



**Capel
Neighbourhood
Plan
Design and
Character
Workshop 2**
7pm, 30th May,
Capel Village Hall,
Five Oak Green

Programme (duration 90 minutes)

Time	Duration	Activity
7.00	5 mins	Welcome and introduction, Cllr Hugh Patterson
7.05	10 mins	Recap on previous workshop
7.15	20 mins	Design codes
7.35	10 mins	Questions and comments
7.45	20 mins	Review design code proposals by theme: <ol style="list-style-type: none">1. In keeping with local character2. Access and movement3. Landscape nature and open space4. Built form5. Sustainability
8.05	20 mins	Possible scenarios (choose 5 codes) <ol style="list-style-type: none">1. Paddock Wood urban extension and Tudeley Garden Village2. Small to medium development of approx. 100 homes3. Infill/windfall development (10-20 homes), 1-2 unit developments and extnsions
8.25	5 mins	Closing remarks and thanks, Cllr Hugh Patterson
8.30		CLOSE

What words would you use to describe your ideal Capel community in 2038?



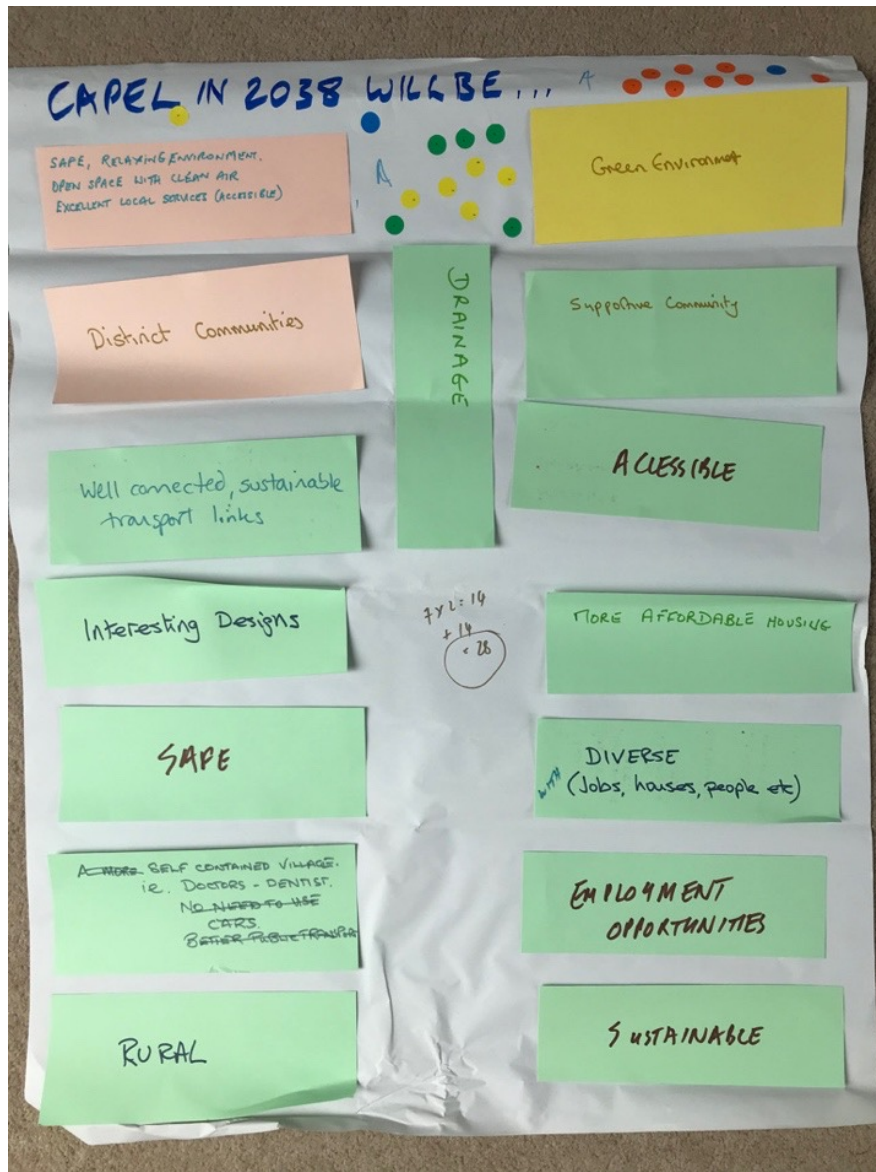


Table A

Capel in 2038 will be safe [with] a relaxing environment, open space, clean air [and] excellent, accessible local services. Capel [will be made up of] distinct communities [with] well connected, sustainable transport links. [There will be] more affordable housing [with] interesting designs and it will be safe, diverse [in terms of] jobs/employment opportunities, houses and people. Capel will be a rural, sustainable, self-contained and supportive community with a green environment [and a range of essential facilities including] a doctors and dentists.

