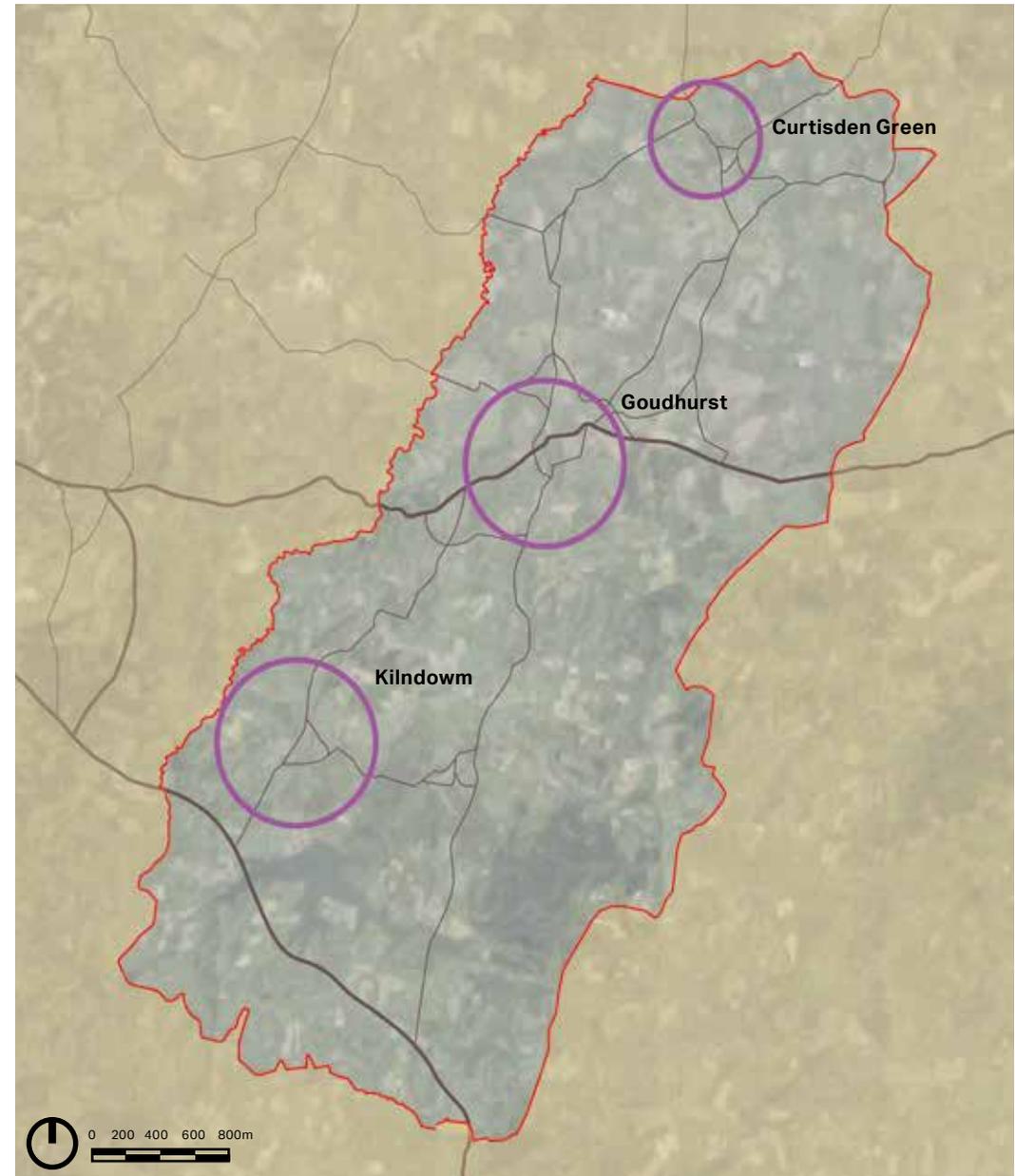
The following steps were undertaken to produce this report:

- Initial meeting and site visit;
- Local context analysis;
- Desktop research and policy review; and
- Preparation of a draft report, subsequently revised in response to feedback provided by the Goudhurst Neighbourhood Planning Group (GNPG).

The report builds on work done by the GNPG to date and any assessment carried out by AECOM as part of the Government-funded neighbourhood planning technical support.

KEY

-  Goudhurst Parish Boundary
-  Road network



Map showing the parish of Goudhurst

1.5. The importance of good design

As the National Planning Policy Framework (NPPF, paragraph 124) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (CABE, now part of the Design Council; see, for example, *The Value of Good Design* at: <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>) has shown that good design of buildings and places can:

- Improve health and well-being;
- Increase civic pride and cultural activity;
- Reduce crime and anti-social behaviour, and
- Reduce pollution.



Bungalows along Rogers Rough Road, Kilndown



The social Club on West Road, Goudhurst



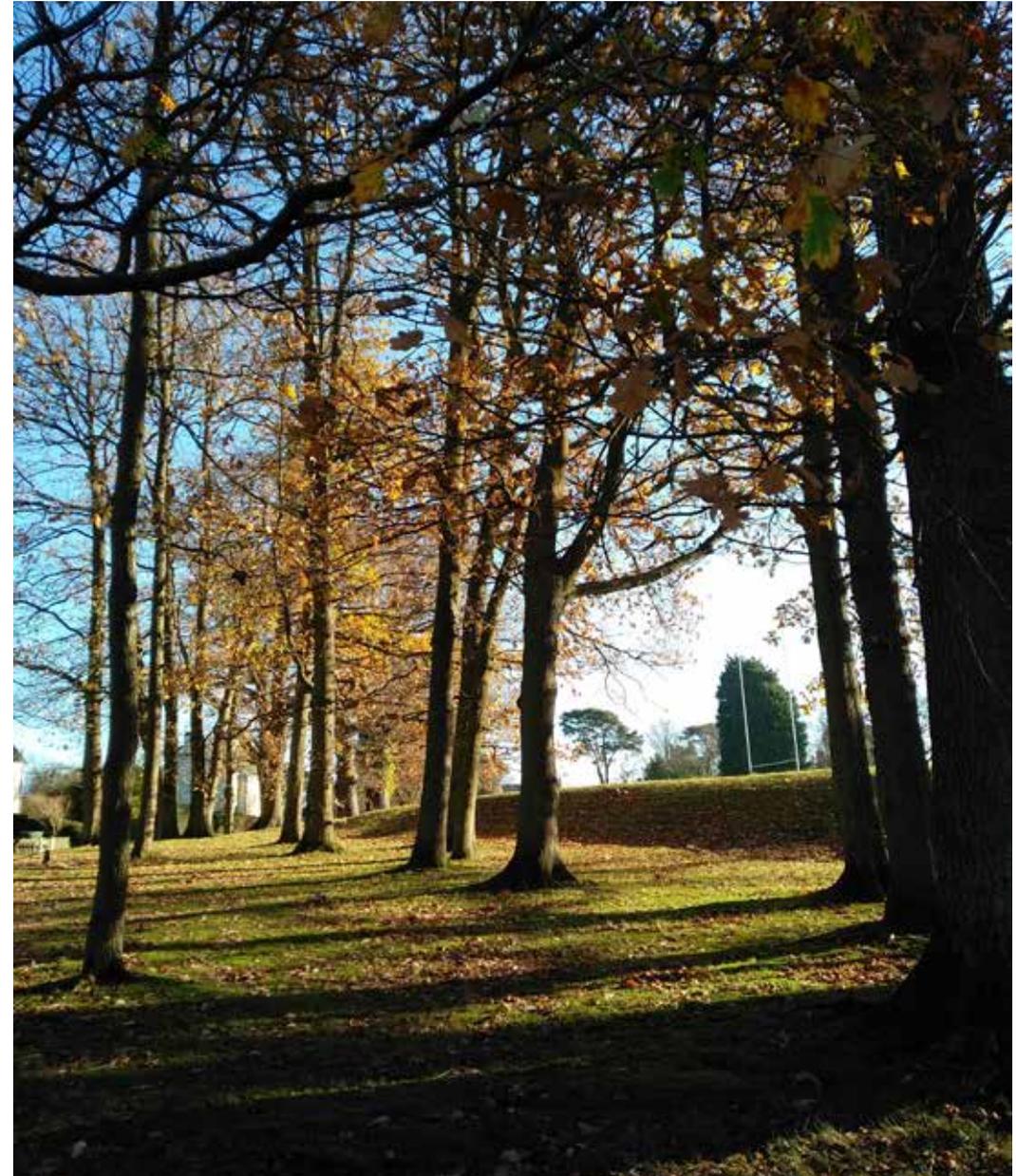
Modern architecture buildings on North Road, Goudhurst

1.6. The area of study

Goudhurst Parish lies 16.3 km (10 miles) south east of Royal Tunbridge Wells and 28.6km (17.7 miles) south west of Maidstone on the A262. The B2079, which passes through the village, leads to Bedgebury, Flimwell and the A21 to the south and Horsmonden and Winchet Hill to the north. Cranbrook lies 8.5km (5.3 miles) to the south east.

Majority of Goudhurst Parish is situated within the Kentish High Weald Area of Outstanding Natural Beauty. The landscape of the parish is generally comprised of undulating ridges and gentle valleys lying between the North and South Downs; a patchwork of orchards, hop gardens, arable crops and pasture with scattered copses, and some more extensive areas of deciduous woodland. The heavy clays of the High Weald have generally restricted historic roads and paths in lower lying areas, and resulted in settlements being located on the drier, higher ground (hill tops and ridge lines).

This document analyses the character of the three villages within Goudhurst Parish, Goudhurst, Kilndown and Curtisden Green, and provides design guidance subsidiary to High Weald AONB Design Guide but more specifically for villages in Goudhurst Parish.



Open space on Curtisden Green Lane, Curtisden Green



A photograph of a residential landscape. In the foreground, there is a green plastic trash bin. To the left, a portion of a light-colored house is visible. The middle ground is filled with dense vegetation, including a large bush with brown, dried leaves and several tall, thin trees. In the background, a large, mature tree with green foliage stands against a clear blue sky. The overall scene is a typical suburban or rural setting.

Local Character Analysis

02

2. Local Character Analysis

This section outlines the spatial and contextual characteristics of Goudhurst Parish. It analyses the pattern and layout of buildings, hierarchy of movement, topography, building heights and parking. The information is described both in written form and by the AECOM team on their visits at a descriptive level, represented through images from the village. The features and characteristics outlined in this section are used as the basis for the design guidance.

2.1. Settlement pattern and urban form

Goudhurst Parish is comprised of three main settlement areas. These are Goudhurst, Kilndown and Curtisden Green.

Goudhurst is the largest settlement in the parish. It is a hilltop village sitting at the highest point, benefiting from long distant views. The Goudhurst Conservation Area covers a large proportion of the village starting from the historic core of the village and extending towards Tattlebury. The layout of the village is determined by the angle of the crossing roads of West Road, Church Road, North Road and Balcombes Hill. The crossing roads create a nodal point which is marked by a pond and a group of various types of houses and shops. A key focus point of the village is St Mary's Church which is located at the highest point, at the top of the historic spine road, Church Road, which used to connect the historic lower market place and the church. The temporary change in location of the market along the Church Road contributed to a relatively spacious place fronted by inns and shops.

The streets and lanes radiating from the village centre sloping down towards the wider countryside compose another indigenous character feature of the village. The village is very permeable for pedestrians and cyclists owing to its historic and unique lanes and footpaths.

Most of the buildings within the village directly front the streets, lanes and public spaces. There are a various types of spaces including high level enclosures and wide open spaces.

Beyond its historic core, Goudhurst experienced relatively extensive residential development throughout the 20th century, focussed mainly on the south of the area.

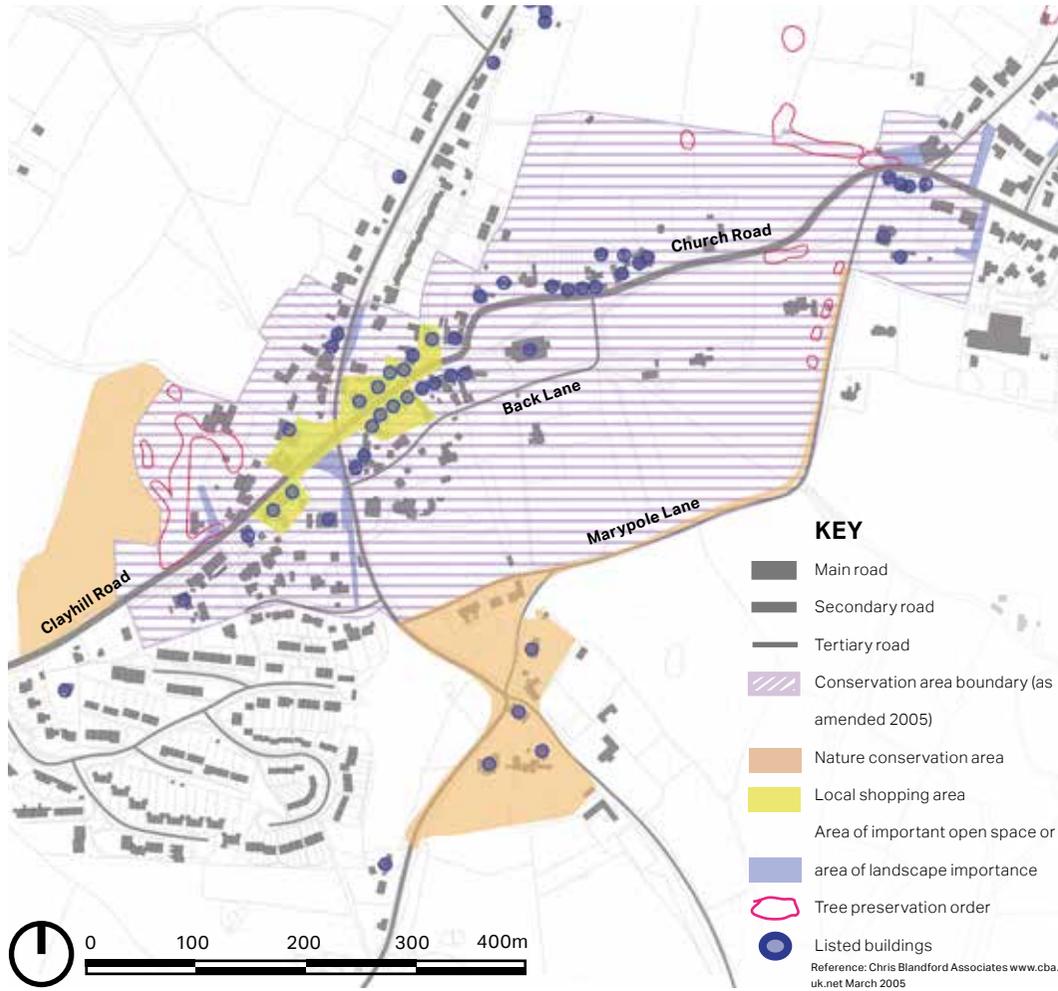
The more historic parts of the town tend to exhibit a strong character and locally distinctive architecture.

