

Tunbridge Wells Borough



Settlement Role and Function Study

February 2017

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Section 1: Introduction

Purpose and Scope of the Study

Background

1.1 To ensure that the Council's emerging new Local Plan balances the needs and aspirations of our communities and the borough in an up to date context, the Council is preparing and reviewing its evidence base. The assembled evidence will include a variety of studies and research that will inform the preparation of the new Local Plan and include a number of documents covering a range of topic-specific information.

1.2 One such piece of evidence is a Settlement Role and Function Study. This study, which has not previously been undertaken by the Council, is an important piece of work that, along with other studies and evidence, will help the Council prepare a new development strategy for the borough, informed by a revised settlement hierarchy. A survey and review of settlements, including their function, facilities and services, is considered essential for local authorities to demonstrate that the role played by settlements in an area has been properly considered.

Purpose of the Study

1.3 This Settlement Role and Function Study provides information about settlements in the borough of Tunbridge Wells and the services and facilities they provide. Not only does the assessment provide an evidence base and help to inform any decisions about the future settlement hierarchy of the Council's emerging Local Plan, it also provides an indication of each settlement's level of sustainability and potential to accommodate further growth, including any smaller settlements that could become more sustainable as a result of any growth supporting additional services and infrastructure.

Aims and objectives

1.4 The key aims and objectives of the Settlement Role and Function Study are:

- to identify and document key services and facilities within each of the settlements
- to score each settlement against a list of criteria based on services/facilities present
- to group the settlements based on these scores to ultimately identify a draft settlement hierarchy for the location of future growth and potentially make adjustments to settlement boundaries
- to identify any relationship between settlements, particularly in terms of whether they rely on each other for the provision of key services and facilities

Scope of the Study

1.5 The Study focuses on settlements that currently have a Limits to Built Development (LBD) defined by current planning policies. Royal Tunbridge Wells (RTW) and Southborough have not been included in the Study given their status/definition as the urban area of the borough. The observations made and information gathered in the Study are primarily focused on the village/settlement centre within each LBD, rather than the wider area. Some services, however, such as schools and doctors surgeries that lie outside of, but within close proximity to, the LBD have been included in the list of services for a settlement.

1.6 It is also important to make the distinction between 'settlements', which are the focus of this study, and 'parishes'. The term 'settlement' in this context is defined as a village or settlement that has a Limits to Built Development (LBD). In contrast, parishes have their administrative area definition and may contain any number of villages in addition to large areas of countryside containing dispersed dwellings (in some instances, however, the statistical information used to inform the study, i.e. population data, is only available on a wider parish basis).

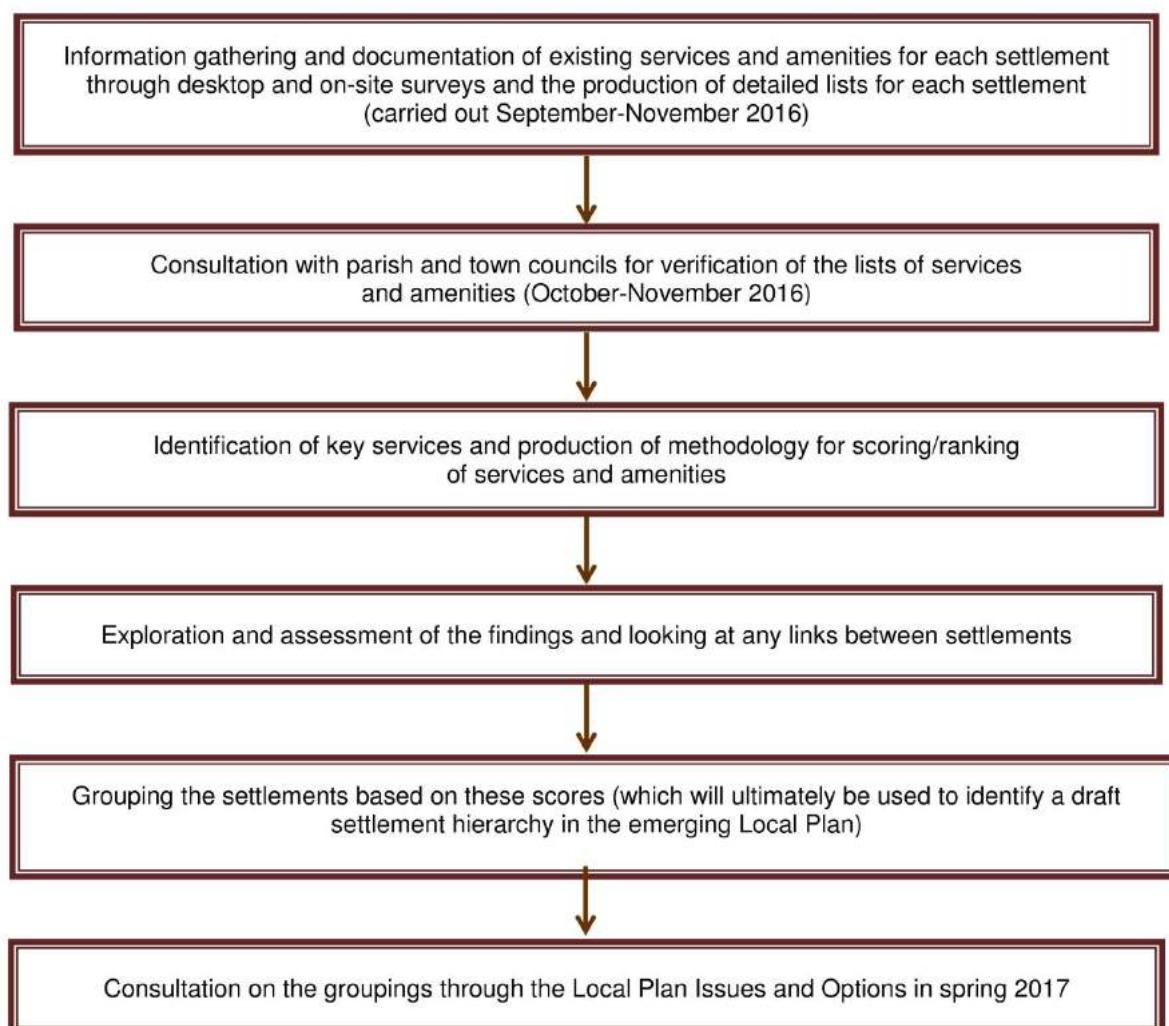
1.7 While the outcomes of the Settlement Role and Function Study are very important, they are only one of a number of factors that will influence the selection of appropriate locations for new development. Traditionally it has been the case that the scale and distribution of housing sites directly follows from the settlement hierarchy. There are, however, many other factors to be taken into account when allocating land in the rural areas and settlements of the borough, such as housing need, employment/economic factors, transport and infrastructure provision, landscape, historic and environmental considerations and flooding issues.

1.8 Finally, it is also important to note that this Study is based on a snapshot in time and current services and facilities available in the surveyed settlements, including the availability of public transport routes, may be subject to change in the future. (The survey data which has informed this report was valid as of February 2017).