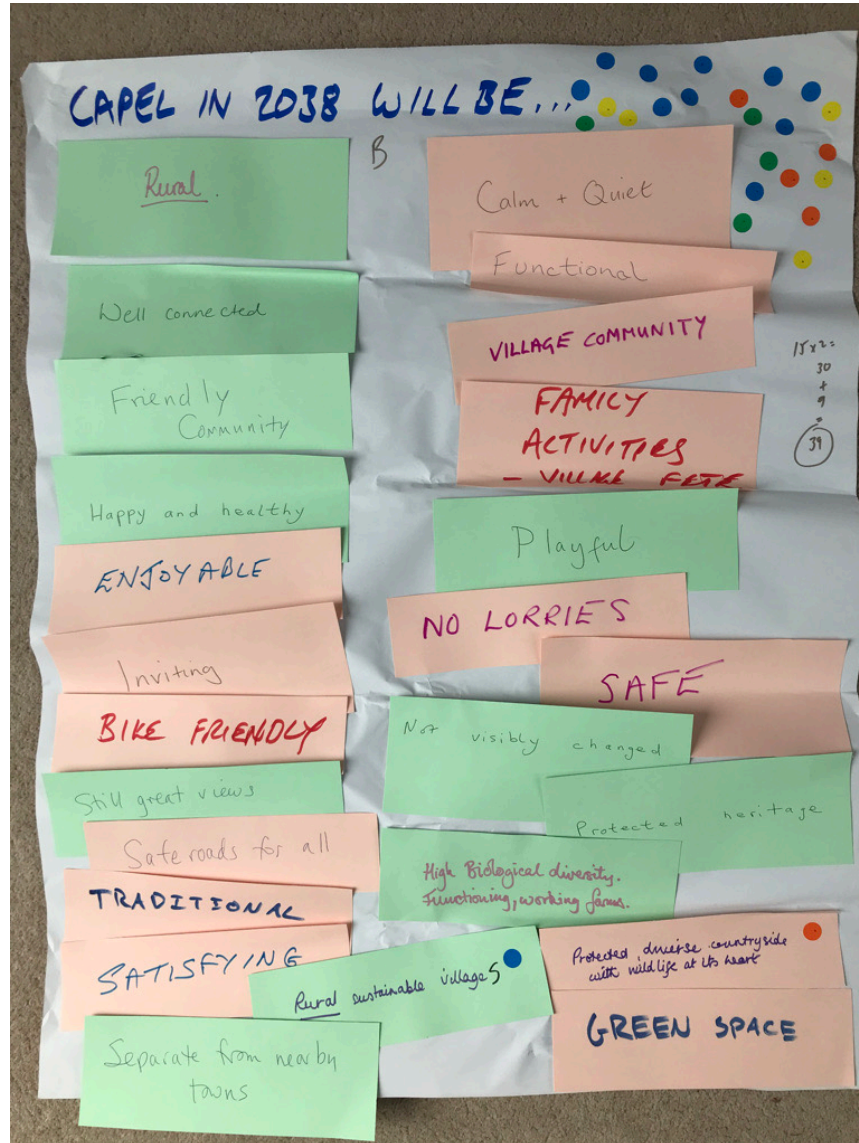


Table B

Capel in 2038 will be rural, calm and quiet. A well connected, functional, friendly village community. Capel will be a happy and healthy community [with] enjoyable family activities [such as the] village fete. It will be playful, inviting, bike friendly [with] no lorries and safe roads for all. [There will] still [be] great views, protected heritage, green space, high biodiversity and functioning working farms. Capel will [remain] separate from nearby towns and be a satisfying, rural and sustainable [community of] villages [including] protected [and] diverse countryside with wildlife at its heart.