Kilndown is the second largest settlement in the parish. It is also located at a high position with a defined hilltop character with views both to and from the village, making it a landmark within the local area. The Kilndown Conservation Area is a much smaller area mainly covering Christ Church and its environs.

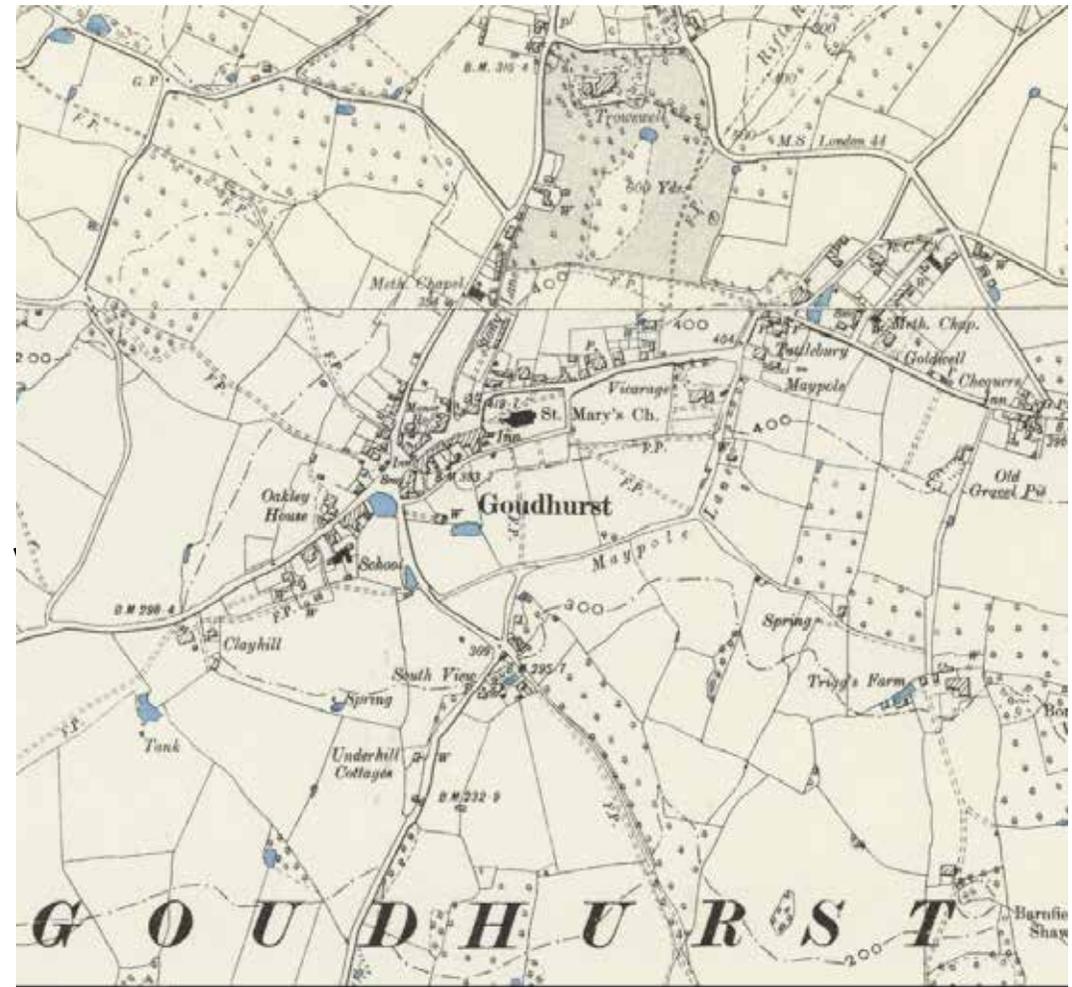
Kilndown is a typical roadside village and its layout, similar to Goudhurst, was formed by the angle of the crossing roads, Church Road, Ranters Lane and Rogers Rough Road. The area where the roads cross does not constitute a real focal point, however, the Quarry Centre and the bus shelter provide a sense of place. Almost all the buildings directly front the streets with modest setbacks. The enclosure is mostly achieved by the mature landscape bordering the narrow village roads.

Curtisden Green is another hilltop village within the parish. It accommodates many fewer dwellings. The historic core of the village is the crossing point where Curtisden Green Lane, Pook Hill and Jarvis Lane meet. The village then grew towards the west on Curtisden Green Lane fronting the The Firs Playing Field.

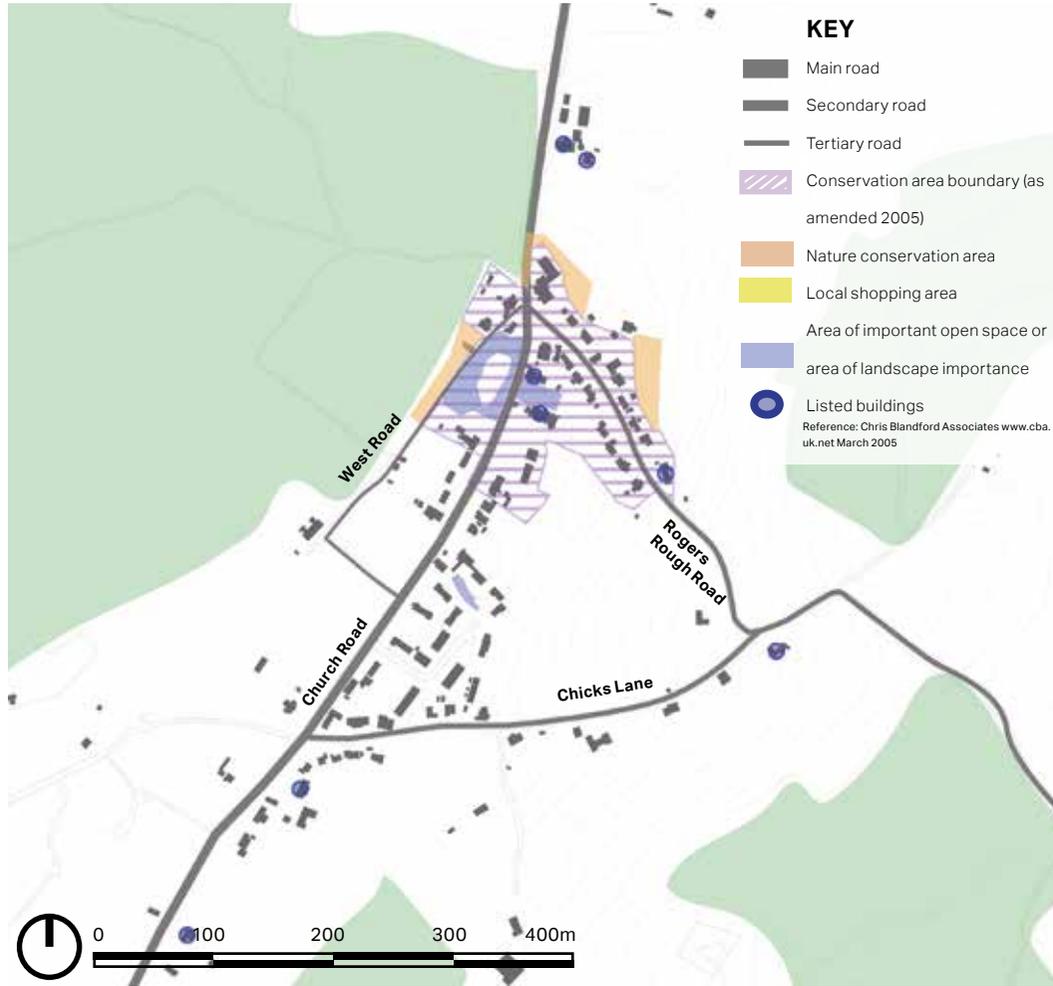
Since all these villages grew organically and slowly there is no set pattern today. Therefore the new developments within the parish should be sensitively designed, responding to this organic growth.



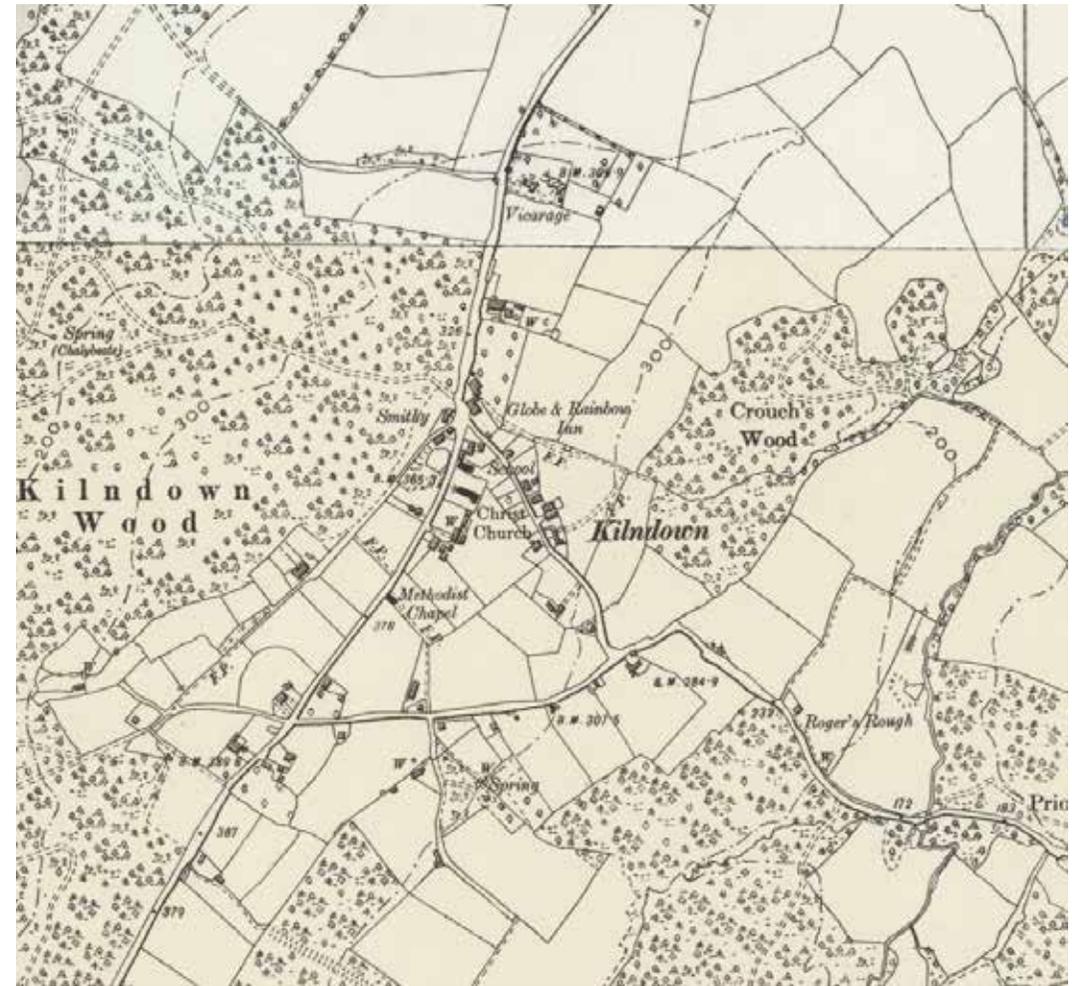
Map showing the environmental and historic legislations in Goudhurst



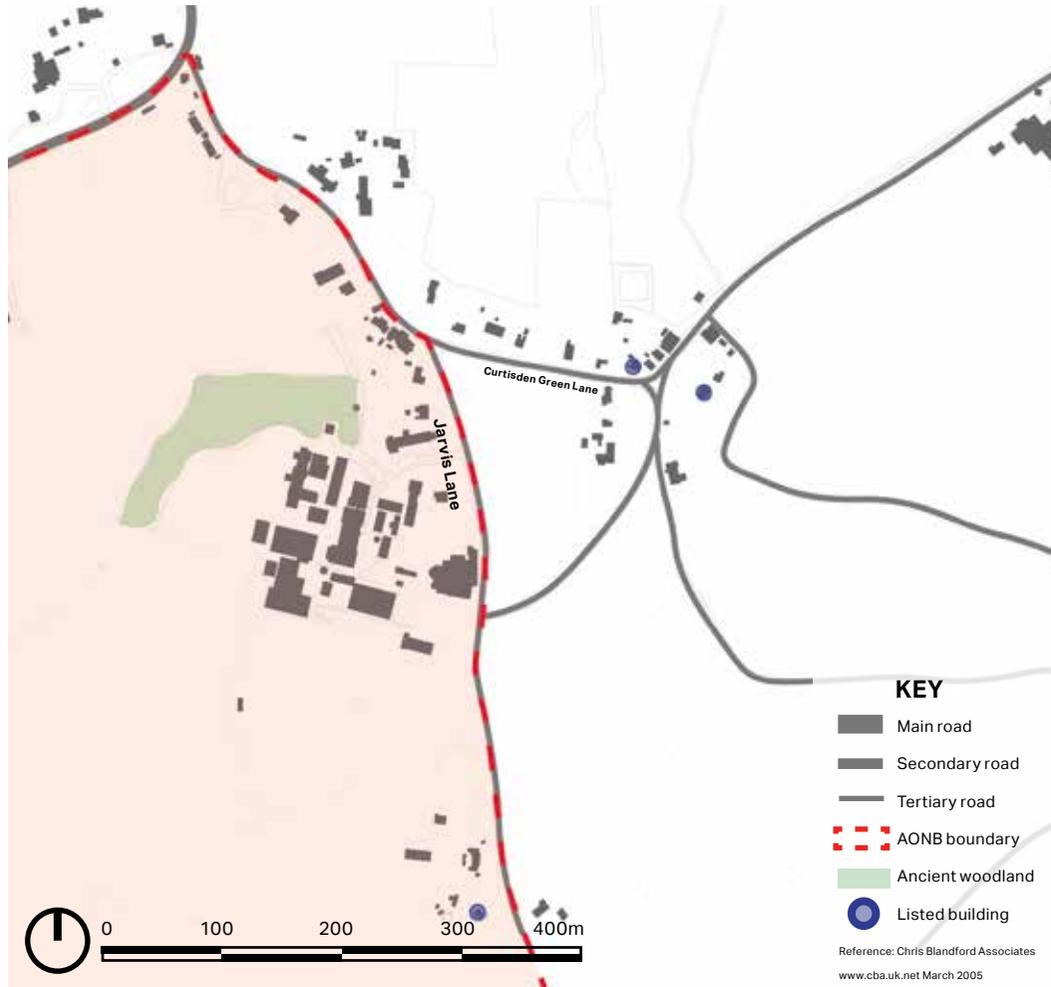
Old Map of Goudhurst, Kent Detailed Old Victorian Ordnance Survey 6 inch to 1 mile Old Map (1888-1913) Map Centre Decimal Latitude/Longitude (WGS84): 51.106492, 0.455541