Stages of the Study

1.9 The stages of the Settlement Role and Function Study can be summarised as follows:

Figure 1 Production Stages



Section 2: Policy Context

Historic Policy Approach

2.1 The local policy approach to ranking different settlements in a hierarchy and allocating development has varied over time from the Local Plan 1974 through to the Core Strategy 2010. The history can be summarised as follows:

- **1974:** Merger of the municipal borough of Royal Tunbridge Wells (RTW) with Southborough Urban District, Cranbrook Rural District and Tonbridge Rural District
- **1988:** Royal Tunbridge Wells and Southborough Local Plan - RTW and Southborough considered 'as one urban area/nucleus'
- **1990:** Local Plan (Western) - Introduction of Limits to Built Development (LBDs) *"a limit to built development is required around all principal settlements in order to clearly define the limit to growth of the built-up areas and control development in the countryside"*
- **1996:** Kent Structure Plan - included Rural Settlement policies based on a classification/hierarchy of settlements. Urban area clearly stated as RTW and Southborough. Paddock Wood and Cranbrook were defined as small rural towns. Policy RS2 identified villages with scope for minor and/or infill development and redevelopment, as follows:
 - Benenden, Kilndown, Bidborough, Lamberhurst, Brenchley, Langton Green, Five Oak Green, Matfield, Frittenden, Pembury, Goudhurst, Sandhurst, Hawkhurst (including The Moor), Sissinghurst, Horsmonden, Speldhurst and Iden Green

Current Planning Policy

National Planning Policy

2.2 National planning policy is set out within the National Planning Policy Framework (NPPF) (2012) and the accompanying National Planning Practice Guidance (NPPG). The policy framework and guidance covers broad topic areas such as plan preparation, housing, employment, town centres, built heritage, Green Belts and biodiversity and the creation of strong, safe and prosperous communities. Local authorities are required to take national policy/guidance into account by ensuring that their development plans are consistent with the NPPF and NPPG, which are also material considerations in the determination of individual planning applications and appeals.

2.3 Paragraph 28 of the NPPF states that:

"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."

2.4 The accompanying advice in the NPPG advises that:

"all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence."

Local Planning Policy

Development Plan Documents

Core Strategy (adopted June 2010)

2.5 The Tunbridge Wells Borough Core Strategy was adopted by the Council in June 2010. The Core Strategy sets out the spatial vision for the borough, identifying the level of new growth required and the locations where it should take place. Policies contained within the Local Plan 2006 have also been 'saved' where relevant and so still form part of the Development Plan for the purposes of making planning decisions. The Core Strategy confers a hierarchy that determines how development is quantitatively distributed based on a three tier approach. See table below.

Table 1 Settlement Hierarchy in the Core Strategy

Hierarchy	Settlement
Main Urban Area	Royal Tunbridge Wells, Southborough
Small Rural Towns	Cranbrook, Paddock Wood, Hawkhurst (Highgate)
Villages	Benenden, Bidborough, Brenchley, Five Oak Green, Frittenden, Goudhurst, Hawkhurst (The Moor), Horsmonden, Iden Green, Kildown, Lamberhurst, Langton Green, Matfield, Pembury, Sandhurst, Sissinghurst, Speldhurst

2.6 The development strategy for the Villages and Rural Areas is established by Core Policy 14 of the adopted Core Strategy: Development in the Villages and Rural Areas, which seeks to promote a sustainable rural economy while maintaining and enhancing the distinctive character and environment of the villages, as well as that of the surrounding countryside. One of the key issues for the villages highlighted in the Core Strategy is to meet local needs for affordable housing.

Site Allocations Local Plan (adopted July 2016)

2.7 The Tunbridge Wells Borough Site Allocations Local Plan is one of a suite of planning policy documents that together comprise the Development Plan for the borough and which guide future development. The main purpose of the Site Allocations document is to allocate specific land for housing, employment, retail and other land uses to meet the identified needs of the communities within Tunbridge Wells borough to 2026 and beyond. This follows the strategic objectives and sustainable development objectives set out within the adopted Core Strategy (2010). The document also identifies safeguarded land and areas requiring continued protection from development. A majority of the site allocations relate to the main settlements of Royal Tunbridge Wells, Southborough, Paddock Wood, Cranbrook and Hawkhurst.

Neighbourhood Development Plans

2.8 Neighbourhood Development Plans (NDPs) were introduced under the Localism Act 2011 to allow plan and decision making to be carried out at a more local level. NDPs need to conform with national policy, local adopted plans and other legal requirements. They do not replace Core Strategies or Local Plans, but can be used to promote more growth than proposed in adopted Core Strategy/Local Plans (but not less). These plans can be used to develop a shared local vision through identifying the location of any new housing and employment/businesses, protecting important open areas and developing new open spaces and setting design parameters. Several town/parish councils in the borough have commenced work on Neighbourhood Development Plans; Cranbrook & Sissinghurst, Goudhurst, Hawkhurst, Paddock Wood and Sandhurst.

Section 3: Methodology

Survey of Settlements with a Limits to Built Development (LBD)

Wider Settlement Context

3.1 The borough of Tunbridge Wells lies in the south west of Kent, bordering the county of East Sussex. The borough borders the adjoining local authorities of Sevenoaks, Tonbridge & Malling and Maidstone in Kent and Rother and Wealden in East Sussex, as shown on the map below at Figure 2.

Figure 2 Borough Location



Borough Context

3.2 Royal Tunbridge Wells forms the majority of the main urban area and provides a significant proportion of the main social, cultural and economic opportunities in the borough. In addition to being the borough's principal retail centre, the town provides a wide variety of services, including schools, sports and community facilities. It also has a train station.

3.3 Southborough also lies within the main urban area with Royal Tunbridge Wells, but has a separate smaller town centre and local 'Neighbourhood Centre' at High Brooms within its parish. As well as providing its own independent shopping facilities, Southborough also has a number of local and community services such as primary schools and specialist education facilities and a good range of recreational facilities.

3.4 Paddock Wood is a small town that benefits from good transport links, with the presence of a train station with services to London and other main settlements and a wide range of higher order facilities, including a range of retail/commercial services, secondary and primary schools, a sports centre and other recreational facilities.

3.5 Cranbrook is an attractive, vibrant rural town located in the High Weald Area of Outstanding Natural Beauty. It benefits from a range of convenience and comparison shopping facilities, secondary and primary schools, a sports centre and other good recreational facilities, as well as being the home of the Weald Information Centre.

3.6 The large rural settlement of Hawkhurst is also in the High Weald Area of Outstanding Natural Beauty. It benefits from a good range of local facilities, including two supermarkets, a range of convenience and comparison shops, primary school and an independent cinema.

3.7 The borough also has a number of other villages, each with its own character and local service provision, such as a primary school, doctors surgery, shop, public house, church and recreational facilities. In addition to these, there are a number of hamlets and remote clusters of buildings and farmsteads dispersed across the borough, which generally rely on larger nearby settlements for local services and facilities.