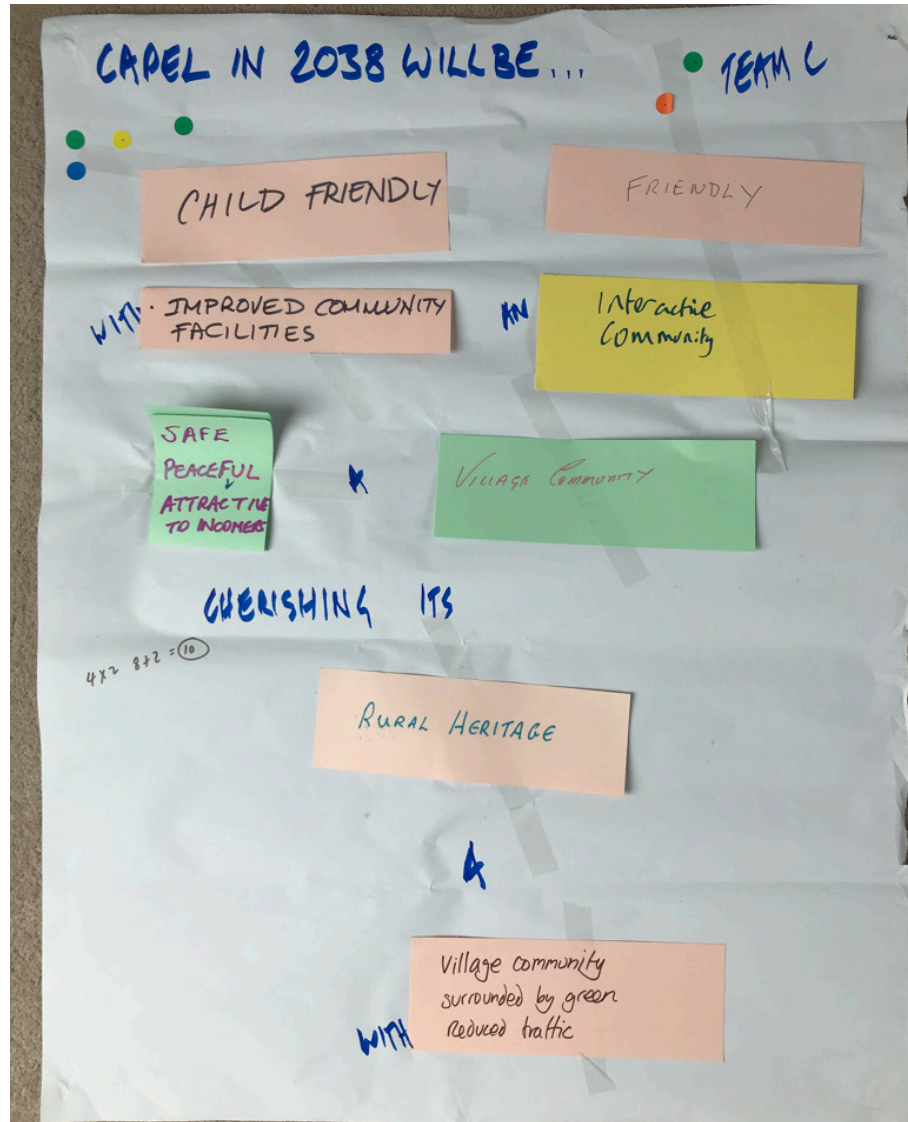
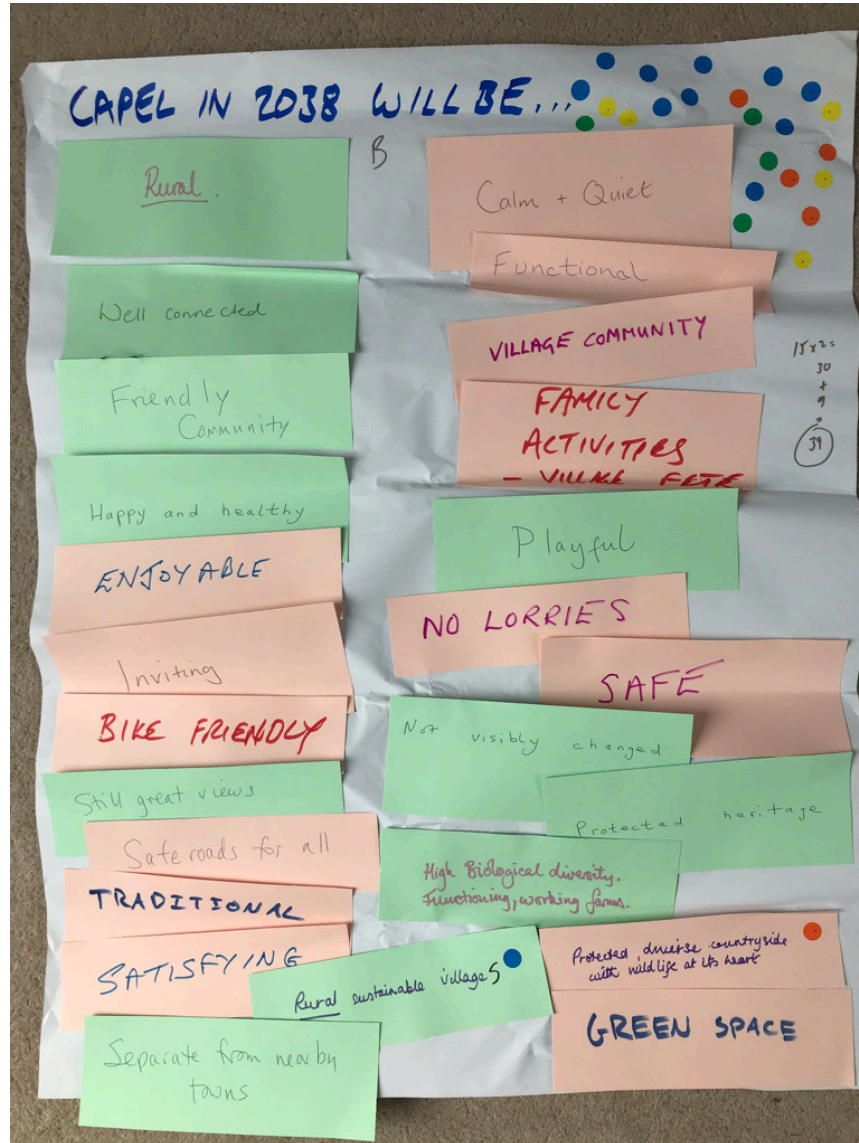