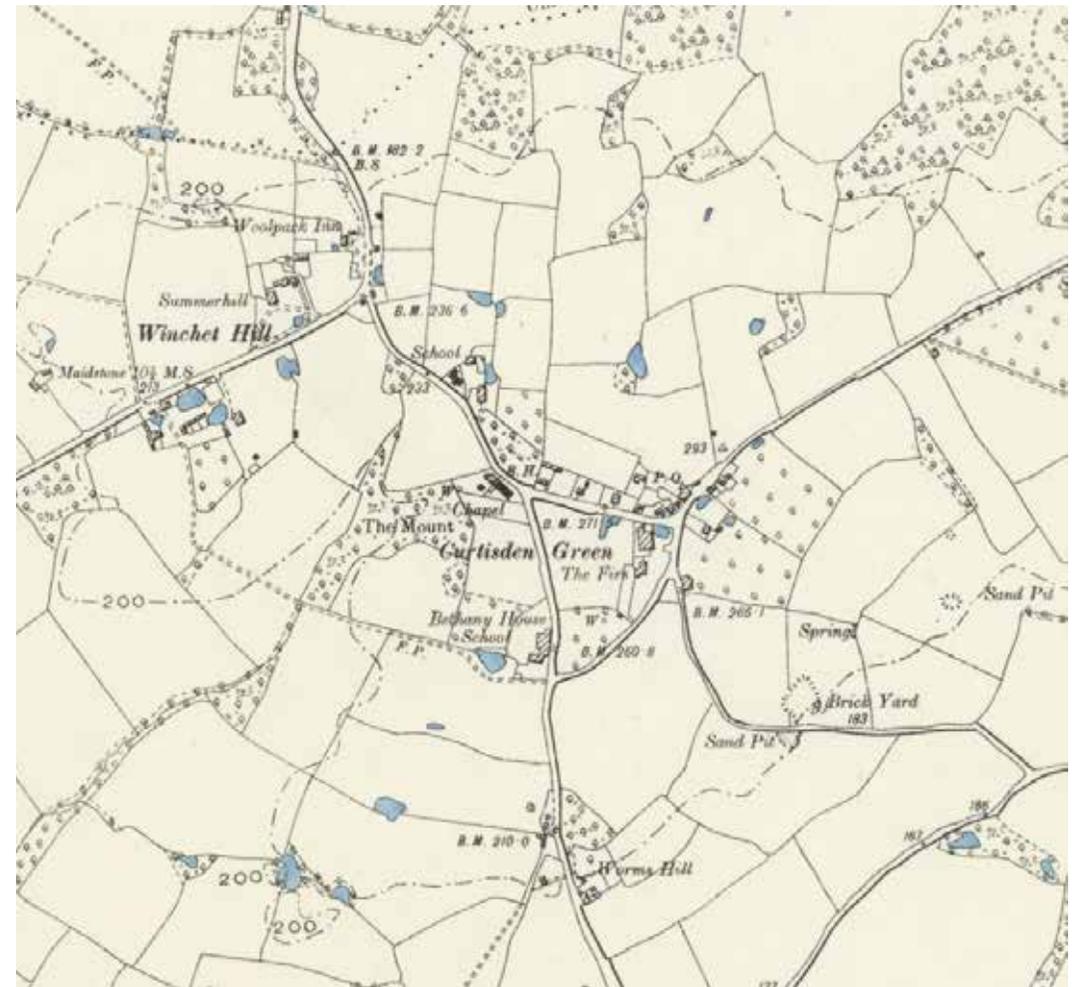
Map showing the environmental and historic legislations in Kildown



Old Map of Kildown, Kent Detailed Old Victorian Ordnance Survey 6 inch to 1 mile Old Map (1888-1913)
Map Centre Decimal Latitude/Longitude (WGS84): 51.106492, 0.455541



Map showing the environmental and historic legislations in Curtisden Green



Old Map of Curtisden Green, Kent Detailed Old Victorian Ordnance Survey 6 inch to 1 mile Old Map (1888-1913) Map Centre Decimal Latitude/Longitude (WGS84): 51.106492, 0.455541

2.2. Landscape character

The parish has a distinctive and diverse landscape composed mainly of agriculture and woodland on a rolling landform. It has a predominantly rural character with broad belts of orchards and woodlands. The landscape is very peaceful and tranquil with a strong sense of rural remoteness.

The landscape assessment of Goudhurst Parish in the Tunbridge Wells Borough Landscape Character Assessment SPD shows that the parish is composed predominantly of two landscape character types - but also has an area of forested plateau. The map opposite illustrates the coverage of these character types within the parish boundary.

LCA3 - Goudhurst Fruit Belt

The character of this area is summarised in the character assessment document as below:

"An intricate rural landscape of orchard and fields which are highly visible in views over the undulating slopes of this high ridge, which climbs up from the Teise Valley. The hilltop village of Goudhurst, with its church tower, is prominent on the skyline from much of the surrounding lower land. The open ridge top affords distant and expansive views out across the High Weald, whilst intervening valleys and wooded land cover create contrasting patterns of enclosure."

The character assessment document also defines the following 8 key characteristics for Goudhurst Fruit Belt area:

1. High sandstone ridge landscape that rises steeply from the Teise Valley and provides a dramatic location for Goudhurst village, which is a familiar and visible feature over a wide area.
2. Dominated by the highly distinctive hilltop village of Goudhurst, with its close juxtaposition of different ages and style of building.
3. Dispersed settlement pattern and a relative lack of modern intrusions with relatively dark skies.
4. A network of rural lanes following the routes of ancient droveways.
5. An intensively managed and intricate rural landscape – a complex patchwork of orchards, occasional hops gardens, pasture, but increasingly also with areas of arable fields.
6. On the steep slopes surrounding Goudhurst semi-improved pastures are an important feature both visually and as a biodiversity resource.
7. Panoramas of the High Weald are afforded from the ridge top.
8. Long thin strips of linear ghyll woodland remain hidden from view on the steep valley sides between the ridges.

LCA10 - Kilndown Wooded Farmland

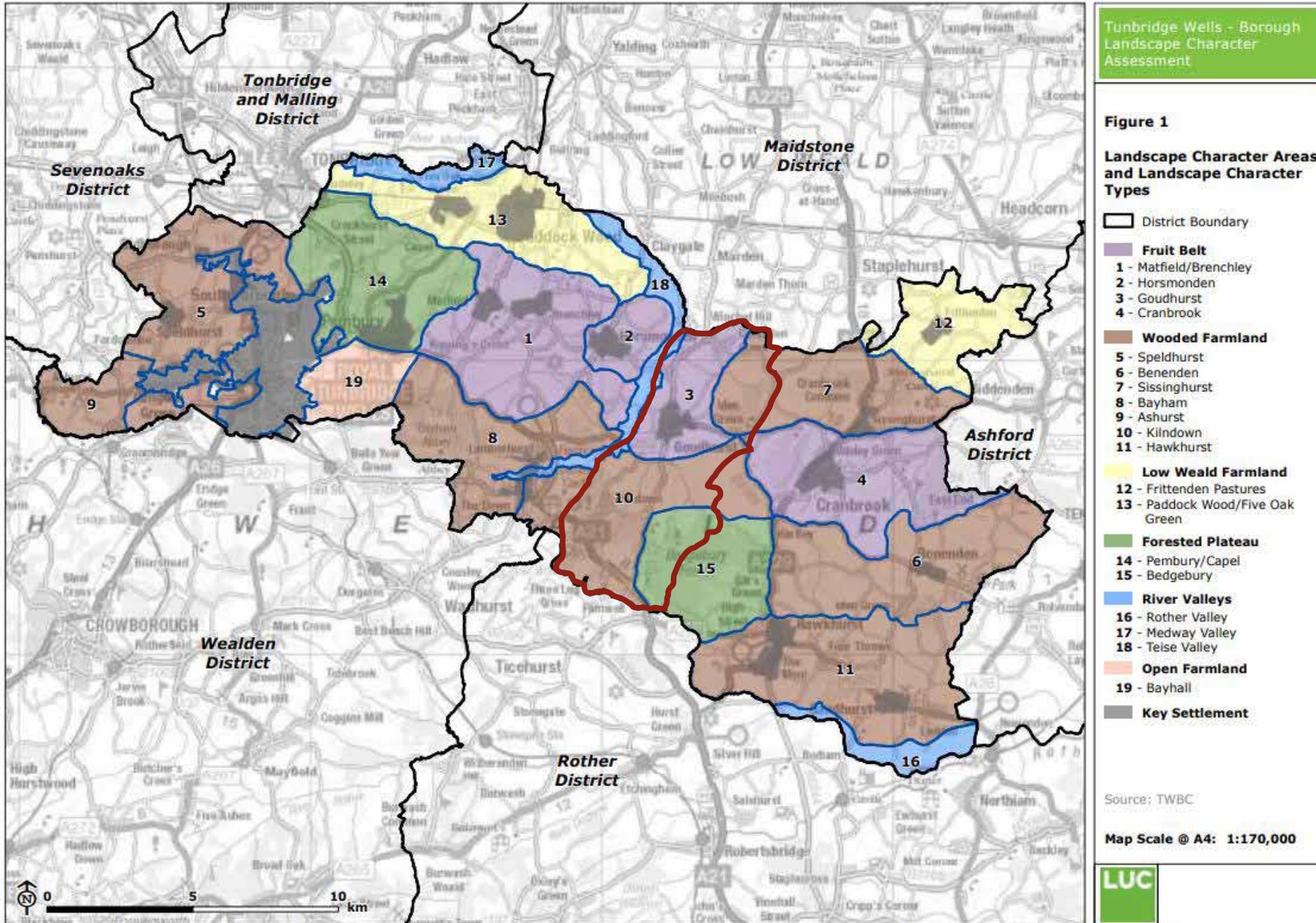
The character of this area is summarised in the character assessment document as below:

"A rolling upland landscape, incised by valleys, with a dispersed settlement pattern of small hamlets and isolated farmsteads hidden within a framework of extensive blocks of ancient semi-natural deciduous, ghyll, and shaw woodlands that surround medium-large fields of arable and small fields of pasture farmland."

The character assessment document also defines the following 8 key characteristics for Kilndown Wooded Farmland area:

1. An intricate topography with a rolling sandstone plateau that forms a series of high ridges which are regularly incised by the thin narrow tributary valleys of the River Teise.
2. Views from the area are varied and intermittent, creating great visual richness.
3. A well-wooded appearance with a framework of thick ghyll valley woodland and interconnected shaws in the north, and large continuous blocks of ancient woodland in the south.
4. Irregular medium-large fields of arable and small fields of pasture farmland with occasional hop fields.
5. Network of rural lanes, which run along the ridges and dip down into the valleys. Wooded roadside verges are an important feature.
6. Hedgerows of highly variable quality, with many remnant hedgerow trees, varying from thick species-rich woodland shaws, to bare hedgerows or those which have been replaced by post and wire fencing.
7. Frequent historic and converted vernacular buildings and the small village of Kilndown.
8. The landscape has importance for formal and informal visitor attractions, e.g. Finchcocks Musical Museum, Scotney Castle and Bewl Reservoir, and there are numerous countryside and woodland trails.

The local landscape character area of Goudhurst Parish should be considered in the context of the High Weald AONB, particularly the role the character area plays in the setting of the AONB orchards. The key features and the qualities of the landscape should be protected and enhanced.



Landscape Character Areas and Landscape Character Types, from Tunbridge Wells Borough Landscape Character Assessment SPD

2.3. Building typology

The maps on the following pages show the most frequent housing typologies; including a typical mix of detached, semi-detached, terraced houses and bungalows.

The historic core of Goudhurst exhibits a greater variety of 16th, 17th and 18th century buildings, including several examples of this range of residential buildings, mainly in Georgian and Victorian styles. The buildings are grouped in terraces with narrow passages, giving access to the back plots, and are set at angles to each other. This creates a visual complexity which is a principal characteristic of the Conservation Area. Detached houses can be found to the north and west of the churchyard. These are a diverse mix of Victorian and Georgian houses. The south-facing slopes on Back Lane are also dotted with large detached buildings.

In terms of the housing typologies. Kilndown comprises an almost equivalent mix of terraces, semi-detached and detached houses. The historic clusters are mostly dating from the Victorian period. However, the consistency within the village comes rather from the continuity of the material, red brick, than their appearance.

Curtisden Green, on the other hand, does not show a strong sign of any particular period. The use of materials is also inconsistent. However, there are a few white timber buildings strongly reflecting Kent vernacular.



Terraced housing on Church Road, Goudhurst



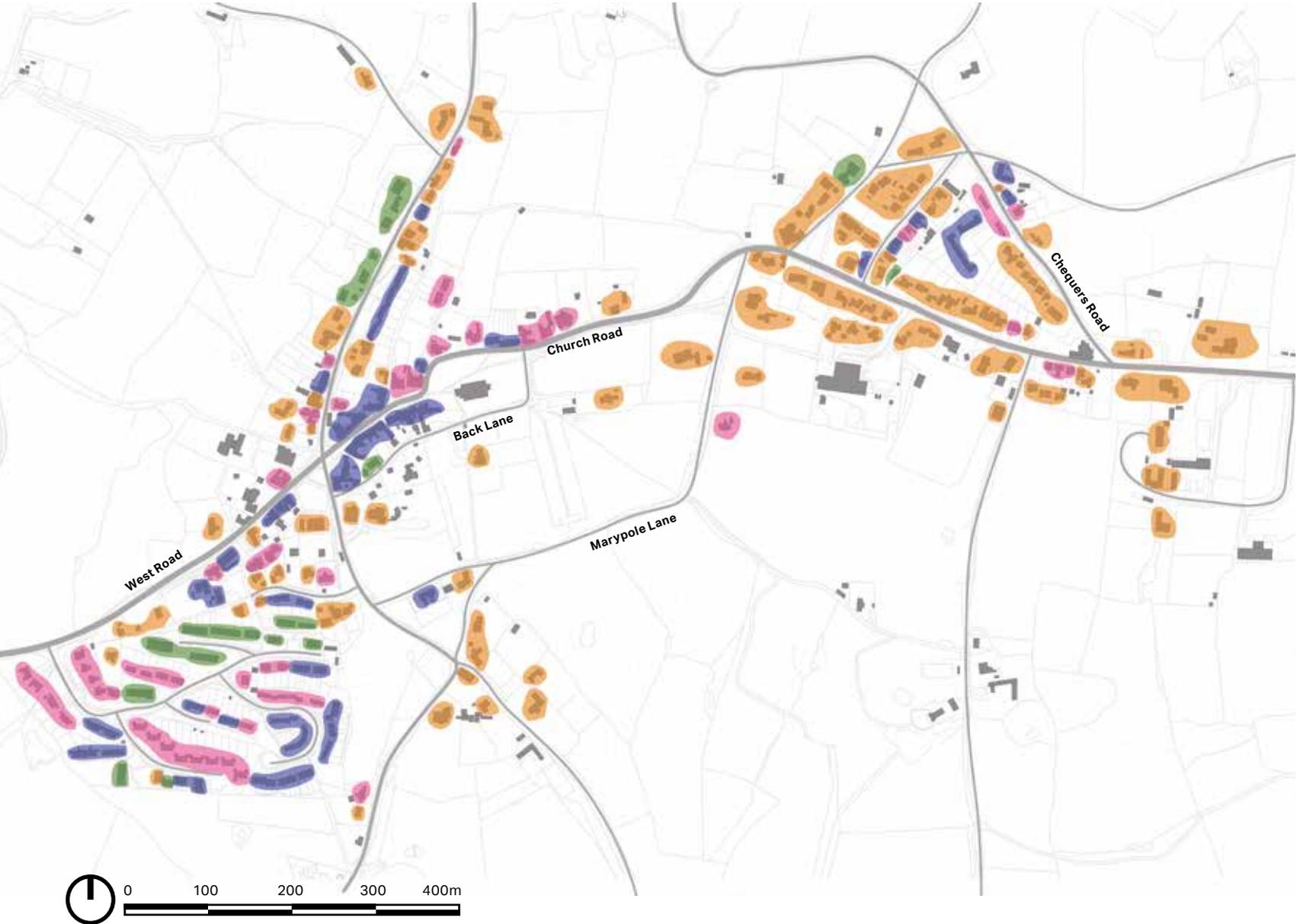
Bungalows along Rogers Rough Road, Kilndown



Semi-detached housing on Rogers Rough Road, Kilndown



Detached housing on Cranbrook Road, Goudhurst



- KEY**
- Terraced housing
 - Bungalows
 - Detached housing
 - Semi-detached housing



Map showing the typologies in Goudhurst



KEY

-  Terraced housing
-  Bungalows
-  Detached housing
-  Semi-detached housing

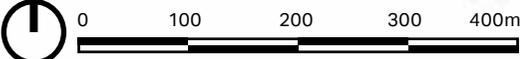


Map showing the typologies in Kilndown



KEY

-  Terraced housing
-  Detached housing
-  Semi-detached housing



Map showing the typologies in Curtisden Green

2.4. Building heights

Across most of the Parish building heights vary between two and three storeys, particularly in the centres of the villages. There are some areas of one storey bungalows in the more modern developments in Goudhurst and in Kildown.

