



Foal Hurst Green
Paddock Wood

Exemplary Placemaking



Berkeley
Designed for life

Foal Hurst Green The story behind the place

1

The Constraints and opportunities

Firstly, by applying an in-depth review and understanding of the local area, housing needs and design in placemaking, we make the right decisions through the process of constant review.

2

Enhance, Protect, Evolve

Secondly we enhance, protect and evolve the land we develop.

3

Creating a Legacy

And in the long term, we are determined that Foal Hurst Green will leave a beneficial legacy to its residents and the wider Paddock Wood community.



Creating Foal Hurst Green



Peter Smith
MANAGING DIRECTOR
BERKELEY EASTERN COUNTIES

Foal Hurst Green was borne out of our desire to create a special place of interest that enhances and complements the traditions of Kentish living.

As Managing Director of Berkeley Eastern Counties, I am privileged to be leading the evolution of this development.

Many of our 500 staff and operatives live in the surrounding area. We recognise the responsibility we have in developing Foal Hurst Green and we are proud to be delivering quality homes in Paddock Wood.

The surrounding Kent countryside is central to the appeal of Foal Hurst Green and this has been a major influence on our placemaking. The street scenes are truly unique, utilising traditional materials for the different house and apartment styles to meet the housing needs across all tenure groups.

We have been taking great care to get it right. This has meant spending time looking carefully at every element – masterplanning, planning consent, design, listening to the community – and working closely with

stakeholders to refine our plans at every stage.

We believe that Foal Hurst Green is set to become a genuine asset to its community.



Foal Hurst Green

Paddock Wood

Foal Hurst Wood

Meadow

Nature Reserve

A228 ▼
Tunbridge Wells/
Maidstone

Badsell Road

Paddock Wood ►
Town centre
and train station

Putlands Sports & Leisure Centre

Computer enhanced image. Indicative only.

Foal Hurst Green at a Glance

413 NEW HOMES

Built with good building fabric efficiency in regards to U values (better than building regs). All homes fitted with energy efficient appliances

36% AFFORDABLE HOMES

110 homes are for the provision of affordable homes, in excess of adopted policy

650 NEW TREES

The planting of new trees will sustain the local wildlife and help bring nature into the development

£5.3 MILLION

Berkeley has made a significant financial commitment to improving the public infrastructure in and around Paddock Wood

750 METRES

of new and restored native hedgerow, and new woodland edge planting

3 BALANCING PONDS

All surface water discharges into specifically created swales and three balancing ponds. Outfall is controlled to allow distribution into two streams. The duck pond and two additional ponds also enhance drainage

29 ACRES

of new public open space including a Nature Reserve, a meadow with a labyrinth maze and new wildlife corridors connected above and below roads

REMOVAL OF PYLONS

Facilitating the removal of unsightly electricity pylons, enhancing the views of the Kent countryside for the benefit of future generations

42% NET BIODIVERSITY GAIN

In excess of both policy requirements (10%) and Berkeley's Our Vision 2030 commitment

13.2% CO₂ REDUCTION

with 61 electric vehicle charging points promoting sustainable travel.
5,000 lorry movements avoided by retaining 49,000 sq m of soil on site

Challenges



STRONG OBJECTOR GROUPS

Overcoming the perception of over development in Paddock Wood and demonstrating benefits the development will bring



ELECTRICITY PYLONS

Not only unsightly but restricted the development area. To work collaboratively with the network providers for the benefit of the whole community



VIABILITY & REQUIREMENTS

Working with the local authority in providing the appropriate level and tenure of affordable housing



FLOODING CONCERNS

One of the key objections to the development was concern over local flooding



IMPACT ON ANCIENT WOODLAND

Mitigation of impact on existing nature by increase in visitors to Foal Hurst Wood and Brick Kiln Wood



MITIGATING LOCAL IMPACT

Making sure any local impact was addressed at the design stages, including modifications to local transport and school routes



CREATING A LEGACY

Ensuring that the completed development would deliver lasting benefit to Paddock Wood

The Challenges



At this rural location on the southern edge of Paddock Wood, Berkeley is delivering a mixed- tenure development of 413 much needed new homes, of which 110 are affordable.

The Constraints

The scheme has many constraints to overcome and consider. Despite achieving satisfactory planning consent, on reflection we did not feel the approved scheme captured the traditional Kent vernacular, nor enhance further the visual amenity for the surrounding areas. We set about revising our proposals and redesigned key areas, including the main entrance. The improvements made will be enjoyed by the community for many years to come.