Table C

Capel in 2038 will be [a] friendly community [with] improved, child friendly community activities. [It will be] interactive, safe, peaceful village community [that is] attractive to incomers.

Capel will cherish its rural heritage, be surrounded by green [countryside and will have] reduced traffic.

Emerging preferred vision (based on Table B)



Capel in 2038 will be rural, calm and quiet. A well connected, functional, friendly village community. Capel will be a happy and healthy community with enjoyable family activities such as the village fete. It will be playful, inviting, bike friendly with fewer lorries and safe roads for all - the right vehicle on the right road. There will still be great views, protected heritage, green space, high biodiversity and functioning working farms. Capel will remain separate from nearby towns and be a satisfying, rural and sustainable community of villages/hamlets including protected and diverse countryside with wildlife at its heart.

Character areas identified in Character and Design Sessions at event on 13th April



We used maps to identify the individual settlements.

We explored the features that make each one distinctive.



What is meant by 'local character'?

Capel and Tudeley

Materials: Kent peg tiles, beams, half weather boarded, red brick

Layouts: roads follow farm edges, hedgerows

Features: hopper huts, ancient woodland, oak forest, the Medway, views over the countryside, need for a focal point in the village.

High Weald and Low Weald:

Materials: Kent peg tiles, beams, half weather boarded

Layouts: dispersed farmsteads, access without urbanising

Features: oasts, how the High Weald might influence design

Whetsted:

Materials: traditional farmsteads

Layouts: well spaced homes, prefer off-street parking,

Features: Need a community space now Chequers gone

Five Oak Green:

Materials: mix of styles and materials

Layouts: well spaced homes, prefer off-street parking, Badsell should remain separate, 2-2.5 storeys

Features: Need to slow down the traffic

Other settlements include: Postern Lane, Colts Hill

Concerns about impact of site allocations in the local plan.

Table top discussions

EXERCISE ONE: Since we have 3 tables, the posters could be organised as 1/ 2&3 / 4&5 (as explained below), whilst there will be prompts for each table so people can draw on maps as well.

Table 1

Theme 1: In keeping with the local character.

Prompt 1: Diagram-map to trigger discussions about the key characteristics of the parish that need to be preserved in new development. Group to confirm key views/ heritage assets and landmarks that need protection.

Table 2

Theme 2 Access and Movement & Theme 3 Landscape Nature and Open Space (those 2 could be discussed together)

Prompt 2: Diagram-map to trigger discussions about key green routes that need to be improved or proposed. Group to confirm green routes already shown in the diagram-map.

Table 3:

Theme 4 Built Form & 5 Sustainability (those 2 could be discussed together)



















Prompt 3: List of materials and architectural details from the whole parish to trigger discussions about materials that should be adopted in new development. Group to confirm which materials and details need to be used in new development.