Typically, the rooflines in Goudhurst Parish are gabled or hipped, with most buildings having chimneys. However, other roof types – such as cross-gabled - are also present, particularly within the historic core of the villages.



Two storey building on Church Road, Goudhurst



Three storey building on Rogers Rough Road, Kildown



Two storey building on Curtisden Green Lane



Two storey building on North Road, Goudhurst



Bungalow on Rogers Rough Road, Kildown



Three and a half storey building on High Street, Goudhurst

2.5. Access and movement

The plans on the following pages illustrate the hierarchy of streets in the key settlements of Goudhurst Parish, Goudhurst, Kilndown and Curtisden Green.

Both Goudhurst and Kilndown are woven along crossing main and secondary roads whereas Curtisden Green is built up along a secondary road. Therefore Goudhurst and Kilndown have relatively better access to their surrounding towns and villages.

The high level of enclosure on the main and secondary roads helps them to have an attractive street character. The curvilinear nature of the roads of these hilltop villages also provides natural traffic calming whilst providing picturesque sequences of views. The sense of enclosure is especially strong within Curtisden Green owing to its narrow carriageways and absence of footways.

Goudhurst presents a better level of pedestrian and cycling connectivity in contrast to Kilndown and Curtisden Green owing to its historic lanes and footpaths which radiate out from the main and secondary roads. The movement in Kilndown and Curtisden Green, on the other hand, is mainly interdependent on the road network.



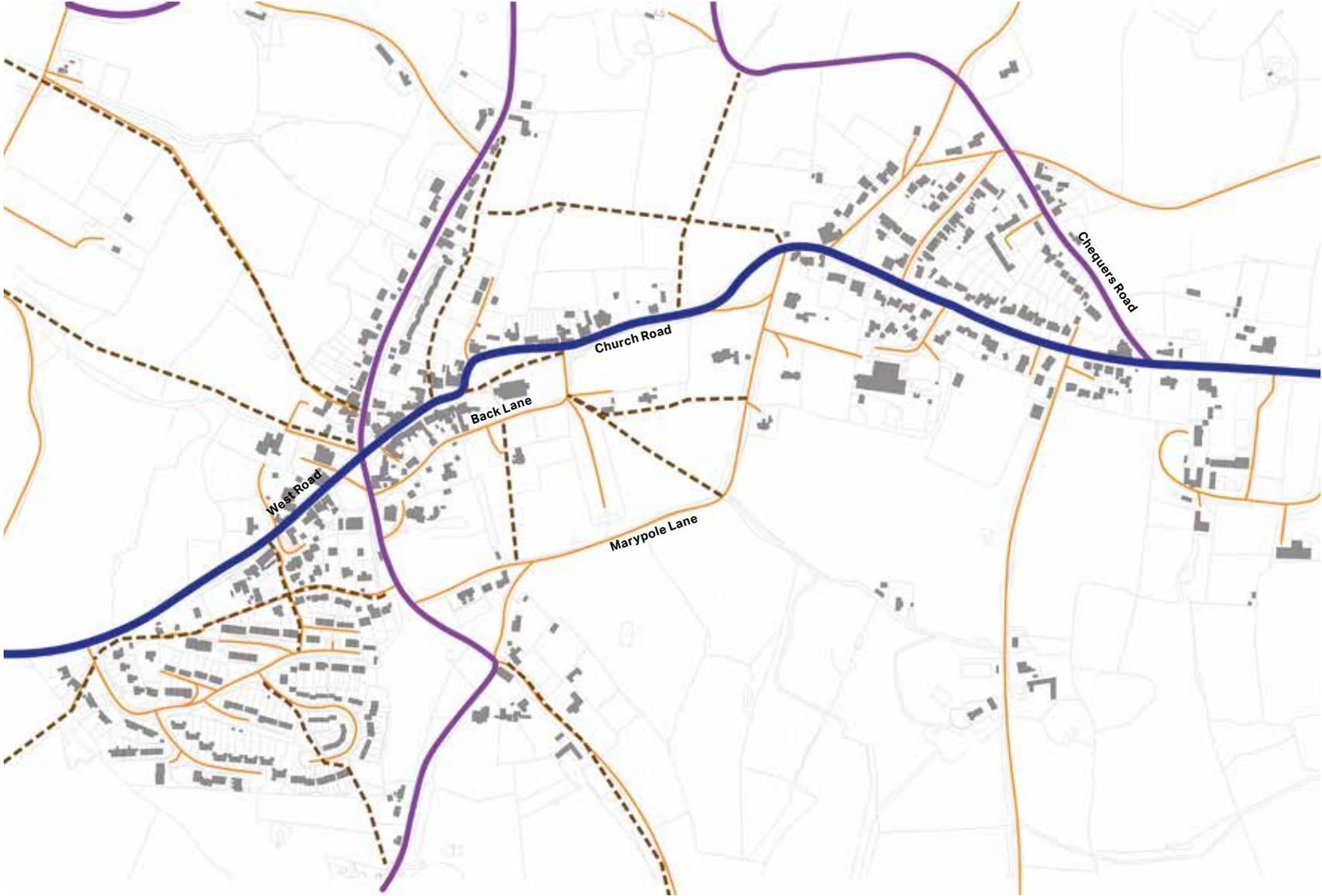
Path connecting North Road with High Street, Goudhurst



Entrance to Kilndown from Ranters Lane



Entrance to Curtisden Green from Curtisden Green Lane

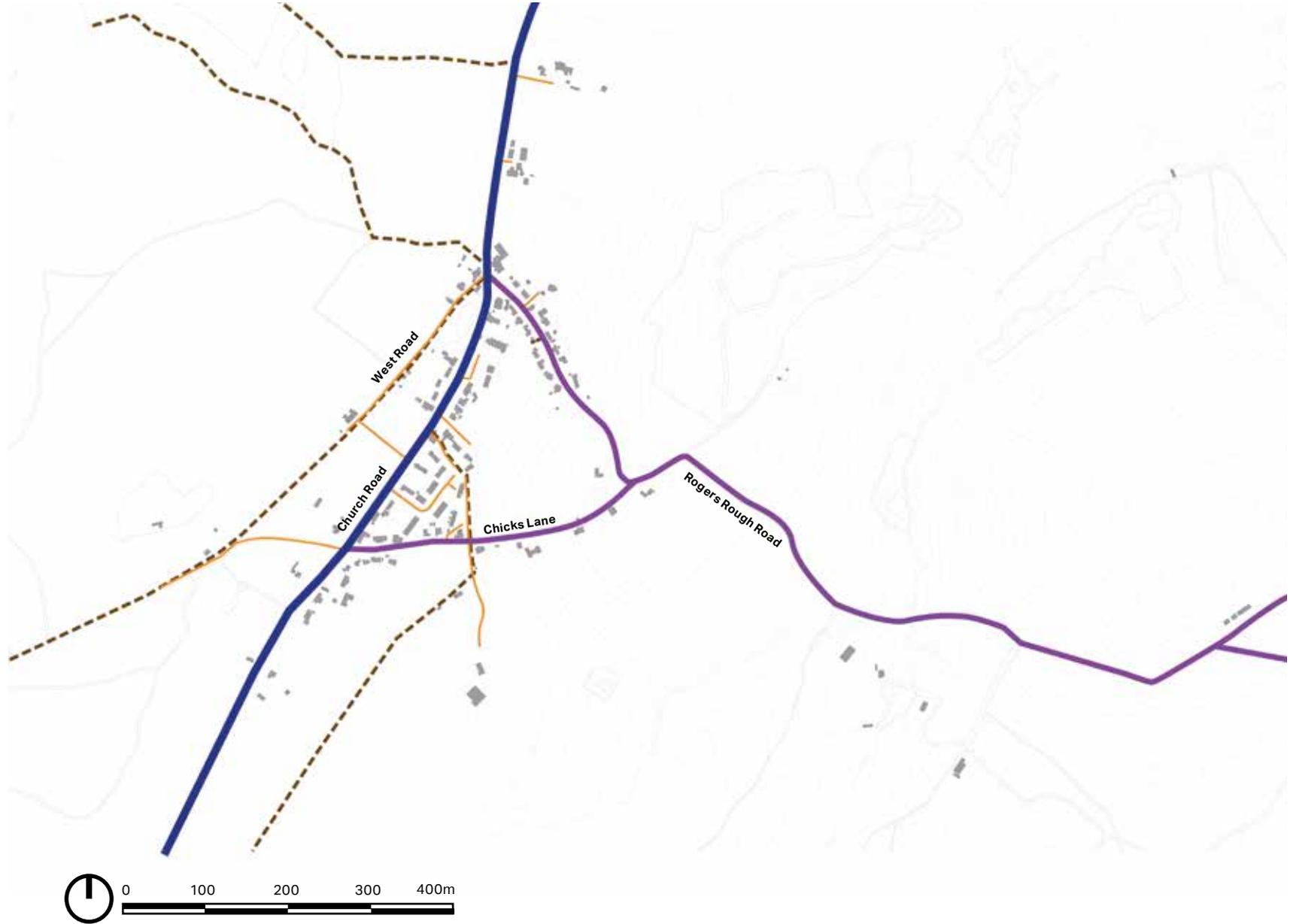


KEY

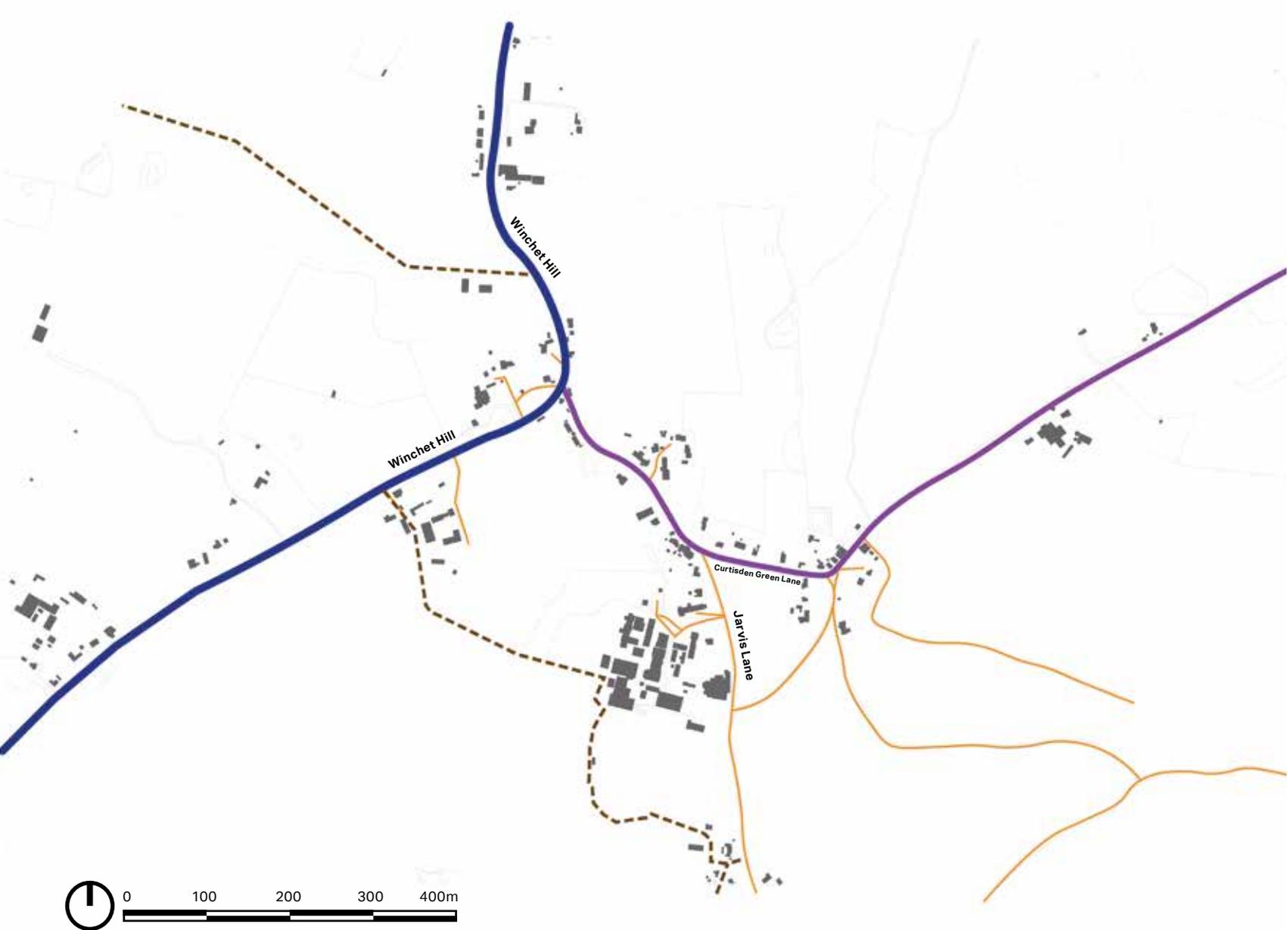
-  Main road
-  Secondary road
-  Tertiary road
-  Public right of way



Map showing the street hierarchy in Goudhurst



Map showing the street hierarchy in Kiltdown



KEY

-  Main road
-  Secondary road
-  Tertiary road
-  Public right of way



Map showing the street hierarchy in Curtisden Green

2.6. Density

Residential density is a measure by which the intensity of land use within a given area can be quantified. It is typically applied to residential contexts.