The high quality of the design and masterplan has resulted in an exemplary scheme where the natural landscape and wildlife habitats work harmoniously with the new homes.

Several constraining issues, including flood risk, presented themselves when planning the development. From the outset, we set about working with, rather than against these working constraints, and were determined to do the right thing by the community, the environment and our future customers. The completed development will be of significant value to the wider community as well as the people who buy the new homes.

In placemaking at Foal Hurst Green, it was essential from day one that this new neighbourhood was sympathetic to its surrounding architecture, wildlife and communities.





Opportunities



SOCIAL SUSTAINABILITY

Assessment incorporated from outset into the design to improve accessibility to open space, play areas, wayfinding and space for community events



NEW PARTNERSHIPS

To deliver this vision we worked in partnership with Tunbridge Wells Borough Council, UK Power Networks, KCC Highways, Natural England, Kent County Council's Flood & Water Management and Southern Water



EXTENSIVE CONSULTATION

Extensive community engagement consultation for both phases of development through events, exhibitions and questionnaires



NATURE & WILDLIFE PROTECTION

To enhance biodiversity and recreational value through nature support, education and access paths



NEW LOCAL JOBS & APPRENTICESHIPS

During the development of Foal Hurst Green we are able to offer local employment opportunities



LONG-TERM DECISIONS

Taking time to ensure the decisions made were right for the development and local area to create a beautiful and sustainable place

The sense of arrival
and awareness of the Kent vernacular
was key to Foal Hurst Green.



PADDOCK WOOD - BADSELL ROAD WITH APARTMENTS.

An initial concept sketch by Nick Davies, architect, Berkeley

Foal Hurst Green the vision

It is a vision that works with, rather than against the constraints of the site, whilst delivering a masterplan with high quality residential placemaking.

The architectural character of the scheme draws on the local West Kent vernacular,

featuring a mix of traditional elevations and roof materials. The streetscapes build on the site's natural elements by introducing landscaping and sustainable drainage features, maintaining an overall natural character to the site.



Design concept

Capturing the story of a vision

Understanding
Foal Hurst
Green

Our expertise, gained over many years in concept design and delivery ensures benefits are seen by the wider community. The evolution of design addressed matters of concern, identified through the consultation process



The planning journey

KEY OUTCOMES

- Flood risk constraints were fully considered in the outcome decision reducing the overall number of homes
- A sustainable urban drainage system (SuDS) to be at the heart of the scheme
- Measures incorporated to protect wildlife habitats in Foal Hurst Wood

Berkeley entered into an Option Agreement in May 1999 with the landowners to promote the site through the local planning process to secure an allocation for residential development. Berkeley engaged with local residents, the Parish Council, Borough and County Councils during this time, which included holding public exhibitions. These demonstrated what the scheme might look like and identified the key concerns for the

local residents. Our site was one of three proposed for an allocation totalling 1,000 homes. Seventeen years after entering into the option agreement, the site was allocated in the local plan and it was on the back of this we brought forward an application for the site (Phase 1) in late 2017. It is true to say we have engaged continually at a local level from 1999 to mid-2020.

Taking time to get things right

Throughout the planning journey Berkeley commissioned detailed Geotechnical and Archaeological surveys. In addition extensive ecological studies were made resulting in the '*Landscape and Ecological Management Plan*'. The plan sets objectives for protecting incumbent species such as badgers, bats, hazel dormice, invertebrates and reptiles in Foal Hurst Wood.



The final, refined planning application is for a mixed-tenure development of homes, delivering in excess of policy in terms of sustainability measures, parking provision and affordable homes.

Do things right by taking the time

Creating a development that is right for its community
and area is a slow process. We understand the
importance of investing time in it.

1999

Berkeley entered into an option agreement with the vision and aspiration to bring forward a development opportunity for the local area.

1999 - 2016

Promotion of the site through the local planning process, engaging with local authority (TWBC) and key stakeholders adopted in 2016.

2017

JULY 2017

Public consultation was held for local community and stakeholders showing initial proposals.

OCTOBER 2017

Berkeley submitted a full planning application for 309 residential homes including 35% affordable housing provision on site.



NOVEMBER 2017

Following submission, a post-submission public exhibition was held. Berkeley continued work with TWBC to address the comments arising from the statutory consultation process. The application was recommended for approval by TWBC's Head of Planning Services, subject to conditions and the completion of an S106 legal agreement.



2018/19

FEBRUARY 2018

S106 Agreement completed and decision notice issued.

JUNE 2019

Berkeley held a public consultation to seek local residents' and stakeholders' feedback on the initial proposals for phase 2. Based on this, the proposals were refined and the application submitted for 117 homes including 35% affordable housing in November 2019.



