

WELCOME FROM DANDARA

WELCOME TO THE PUBLIC EXHIBITION OF OUR PROPOSED DEVELOPMENT AT KNIGHTS PARK.

This exhibition will provide you with the opportunity to view our plans for the site. Members of the project team are on hand to answer any questions you might have. Once you have finished looking at these boards, please do complete a questionnaire to record your thoughts on our proposals.

ABOUT DANDARA

Emerging over the last two decades as one of the UK's most diverse property developers, the Dandara Group is now renowned for award winning quality and landmark buildings. With a wealth of experience, encompassing both high end residential and commercial developments, Dandara has established a reputation of versatility and vision.

We are passionate about quality, which is why we undertake every aspect of the development process ourselves, from land buying and planning, to design, build and sales. We know just what it takes to make a house, a home. We invest in research and development and spend time talking with prospective homebuyers to create practical, comfortable homes that provide quality and value for years to come.

Since taking ownership of the site, Dandara has commissioned a series of studies to better understand the character of Knights Park and how it relates to areas around it, such as the North Farm Industrial Estate and Sherwood Estate.

Dandara is now seeking your views on its emerging development proposals for Knights Park.



ABOUT JOHN THOMPSON & PARTNERS

John Thompson & Partners is an international placemaking practice, with extensive experience of delivering successful projects for both public and private sectors throughout the UK, Europe, Russia, China and the Middle East.

We use participatory techniques pioneered and honed over two decades to build collaborative visions for our projects with the very people who will go on to use them.

From our offices in London, Edinburgh and Shanghai we undertake placemaking projects at every scale, from cities and towns, to neighbourhoods, streets, and the design of individual buildings.

Our unique approach has also received high praise: John Thompson & Partners is the only architecture practice in the UK to have won eight Building for Life Awards, the national benchmark for well-designed homes and neighbourhoods.



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PLANNING & PREVIOUS CONSULTATION



CONSULTATION DECEMBER 2011



PLANNING

- The Borough Council's Local Plan Review (March 2006), which contains proposals to guide development up to 2011, identifies a number of 'Rural Fringe' sites which are safeguarded for development to ensure that a sufficient reserve of land is available to meet the longer-term housing needs of the Borough. Knights Park is one of these identified 'Rural Fringe' sites.
- The Borough Council's Core Strategy (June 2010) provides the overarching principles and spatial vision for how the Borough should develop up to 2026. The Core Strategy establishes the principle that selected sites within and / or adjacent to the main urban areas of Tunbridge Wells, including the Rural Fringe will be allocated for development, and released to maintain a sufficient phased supply of development land;
- The Borough Council is in the process of preparing its 'Site Allocations Development Plan Document' which will set out the specific sites that the Borough Council considers should be developed for housing, employment, retail and other land uses to meet the needs of the Borough to 2026 and beyond;
- Knights Park is identified in the draft 'Site Allocations Development Plan Document' as being required to meet the housing requirements for the Borough over the period to 2026. The Borough Council is therefore proposing to allocate Knight Park for a sustainable residential-led development comprising of 550 dwellings and a Primary School.

In light of this, Dandara has commenced pre-application consultation and community and stakeholder engagement with a view to submitting a planning application in the next few months. The consultation has included:

- Regular meetings with the Borough Council, including its Planning, Landscape and Urban Design Officers, as part of the formal pre-application process;
- Meetings with a range of statutory and non-statutory consultees, including Kent County Council, Highways Agency and Kent Wildlife Trust;
- Meetings with key local stakeholders, including Ward Councillors, Cabinet Members, Friends of Sherwood Lake and the North Farm Business Forum;
- Presentations to local amenity groups;
- An initial phase of consultation with local people which took place in December 2011 and March 2012;
- A dedicated workshop with residents living near to the site focusing on woodland management; and
- On-going communication through the local media, Knights Park consultation website and social media.