There are different ways to measure density. A standard measure is simply the number of units (dwellings) per hectare (dph); this approximates a 'gross density' i.e. it includes built plots, roads and other hard landscape areas, open space and soft landscape. It does not account for multiple occupancies / building heights, nor does it consider population. This method is best used for simple comparison of housing layouts.

The plans on the following pages illustrate a range of densities found across the main three villages of Goudhurst Parish. Owing to its larger size, Goudhurst presents wider variety of densities across the village. The general density of the village varies at around 25 - 30 dwellings per hectare. Interestingly, the house typologies within different density areas do not specifically show a variation. They are mostly formed of semi-detached houses. However, their plot sizes differ considerably which results in the variation in the residential density.

Kilndown and Curtisden Green villages are much less densely built-up areas, at mainly below 20 dwellings of hectare. They are mostly comprised of detached houses within large plots of land.



Density exemplar (7 dph). Site on Winchet Hill, Curtisden Green



Density exemplar (29 dph). Site on Beresford Close, Kilndown



Density exemplar (31 dph). Site on Culpepers Road, Goudhurst

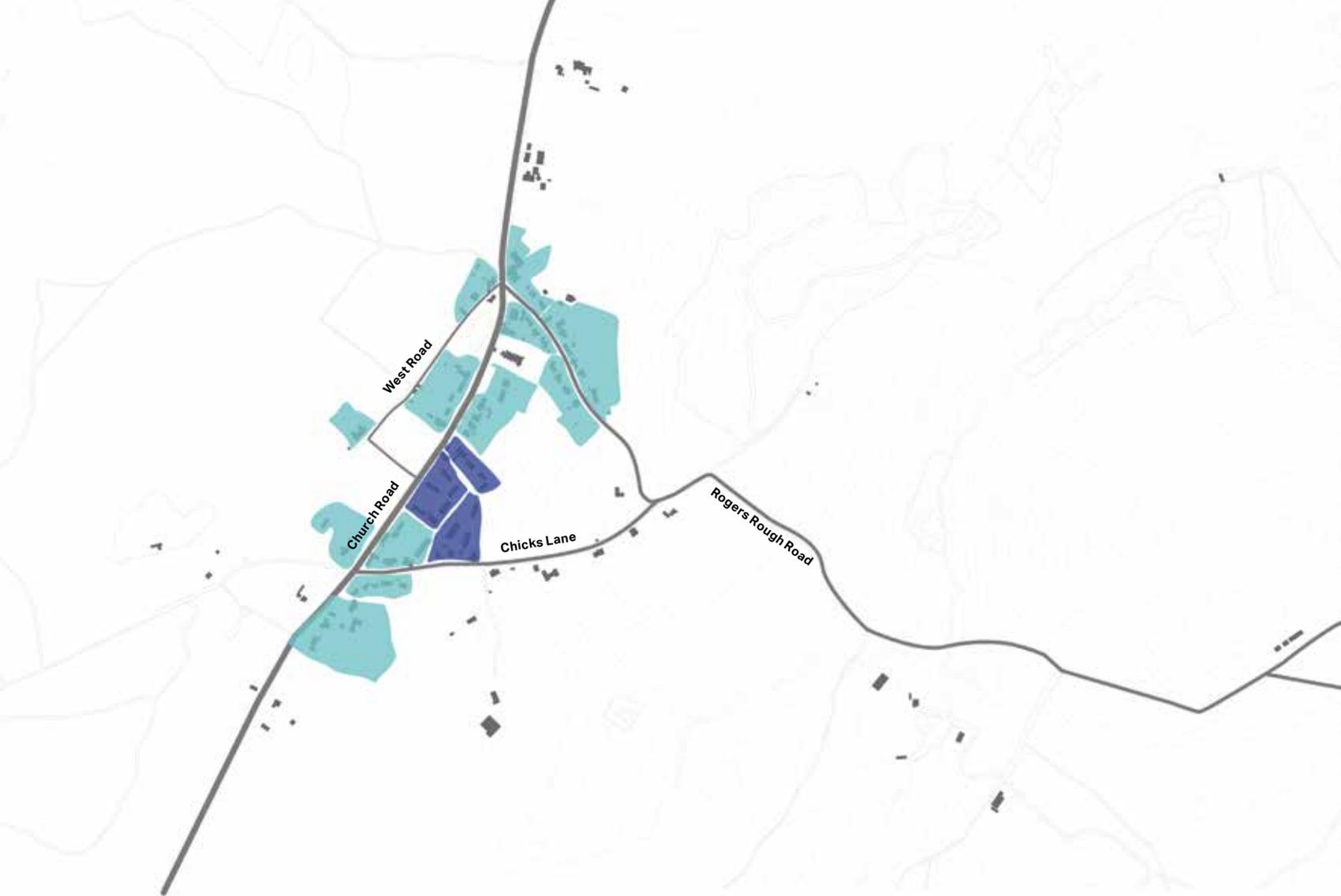


KEY

-  under 20 dph
-  21 dph - 30 dph
-  above 31 dph

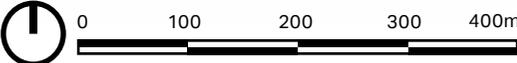


Map showing the densities in Goudhurst



KEY

-  under 20 dph
-  21 dph - 30 dph



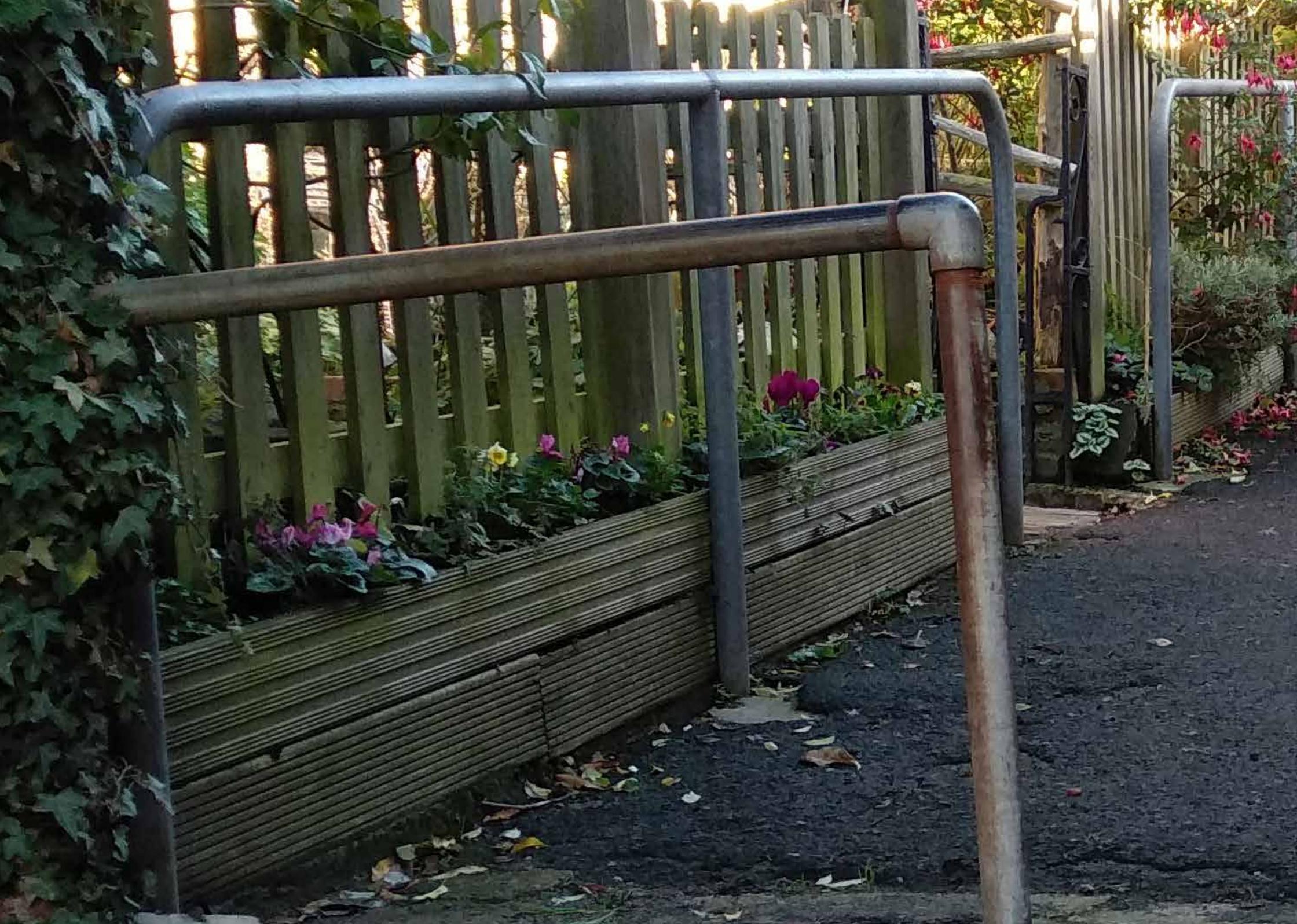
Map showing the densities in Kilndown



- KEY**
- under 20 dph
 - 21 dph - 30 dph



Map showing the densities in Curtisden Green





Design Guidance

03

3. Design Guidance

3.1. Introduction

This section is divided into two parts. The first part is design guidance setting out the aspirations of Goudhurst Parish. The guidelines developed in this document focus on residential environments. However, new housing development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality and the High Weald character. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development, recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient. It is important with any proposals that full account is taken of the local context and that the new design proves to be genuinely '*of the place*' and well integrated into the existing settlement and the landscape. The aim of this section is to produce design guidelines that help to assess design quality and appropriateness in residential development proposals.

The second part is a set of key elements to consider when assessing a design proposal. These are presented as general questions which Goudhurst Parish should address to developers (and their design teams) for them to provide clarification and explanation, as necessary.

The new proposals within Goudhurst Parish must follow the policies set out in the Goudhurst Neighbourhood Plan as well as the local and national policies, and the guidelines set out in this document and the High Weald AONB Design Guide.

The design principles that are considered to be fundamentally important to guide any development in Goudhurst Parish are set out below:

- Understanding the context
- Permeable and interconnected street network
- Legibility and way finding
- Landmarks, vistas and focal points
- Development blocks
- Streets
- Open spaces
- Defining spaces
- Well-defined public and private
- Built form
- Parking
- Architecture details

3.2. Understanding the context

Understanding the site context is a fundamental exercise to be able to create a well integrated development into the existing community, the landscape and the character.

New proposals in Goudhurst Parish need to show how they work with and enhance the natural features and resources of the site and how they respond to the High Weald AONB character. This should address the historic settlement patterns, green infrastructure network and the types of spaces proposed or required by planning policy and those proposed by the vision. Issues to cover include (but not exclusively) its topography, orientation, landscape and visual impact, landform, geology, watercourses, drainage patterns, field patterns/boundaries and vegetation cover.

Comprehensive technical studies need to be carried out early on throughout the design process and they should support the development options.



Views in Goudhurst Parish



Listed building in Goudhurst



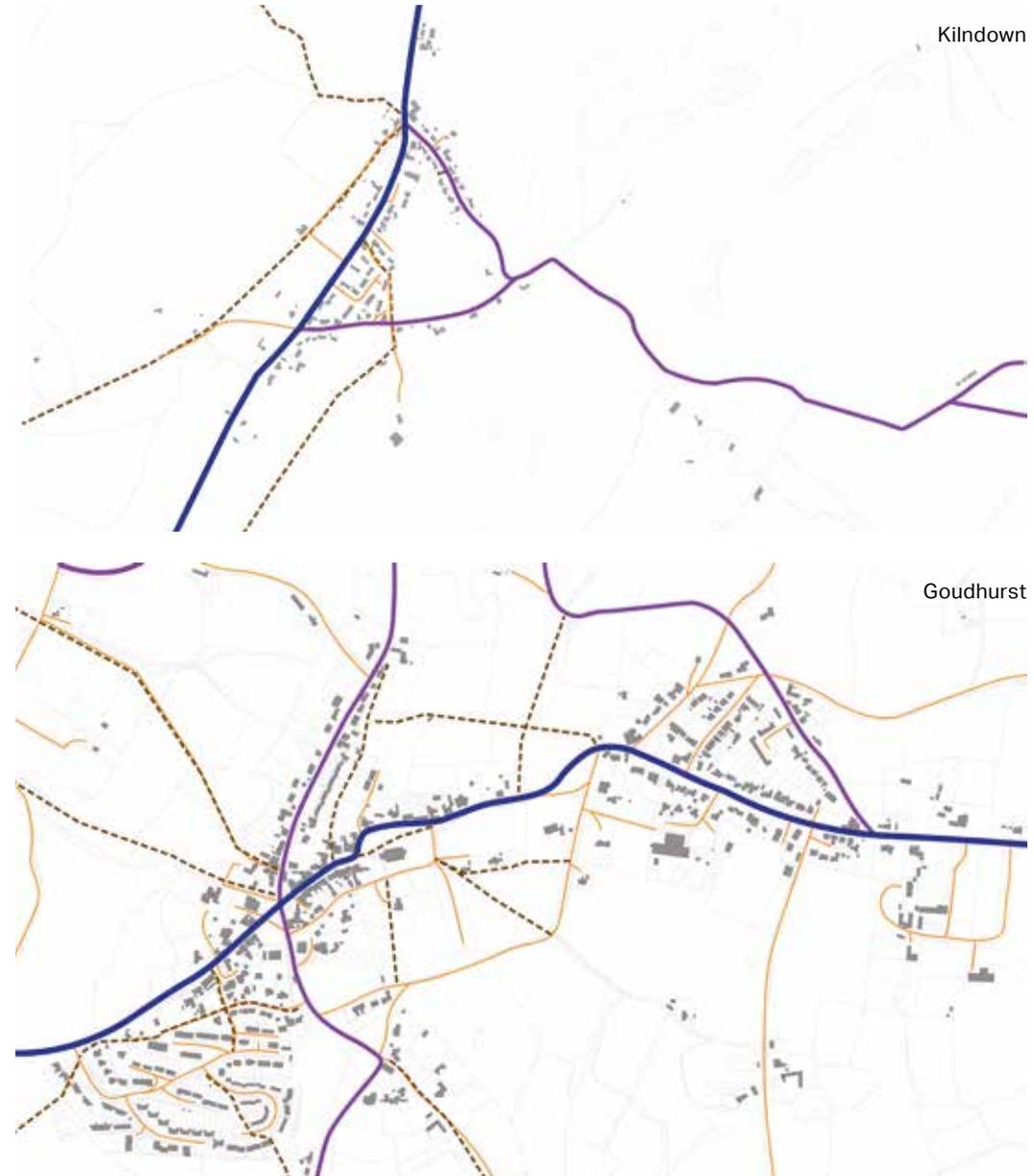
Topography in Goudhurst

3.3. Permeable and interconnected street network

The permeable and interconnected street network provides people with a choice of different routes, and allows traffic to be distributed more evenly across the network. A permeable layout generates a higher level of pedestrian activity, which makes social interactions more likely, and local trips less likely to be made by car.