2019

JUNE 2019

Based on detailed surveys commissioned by Berkeley, the Landscape and Ecological Management Plan which set out objectives for protecting incumbent species such as badgers, bats, hazel dormice, invertebrates and reptiles in Foal Hurst Wood with recommendations for remedial work and ongoing management were submitted.



AUGUST 2019

To enhance the gateway and street scene further, an application to re-plan the entrance was submitted.

NOVEMBER 2019

Post-submission public exhibition held to show submitted proposals and changes having considered comment received from public consultation.



2020

APRIL 2020

New flood risk data from the Environment Agency was received, and the scheme once again reviewed and reconsidered, putting a SuDS at the heart of the scheme. The number of homes in Phase 2 was reduced from 117 to 100. The percentage of affordable housing was increased to 40%, which is above adopted policy requirements.

MAY 2020

Planning permission was granted for the entrance re-plan.



2021

MARCH 2021

Planning permission granted for Phase 2 comprising 100 homes and including 40% affordable housing.



“The role of the local community was essential to shaping our plans for Foal Hurst Green”

Alex Davies

DEVELOPMENT DIRECTOR
BERKELEY EASTERN COUNTIES



community consultations



Aware of local sensitivities and concerns, including those who opposed the development, we were careful from the beginning to engage with residents and stakeholders in order to refine a scheme that would be acceptable to all, and build a strong community.

Initial consultations took place between Berkeley Eastern Counties and Paddock Wood Parish Councillors, Natural England, the Foal Hurst Wood volunteers, local residents, Tunbridge Wells Borough Council (TWBC), Kent County Council Flooding and Drainage Department, Kent County Council Highway Authority, the Upper Medway Internal Drainage Board, Southern Water and Kent Police.



Public consultation also took place, in June 2017, November 2017 and June 2019. Berkeley continued to work with TWBC to address the comments arising from the statutory consultation process.

Consultation feedback resulting in various alterations to the original proposals before final planning was submitted in November 2019.

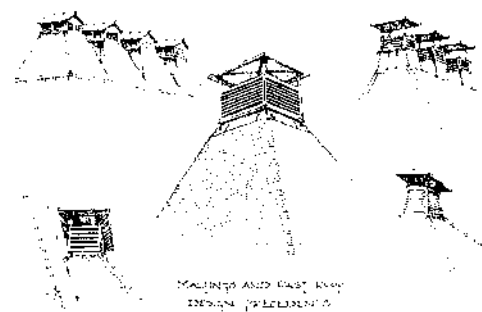
KEY CONSIDERATIONS

- An issue of serious concern to local residents was the increased potential for flood risk
- The perception of over development in Paddock Wood and the impact of additional households and cars
- The potential impact of increased numbers of visitors to Foal Hurst Wood, an area of ancient woodland
- Impact of development on local infrastructure

New homes design informed by Kentish vernacular

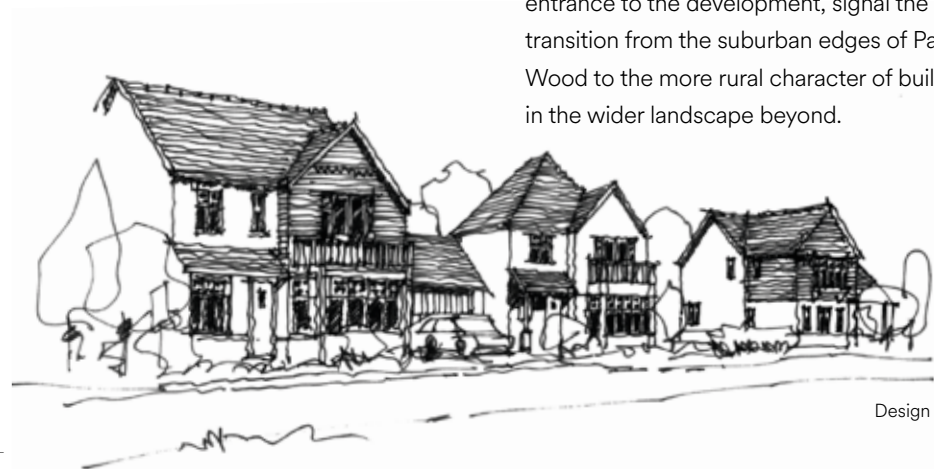
The designs of the houses and apartments unashamedly acknowledge the language of design and detailing that is unique to this part of the country, where weatherboarding, vertical tile hanging, and brick predominate in domestic buildings. Pentice boards feature on one of the apartment buildings and selected houses in Phase 1. Roof forms and their covering materials also acknowledge the prevalence of slate tiles, which historically characterises this area.