THE SITE

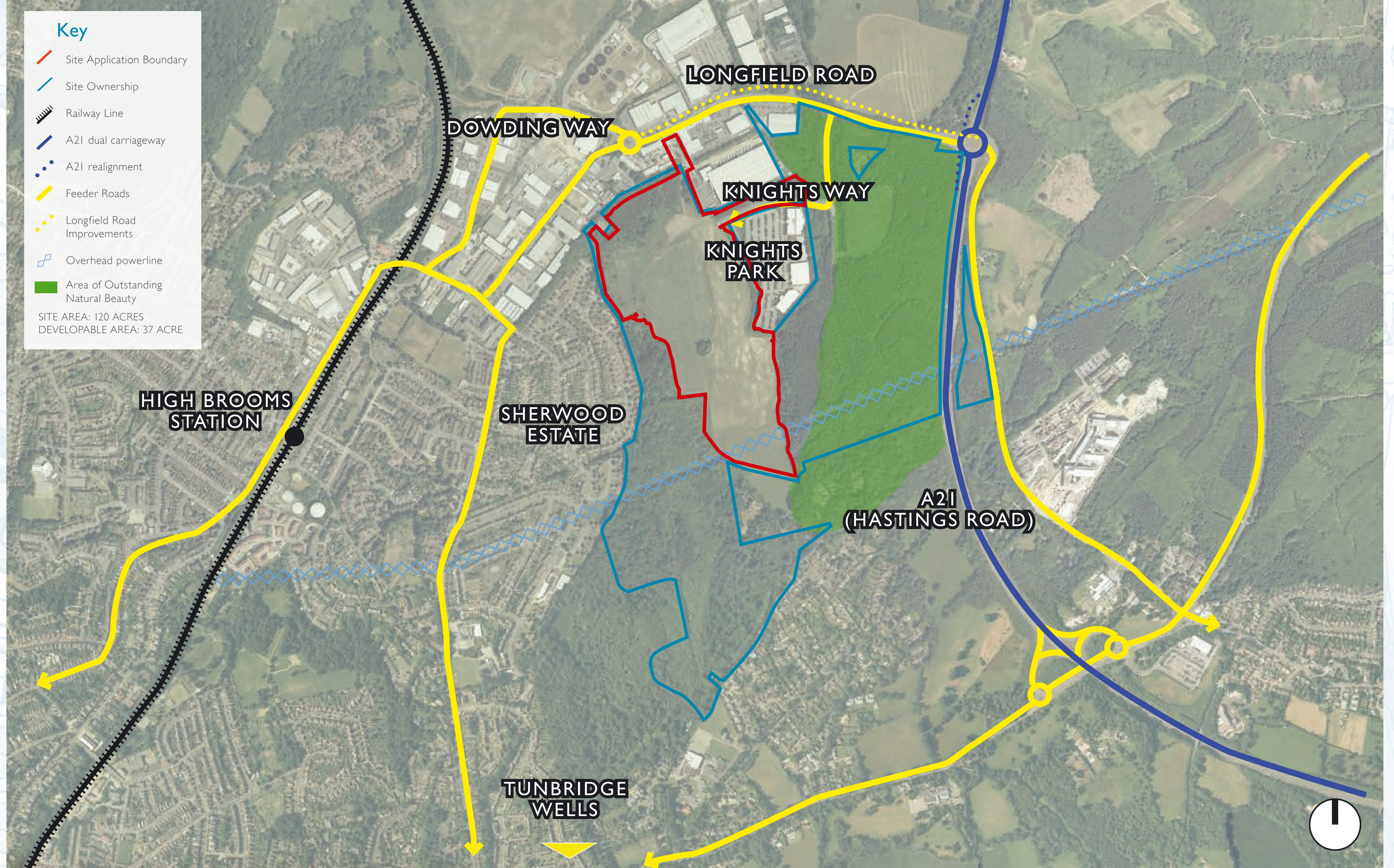


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THE SITE

AERIAL / CONTEXT



TUNBRIDGE WELLS



HISTORY

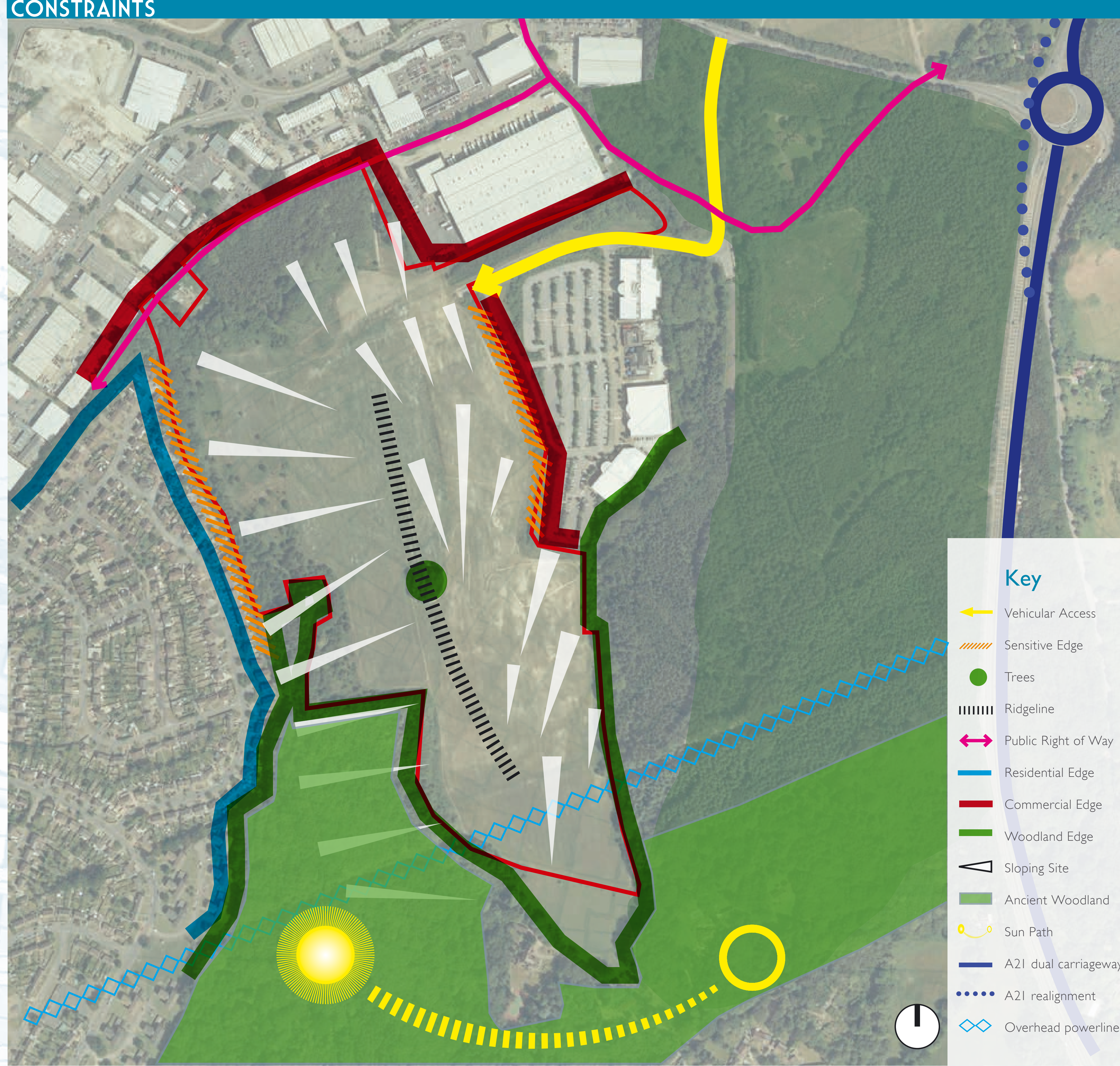


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|--|--|--|---|
| <p>1878</p> <p>The site and surrounding area consists of open fields and in woodland.</p> | <p>1938-47</p> <p>The site area continues to be open fields. However, Tunbridge Wells has spread to the north east either side of the railway line.</p> | <p>1961</p> <p>Tunbridge Wells continues to grow towards High Brooms. The site and immediate context remains open fields.</p> | <p>1980-90</p> <p>Tunbridge Wells radiates further out, incorporating High Brooms. New industrial buildings have appeared to the northern edges of the site. Sherwood housing estate has arrived directly to the west.</p> |
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SITE CHARACTERISTICS