Population profile

3.8 The most recent population and household figures for the 20 settlements surveyed, for which data is available, are set out in Table 2 below. Much of the available and reliable population data is based on parish figures, which may comprise of one or more settlements and include some smaller settlements that fall outside the remit of this survey.

3.9 In this Study, it is important to note that settlements are assessed for their sustainability based upon the services and facilities they provide and not on the number of people who live there. For this reason, the consideration of population is for contextual purposes only and will not be used to inform the final groupings/hierarchy of settlements. Population and household figures for Royal Tunbridge Wells and Southborough have also been included for contextual purposes only, as these urban settlements do not form part of the Study.

Table 2 Population and Household Figures

Settlement/Parish	Population (based on 2011 Census)	Households (by Parish based on Electoral Register 2017)
Royal Tunbridge Wells	48324 (7 wards)	22094
Southborough	12459	5037
Paddock Wood	8253	3346
Cranbrook and Sissinghurst	6717	2781
Pembury	6128	2470
Speldhurst and Langton Green (also includes Ashurst and Old Groombridge)	4978	1942
Rusthall	4976	2185
Hawkhurst (Highgate and The Moor)	4911	2139
Goudhurst and Kilndown (with Curtisden Green)	3327	1255
Brenchley and Matfield	2863	1174
Five Oak Green (part of Parish of Capel)	2467	931

Settlement/Parish	Population (based on 2011 Census)	Households (by Parish based on Electoral Register 2017)
Horsmonden	2435	945
Benenden and Iden Green	2374	837
Lamberhurst	1706	682
Sandhurst	1478	595
Bidborough	1163	409
Frittenden	888	352

Settlements surveyed

3.10 Having regard to national policy/guidance and the current settlement hierarchy, 20 villages/settlements with a Limits to Built Development were surveyed for this Study. These are shown on the map in Figure 3 below, while the map at Figure 4 shows the parish boundaries relating to those settlements. These settlements are:

- Benenden
- Brenchley
- Bidborough
- Cranbrook
- Five Oak Green
- Frittenden
- Goudhurst
- Hawkhurst (Highgate and The Moor)
- Horsmonden
- Iden Green
- Kilndown
- Lamberhurst
- Langton Green
- Matfield
- Paddock Wood
- Pembury
- Rusthall
- Sandhurst
- Sissinghurst
- Speldhurst

3.11 Both a desk top and site survey were carried out for each settlement and a full and detailed list of services produced.

Figure 3 Borough Overview

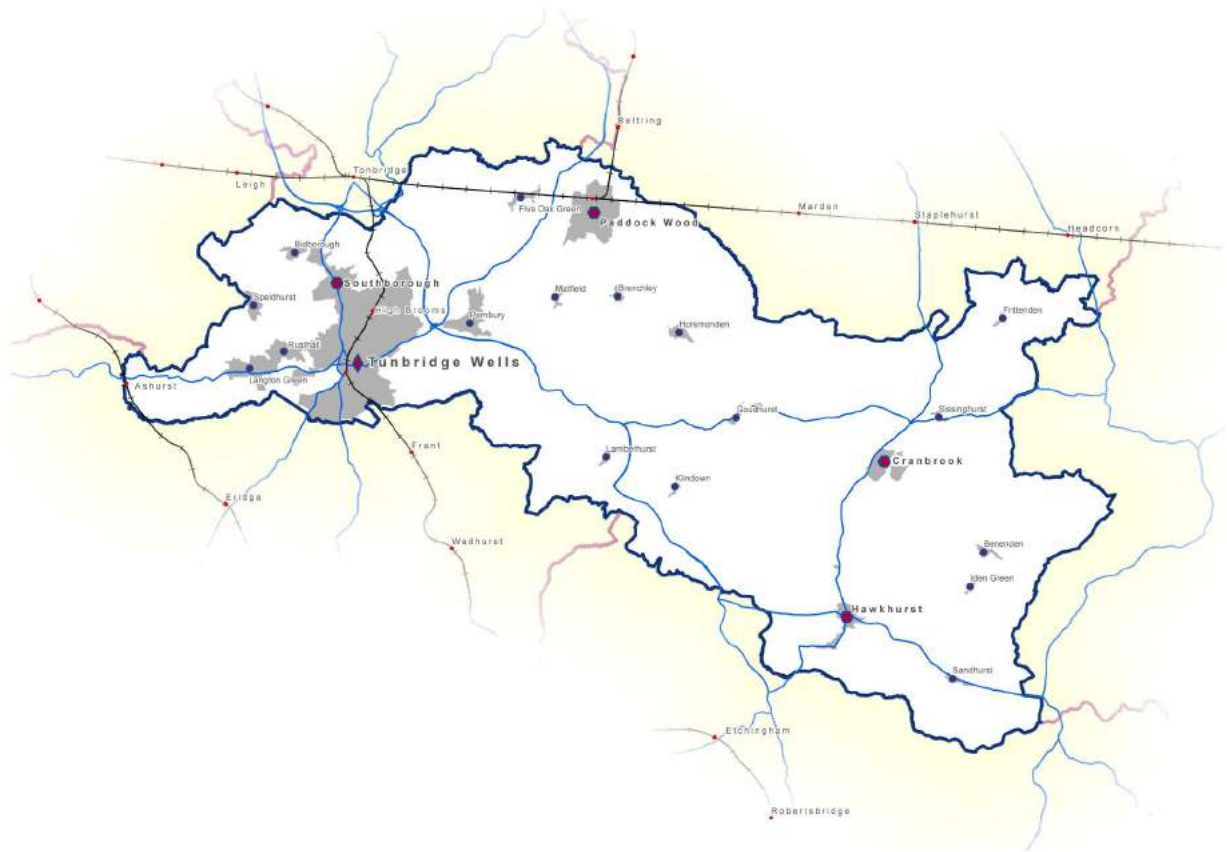
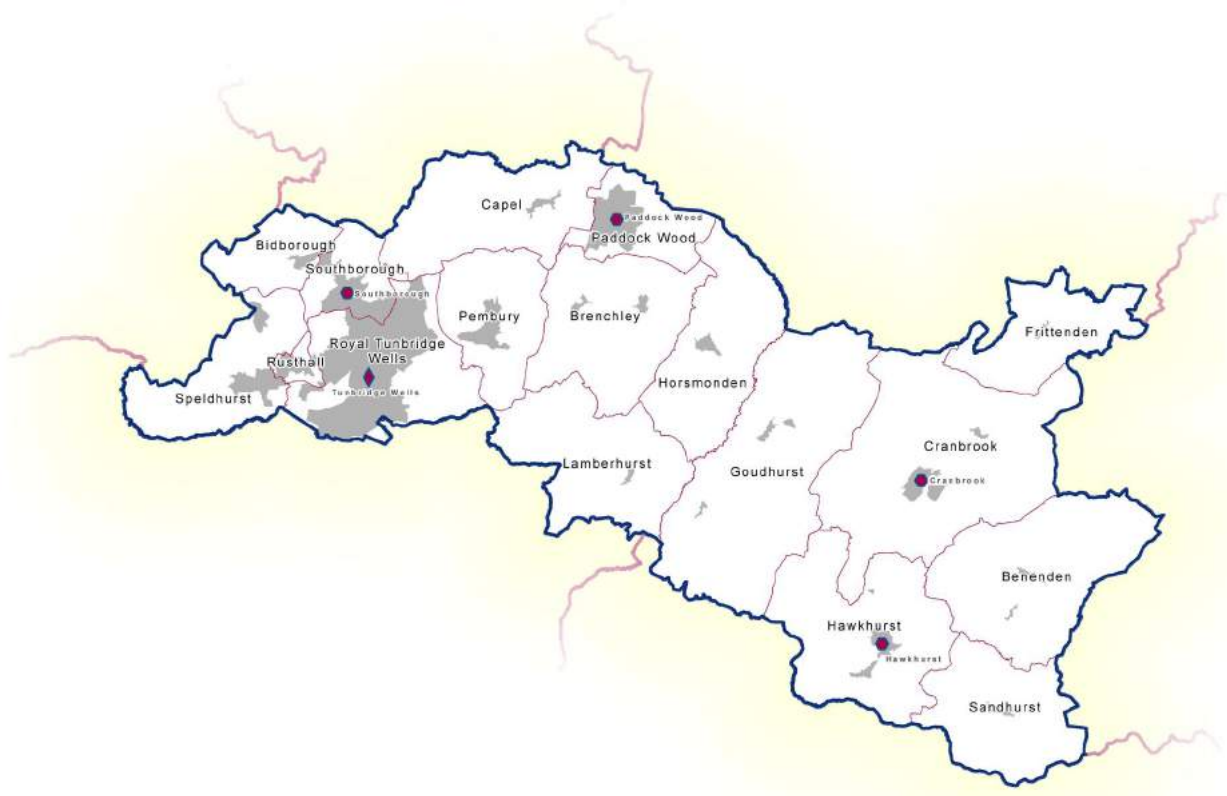