The apartment buildings, which frame the entrance to the development, signal the transition from the suburban edges of Paddock Wood to the more rural character of buildings in the wider landscape beyond.



These take their architectural references from the agricultural forms of barns, maltings, mills and oasts that predominate there and provide that sense of arrival and place for our new community.

Elsewhere, the new housing lines the streets and informal open spaces, seamlessly leading out into the open countryside on the outer edges of the masterplan, the homes look out towards the wider landscape beyond.



Design concept



Building materials

Not only are homes designed to complement the existing landscape but we have also deliberately proposed good building fabric efficiency in regards to U values going beyond the requirements of building regulations.



“The unique character of vernacular buildings in the surrounding towns and villages has been used to inform our choices of materials and the design of our buildings.”

Nick Davies
ARCHITECT



Photograph of street scene

A place to
protect, evolve
enhance

Our role as a responsible developer is not merely to build homes but to create beautiful viable places for all to enjoy.



from vision to masterplan

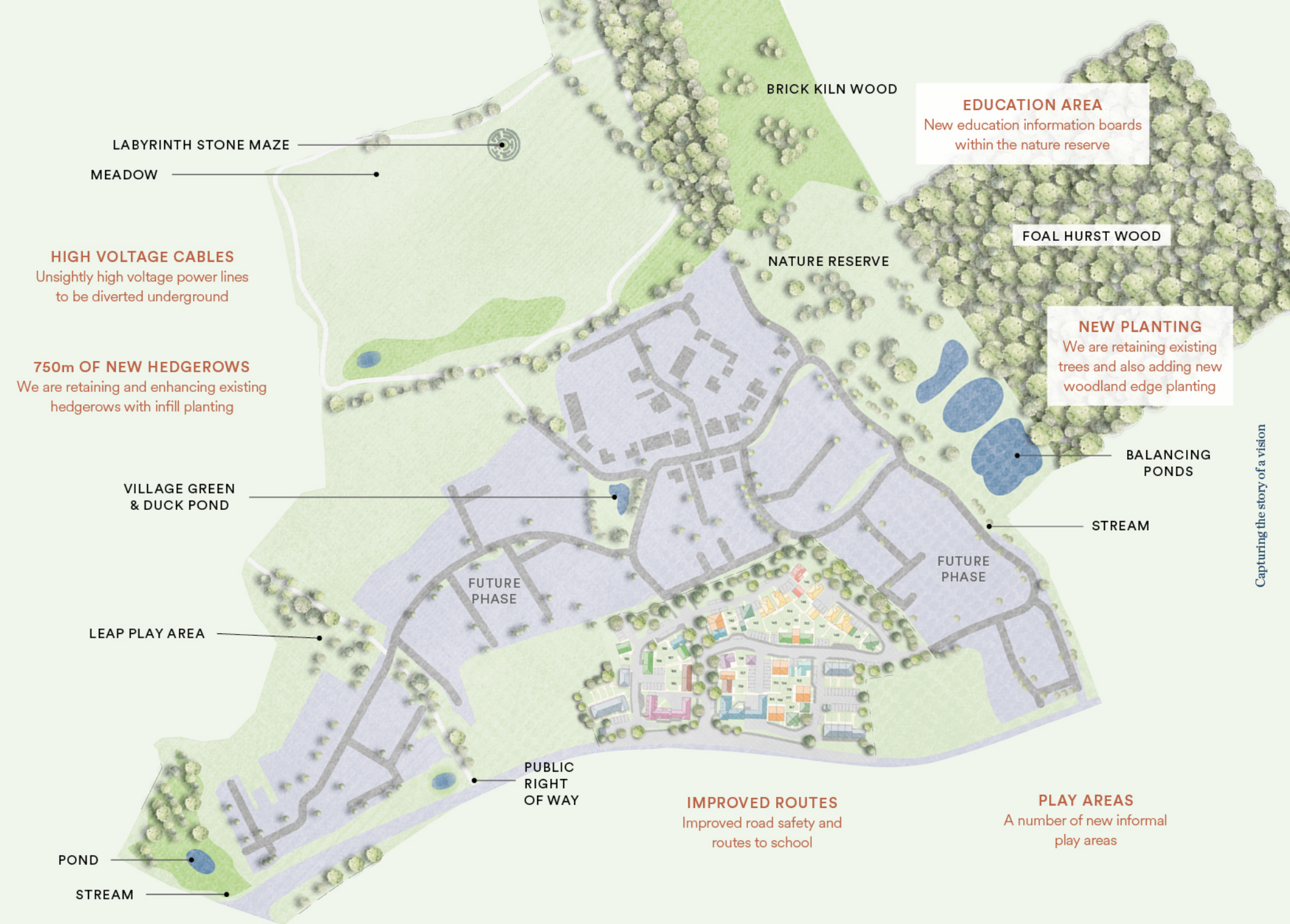


The development will successfully sit within the landscape setting, creating a landscaped masterplan where open space, landscape and ecology work together with the built form.