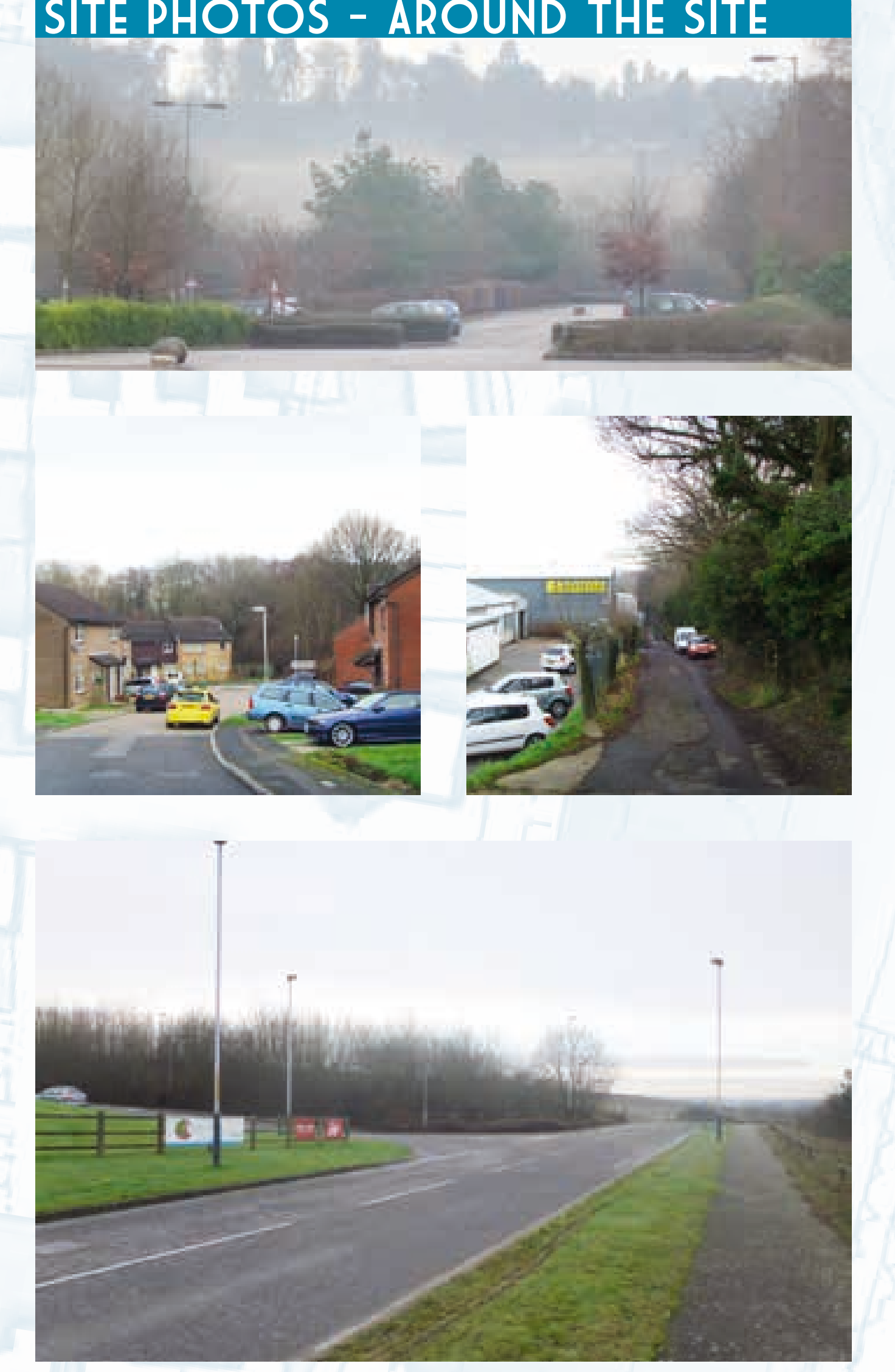
CONSTRAINTS



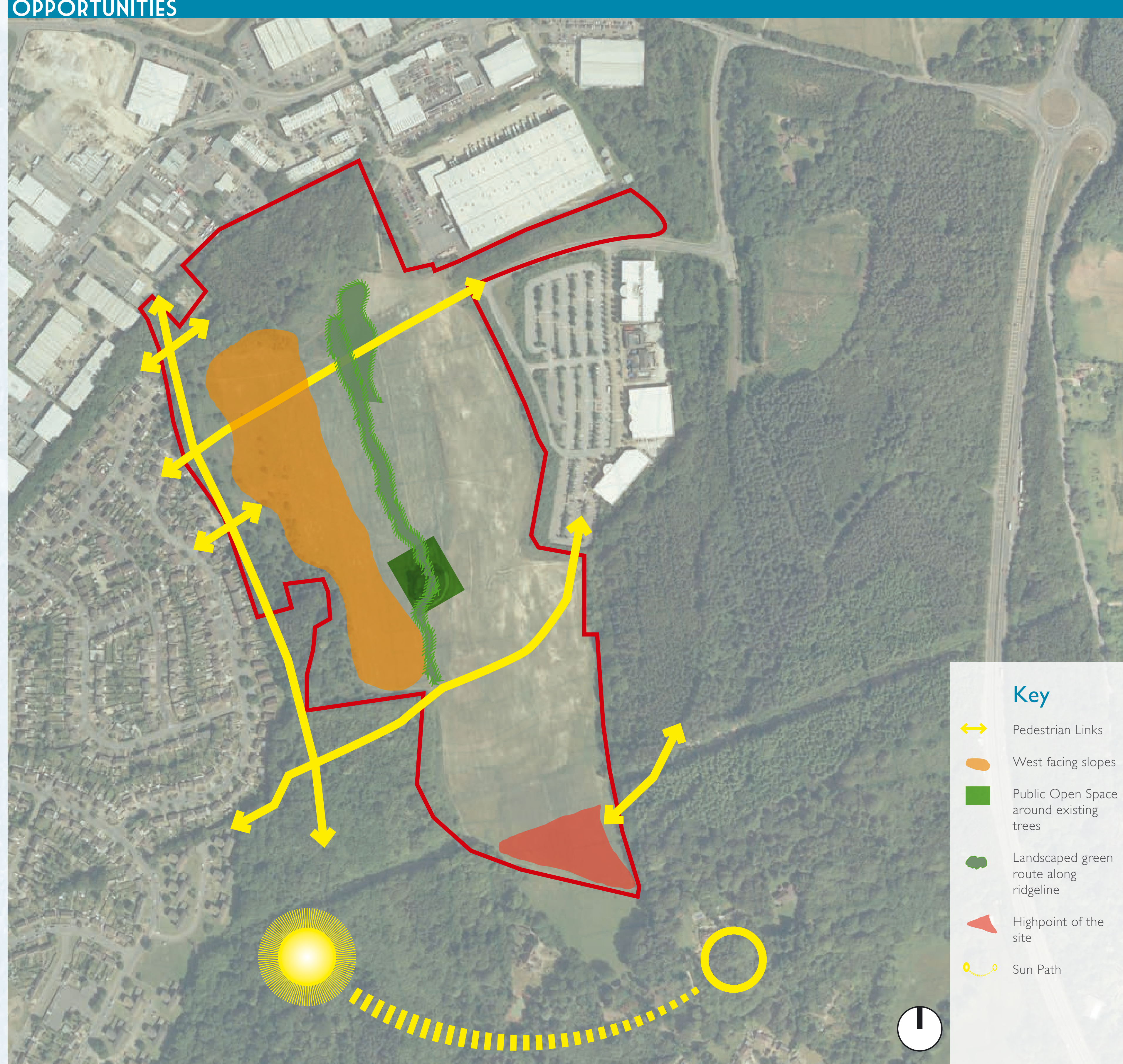
SITE PHOTOS - WITHIN THE SITE