Figure 4 Parish Boundaries



3.12 As referred to in Section 2 (Policy Context), Royal Tunbridge Wells (RTW) and Southborough are defined as the main urban area of the borough. Although, the opportunity has been taken to survey and verify the existing services and facilities in the settlement of Southborough, its status and that of RTW is not being re-visited as part of this Settlement Role and Function Study.

3.13 Since the adoption of the Core Strategy in 2010, the settlement of Rusthall has been given parish status and is therefore included as an additional settlement for survey in the study.

3.14 In the Core Strategy 2010, Hawkhurst (Highgate) and Hawkhurst (The Moor), although located within very close proximity to each other in the same parish, each had a separate LBD. The LBDs for both have since been joined up by the interlinking road (Highgate Hill/Moor Hill) between them in the Site Allocations Local Plan 2016. Separate surveys were undertaken for Hawkhurst (Highgate) and Hawkhurst (The Moor) in the Study. The scores for both, however, have been combined in the results of the Study.

3.15 It is also important to note that this Study does not include any other small service centres within the LBD of Royal Tunbridge Wells and Southborough, known as 'Neighbourhood Centres', such as High Brooms and Showfields. The services and facilities in these local centres are subject to on-going monitoring outside the remit of this study.

Town and Parish Councils Consulted

3.16 In order to verify the information gathered, the following town and parish councils were consulted by electronic survey (between the period of 10 October 2016 and 7 November 2016):

- Benenden Parish Council for Benenden and Iden Green
- Bidborough Parish Council
- Brenchley and Matfield Parish Council
- Cranbrook & Sissinghurst Parish Council
- Capel Parish Council for Five Oak Green
- Frittenden Parish Council
- Goudhurst and Kilndown Parish Council
- Hawkhurst Parish Council (for Highgate and The Moor)
- Horsmonden Parish Council
- Lamberhurst Parish Council
- Langton Green and Speldhurst Parish Council
- Pembury Parish Council
- Paddock Wood Town Council
- Rusthall Parish Council
- Sandhurst Parish Council
- Southborough Town Council

3.17 Verification was received from all but two town and parish councils consulted and the information relating to services and facilities for each settlement was amended and updated to take account of comments received.

3.18 The town and parish councils were also asked whether there were any other small groupings/settlements that they thought should be considered as part of the study; as well as whether they had any concerns or wishes for their settlement/parish. The responses and comments received are included later in this document in the settlement profiles (Appendix 3).

Key Service Identification

3.19 In order to understand the extent to which the settlements in the borough can be considered sustainable, it is considered that a variety of indicators should be identified. These primarily relate to service provision, facilities and accessibility (including access to public transport). A sustainability indicator is essentially a service and/or facility that is valued for its contribution to the day-to-day functioning and needs of residents and businesses for the area, such as a shop, school or a bus service.

3.20 For the purposes of this Settlement Role and Function Study, the advice given in the NPPF was used as a starting point. It should be noted, however, that the NPPF is not explicit in setting out a specific list of services and facilities that define sustainability and the process is therefore somewhat subjective.

3.21 Paragraph 70 of the NPPF states:

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments "*

3.22 Based upon this advice, the key services and facilities that were considered to be essential for a sustainable settlement were firstly identified, followed by those that were considered to be less vital and important, as set out in the lists below.

Key services identified:

- post office
- convenience store
- public house
- doctors surgery
- primary school
- secondary school
- frequent bus service (hourly Monday to Saturday)
- train station
- supermarket

Other important community services:

- place of worship
- village hall
- nursery/pre-school
- library
- recreation space/equipped children's play area
- sports centre
- Sure Start Children's Centre

Other less important services:

- other health related services, e.g. dentist, pharmacy, opticians
- petrol station
- vets
- other food outlets
- other convenience shops
- other comparison/specialist shops

- mobile services, e.g. library, bank, takeaway food
- broadband connectivity
- other local groups/societies

The Scoring System

3.23 Following the identification of key and non-key services, a scoring method was used to evaluate the level of provision. Four variations, including alternative weightings, were used to sensitivity test the scores of services and facilities provided by each settlement. The scores are shown in Table 3 below. The scoring system is devised in order to rank the villages according to the level of services and facilities available, which in turn enables the grouping/hierarchy of settlements. The higher the settlement scores, the more sustainable that settlement is considered to be.