42%
NET BIODIVERSITY GAIN

650
NEW TREES PLANTED
Unsightly high voltage power lines moved underground

29
ACRES OF NEW PUBLIC OPEN SPACE
Unsightly high voltage power lines moved underground



Protecting the local environment

KEY DECISIONS

- A Sustainable Urban Draining System included to capture run-off water and protect against local flooding danger
- A modern water drainage system implemented
- Development proposals calculate the pylons removal and ‘undergrounding’

Concerns about flooding, already a dominant issue highlighted by local consultations, formed a major part of the challenges we had to overcome in designing the scheme.

The resulting Sustainable Urban Draining System (SuDS) will capture run-off from the site, and reduce flooding, thereby improving, not merely mitigating, the existing situation. Large scale swales and basins are incorporated into the site, creating visual interest as well as serving a practical purpose.



Household water consumption

The development also provides a foul water drainage system compliant with the latest standards. Low water usage devices will be specified within the homes to reduce water consumption and foul water discharges from the development. As a result, the water consumption within the homes will be in the region of 105 litres per person per day. According to Waterwise.org.uk, the current average usage in England and Wales is 141 litres per person per day.



Burying cables and removing overhead power lines

Berkeley negotiated the undergrounding of the pylons with UK Power Networks. This had the effect of making the land suitable for residential development, removing a visual eyesore and reassuring those who were concerned about the effects of living near pylons.



safeguarding nature

Foal Hurst Green is adjacent to two pockets of ancient coppice woodland, Brick Kiln Wood and Foal Hurst Wood, which are open to the public and have active supporter groups. Mindful of their local value, the site has been subject to a comprehensive series of ecological surveys commissioned by Berkeley from Ecological Planning & Research Ltd.

The proposals are working with the existing features to retain and protect where possible, as well as enhance their value with the objective of the development delivering net biodiversity gain.

42%

NET BIODIVERSITY GAIN
Over planning of just 10% required



BAT BOXES

Bats will have new roosting opportunities in bat boxes in the woodland. Lighting will be carefully positioned so as not to disorientate their echolocation systems

COPPICE WOODLAND

Coppicing is an ancient method of woodland management, where young trees are cut down close to ground level to encourage new growth. When the coppiced tree grows back and is cut down again for its wood, it regenerates itself. Coppicing helps to create many different wildlife habitats, as the woodland always has growing trees at many stages of their lifecycle. Berkeley’s investment in protecting this important natural area will ensure it flourishes for generations to come.



HAZEL DORMICE

The Hazel Dormouse is now seriously endangered. These tiny mammals live high in the trees. In Foal Hurst Wood we are providing sixty nesting boxes for them in densely wooded areas.

A SAFE HAVEN

Creating wildlife corridors in and around the woods enable wildlife to forage and move about safely.



CAT-PROOF FENCING

Installing cat-proof fencing around the woods to help keep the dormice and other wildlife safe.

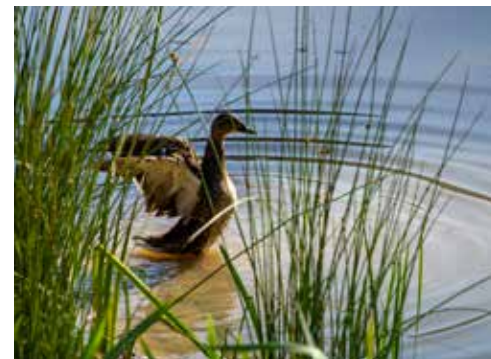
“Our development works carefully with the natural features of the landscape, embracing these and not imposed artificially upon it”