SITE PHOTOS - AROUND THE SITE



OPPORTUNITIES



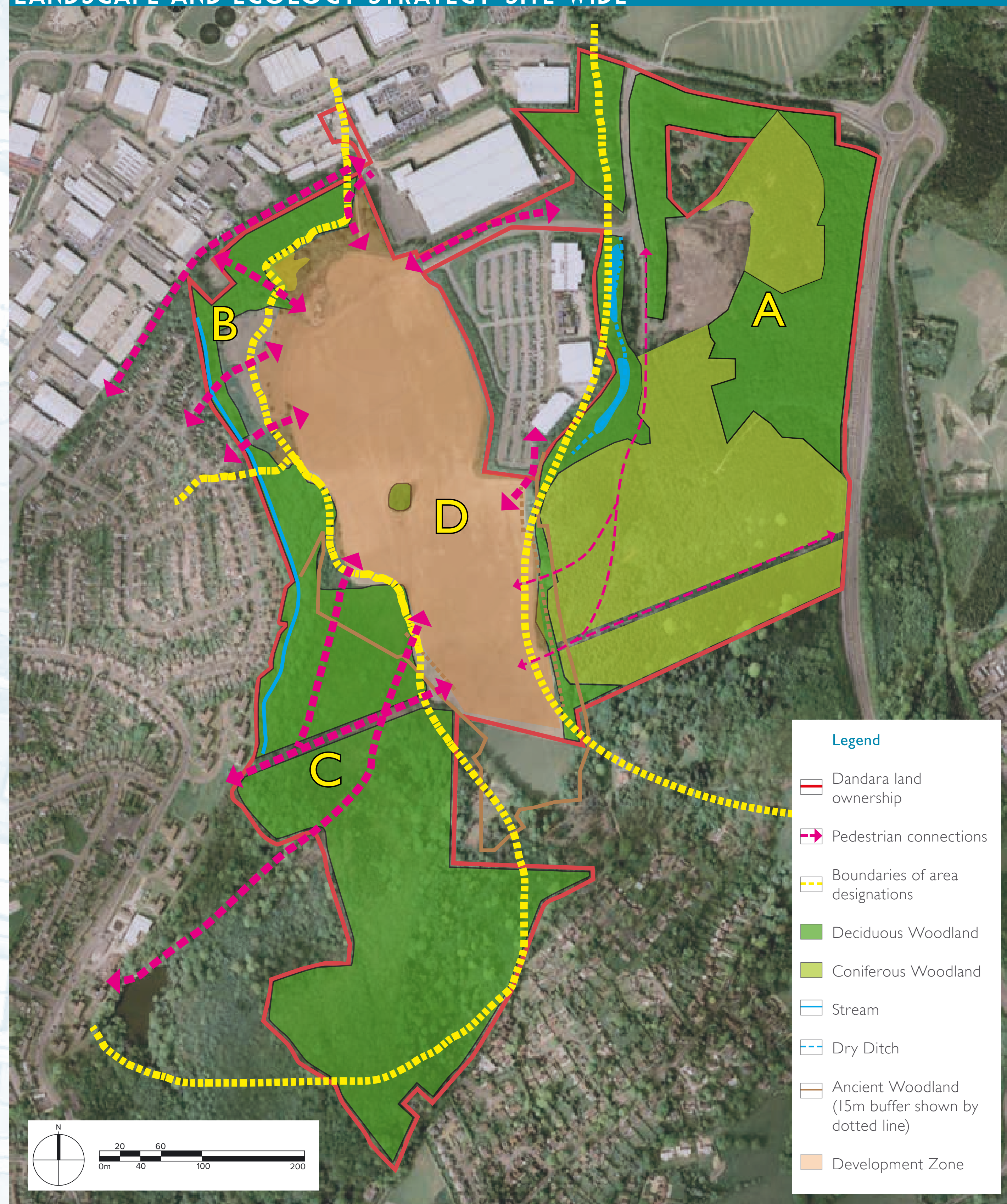
LOCAL CONTEXT PHOTOS