Table 3 The four scoring methods used

Service/Facility	Points given per service/facility			
	1st Method	2nd Method	3rd Method	4th Method (Average)
Primary School	3	3	1	
Nursery/Pre-School	2	2	1	
Secondary School	5	5	1	
Library	2	2	1	
Mobile Library	1	1	1	
Sure Start Children's Centre	2	2	1	
Other local groups/societies	1	1	1	
Post Office	3	5	1	
Part-time Post Office	1	1	1	
Convenience Store	3	3	1	
Supermarket	3	5	1	
Other convenience shops	1	1	1	
Other comparison/specialist shops	1	1	1	
Vets	1	1	1	
Petrol Station	1	1	1	
Mobile services e.g. food	1	1	1	
Village Hall (points given for 1 or more village halls)	2	2	1	
Places of Worship	2	2	1	
Doctors Surgery	3	5	1	
Nearby Hospital	1	1	0	
Other Health services e.g. dentist, pharmacy, optician	1	1	1	

Service/Facility	Points given per service/facility			
	1st Method	2nd Method	3rd Method	4th Method (Average)
Nearby hospital	1	1	0	
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	
Other restaurants/cafes	1	1	1	
Recreation	2 points for children's play area and playing field and 1 point for others up to max of 4 points	2 points for children's play area and playing field and 1 point for others up to max of 4 points	2 points for children's play area and playing field only	
Sports Centre	1	1	1	
Bus Service	3 for hourly service 2 for 2 hourly service 1 for less frequent	3 for hourly service 2 for 2 hourly service 1 for less frequent	1 for any service	
Train Station	3 if has a station 1 for station within 3 miles	5 if has a station 1 for station within 3 miles	1 for any station within 5 miles	
On a designated Cycle Route	1	1	1	
Broadband Connection	1	1	1	

Explanation

3.24 Post offices (whether full time, part time or mobile) provide a valuable and multi-functional community service, often providing financial/banking and communication services facilities. They also provide a service for those who are less mobile and those who would otherwise need to make specific journeys to make use of such facilities. They have therefore been attributed a higher scoring as a key service.

3.25 A convenience store has also been attributed a higher scoring as a key service. A convenience store is taken to be a larger shop that sells a range of everyday essentials, while a convenience shop is taken to be a retail service that also provides for everyday needs but is smaller or more specialised, such as a greengrocer, butcher, bakers and hairdressers. Comparison shops are taken to be those that provide a more specialist and less frequented service, such as clothing, footwear, household goods, furniture, electrical goods and financial and legal services. Petrol stations have been included in the Study as they not only provide fuel and other vehicle related services, but frequently include a convenience shop as an extra facility, or some scale of additional retail sales.

3.26 Where a convenience store is combined with a post office, separate scoring is given to each of these as a key service. A part-time post office is taken to be one that is included in a convenience store but has limited hours (e.g. operates several days a week or is located in a village hall and again operates two-three times a week) and is given lower scoring. One point is given to each additional convenience or comparison shop within the settlement.

3.27 Scoring is attributed differently between primary schools and secondary schools, with secondary scoring slightly higher (as above). This approach has been taken to recognise that, while secondary schools, by their nature, are larger with fewer of them, residents in the vicinity of one have education needs more immediately catered for in terms of travel and access. Pre-schools/nurseries are scored slightly lower than secondary and primary schools but are still recognised as an important community facility. Schools or pre-schools/nurseries that lie outside of, but immediately adjacent to the LBD have been included in the scores. While other nearby schools or pre-schools which are located outside of and further away from the LBD have not been included in the scoring. All schools and pre-schools, whether private or state schools, are included in the Study.

3.28 Higher scoring is attributed to the presence of a doctors surgery, as this provides an accessible community facility, supporting the general health and wellbeing of the local community it serves. One point is given to any additional medical/health related service such as a pharmacy, dentist, opticians and osteopath. One point is also given in the first and second scoring methods where there is a hospital nearby, such as Pembury, Benenden and Hawkhurst.

3.29 As mentioned above, a public house is considered to be a key service within a village as it not only offers food and drink but can also contribute to a sense of community. Points are given to one public house in the village but no scoring is given to additional public houses within or close by, as these are considered to be less essential. The same scoring method has been applied to village halls for the same reason. A sports pavilion used as a village hall is given points.

3.30 Scoring as an important service has been given to Sure Start Children's Centres as these provide free activities for children (0-5 years) and their families, including play groups, interactive music groups, active movement classes and new parent groups, as well as providing adult learning courses and a weekly health clinic.

3.31 Places of worship and the presence of a library are also scored as an important service as they provide accessible community facilities to support both spiritual wellbeing as well as other local community groups/activities and meetings, such as playgroups, reading and learning groups.

3.32 In addition to the provision of retail and community services/facilities, it can be seen from Table 3 above that transport and accessibility to and from settlements has also been included in the Study. As well as looking at access to a train station and bus service, access to services by foot in the form of pavements and thoroughfares within each settlement was also noted during the site visits (for information purposes only). Account is also taken of whether the settlement is located on, or within easy access to, a designated cycle route and a point awarded if this is the case. Different scoring is attributed depending on whether a settlement has a train station, or is within three or five miles of a train station and on the frequency of bus services. A higher score of three points is given for a frequent bus service that operates Monday to Saturday on an hourly basis, two points for a service that also runs Monday to Saturday but on an approximate two-hourly basis and one point for a less frequent service, which may be as little as once a week in some settlements.

3.33 Recreational facilities provide communities with a place to take their dogs for walks, for children to play and to assist in supporting health and wellbeing. As such, recreational facilities are considered to be important to the sustainability of a settlement. For recreational facilities, two points are given for a children's play area and a playing field/sports area. One additional point is given for any additional facilities, e.g tennis club or allotments, up to a maximum of four points. One point is given for a sports centre.

3.34 One point is given to any other (i.e. not a public house) food outlets in the form of cafes and restaurants and takeaways in a settlement. This excludes temporary cafes or coffee mornings that may be held once a week in a sports pavilion or village hall, or seating areas outside convenience stores or supermarkets where takeaway hot drinks can be consumed.

3.35 Mobile services include food takeaway vans that visit weekly, and mobile banking and library services that visit once every week or fortnight. One point is given to each of these where they exist.

3.36 Other local groups/societies include activities that may take place at local village halls, church halls or other local venues on a regular basis such as exercise classes, dance, sporting activities, coffee mornings, arts/crafts, social groups (e.g. WI and horticultural society events); also playgroups and scouting groups. A generic point is given where these clubs and societies exist as, although they make a significant contribution to the enjoyment and community spirit of a settlement, they are considered not to be an essential service/facility. All the settlements surveyed had a variety of local groups and societies.

3.37 It is recognised that Broadband connectivity is important in promoting sustainable development. However, although broadband speeds can vary from settlement to settlement (some being connected to Supafast Broadband and others not), the speed can also very much depend on the individual technical equipment used from property to property, such as the type of router and individuals' purchased packages. It is therefore given lower priority as a service and scoring is based simply upon whether a broadband connection exists or not. All the settlements surveyed were found to have broadband connection availability.

Section 4: Findings and Outcomes

Results

4.1 The four alternative scoring criteria were applied to the list of services and facilities for each settlement, the results of which are set out in the tables attached at Appendix 1. Table 4 below provides a summary table of the results for each settlement and method, and is ranked in order.