David Webster
LANDSCAPE ARCHITECT

Design concept



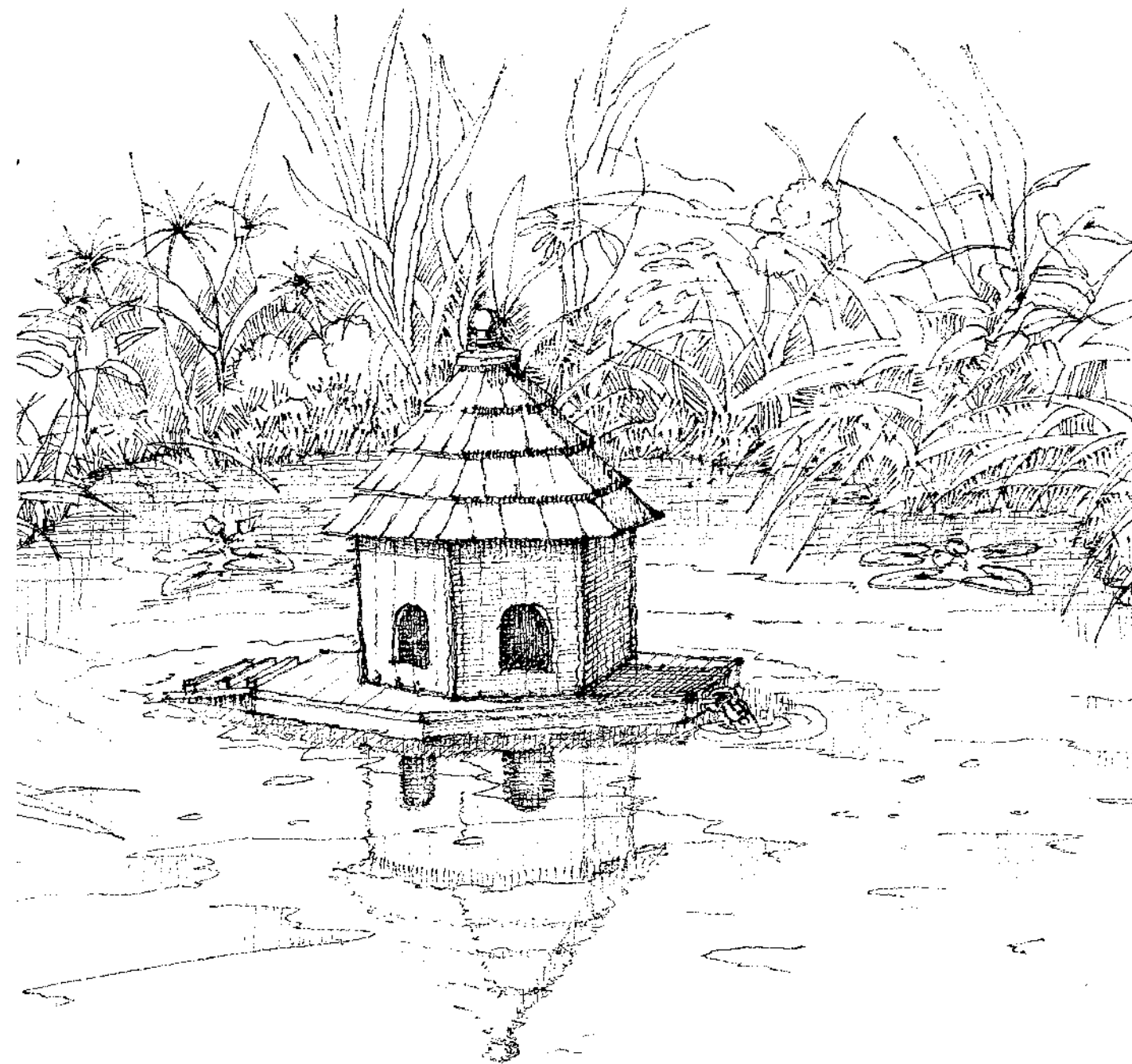
Foal Hurst Green, with its backdrop of green open space, will provide residents with a sense of tranquillity. The duck pond along with a traditional bandstand forms the serene centrepiece of the development – a charming outlook and a focus for community life, and a natural habitat for wildlife. The duckpond will bring new aquatic nature and wildlife to the area. There will also be new duck houses to encourage safe nesting areas.



As well as encouraging the new community we also wanted to reflect the heritage of Kent – proposals to name streets after WWII events is a way of keeping the character of this local history.



Heritage boards give information about the woodland, wildlife and events from the Battle of Britain in 1940 and will be installed in the nature reserve.



“The Community Plan is part of the bigger picture, going beyond the original planning application”

ALEX DAVIES, DEVELOPMENT DIRECTOR, BERKELEY

Design concept



enhancing with new nature



The enhancements include a new nature reserve and a new woodland area to reconnect Foal Hurst Wood and Brick Kiln Wood. These additions are of course likely to increase the numbers of visitors to the woods, and this was something that raised many local concerns. To address this, a long-term site-wide management programme will actively manage and promote the rich ecological value of the site, offering educational opportunities for residents such as volunteering at Foal Hurst Wood.