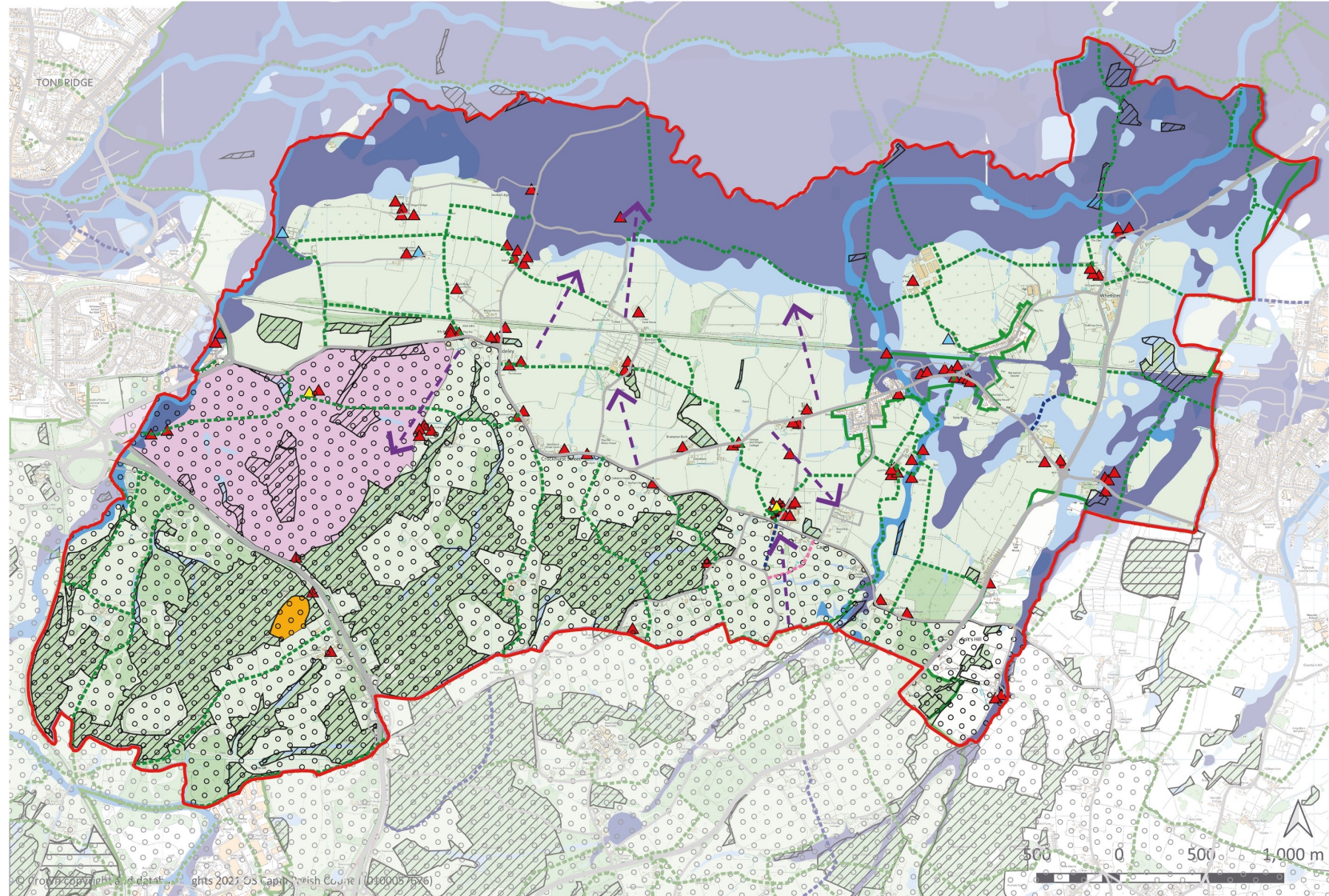
Prompt 4: Theme 5 poster itself. A diagram with a list of eco-design measures that could be proposed in existing and new houses. Group to choose which of those measures should be prioritised.

Exercise Two: For this exercise, instead of letting the group select one theme only to discuss each scenario, they could choose 5 codes from any theme that they would definitely want to see applied in each scenario. Then, the group can discuss each scenario based on the codes they have selected. Some photos are also used for each scenario to prompt discussions. Group can select positive elements from those photos that they would like to see in each scenario.

Theme 1: In keeping with the local character

The map below shows all the landscape designations, flooding zones, public rights of way and heritage assets in Capel parish. What key characteristics of the parish need to be preserved in new development? What views and heritage assets are important to be preserved? What heritage assets are under threat in the light of new development?

- KEY**
-  Capel parish boundary
 -  Railways
 -  Road network
 -  AoNB
 -  Ancient woodland
 -  Local nature reserve
 -  Somerhill park
 -  Green belt
 - Flooding:
 -  River/ stream
 -  Zone 2
 -  Zone 3
 - Scheduled monuments
 -  Grade I
 -  Grade II*
 -  Grade II
 - Listed buildings:
 -  Footpaths
 -  Bridleways
 -  Byways
 -  Long distance views