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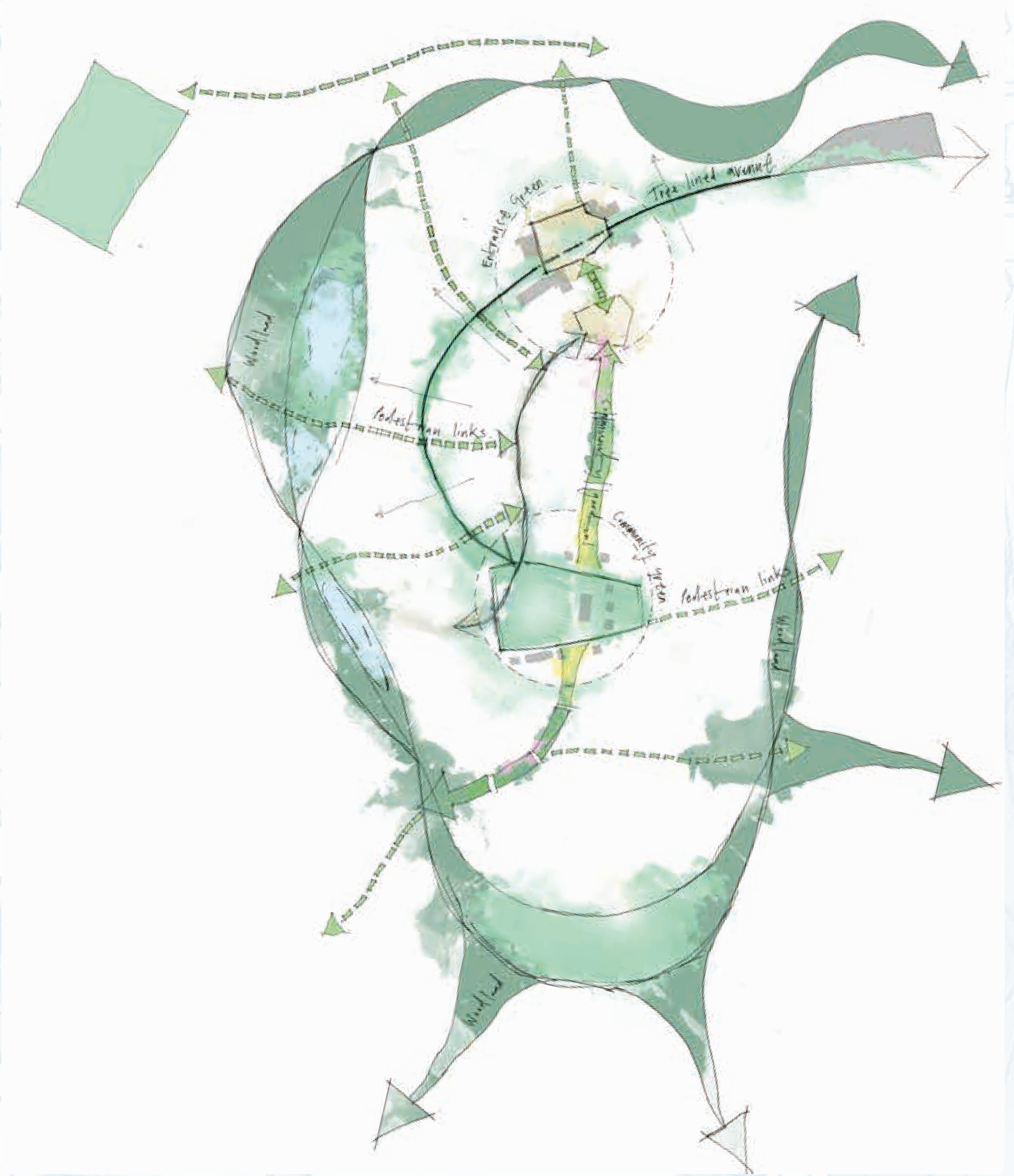
LANDSCAPE & ECOLOGY