Additionally, measures such as cat-proof fencing, and the routing of footpaths away from sensitive areas such as badger setts, will help mitigate the effects of visitors. Wildlife corridors throughout the site and under roads will enable animals to move around safely.

Together the enhancements add up to an exemplar scheme for wildlife and biodiversity.

KEY HIGHLIGHTS

- 750 metres of new and restored native hedgerow, and new woodland edge planting
- A new area of woodland is being planted to link Brick Kiln Wood and Foal Hurst Wood
- 42% net biodiversity gain across Phases 1 and 2
- 650 new trees planted

creating a future that's sustainable

KEY FACTS

There will be a 13.2% CO₂ reduction across the site – in excess of policy requirements

A total of 61 electric vehicle charging points will encourage sustainable travel

During construction, 5,000 lorry movements avoided by retaining 49,000 cu. m. of soil on site

Berkeley is one of the UK's leaders in sustainable development. At Foal Hurst Green we are incorporating a wide range of measures to encourage sustainable living and protect the environment.

Energy efficient

We build sustainably using renewable materials wherever possible. This includes using materials that exceed the U values required by building regulations. Many of the houses and some of the apartment buildings are to have PV solar panels. Other energy-saving features include LED lighting, energy efficient appliances, high-efficiency gas-fired condensing boilers with modern radiators, and whole-house ventilation systems.

Eco-systems

Our aim at Foal Hurst Green has always been to support existing nature with a long-term plan that will allow eco-systems to thrive and naturally expand.

Travelling sustainably

Foal Hurst Green is a sustainable location in that it is just one mile from Paddock Wood station, a walking or cycling distance. From here there are direct services to London Bridge taking around 41 minutes. Local schools, leisure and shops can also be reached on foot. Shared pedestrian/cycle routes will enable safe conduct. The site is also close to bus stops where there are services to the town centre. To encourage cycling, all the homes have cycle parking, and for those with electric cars, there will be 61 communal charging points. Some homes also have active charging points in garages and carports.

Additionally, a Travel Plan has been developed to summarise how sustainable transport will be encouraged.

Solar panels on many homes and some apartments



WATER HARVESTING

Rainwater harvesting measures are to be incorporated, with water butts in the gardens of the houses.

NATURE SUPPORT

The newly created nature reserve next to Foal Hurst Green will contain beehives, encouraging the insect which is so important for pollination.



CAR CHARGING & CYCLE STORES

A total of 61 electric vehicle charging points will encourage sustainable travel. All apartments come with secure cycle storage spaces.

Creating a legacy through
partnerships
for the community

Working with local organisations is key to creating
a development with benefits for all.



“We are appreciative of the strong partnerships we have developed over the decade, with local authorities and communities who share our approach to developing great places.”

ALEX DAVIES, DEVELOPMENT DIRECTOR, BERKELEY



partnerships working together



Part of Berkeley’s 2030 Our Vision commitment is to maximise the positive long-term social impact of any development we undertake. The top three indicators by value are community facilities, infrastructure investment and public facilities. At Foal Hurst Green, £1.5 million worth of S106 contributions and £5.3 million of planning contributions from us will ensure many of these needs are met. These endeavours are facilitated by strong partnerships in the locality.

OUR PARTNERS ON THIS PROJECT INCLUDED

- Paddock Wood Parish Councillors
- Natural England
- The Foal Hurst Wood volunteers
- Local residents
- Kent Wildlife Trust
- Tunbridge Wells Borough Council (TWBC)
- Kent County Council Flooding and Drainage Department
- KCC Highway Authority
- Upper Medway Internal Drainage Board
- Southern Water
- Kent Police
- UK Power Networks



making a difference

£5.3m

PLANNING CONTRIBUTIONS
Including provision for education, sport, healthcare, and community facilities.

We are making contributions to many facilities that will benefit the wider community in Paddock Wood. They include:

Sport for all
A new community centre and outdoor sports facilities at the Memorial Playing Fields, a new outdoor sports hub to serve Paddock Wood, and improvements to the skate park on Mascalls Court Road. Indoor sport facilities at Putlands Sports Centre and Leisure Centre are also being supported.

Health and care
In the healthcare field, we are contributing to new GP surgeries and improvements to existing ones, as well as to specialist social care accommodation within the Tunbridge Wells borough.