Table 4 Summary of Results

Settlement	Score			
	1 st score	2 nd score	3 rd score	4 th score (Average)
Cranbrook	166	178	127	157
Paddock Wood	135	143	103	127
Hawkhurst (Highgate and The Moor)	112	124	79	105
Rusthall	71	77	50	66
Pembury	66	73	43	61
Goudhurst	49	54	33	45
Langton Green	40	42	25	36
Brenchley	38	44	23	35
Five Oak Green	38	42	22	34
Lamberhurst	37	42	21	33
Horsmonden	35	38	22	32
Sandhurst	34	36	19	30
Speldhurst	32	37	18	29
Benenden	32	34	18	28
Sissinghurst	28	30	15	24
Matfield	27	29	17	24
Bidborough	26	28	15	23
Frittenden	22	24	13	20
Kilndown	16	16	11	14
Iden Green	12	12	8	11

Settlement Profiles produced for each settlement

4.2 A settlement profile for each of the surveyed settlements can be found at Appendix 3. These profiles include population data, village/settlement descriptions and characteristics, a list of services, facilities and access to public transport. Some of the settlements with train stations mentioned in the profiles that fall outside of the borough can be seen on the map in Figure 3 above. Although other issues such as environmental constraints, including flood risk and landscape designations, do not form part of the study, they are included in the individual settlement profiles for reference purposes.

The Relationship between Settlements

4.3 In this section the relationship between settlements are considered in two ways: firstly, based on the scores shown ranked in order at Table 4 above and secondly, geographically. The settlement profiles attached at Appendix 3 provide more detail of the retail and community services for each settlement.

Relationship based on scores

Higher scoring settlements

Cranbrook, Paddock Wood and Hawkhurst

4.4 It is not surprising that Cranbrook, Paddock Wood and Hawkhurst (Highgate and The Moor) are the highest scoring settlements, as these are the largest settlements both in terms of population and the number of facilities and services they currently provide.

4.5 In terms of education and children's facilities, Cranbrook has two secondary schools and Paddock Wood one. All three settlements have a primary schools and at least one pre-school/nursery. Cranbrook and Paddock Wood also have a Sure Start Children's Centre (as described in Section 3 above).

4.6 All three of these larger settlements have at least one supermarket, a post office and numerous other convenience and comparison/specialist retail services, and food outlets (restaurants/cafes) and at least two public houses. In terms of community facilities, all three have a library, at least one doctors surgery (four in the case of Cranbrook, two in Hawkhurst) and a nearby hospital in Hawkhurst, as well as other health facilities such as dentists (four in Cranbrook), opticians and osteopaths. All have at least two village halls and at least three places of worship. (Although use of the halls in Paddock Wood, such as Paddock Wood Day Centre and the Wesley Centre is generally restrictive and limited in terms of availability to hire, age group and type of activity/use). Planning permission has also recently been granted for a new community hub (including halls and a library) in Cranbrook.

4.7 These larger settlements all have good recreational facilities in terms of playing/sports fields, equipped children's play areas and sports clubs and facilities. Cranbrook and Paddock Wood both have sports centres (although there is no swimming pool at Paddock Wood) and Hawkhurst has a cinema.

4.8 In terms of public transport, Paddock Wood has a train station with direct services to London and other main settlements, while all three settlements have frequent (Monday-Saturday) 30 minute to hourly bus services to other main settlements. None of these settlements are on a designated cycle route, but all three have pavements and thoroughfares/pedestrian links throughout the main settlement.

Rusthall and Pembury

4.9 Below the top three scoring settlements are the large village settlements of Rusthall and Pembury. In terms of educational and children's facilities, both of these settlements have a primary school and two pre-schools. Rusthall also has a Sure Start Children's Centre.

4.10 In terms of retail facilities, Pembury benefits from a supermarket and petrol station and, while Rusthall has neither, it does have two large convenience stores on its High Street, one including a post office. Pembury has a separate post office and several other convenience and comparison shops. Rusthall has a larger number of shops overall. Both villages have a wide choice of different food outlets.

4.11 Both settlements have a doctors surgery and Pembury also has the nearby hospital. They also have other health facilities such as a dentist and a pharmacy.

4.12 In terms of community facilities, both settlements have a library, at least one village hall, at least two places of worship and at least two public houses. Both have good recreational facilities in terms of playing/sports fields, equipped children's play areas and sports clubs and facilities.

4.13 Both settlements are located within three miles of a train station and have frequent (Monday-Saturday) 18 minute to hourly bus services to other main settlements. Pembury is located on a designated cycle route (Sustrans 18), but Rusthall is not. Both villages also have good pavements and thoroughfares/pedestrian links throughout the main settlement and access to Public Rights of Way and the open countryside.

Medium scoring settlements

Goudhurst, Brenchley, Lamberhurst, Five Oak Green

4.14 Goudhurst has a significantly higher score than the other three settlements. This is mainly because Goudhurst has more shops, as well as two petrol stations and a pharmacy.

4.15 In terms of educational facilities, all four villages have a primary school and at least one pre-school (Brenchley has three pre-schools).

4.16 With regard to community facilities, all have a mobile library bus, with the exception of Goudhurst. Each of the settlements have a village hall and at least one place of worship (Five Oak Green has three). Brenchley currently has no public house, whereas Goudhurst has four and both Lamberhurst and Five Oak Green have one in the LBD. They all also have good recreational facilities in terms of playing/sports fields, equipped children's play areas and sports clubs and facilities.

4.17 With the exception of Five Oak Green, all the other settlements have a doctors surgery. Goudhurst also has a pharmacy and Brenchley a dental surgery.

4.18 In terms of retail facilities, all the settlements have a post office and convenience store and several other shops within the settlement (apart from Lamberhurst, which has one other shop). With regard to other food outlets (not a public house), Goudhurst, Brenchley and Lamberhurst have at least two, whereas Five Oak Green does not have any.

4.19 All four settlements are located within five miles of a train station, Five Oak Green having the nearest station located 2.3 miles away in Paddock Wood. Five Oak Green has a frequent (Monday-Saturday) hourly bus service to other main settlements, Goudhurst and Brenchley a one and a half to two hourly bus service and Lamberhurst a less frequent two hourly Monday-Friday service. Both Goudhurst and Brenchley are on a designated cycle route (Sustrans 18). All the settlements have pavements and pedestrian links throughout the main settlements as well as good access to Public Rights of Way and the open countryside.

Speldhurst, Sandhurst, Benenden, Langton Green, Horsmonden, Sissinghurst

4.20 With regard to educational and children's facilities, all six of these settlements have a primary school and pre-school.

4.21 With the exception of Langton Green, which no longer has a post office, all the settlements have a combined post office and convenience store. The post office in Horsmonden is part-time. All the other settlements, apart from Sissinghurst, have at least one shop in addition to the post office and convenience store. Langton Green has the largest number of shops and, like Sandhurst, also has a petrol station. Apart from Speldhurst, all the other settlements have at least one other food outlet in the settlement.

4.22 In terms of medical facilities, Horsmonden has a doctors surgery and separate pharmacy, while Speldhurst has a doctors surgery with a pharmacy on the premises. None of the other settlements have medical facilities apart from a dental surgery at Langton Green.

4.23 With regard to community facilities, all six settlements have a public house, village hall, at least one place of worship and a mobile library service. They all also have good recreational facilities in terms of playing/sports fields, equipped children's play areas and sports clubs and facilities.