LANDSCAPE AND ECOLOGY STRATEGY-SITE WIDE



THE ROLE OF THE LANDSCAPE:

- 1) Defining character
- 2) Providing recreational open space
- 3) Enhancing ecology
- 4) Mitigating visual sensitivity
- 5) Improving connections
- 6) Managing rainfall



Area A - Ecology focus

- Includes A21 dualling mitigation
- Woodland glade creation
- Selective clearance of conifers and replacement with deciduous
- Removal of non-native species
- Restoration of wetland / stream habitat
- Scrub and birch clearance in heathland and creating a bit more heath

Area C - Ecology and amenity focus

- Improved footpath / woodland access and woodland walks
- Removal of non-native species
- Restoration of wetland stream habitat
- Glade creation and structural diversity
- Links to Sherwood Estate and proposed recreation area

Area B - Ecology and education landscape focus

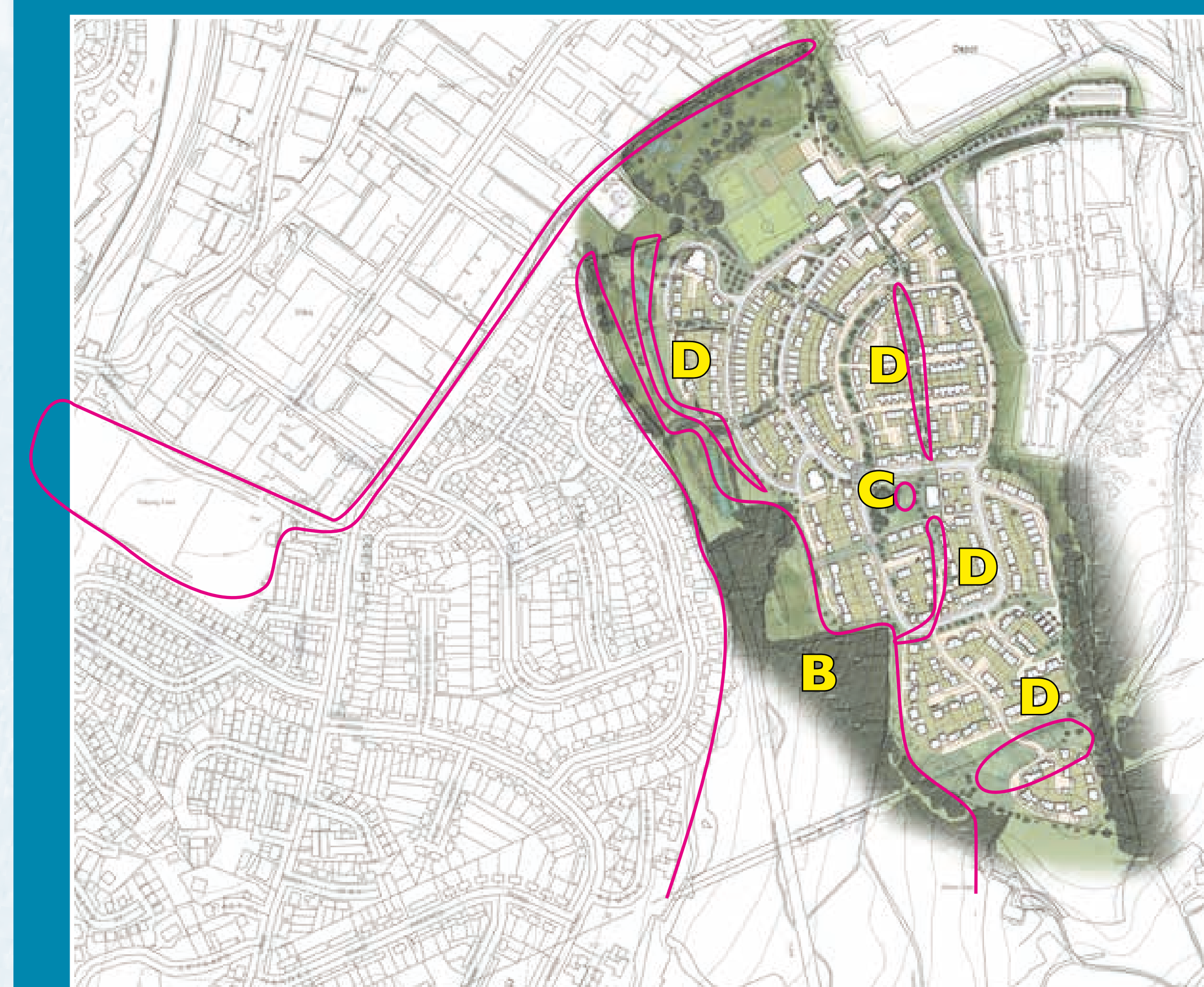
- Removal of non-native species
- Creation of acid grassland
- Forest School educational opportunities within the woodland and wetlands
- Restoration of stream corridor
- Creation of allotments and orchard
- Footpath connections to Home Farm

Area D - Amenity, visual and ecology focus

- Woodland creation to south creating habitat link including pylon ecology 'buffer'
- Tree belt link on edge of plateau
- Creation of linked public green spaces within the development



PLAY STRATEGY



A Offsite playing field improvements (resurfacing and lighting to Home Farm Lane as improved cycleway; new pedestrian/cycleway crossing to Liptraps Lane; drainage and resurfacing to existing playing fields to increase frequency of use - subject to specialist advice).