Theme 2 Access and Movement

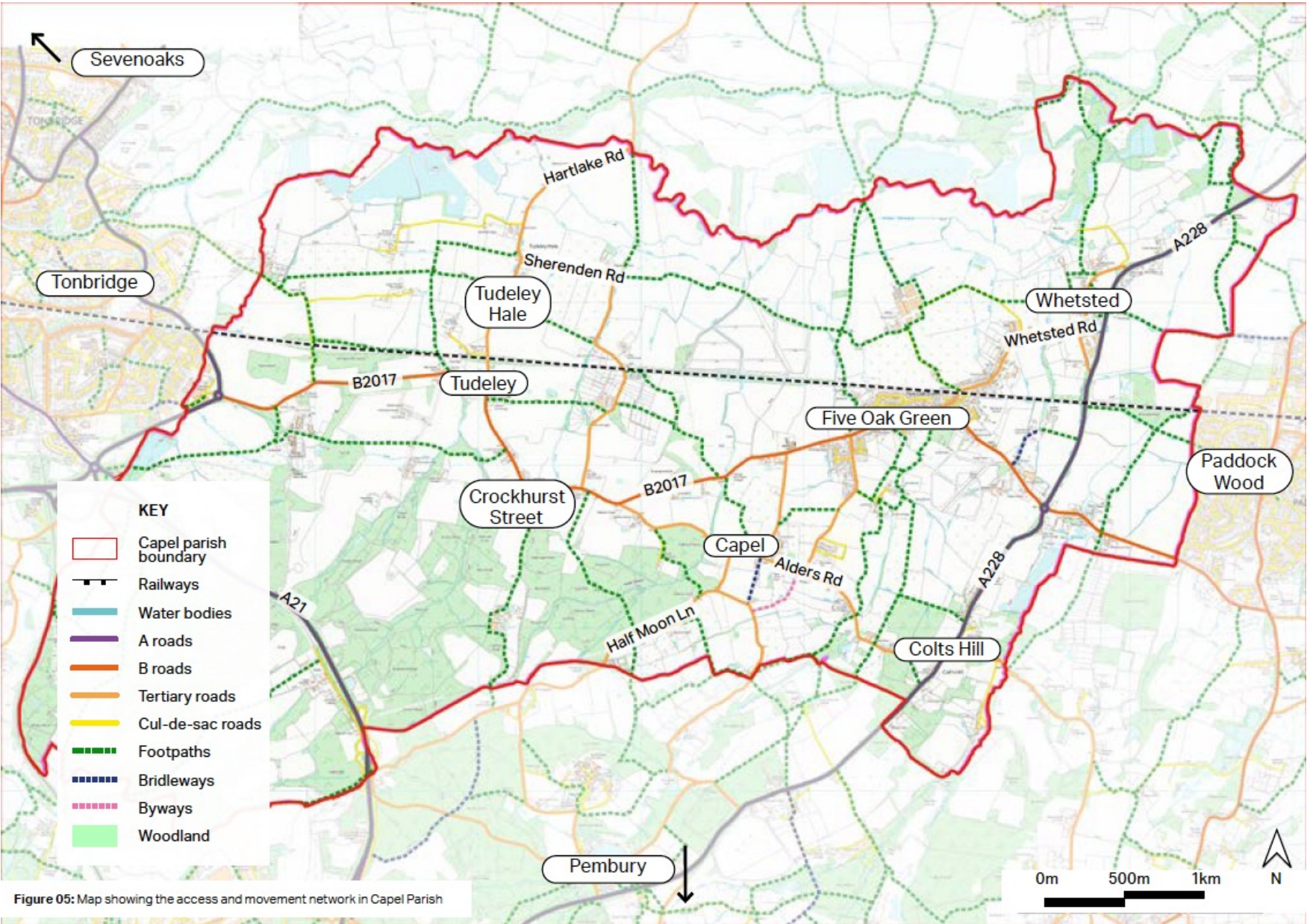
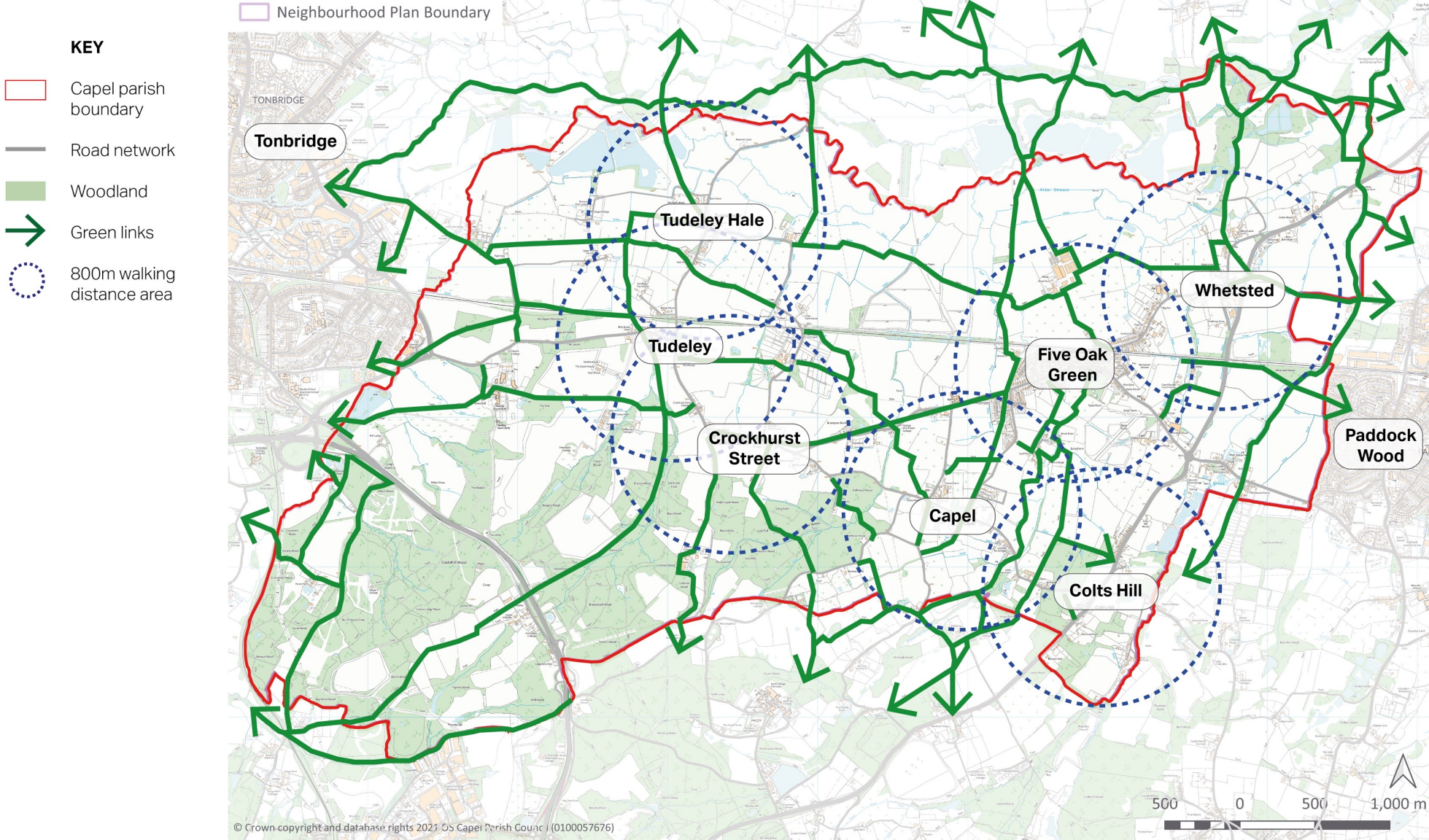