4.24 Langton Green has the nearest train station, located 2.5 miles away in Tunbridge Wells. Speldhurst, Horsmonden and Sissinghurst are all located within five miles of a train station, while Benenden and Sandhurst are located at least eight miles away from a train station. Sissinghurst and Langton Green both have a frequent (Monday-Saturday) hourly bus service to other main settlements; Sandhurst, Benenden and Horsmonden have a Monday-Saturday one and a half to two hourly bus service, while Speldhurst has a Monday-Friday one and a half to two hourly service. Only Benenden is located on a designated cycle route (Sustrans 18). All the settlements have pavements and pedestrian links throughout the main settlements as well as good access to Public Rights of Way and the open countryside.

Lower scoring settlementsFrittenden, Bidborough and Matfield

4.25 Frittenden and Bidborough both have a primary school and pre-school, whereas Matfield does not, but does have more of other services such as several shops and three public houses in the LBD. All three have village halls and places of worship, as well as mobile libraries and all are located within three miles of a train station. Bidborough and Matfield both have Monday-Saturday two hourly bus services, while Frittenden has no bus service. All have recreational space in the form of a playing field and equipped children's play area, apart from Matfield which has no equipped children's play area. Matfield is, however, on a designated cycle route (Sustrans 18). All three settlements have pavements and pedestrian links throughout the main settlements as well as good access to Public Rights of Way and the open countryside.

Kilndown and Iden Green

4.26 Kilndown and Iden Green are the smallest and lowest scoring settlements. Neither settlement has a school but both have a pre-school/nursery and a church. Kilndown has a public house and two village halls, while Iden Green has no public house in the LBD and uses the sports pavilion as a village hall. Both villages have good recreational facilities with a playing field and equipped children's play area. Neither has a shop, with the exception of a Saturday morning shop at the Quarry Centre in Kilndown. Both are located at least eight miles away from the nearest train station and have a very limited bus service. Kilndown is, however, on a designated cycle route (Sustrans 18). Both settlements have some pavements (limited in parts) as well as good access to Public Rights of Way and the open countryside.

Geographical/parish relationships

4.27 In addition to grouping settlements by the scoring that arises from consideration of the level of services and facilities, the Study considers the geographical relationships that exist between different places by reason of proximity and geography. Not all settlements are considered to have such a relationship primarily due to the fact that the nearest neighbouring settlement is some distance away; for example, Frittenden and Sandhurst. Where it is considered that a geographical relationship exists, this is commented upon below.

4.28 Brenchley and Matfield: These settlements are in the same parish and are located within two miles of each other. Brenchley is the larger settlement and has a school and three pre-schools, a doctors and dental surgery. This settlement has no public house. Matfield has no educational or medical services nor a children's play area but does have three public houses within the LBD. Both settlements have several shops, village halls, places of worship, are located within three miles of a train station, have a one and a half to two hourly (Monday-Saturday) bus service and are located on a designated cycle route (Sustrans 18).

4.29 Hawkhurst (Highgate) and Hawkhurst (The Moor): As mentioned above, in the Core Strategy 2010 these settlements, although located within very close proximity to each other in the same parish, each had a separate LBD. The LBDs for both have since been merged in the Site Allocations Local Plan. Therefore their relationship in this section is considered as areas of Hawkhurst rather than separate settlements. The Highgate area is the larger, with a wide range of retail and community facilities, including a primary and pre-school, two supermarkets, post office, more shops (both comparison and convenience), a bank, other health facilities, two places of worship and several village halls, a library and cinema. The Moor area is significantly smaller and has a church, public house, one shop, a part-time post office and uses the sports pavilion as a village hall. Both areas have a doctors surgery and good recreational facilities. They both also have a regular (Monday-Saturday) bus service (Highgate has more frequent services) and are located within five miles of a train station. Neither is located on a designated cycle route.

4.30 Goudhurst and Kildown: These settlements are in the same parish, located 2.3 miles apart. Goudhurst is the larger settlement, with a number of retail and community services, including a post office, convenience store and several other convenience and comparison shops, four public houses and other food outlets, as well as two petrol stations, a pharmacy, primary school, pre-school and doctors surgery. Kildown has a public house and pre-school (located in the village hall) and a Saturday morning shop in the Quarry Centre. Both villages have good recreational facilities, village halls, places of worship and are linked by Sustrans Cycle Route 18. Goudhurst has a two hourly Monday-Saturday bus service to other main settlements, while Kildown has a very limited bus service (one bus per day, several days a week). Goudhurst is located closer to a train station, 4.5 miles away, while Kildown is at least eight miles away from a train station.

4.31 Cranbrook and Sissinghurst: These settlements are located in the same parish, 1.7 miles apart. As a rural town, Cranbrook is a much larger settlement with two secondary schools, primary school, Sure Start Children's Centre and sports centre, library, two supermarkets, four doctors and dental surgeries and numerous convenience and comparison shops and food outlets, banks and other health facilities, five places of worship, and also the Weald Information Centre (including two village halls). Sissinghurst is a smaller village, which has a primary school and pre-school, post office and store, public house, church and village hall. Both settlements benefit from good recreational facilities and an hourly Monday-Saturday bus service to other main settlements. Sissinghurst is located four miles away from the nearest train station; while Cranbrook is almost six miles away from a train station. Neither settlement is located on a designated cycle route.

4.32 Benenden and Iden Green: These settlements are located approximately one mile apart in the same parish. Benenden is larger with more retail and community facilities, including a post office and convenience store, a public house, school and pre-school, two churches and two village halls. Iden Green has no retail facilities. It has a church, which also accommodates a pre-school and a sports

pavilion and which is also used as the village hall. Both settlements have good recreational facilities and are located on Sustrans Cycle Route 18. Benenden benefits from a two hourly Monday-Saturday bus service, while Iden Green has a very limited bus service (one bus per day, several days a week). Both settlements are located at least nine miles away from the nearest train station.

4.33 Langton Green and Speldhurst: These settlements are located within the same parish, two miles apart. Langton Green has more shops (convenience and comparison) and food outlets and a petrol station, but no longer has a post office. Speldhurst has a combined post office and convenience store and one other comparison shop. Speldhurst has a doctors surgery, while Langton Green does not, but does have a dental surgery. Both settlements have a primary school and pre-school, at least one place of worship, village hall, mobile library service, public house and good recreational facilities. They are both located within five miles of a train station. Langton Green has a more frequent hourly (Monday-Saturday) bus service to other main settlements, while the bus service in Speldhurst is less frequent (one and a half to two hourly, Monday-Friday). Neither settlement is located on a designated cycle route.

4.34 Paddock Wood and Five Oak Green: These settlements are not located within the same parish but are located approximately two miles apart and linked by the B0217. As a rural town, Paddock Wood is a considerably larger settlement with a train station, secondary school, primary school, Sure Start Children's Centre, sports centre, library, a supermarket, other large convenience stores and numerous other convenience and comparison shops, a doctors surgery and other health facilities, two public houses and numerous other food outlets and five places of worship. While Five Oak Green has fewer shops and facilities, it does have a primary school and pre-school, a combined post office and store and several other shops, several places of worship, a village hall and public house. Both settlements have a frequent (Monday-Saturday) hourly bus service and good recreational facilities. Five Oak Green benefits from its close proximity (approximately two miles) to Paddock Wood train station. Neither settlement is located on a designated cycle route.