B Informal natural play (Greggs Wood and stream corridor)



C Local Equipped Area for Play (located within the community green - 400m walking distance shown)



D Informal local play (located informally within a number of the public green spaces)

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MASTERPLAN



Key

- 1 Access to site via Knights Way
- 2 Mixed use buildings frame the Knights Square
- 3 Possible school site located in a less sloping part of site
- 4 Spine road sweeps up to follow the line of the contours
- 5 Central green space retains existing trees and introduces focal building for possible community/ residential use
- 6 Access road links to south edge of site
- 7 Central green corridor runs north to south through the scheme
- 8 Tree lined bastion defines the edge of the central plateau of the site
- 9 Balancing ponds located at the bottom of slopes and form part of the SUDS system
- 10 Road sweeps up to upper level contours
- 11 Possible bus stop locations
- 12 Buffer zone for high level electricity power lines
- 13 Rural cluster surrounded by landscaping sits at the highest point of the site
- 14 Pedestrian links to surrounding areas
- 15 Green pedestrian corridors link the higher levels of the site to the lower levels from west to east
- 16 Landscape route provides ecological corridor
- 17 Parking for school drop off

Please note:
This masterplan is a work in progress
and therefore subject to change.

SUMMARY SCHEDULE

58	x 1 Bed apartments
73	x 2 Bed apartments
101	x 2 Bed houses
195	x 3 Bed houses
103	x 4 Bed houses
15	x 5 Bed houses

TOTAL 545 UNITS

THE DEVELOPMENT WILL INCLUDE:

- 131 No.1 and 2 bed apartments
- 414 No. 2, 3, 4 and 5 bed houses
- Mixed use / community facilities
- Two form entry primary school
- New public green space
- Increased connections to neighbouring areas
- Preserved and enhanced ancient woodland setting

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ARTIST'S IMPRESSIONS

KNIGHTS SQUARE



STREET SCENE - KNIGHTS SQUARE



Apartment Block B front



Entrance Square - Apartment Blocks C&D

HILLSIDE LEVELS



STREET SCENE - HILLSIDE LEVELS



Street scene elevations - spine road, house type P3B



House type: P3E street scene



House type: P4B option

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ARTIST'S IMPRESSIONS

THE PLATEAU



STREET SCENE - THE PLATEAU



Street scene elevations - homezone, house type P3A



House type: P2A terrace



Street scene elevations - citidel edge, house type P3C



House type: P3D

THE CENTRAL GREEN



STREET SCENE - THE CENTRAL GREEN



Street scene elevations - central green, house type, P3F



Street scene elevations - central green, house type, P4A



Apartment Block H front

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TRANSPORT

INTRODUCTION

A key benefit of the proposed development of the Knights Park is that it brings forward the very important opportunity to resolve the often congested traffic conditions along Longfield Road.

Dandara and their consultants have worked closely with officers from Kent County Council (KCC) and have funded significant traffic modelling studies.

As a result, a significant highway improvement scheme between the A21 and the Dowding Way roundabout has been developed by KCC, known as the North Farm masterplan. This scheme will substantially increase the capacity of the road, thereby reducing delays and congestion for vehicles travelling along it and those visiting the retail parks. The scheme is only made possible by dedication of land in Dandara's ownership and will also assist funding through S106 financial contributions.

Important aspects of the Transport Strategy for the site are:

MASTERPLAN DESIGN

- The scheme has been designed in accordance with Kent County Council's 'Kent Design Guide' and Manual for Streets 2.
- The objective is to ensure that the highway design minimises vehicles speeds to 20 mph or below.
- The road hierarchy has been designed to allow vehicles, pedestrians and cyclists to move through the site effectively and with as little conflict as possible.
- The main vehicular access to the site will be from Knights Way via Longfield Road.
- An emergency access to the site will be provided via the Colebrook Industrial Estate, past the school.
- The proposals have been developed through extensive discussion with Kent County Council.