Figure 05: Map showing the access and movement network in Capel Parish

Theme 3: Landscape, nature and open space

The map below shows the possible green link network for Capel parish, formed of existing public rights of way and proposed new links between these. Do you agree with the proposed green link network? Do you think there are/ should be any additional links between areas within the parish or to areas outside of the parish?



Theme 4: Built form

What local materials, colours and architectural details should be adopted in new development?

	Five Oak Green village	Rural smaller settlements
Gabled roof	x	x
Hipped roof	x	x
Clipped gable roof	x	
Cat slide roof		x
Dutch roof	x	x
Grey slates	x	x
Kentish peg tiles	x	x
Oast house		x
Timber frame facade feature	x	x
Weatherboarding (white)	x	x
Weatherboarding (black)		x
Half weatherboarding		x
Off-white rendered brick	x	x
Red brick	x	x
Yellow brick		x
Tile hanging	x	x

Five Oak Green



Clipped gable roof



Gabled roof



Hipped roof



Hedges



Hipped dormer



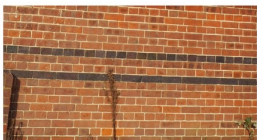
Timber frames with render infills



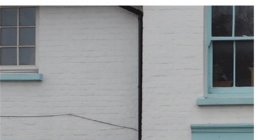
Weatherboarding on first floor



Tiles on facade



Red brick



Off-white rendered brick



Weatherboarding



Tiles hanging on the facade (first floor)

Capel, Whetsted, Colts Hill, Crockhurst Street, Tudeley and Tudeley Hale



Gable roof with grey slates



Hipped roof with Kentish peg tiles



Oast house



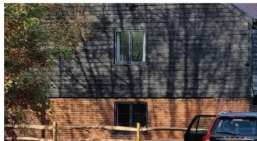
Chimney on the side



Dutch roof



Off-white weatherboarding



Half weatherboarding & half red brick



Red brick



Weatherboarding (black)