New housing proposals in Goudhurst Parish should provide permeable layouts within the development sites where possible, as well as connecting to the wider area and to public footpath networks beyond. New development should specifically respond to the existing and historic routes within Goudhurst Parish and the new network should be integrated to this established network. The street network layout should respond to the topography, natural desire lines and access to the site. When creating the internal street network, vehicle movement should be kept to a maximum level of permeability. Where it is not possible, pedestrian and cycle links should maintain the permeability of the area. Gates and barriers must be avoided throughout the whole settlement.

- KEY**
- Main road
 - Secondary road
 - Tertiary road
 - Public right of way



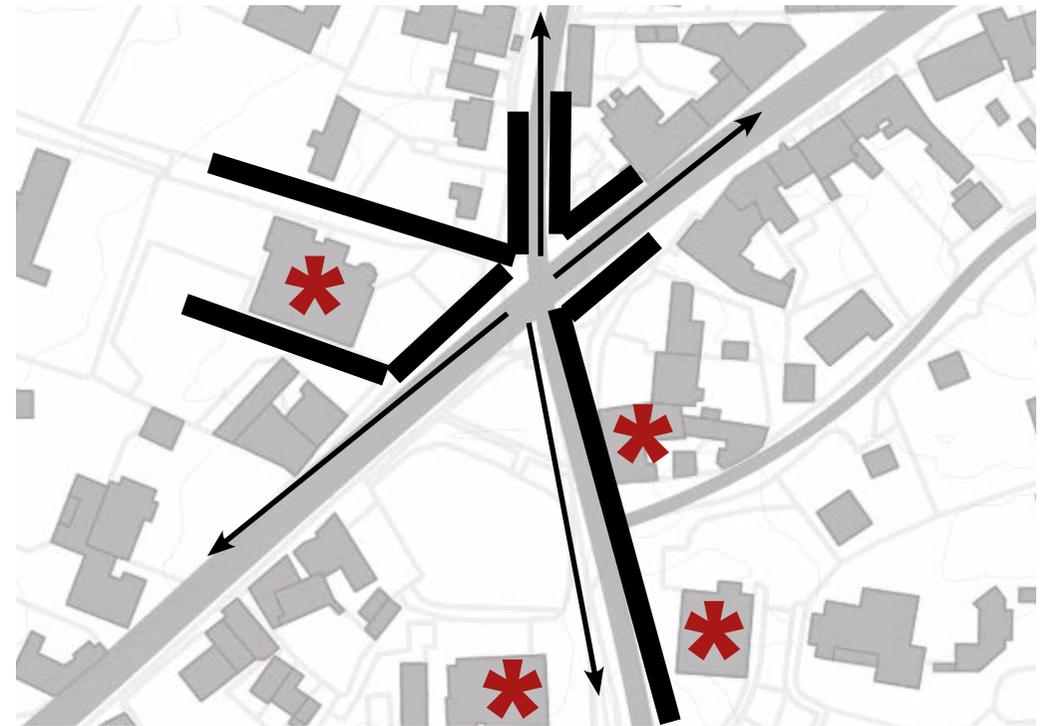
Radiating pattern of pedestrian lanes are key characteristics within Goudhurst Parish

3.4. Legibility and wayfinding

When places are legible and well signposted, they are easier for the public to navigate around, and are likely to both function well and be pleasant to live in or visit. People feel safer when they can easily memorise places and navigate around them. It is easier for people to orientate themselves when the routes are direct, and visual articulations and landmarks clearly emphasise the hierarchy of the place.

To add meaning to streets and facilitate the experience of space, it is important to signpost a journey. This means creating and/or preserving distinctive built or natural elements that help people navigate the village. These are, in other words, elements that are out of the ordinary and serve as orientating points. They do not necessarily need to be great landmarks; but they need to be differentiators nonetheless. These are usually placed at access points, corners, crossroads or along a road and come in a variety of forms; for example a church spire or a historic building. At a local level, these elements could be a distinctive house, public art or even an old and sizeable tree.

New housing proposals in Goudhurst Parish should have a clear and uncomplicated urban structure, enabling residents and visitors to easily describe where they live or work. It should contain memorable and easy to recognise landmark buildings, places and open spaces. Distinctive built or natural elements should be created and/or preserved to help people navigate the village.



Top view of the area around the pond and its relation to the focal buildings, Goudhurst



Corner entrance in Kildown creates clear view of focal buildings, Kildown



Area around the pond with clear view to focal buildings, Goudhurst

3.5. Landmarks, vistas and focal points

Well-designed streets, open spaces and public realm, together with building forms are crucial for places to create their own stories in people's minds. Landmarks, vistas and focal points are the tools to achieve places that are easy to read and allow users to easily orientate themselves.

Landmarks

Landmarks appoint a visual guide to help users navigate through places and reinforce the sense of identity. They are also used to emphasise the hierarchy of a place. Landmarks do not have to be high-rises or large scale buildings. A piece of public art, a tree with a distinctive quality, an architectural element or an ornament on a building can be a landmark.

Development should also respond to those existing landmarks that make Goudhurst a special place, by respecting, celebrating and creating views. Landmarks include the church (with St Mary's at the high point of the village), prominent pubs and the pond.



Saint Mary's Church helps people to navigate

Vistas

Creating short-distance views, broken by buildings, trees or landmarks, helps to create memorable routes. Views and vistas allow for easily usable links between places. Goudhurst's hilltop position affords pleasing vistas and glimpses of the surrounding rural beauty, with the greenery punctuated by farmsteads, cottages and spires.

Focal points

Fostering rhythm in the urban structure with sequences of spaces is an important element in designing attractive and interesting places. This can be done by creating a number of focal points and gateways with landmarks, squares and other landscaping features, or simply by pulling back the building line and increasing the green.



Buildings with architectural details are also focal points for the people



The topography of the village creates clear views

3.6. Development blocks

A development block is the land area defined by streets, green spaces and pedestrian and cycle routes. They can vary in shape and size according to the configuration of the layout, topography and existing landscape features.

Development proposals in Goudhurst Parish must show how the position and orientation of areas of development, as well as the scale and density, will provide a sense of human scale to the scheme. In terms of size, blocks should show how their dimensions can fit the plot subdivision, number of dwellings, adequate amenity space or gardens and car parking. The block layout needs to show the balance achieved between size of blocks and the sought permeable and walkable street pattern. Other solutions that need to be shown are how access to natural light, shadowing and views have been dealt with as well as privacy distances between properties. Blocks need to respond to their immediate context, including compact form in the centre of Goudhurst.

The use of density parameters in these blocks (usually expressed in dwellings per hectare), will define the general sense of space and clustering of buildings. A high quality design will show an appropriate density to the location. It should respond to and/ or enhance the character of the existing settlement in terms of how buildings are clustered and related to each other.



Development blocks in Curtisden Green



Development blocks in Kilndown



Development blocks in Goudhurst

3.7. Streets

New development proposals in Goudhurst Parish need to show how streets work as spaces; how they are attractively designed, defined by buildings and not just the product of highway oriented solutions. Their function and use of space is also important. Streets and spaces need to be designed for everyone, where people can rest, gather and socialise (walk, meet, talk and interact), as well as capable of catering for different ages and disabilities.

They are also often the most permanent features of our built environment. An attractive public realm enhances people's quality of life and the perception of a place. One of the features of successful streets is catering chiefly to pedestrians and cyclists without denying the use of cars. The aim is to make the street space a shared space in the sense that all modes of transport are important and all need to co-exist.

The quality of our streets and spaces should not be undermined by overly engineered traffic calming measures such as speed humps or highways alignments imagined exclusively for car circulation. Instead, applicants should aim to create spaces that incorporate natural methods of traffic calming such as: narrowing down the carriageway, use of planting and build outs to incorporate street trees, use of clearly marked and allocated on-street parking areas, change of colour/ materials, use of shared surfaces and varying the alignment of the vehicular route. These measures are in keeping with the character of the Parish.

Streets must be identified by a hierarchy of movements (primary, secondary and tertiary roads) and have a specific character linked to the scale of the development. Where possible trees should be incorporated in the street design to help with cooling, appearance and biodiversity.

When designing turning areas at the end of roads, imaginative solutions should be incorporated such as small local square or front court could provide the turning space for refuse vehicles and HGV's whilst also creating an enclosed space to look at while not occupied by a vehicle.

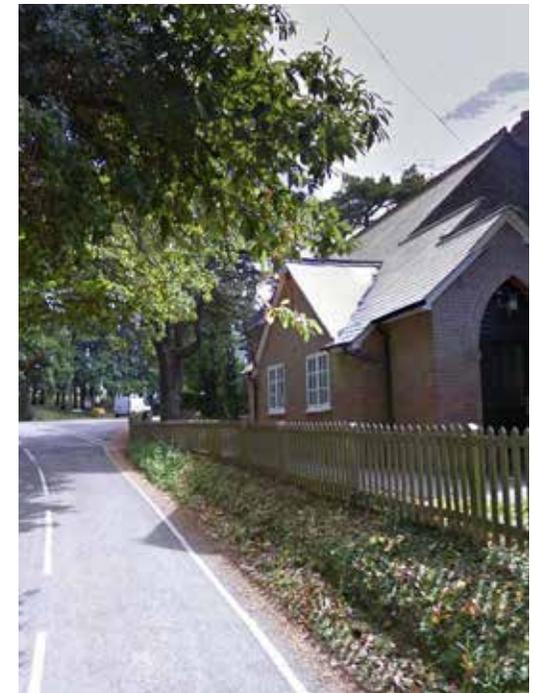
Sustainable Drainage Systems can also be incorporated into street designs and used imaginatively to provide unique features that help identify a specific order of street or signal an important route through a site.



Church Road as primary street in Kildown



Footpaths, Goudhurst



Curtisden Green road as primary road

3.8. Open spaces

Open spaces play a vital role in composing a positive urban environment and fostering community and gathering; thus creating lively places in the neighbourhood. New proposals in Goudhurst Parish should show a range of open spaces with a clear purpose that are of a size, location and form appropriate for the intended use. Leftover space should not be acceptable. Landscape arrangements should be used as links or transitions between new and existing development.

New landscapes and open spaces should be located within walking distance from their intended users. If appropriate, new and existing open spaces should be linked to form connected green networks to create continuous wildlife corridors.

Open spaces should be defined by buildings around them. The main entrances to buildings should face open spaces as this helps to encourage natural surveillance.

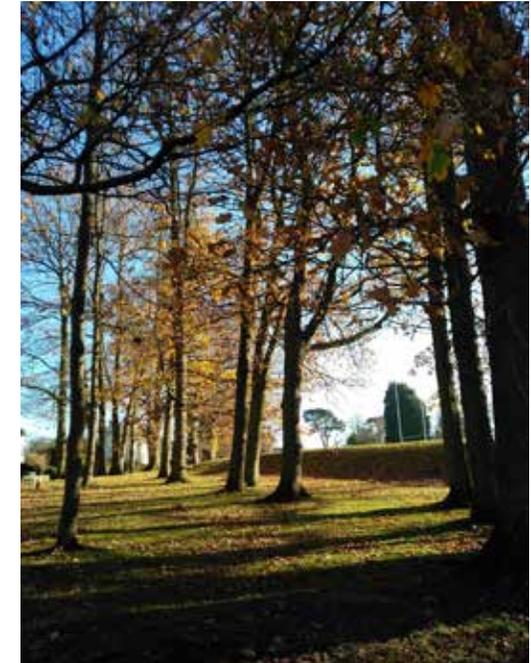
Open spaces need to offer choice for the needs and desires of all users such as playgrounds, recreational spaces and allotments, etc. Offering choices will encourage healthier lifestyle choices. Where play areas are required they should be located within short walking distances of housing and promote natural surveillance with buildings overlooking them. The existing quiet and peaceful atmosphere of Goudhurst Parish should be preserved. Also the rural character of the roads should be preserved by maintaining grass verges, hedgerows and/or street trees.

Loss of trees or woodland, as a result of development, must be replaced with new woodland planting that meets or exceeds the spatial extent and quality of the woodland that has been lost. Landscape schemes, using native trees and bushes, should be designed and integrated with the open fields. This will reinforce the rural character of the villages and creates a continuity with the surrounding. Ensure that tree and landscape planting have sufficient space to grow and they do not obstruct views. Use green features as focal point in the wider townscape.

Materials used in the public realm shall be selected to complement the character of the building and street, keeping the number and type of materials to a minimum. Selected materials must be locally characteristic, durable and easy to maintain.



Pond and open by Church Road, Kilndown



Open space by Curtisden Green Road



Pond and open space by West Road, Goudhurst

3.10. Defining spaces

A crucial feature of successful places is to make buildings enclose and define public spaces. This creates what is known as active frontage; a feature that brings life and vitality to streets and public spaces. Introducing regular doors, windows, front gardens and front parking can stimulate activity and social interactions. Narrow frontages with a vertical rhythm can create a more attractive and interesting streetscape, while articulation on facades and use of bays and porches can create a welcoming feeling. They also help to encourage natural surveillance. New housing proposals in Goudhurst Parish should not expose blank walls to the public realm and use of passive or blank façades must be avoided. The High Street shows how.

As with public spaces, streets should be defined by the buildings around them. This creates enclosure and definition of the street space. A coherent enclosure is one of the key principles of successful place-making. Buildings and/or large trees should define and enclose spaces that lie in between them.

Another important place-making principle is for buildings to satisfactorily address the corners of development blocks. In lower-density areas, continuous built frontage should address the corner by using a series of linked dwellings where possible. When a terrace, detached or semi-detached house faces out onto the corner, the buildings should have the main entrance and habitable room windows facing both sides to create activity and surveillance by overlooking the street. This building can also be taller or have a distinctive architectural element, to ensure a greater presence than the neighbouring buildings to articulate the corner.

The use of continuous building lines and setbacks contribute to the overall character of the area and the sense of enclosure of the streets and public spaces. Continuous building lines with a minimum gap create a strong distinction between public and private spaces, and provide definition to the public realm. Where buildings step back from the building line, this should be designed in order to create useable and attractive spaces that reflect the landscape character of the area.