Education
Contributions to a new primary school and nursery facilities at Mascalls Court Farm, and expansion of Mascalls Academy are being made. In addition, there will be funding towards additional I.T. and resources for Adult Education Centres in Tunbridge Wells district, including Paddock Wood, and additional resources for youth services in Paddock Wood and Paddock Wood library.



Infrastructure investment
We are contributing to cycle parking and improved pedestrian access at Paddock Wood station; a shared pedestrian/cycleway to Mascalls School and a shared use highway in Church Road, and the creation of a 20mph zone on Commercial Road. There are to be nine new bus stops and a circular bus route subsidy, and public right of way improvements.



building a strong community

KEY DECISIONS

- A LEAP and five informal play areas included in the development
- A wildlife-friendly show garden will be created under the guidance of the Kent Wildlife Trust
- An education area in the nature reserve

There was extensive community engagement consultation for both phases of development. A Social Sustainability Assessment was completed in the early stages to identify key outcomes which have been incorporated into the design, including accessibility to open space, play areas, wayfinding and space for community events.



Community Plan

The site will have an embedded community plan, which will bring residents together through regular events. These could be nature-themed, for example bat walks or pond dipping, encouraging people to take interest in the nature offered by the development. It is hoped that a local volunteer group could eventually be established.



Love of nature and the great outdoors

The development has its own 9-acre nature reserve and 12 acres of wild meadow, providing space for outdoor recreation as well as improving the overall ecology of the site. There is also pedestrian access to Foal Hurst Wood, which offers great educational value as well as a chance to get closer to the natural world.



“Part of Berkeley’s 2030
Our Vision commitment
is to maximise the positive
long-term social impact
of any development
we undertake.”

PETER SMITH, MANAGING DIRECTOR,
BERKELEY

the importance of place

“From design to delivery, our teams put people first. They create communities that have a positive impact far beyond our site boundary, and will stand the test of time.”

Sean Ellis

EXECUTIVE DIRECTOR BERKELEY GROUP



NEW PLAY AREAS

There will be a LEAP (Local Equipped Area of Play) and a number of informal play areas across the site.



NATURAL WILD FLOWERS

Detailed plans will use the natural flora to enhance enjoyment for all.



FRUIT FOR THE COMMUNITY

We have planted a ‘fruit route’ of damson, raspberry, redcurrant and gooseberry bushes, where local residents can take foraging walks. No herbicides or pesticides will be used here.

NEW PATHWAYS & CYCLE ROUTES

New cycle and pedestrian paths allow access around the site and encourage exercise. Many paths link into existing country walks.



A CENTRAL DUCK POND & VILLAGE GREEN

A relaxing community focal point for everyone to enjoy

Building for the community

We have completed pioneering work on how to create strong communities and research on how to quantify the value that each of our developments brings to society. At Foal Hurst Green taking time to include the simple features shown – village green, duckpond, play areas, cycle and pedestrian routes, meadow, maze and new nature – will give opportunities for community connection and engagement. Furthermore we are supporting outdoor and active lifestyles.

Key facts

13.2%
CO₂ REDUCTION

With 61 electric vehicle charging points promoting sustainable travel.

5,000 lorry movements avoided by retaining 49,000 sq m of soil on site

413
NEW HOMES

Built with good building fabric efficiency in regards to U values (better than building regs). All homes fitted with energy efficient appliances

36%
AFFORDABLE
HOMES

110 homes are for the provision of affordable homes, in excess of adopted policy

750
METRES

of new and restored native hedgerow, and new woodland edge planting

29
ACRES

of new public open space including a Nature Reserve, a meadow with a labyrinth maze and new wildlife corridors connected above and below roads

PYLONS
REMOVED

Undergrounding of pylons has greatly enhanced the local landscape

20%
ACTIVE ELECTRIC
VEHICLE-CHARGING

Electric vehicle-charging spaces, in excess of adopted policy requirements. Also new paths and cycle paths. All apartments will have cycle storage

42%
NET BIODIVERSITY
GAIN

In excess of both policy requirements (10%) and Berkeley's Our Vision 2030 commitment

£5.3
MILLION

Berkeley has made a significant financial commitment to improving the public infrastructure in and around Paddock Wood

3
BALANCING
PONDS

All surface water discharges into specifically created swales and three balancing ponds. Outfall is controlled to allow distribution into two streams. The duck pond and two additional ponds also enhance drainage

650
NEW TREES

The planting of new trees will sustain the local wildlife and help bring nature into the development

For further information, please contact:

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Berkeley
Designed for life