Off-white render

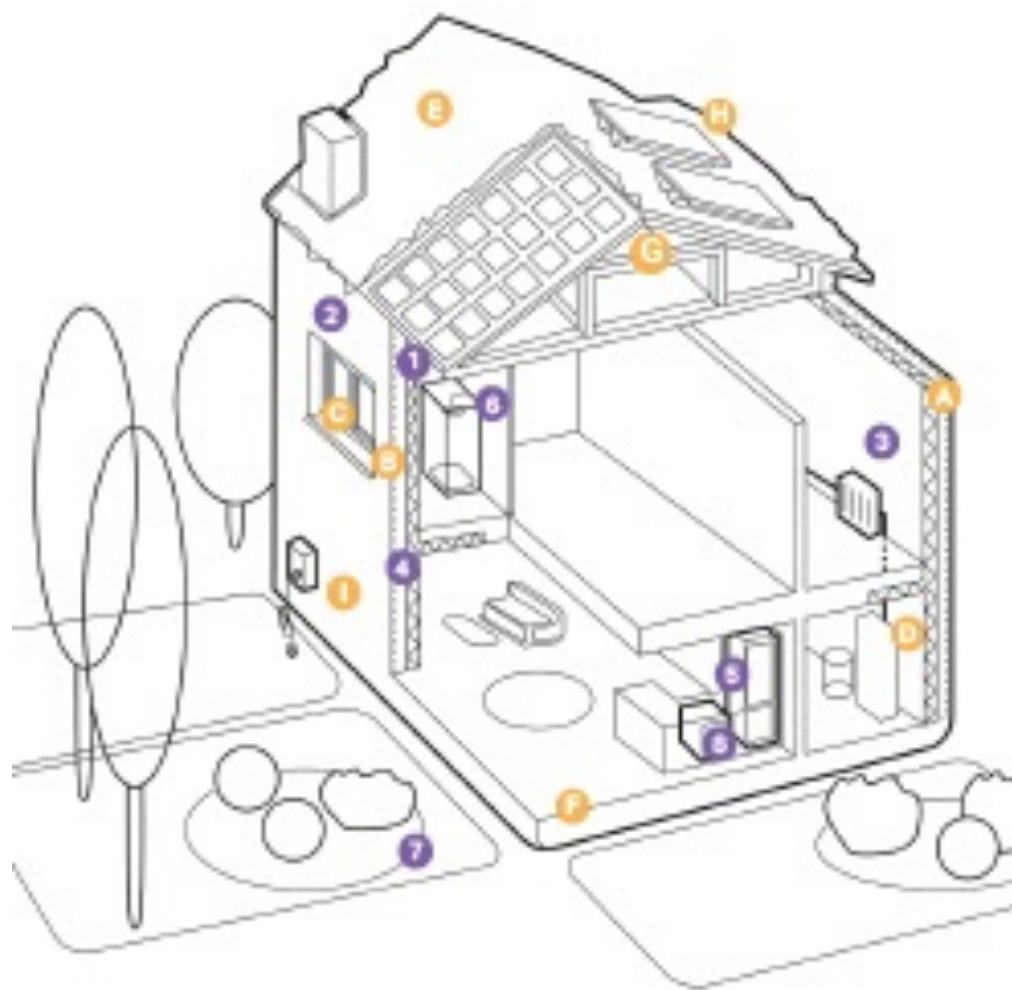


Gabled dormers



Yellow brick

Theme 5: Sustainability



Existing homes

- 1** Insulation in lofts and walls (cavity and solid)
- 2** Double or triple glazing with shading (e.g. tinted window film, blinds, curtains and trees outside)
- 3** Low-carbon heating with heat pumps or connections to district heat network
- 4** Draught proofing of floors, windows and doors
- 5** Highly energy-efficient appliances (e.g. A++ and A+++ rating)
- 6** Highly water-efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats
- 7** Green space (e.g. gardens and trees) to help reduce the risks and impacts of flooding and heating
- 8** Flood resilience and resistance with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

- A** High levels of airtightness
- B** Triple glazed windows and external shading especially on south and west faces
- C** Low-carbon heating and no new homes on the gas grid by 2025 at the latest
- D** More fresh air with mechanical ventilation and heat recovery, and passive cooling
- E** Water management and cooling more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F** Flood resilience and resistance e.g. raised electrical, concrete floors and greening your garden
- G** Construction and site planning timber frames, sustainable transport options (such as cycling)
- H** Solar panel
- I** Electric car charging point

Theme	Code	Title
DC.01 In keeping with local character	1	Consider the context
	2	Set in rural landscape/ development edges
	3	Patterns of growth within the rural landscape
	4	Heritage, views and landmarks
	5	Development affecting heritage assets
DC.02 Access and movement	6	Accessible and attractive footpath network / access to the countryside
	7	Prioritise walking and cycling
	8	People friendly streets
	9	Vehicular and cycle parking and servicing
DC.03 Landscape, nature and open space	10	Create a green network
	11	Biodiversity
	12	Water management
	13	Trees
	14	Open spaces
DC.04 Built form	15	Boundary lines, boundary treatments and corner treatment
	16	Legibility and wayfinding enclosure
	17	Continuity and enclosure
	18	Building scale and massing
	19	Housing mix
	20	Street Lighting
	21	Housing extensions and conversions
	22	New houses and infill development
	23	Materials and architectural details
DC.05 Sustainability	24	Minimising energy use
	25	Lifetime and adaptability
	26	Minimising construction waste
	27	Recycling materials and buildings