Active frontages along High Street, Goudhurst



Active frontages along High Street, Goudhurst

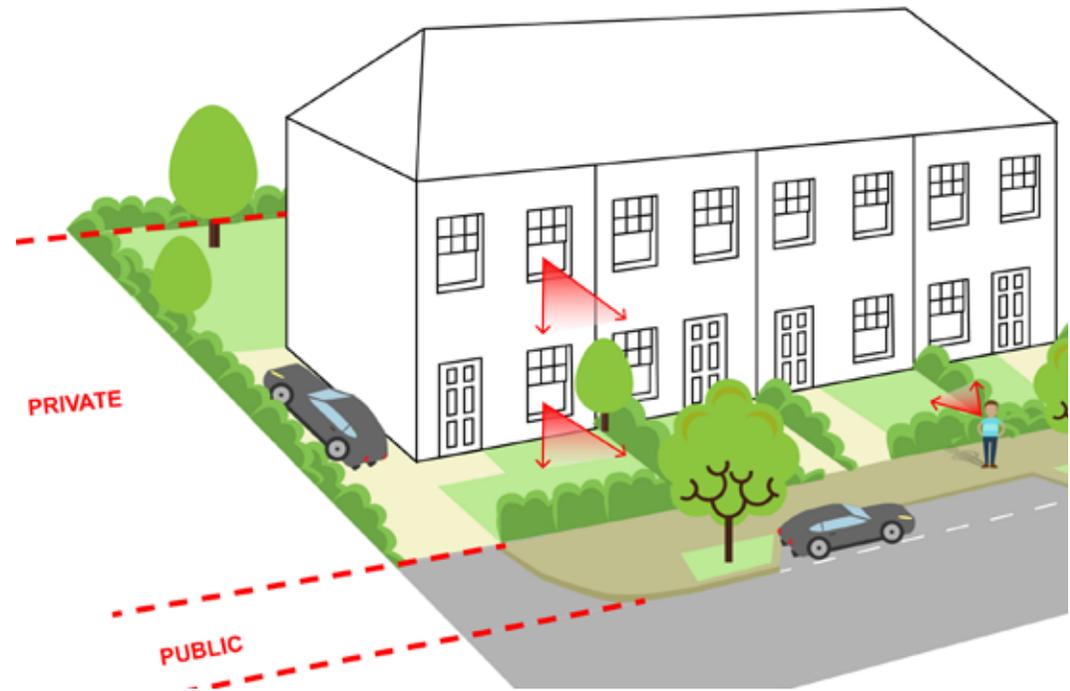


Firs Pitch (on the left) open space which is school's property), Curtisden Green

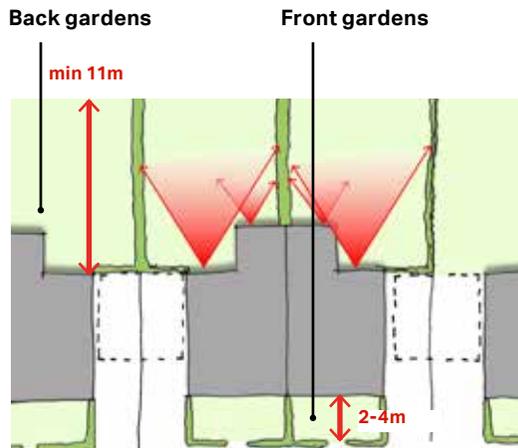
3.11. Well-defined public and private space

A clear definition between public and private space is a fundamental principle for good place-making. Buildings fronting the streets, squares and open spaces give life to the public realm, therefore primary access and principal frontages should always face onto public spaces. In residential areas, the distances between the backs of the properties should be proportioned in consideration with privacy.

New housing proposals in Goudhurst Parish should have spacing between principal habitable rooms sufficient to avoid them being intrusively overlooked. Setbacks from the street and front garden landscaping, together with more detailed architectural design (at the reserved matters stage), should seek to balance privacy for front living rooms with the need for a view of the streets.

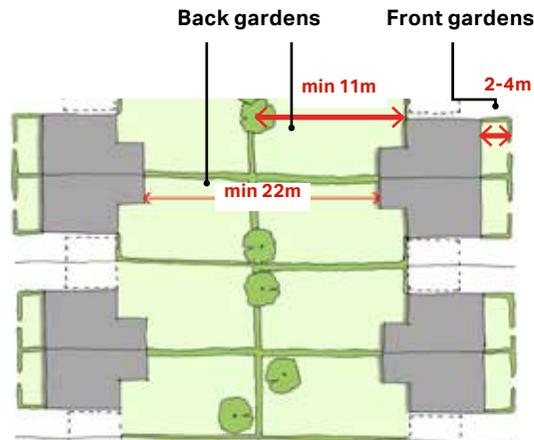


Distinction between public, semi-private and private spaces (not to scale)

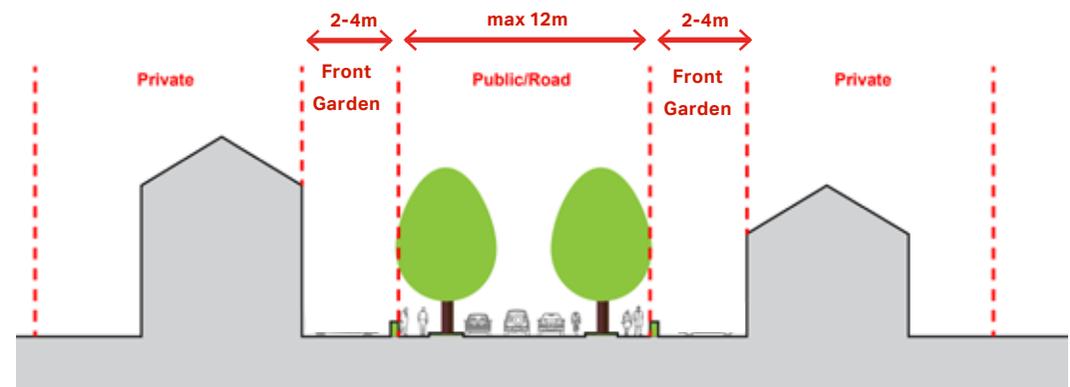


Boundary planting helps to provide privacy(not to scale)

AECOM



Distance of 22m between habitable rooms provides a good level of privacy (not to scale)



Section showing the distinction between public, semi-private and private spaces (not to scale)

3.12. Built form

The shape, size and form of a building can have a significant impact upon its surroundings. The use of traditional building forms enhances local distinctiveness and it is important to take these traditional forms, materials and general design principles into consideration when undertaking any development. Such building forms can produce attractive compositions (both traditional and contemporary) and can sit comfortably within their surroundings.

Any new development in Goudhurst Parish should promote high quality buildings that; provide a positive interface with street space, are designed from high quality robust materials and that respond to their location within the Parish.

The scale of new buildings should relate to their context, their location within the hierarchy of routes and whether they act as a focal point, landmark or corner building and the topography of a site.

Subtle variations in height can be used to add visual interest. This can be achieved with differing ridge and eaves heights, as commonly found in traditional streets. Similarly, variations in frontage widths and plan forms can add further interest to the street scene. This can be appropriate in both urban and rural locations.

New development in Goudhurst Parish should reflect the existing density and grain of the parish. A variation of density across the site will help the character and place-making of the development and avoid monotonous homogeneity. The density of the new development should respond to its location. For example, denser development should be promoted along key junctions, village centres and open spaces. At the village edges lower density should be used to create a soft transition between the village and the countryside.



Listed buildings along North Road, Goudhurst



Oast houses in Goudhurst Parish



Use of brick on the ground level and timber on upper level, Goudhurst



Semi-detached house built from local materials, Kildown

3.13. Parking

Providing sufficient car parking that meets the needs of residents and visitors, whilst not negatively affecting the appearance and character of a place, is a significant challenge. Too much parking can dominate the street scene whilst too little could result in indiscriminate parking. There is not a single best solution, but a combination of on plot, and allocated on street according to location, topography, type of dwelling and market considerations is usually the best approach. The guidelines below aim to provide some guides for on and off plot, as well as street parking.

On-street parallel parking - On-street parallel parking should be designed in accordance with the Manual for Streets. A parallel car parking space should be 2.5m wide x 6.0m long. There must not be more than 4 spaces in a line without landscaping or tree planting to break them up.

On-plot parking - On-plot parking can be visually attractive when it is combined with high quality and well-designed soft landscaping. Front garden depth from pavement back must be sufficient for a large family car. Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high-quality paving materials between the private and public space. Hard standing driveways must be constructed from porous materials to minimise surface water run-off.

On-plot garages - Where provided, garages must be designed either as free-standing structures or as additive form to the main building. In both situations, it must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit. Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they must be designed accordingly. It should be noted that many garages are not used for storing vehicles, and so may not be the best use of space. Consideration must be given to the integration of bicycle parking and/or waste storage into garages.



Parking court exemplar on Culpepers Road, Goudhurst



On plot-parking on Chicks Lane, Kilndown



On-street parallel parking along High Street, Goudhurst



Parking court along Curtisden Green Lane

3.14. Architecture details

It is beyond the scope of this report to provide a comprehensive set of architectural detail solutions. Yet it is expected that the future development will make reference to historic buildings and their traditional materials and details.

Proposed building facades should indicate the importance of each storey using a composition of materials and architectural details. It is recommended that contemporary architectural solutions should be considered, but they must be well considered, high-quality designs which use local materials, forms, massing and detailing to reflect the existing built fabric of Goudhurst Parish.

These are examples of building materials and details that contribute to the local vernacular architecture of the Goudhurst Parish and could be used to inform future development.

It should be noted that these materials are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions that may complement what already exists. However, when buildings are designed, local heritage of building materials should be taken into consideration.



Round window



Ornament details



Tiles



Window details



Side passage positive boundary treatment



Paving material



Quality boundary treatment



Quality fence treatment



Street furniture to improve the public space



Modern buildings in the conservation area



Oast house in Curtisden Green



House extension in Kildown



Well maintained gardens with great views

3.15. General questions to ask and issues to consider when presented with a development proposal

This section states a general design principle followed by a number of questions against which the design proposal should be judged. The aim is to assess all proposals by objectively answering the questions below.

Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution.

The Design Proposal should:

A. Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.

- What are the particular characteristics of this area which have been taken into account in the design?
- Is the proposal within a conservation area?
- Does the proposal affect or change the setting of a listed building or listed landscape?

B. Relate well to local topography and landscape features, including prominent ridge lines.

- Does the proposal harmonise with the adjacent properties?
- Has careful attention been paid to height, form, massing and scale?
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- How does the proposal affect the trees on or adjacent to the site?

- How does the proposal impact on the character of a rural location?

C. Reinforce or enhance the established urban character of streets, squares and other spaces.

- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/ streetscape and existing pedestrian access?
- How does the proposal impact on existing views which are important to the area?
- Can any new views be created?

D. Reflect, respect and reinforce local architecture and historic distinctiveness.

- What is the local architectural character and has this been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

E. Retain and incorporate important existing features into the development.

- What are the important features surrounding the site?
- What effect would the proposal have on the streetscape?
- How can the important existing features including trees be incorporated into the site?
- How does the development relate to any important links both physical and visual that currently exist on the site?

F. Respect surrounding buildings in terms of scale, height, form and massing.

- Is the scale of adjacent buildings appropriate to the area?
- Should the adjacent scale be reflected?
- What would be the reason for making the development higher?
- Would a higher development improve the scale of the overall area?
- If the proposal is an extension, is it subsidiary to the existing house?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?

G. Adopt appropriate materials and details.

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

H. Integrate with existing paths, streets, circulation networks and patterns of activity.

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

I. Provide adequate open space for the development in terms of both quantity and quality.

- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Are there existing trees to consider?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?

J. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.

- What visual impact will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?

K. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.

- Has the proposal been considered in its widest context?
- Is the landscaping to be hard or soft?
- What are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
- Has the impact on the landscape quality of the area been taken into account?
- Have the appropriateness of the boundary treatments been considered in the context of the site?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?

L. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

- Has adequate provision been made for bin storage?
- Has adequate provision been made for waste separation and relevant recycling facilities?

- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?

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**Next Steps and
Recommendations**

04

4. Delivery

4.1. Delivery agents

The design guidance will be a valuable tool for securing context-driven, high quality development in Goudhurst Parish. They will be used in different ways by different actors in the planning and development process, as summarised in the table below:

Actor	How they will use the design guidance
Applicants, developers and landowners	As a guide to the community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought. Where planning applications require a Design and Access Statement, the Statement should explain how the Design Guidelines have been followed.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are followed.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications

4.2. Deliverability

The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans, based on a 'positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings' (see paragraph 15). Policies should be 'underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals' (paragraph 31). Crucially planning policies 'should not undermine the deliverability of the plan' (paragraph 34).

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above Local Plan and national standards it is necessary to assess whether development will remain deliverable. The principles and guidance set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction between new developments and within new developments will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. The guidelines herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good placemaking can result in uplifts in value.





Appendix

05

5. Appendix

5.1. Policy Review

This section notes the existing and emerging planning policy context and highlights the relevant policies to which the development should comply.

5.1.1. National Planning Policy Framework (2019)

Paragraph 172 of the revised NPPF (February 2019) attaches great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB). The scale and extent of development within AONB should be limited.

Major development (which definition is matter for the decision maker, taking account into its nature, scale, setting and impacts) will be refused other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest.

5.1.2. Tunbridge Wells Borough Local Plan 2033- Issues and Options Consultation (May 2017)

Tunbridge Wells Borough Council is currently at its early stage of preparing a new Local Plan for the plan period up to 2033, and has published an Issues and Options document in May 2017 for consultation. The final version of the draft Local Plan is scheduled to be submitted in Autumn 2020, which will supersede the adopted Local Plan 2006, Core Strategy and associated Development Plan Documents, when adopted.

The current version of the emerging Local Plan does not set out detailed policies or allocations as such, but has identified Goudhurst as a Group B settlement, which is the third tier of the settlement hierarchy, based on the latest Settlement Role and Function Study.

5.1.3. Core Strategy DPD (June 2010)

Core Policy 4 Environment – seeks to conserve and enhance (1) the Borough’s urban and rural landscapes, including the designated High Weald Area of Outstanding Natural Beauty; and (5) The Borough’s heritage assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites with Historic Parks and Gardens, and special regard will be had to their settings.

Core Policy 6 Housing Provision – housing will be developed at a density appropriate to the specific character of the locality. It will contribute towards achieving the overall regional target of 40 dwellings per hectare and will not generally be below 30 dwellings per hectare. 35% of the total number of dwellings would be sought as affordable dwellings. The size and type of both market and affordable dwellings will reflect both current and projected local housing needs to ensure that proposed development contributes towards attaining a sustainable, balanced housing market.

The latest SHMA evidence (September 2015) suggests that the required housing mix in Tunbridge Wells should be used to inform strategic District-wide policies. In applying these to individual development sites, regard should be had to the nature of the development site and character of the area, as well as up-to-date evidence.