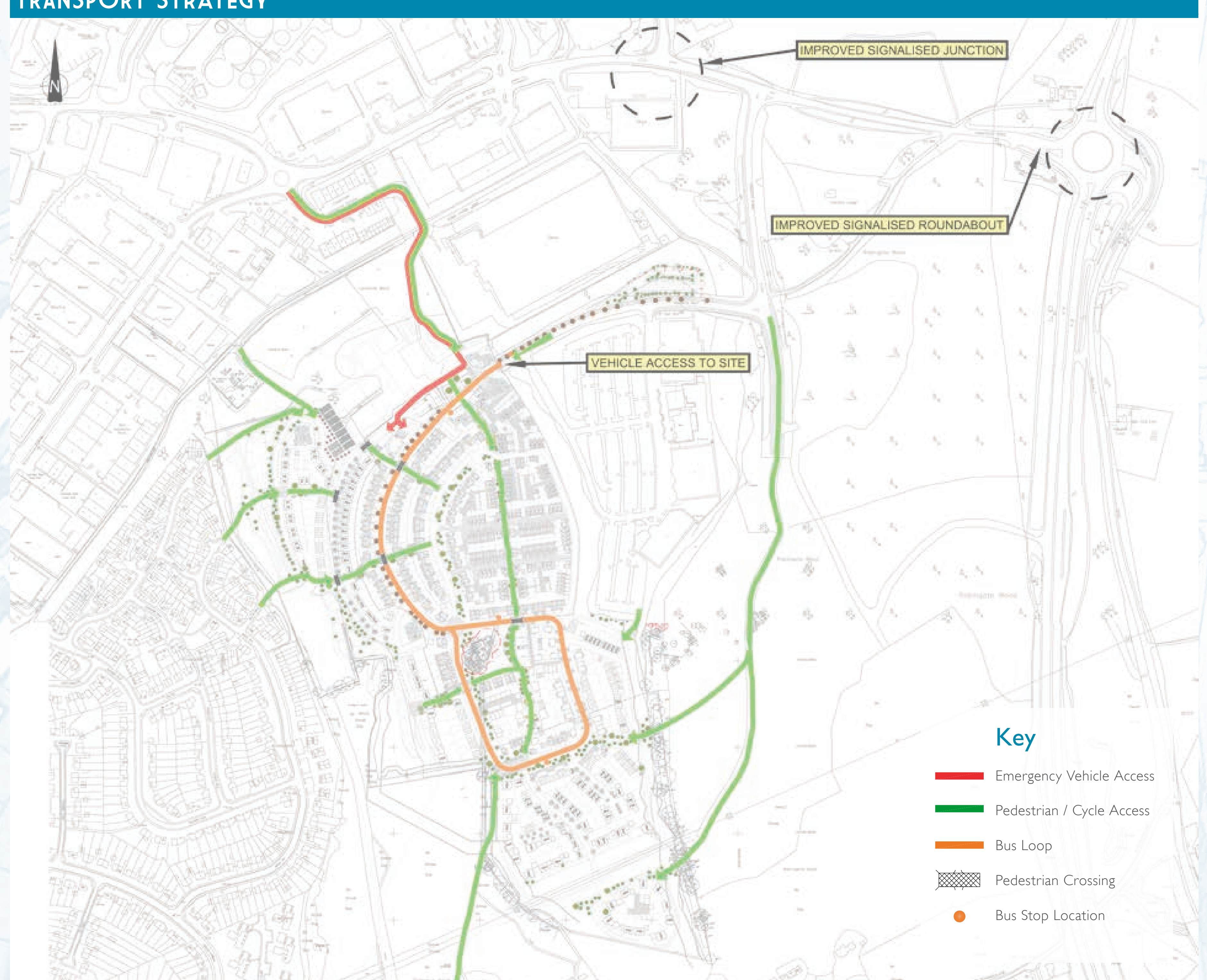
PEDESTRIAN / CYCLISTS

- The master plan has been designed to promote attractive and convenient pedestrian and cycle movement within the site and to surrounding facilities.
- A central green corridor runs north south through the site providing a segregated route for pedestrians and cyclists.
- Connections to the wider area will be provided.

BUSES

- The site will be served by an extension to the existing bus service linking Tunbridge Wells Town Centre to Pembury Hospital.
- Extra patronage arising from the Knights Park development will enable services to be made more frequent and to be extended into the evening and weekends.
- The master plan has been designed so that there is a clear bus route within the site, forming a loop in the central part.

TRANSPORT STRATEGY



CAR PARKING

- The car parking provision has been discussed and agreed with Kent County Council and is in accordance with their parking standards, which suggest:
 - Flats 1 space
 - 2 bed houses have 2 spaces where possible
 - 3 bed houses generally have 2 spaces or car port /garage plus 2 spaces
 - 4/5 bed houses have a garage plus 2 spaces
 - Visitor spaces will be clearly defined

SCHOOL

- Staff parking will be provided within the school grounds and will be in accordance with Kent County Council guidance.
- Parking restrictions will be considered around the school to restrict parents from parking in the immediate area.
- A school drop area will be provided in close proximity to the school.
- Bus stops will also be provided close to the school, encouraging staff and parents to use alternative modes of transport to the private car.

TRAVEL PLAN

- Travel Plan for the site and also the School will be prepared which will promote the use of sustainable modes of transport.

TRANSPORT CONDITIONS /HIGHWAY PROPOSAL FOR LONGFIELD ROAD

- Longfield Road currently experiences high traffic volumes during the weekday peak hours and Saturdays causing congestion.
- Kent County Council are proposing a package of measures along Longfield Road which will improve the flow of traffic in the area.
- The proposed development with contribute land and S106 contributions to assist the delivery of KCC's North Farm masterplan
- The overall improvements will also benefit bus services in the area.

THANK YOU

Please place your feedback form in the ballot box at the exhibition or return them to the freepost address on the form no later than the 19th August 2013. All feedback forms received will be reviewed ahead of an application being submitted before the end of the year.

For further information please contact our freephone community line on **0800 019 2054** or email us at info@knightspark.info. For information and updates on the proposals for Knights Park visit our website, www.knightspark.info, or follow us on twitter, [@knightsparkinfo](https://twitter.com/knightsparkinfo).

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