Table 54: Need for Different Sizes of Homes, Tunbridge Wells

	1-bed	2-bed	3-bed	4+ bed
Market	5-10%	25-30%	35-40%	20-25%
Affordable	35-40%	30-35%	20-25%	5-10%
All dwellings	15-25%	25-30%	30-35%	15-20%

Core Policy 14 Development in the Villages and Rural Areas –

- (1) Approximately 360 net additional dwellings will be delivered in the villages and rural areas on sites to be allocated and released;
- (2) New development will generally be restricted to sites within the Limits to Built Development of the villages;
- (3) Outside of the LBD of the villages, affordable housing to meet an identified local need in perpetuity may be allowed in accordance with Core Policy 1(2);
- (4) Designated buildings and areas of historic or environmental importance will be conserved and enhanced to ensure the special character of the villages is maintained;
- (5) The countryside will be protected for its own sake and a policy of restraint will operate in order to maintain the landscape character and quality of the countryside;
- (6) The interrelationship between natural and built features of the landscape will be preserved, enhanced and, where necessary, restored, this being the principal determinant of the character of the rural areas. Development will maintain the local distinctiveness of particular localities.

5.1.4. Saved Policies from the Local Plan 2006

Policy LBD1 and Policy H8 – Outside the Limits to Built Development, development would only be permitted if all of the following criteria are satisfied:

- a) The site would be well related in scale and location to the village or town and its services;
- b) The local needs exist within categories identified in (4) below and are documented in a comprehensive appraisal of the parish or town;
- c) The local needs would not otherwise be met;
- d) The development would be of a suitable size and character in terms of layout,

materials and landscaping in relation to the village or town; and

- e) The development does not contain any speculative or general demand housing;

Policy EN25 – Outside of the Limits to Built Development, as defined on the Proposals Map, all proposals for development will be required to satisfy all of the following criteria:

- The proposal would have a minimal impact on the landscape character of the locality;
- The development proposal would have no detrimental impact on the landscape setting of settlements;
- The development proposal would not result in unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance;
- Where built development is proposed, there would be no existing building or structure suitable for conservation or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be well screened by existing vegetation;

Policy EN5 – Proposals for development within or affecting the character of, a conservation area will only be permitted if all of the following criteria are satisfied:

- The proposal would preserve or enhance the buildings, related spaces, vegetation and activities which combine to form the character and appearance of the area;
- The siting of development would be similar to adjoining building frontage lines where this is important to the character of the conservation area;
- The layout and arrangement of the building(s) would follow the pattern of existing development and spacing of adjoining plot widths where this is important to the character of the conservation area;
- The scale, massing, roofscape, use of materials, detailing, boundary treatment and landscaping would preserve or enhance the character of that part of the conservation area in which the proposal would be situated;
- The use, or intensity of use, would be sympathetic to the character and appearance

of that part of the conservation area in which the proposal would be situated;

- The proposal would not result in the loss of trees, shrubs, hedges or other features important to the character of that part of the conservation area in which the proposal would be situated; and
- In meeting the car parking and access requirements, the character and amenity of the area would not be adversely affected.

Policy EN11 – Proposals which would be likely to affect a historic park or garden will only be permitted where no significant harm would be caused to its character, amenities or setting.

Policy EN13 – Development will not be permitted if it would damage or destroy one or more trees protected by a Tree Preservation Order, or identified as Ancient Woodland, or in a Conservation Area, unless: (1) The removal of one or more trees would be in the interests of good arboriculture practice; or (2) the desirability of the proposed development outweighs the amenity value of the protected tree.

Policy EN16 – Development proposals will only be permitted if there would be no adverse impact on the water quality within, or water supply to, lakes, ponds, wetlands and other watercourses.

Policy H2 – Proposals for residential development of 15 or more bedspaces, will only be permitted if they incorporate an element of small dwellings (defined as 60 sqm or less total internal floorspace) and a significant number of intermediate dwellings (defined as 61-80 sqm total internal floorspace).

5.1.5. Recreation Open Space SPD (July 2006)

The Open Space Standards for Turnbridge Wells is set out strategically in Policy R2 of the adopted Local Plan 2006 and in greater detail in the Recreation Open Space SPD

2006, as summarized below:

Types of Open Space	Minimum rate per thousand population (per bed space)	Notes
Children’s Playspace	0.3 ha (3 sqm)	* On residential developments of fewer than 150 bedspaces, development contribution will be sought to install or upgrade play spaces in the vicinity of the development. In Goudhurst, there are no designations for new playspaces under Policy R4. Development contributions will be sought towards upgrading the nearest playspace to the development.
Youth and Adult Recreation Open Space	1.6 ha (16 sqm)	* If the development would generate a requirement for less than 0.2 ha of recreation open space, developers will be required to make payment in lieu of on-site provision.

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5.2. Masterplanning framework for site 219

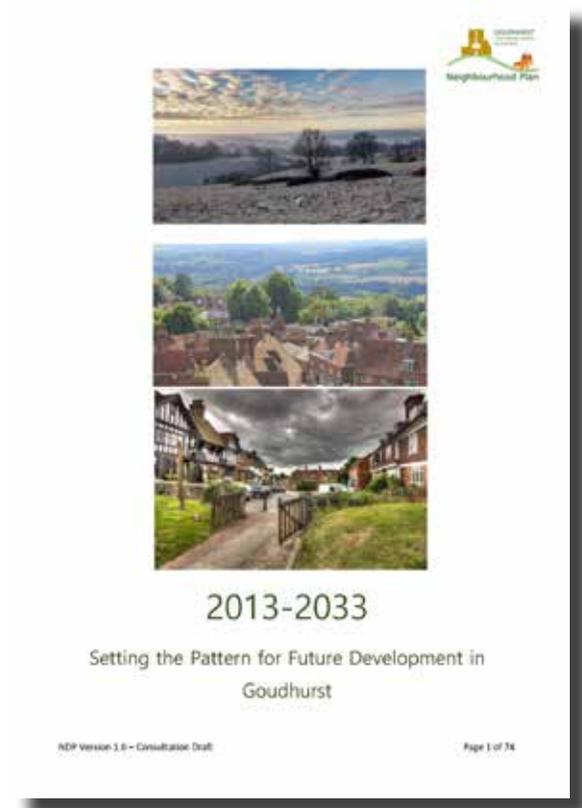
This section explores the main development constraints for 219, identified by GNPG at a high level. It proposes a concept framework for site 219.

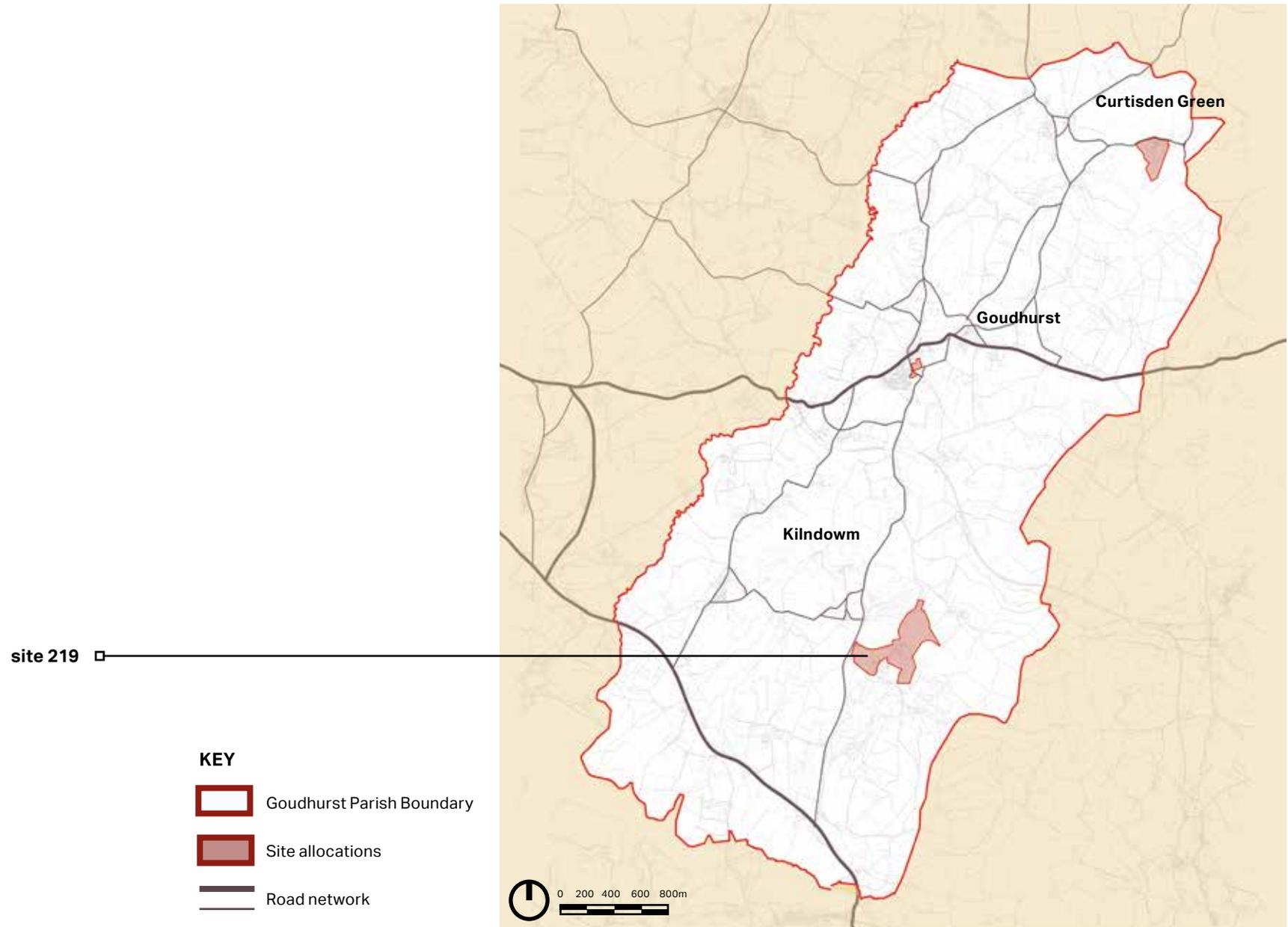
The process undertaken to inform these studies included the following:

- Urban design analysis of opportunities and constraints;
- Review of policies relating to the sites, and
- Preparation of a masterplan for site 219, based on urban design best practice and local context.

The following masterplan is guided by National Planning Policies, Local Plan Policies and Core Strategy Policies noted in chapter 2. In addition, the Neighbourhood Plan Policies have also directed the configuration of the masterplans regarding;

- L1 - Development within the AONB;
- L7 - Trees;
- H1 - Housing mix;
- D1 - Design standards;
- D2 - Boundary treatments, and
- T1 - Car parking.





Map showing Strategic Housing Sites from the Local Plan

5.3. Site analysis for development site 219

Site 219 is part of the Bedgebury Park site area shown on the Kent Compendium of Historic Parks & Gardens – 2009 review of Tunbridge Wells Borough, Bedgebury Park, Goudhurst. The site boundary shown on the map opposite covers 36.55 hectares of land.

Bedgebury Park is a large historic estate. The estate was used as a school from 1920 until recently. Additional facilities were built on site in relation to this educational use. Therefore, the buildings on the site vary in ages and historic significance, as shown in the summary of significance map opposite.

The majority of site 219 is greenfield land accommodating several large lakes and streams, many mature trees and a small number of buildings. The Bedgebury Park Estate main house with the associated historic stables (listed Grade II*) is set within a sensitive historic landscape. Planning permission has been granted for the buildings shown as “very high significance,” together with the historic garden, for “Change of use from school and residential accommodation to single residential dwelling with alterations. Conversion of chapel to single dwelling” .

The Bedgebury Park Conservation Statement (May 2013) submitted as part of application 13/01756/FUL, establishes the following conclusion for the buildings on the site as (page 31);

“In general, the areas or features marked as being of very high significance should not be altered and any intervention be limited to like-for-like repairs, except where individual features are identified as being of lesser quality. Where a feature is of high quality, a similar principle should be applied though there may be greater scope for some limited intervention to improve specific aspects.

Elements which are identified as being of moderate significance can generally accommodate some form of change, particularly where later additions can be removed or improved upon. Features of moderate significance should only be removed on exceptional circumstances, and where there are wider benefits arising, where there are balancing enhancements of other areas and when original elements can be properly recorded prior to removal.

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Elements which are identified as being of moderate significance can generally accommodate some form of change particularly where later additions can be removed or improved upon. Features of moderate significance should only be removed on exceptional circumstances and where there are wider benefits arising, where there are balancing enhancements of other areas and when original elements can be properly recorded prior to removal.

Features of low significance can generally be altered or removed without detriment to the architectural or historic interest of the building. The removal or alteration of those elements considered to be of no significance generally offer opportunity to enhance the special architectural or historic interest of the building and its setting.”



Summary of significance plan from Bedgebury Park Conservation Statement (May 2013) from Tunbridge Wells Borough Council Planning application document webpage for 13/01756/FUL

KEY

-  Site boundary
-  Public Open Space
-  Site of Specific Scientific interest
-  Ancient Woodland
-  Road network
-  SSSI impact risk zones (England)
-  Public Right of Way
-  Hedgerow
-  Views
-  Vistas
-  Trees
-  Listed building Grade II*



Site analysis plan of the development sites 219

5.4. Concept masterplan for development site 219

As mentioned previously, site 219 is highly constrained due to its location within AONB land and its listed buildings. The concept masterplan opposite shows the potential locations for development and their potential access points. A further technical analysis and detailed understanding of the AONB management plan requirements are needed to understand the realistic capacity of the site.

The concept masterplan opposite indicates the areas where existing buildings are located as a potential development site, and the potential access points. We believe that, given the high level of constraints due to the highly sensitive landscape of the area, future development should only be considered at the previously built up areas.

The parcel 1 area covers approximately 1.55 hectares of land. This size of land is likely to accommodate 30-35 dwellings depending on the mix of housing typologies. Currently the footprints of the existing buildings cover only 3,800 sqm of the parcel. In the absence of the detailed analysis it is not realistic to make further assumptions on the residential delivery capacity of the parcel.

The plan opposite explores the potential of parcel 2 in terms of its residential development capacity - in response to the Goudhurst Neighbourhood Planning Group's requirement - although it is outside the site 219 boundary. Similarly, parcel 2 is within a highly sensitive area. The parcel shown on the plan opposite is approximately 3 hectares. Currently, the footprints of the existing buildings cover only 6,200 sqm of the parcel. This size of land is likely to accommodate 50-60 dwellings depending on the mix of housing typologies. However, similar to parcel 1, in the absence of the detailed analysis it is not realistic to make further assumptions on the residential delivery capacity of the parcel.

- KEY**
-  Site boundary
 -  Public Open Space
 -  Site of Specific Scientific interest
 -  Ancient Woodland
 -  Development area
 -  Access points
 -  Road network
 -  SSSI impact risk zones (England)
 -  Public Right of Way
 -  Hedgerow
 -  Views
 -  Vistas
 -  Trees
 -  Listed building Grade II*



Site layout for the development site 219 in Goudhurst Neighbourhood plan area

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