Dispersed settlements

4.35 The character of the borough is one of a dispersed settlement pattern. Often there are concentrations of properties and farmsteads that lie outside the confines of a principal settlement. It is not possible to categorise such settlements, as they vary considerably in terms of the number and densities of properties. It is, however, recognised that they exist and can have a relationship with a larger/more principal settlement and the services/facilities of one may be used by the residents of another. Following the consultations with town and parish councils, the following list of settlements was asked to be considered as part of the study (shown on the maps attached at Appendix 2):

- Benenden with East End (Map 1)
- Brenchley with Castle Hill, Pixot Hill and Market Heath (Map 2)
- Goudhurst with Curtisden Green (Map 3)
- Hawkhurst (Highgate and The Moor) with Gills Green, Sawyers Green and Four Throws (Map 4)
- Horsmonden with Bramble Place (Map 5)
- Lamberhurst with Hook Green (Map 6)
- Matfield with Petteridge (Map 7)
- Paddock Wood with East Peckham, Laddingford, Yalding, Collier Street, Petteridge and Castle Hill (East Peckham, Laddingford and Yalding all lie outside the borough boundary) (Map 8)
- Speldhurst and Langton Green with Ashurst and Old Groombridge (Map 9)

4.36 Although the above have been identified and acknowledged as part of the Study, they are not considered to be large enough to be classed as settlements in their own right for inclusion in any future grouping and/or settlement hierarchy.

4.37 It should also be noted that some settlements outside the borough in adjoining authorities may provide services to settlements inside Tunbridge Wells borough, particularly those close to borough boundaries and vice versa, such as those mentioned by Paddock Wood Town Council above. This could also have an impact on the sustainability of a settlement.

Section 5: Conclusions and Recommendations

5.1 Rather than simply categorising the settlements in order of size, the settlements can be identified by grouping them in terms of their characteristics, focusing on the range of services and facilities they currently provide. The findings of this Study show that the larger settlements tend to score more highly across the range of sustainability indicators identified in terms of the level of provision of services and facilities. Based on the scores and evidence collected in this Study, possible groupings of settlements in terms of the existing services and facilities that they provide have been identified as: larger sized - higher scoring settlements; slightly smaller - medium scoring settlements and smaller lower-scoring settlements. These groupings give a theoretical indication of the level of sustainability and appropriateness of these settlements to accommodate further growth.

5.2 It should be noted, however, that, the results of the Settlement Role and Function Study are only one of a number of factors to be taken into consideration in the selection of appropriate locations for new development. Transport, employment/economic, environmental, landscape, heritage and flooding considerations also need to be assessed.

5.3 Table 5 below sets out the suggested settlement groupings based on the scores and evidence gathered in this Study. For the purposes of this work, Royal Tunbridge Wells and Southborough are classified as the Main Urban Area, following the approach taken in previous Local Plans.

Table 5 Suggested Settlement Groupings

Grouping	Settlement
Main Urban Area	Royal Tunbridge Wells and Southborough
Group A	Cranbrook, Paddock Wood, Hawkhurst (Highgate and The Moor), Rusthall, Pembury
Group B	Goudhurst, Brenchley, Lamberhurst, Five Oak Green
Group C	Speldhurst, Sandhurst, Benenden, Langton Green, Horsmonden, Sissinghurst
Group D	Frittenden, Bidborough, Matfield
Group E	Iden Green, Kilndown

5.4 Further detailed work is still required to confirm the groupings or 'hierarchy' of settlements and whether they will result in any adjustment to settlement boundaries, and this will be undertaken as the new Local Plan is progressed. At this initial stage, the suggested settlement groupings will be subject to the Local Plan Issues and Options consultation in spring 2017.

Section 6: Monitoring and Review

Monitoring

6.1 This Study will need to be reviewed and updated in the light of changing service and facility provision and changes in the evidence base. As time goes by, some settlements may become more or less sustainable as more facilities and services become available to settlements or conversely are lost or reduced.

Appendix 1: Results Tables

Figure 5 Settlement results using 1st scoring method

Table Using 1st Scoring Method	Cranbrook	Paddock Wood	Hawkhurst (Higghgate)	Rusthall	Pembury	Goudhurst	Brenchley	Five Oak Green	Lamberhurst	Langton Green	Horsmonden	Speldhurst	Benenden	Sandhurst	Sissinghurst	Mattfield	Bidborough	Hawkhurst (The Moor)	Frittenden	Kilndown	Ilden Green
Primary School	3	3	6	3	3	3	3	3	3	6	3	3	3	3	3	0	3	0	3	0	0
Secondary School	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nursery/Pre-School	2	4	4	4	4	2	6	2	2	4	2	2	2	2	2	0	2	0	2	2	2
Sure Start	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other local groups/societies	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0
Library	2	2	2	2	2	0	1	1	1	1	1	1	1	1	1	1	1	0	1	0	0
Post Office	3	3	3	3	3	3	3	3	3	0	1	3	3	3	3	1	0	1	1	0	0
Convenience Store	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	0	3	1	0
Supermarket	3	3	6	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Convenience Shops	16	12	5	7	5	3	1	1	1	3	1	0	1	0	0	2	0	0	0	0	0
Comparison/Specialist Shops	61	45	25	14	7	6	2	5	0	2	1	1	0	2	0	1	0	2	0	0	0
Vets	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Petrol Station	0	1	1	0	1	2	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0
Mobile Services	0	0	0	0	1	2	0	0	2	1	2	1	1	1	0	1	0	0	0	0	0
Village Hall	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Places of Worship	10	10	4	4	6	4	2	6	4	2	4	4	4	4	2	4	2	2	2	2	2
Doctor's Surgery	12	3	3	3	3	3	3	0	3	0	3	3	0	0	0	0	0	3	0	0	0
Nearby Hospital	0	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Other Health	10	7	5	4	3	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Public House	3	3	3	3	3	3	0	3	3	3	3	3	3	3	3	3	3	3	3	3	0
Other Food	13	13	9	6	6	3	2	0	2	2	1	0	1	1	1	0	1	0	0	0	0
Recreation	4	4	4	4	4	4	3	3	4	3	3	2	2	3	3	2	3	3	2	2	3
Sports Centre	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bus	3	3	3	3	3	2	2	3	2	3	2	2	2	3	3	3	2	2	0	1	1
Train Station	0	3	0	1	0	0	1	1	0	1	0	0	0	0	0	1	1	0	1	0	0
Cycle	0	0	0	0	1	1	1	0	0	0	0	0	1	0	0	1	0	0	0	1	1
Broadband	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	166	135	92	71	66	49	38	38	37	40	35	32	32	34	28	27	26	20	22	16	12

Figure 6 Settlement results using 2nd scoring method

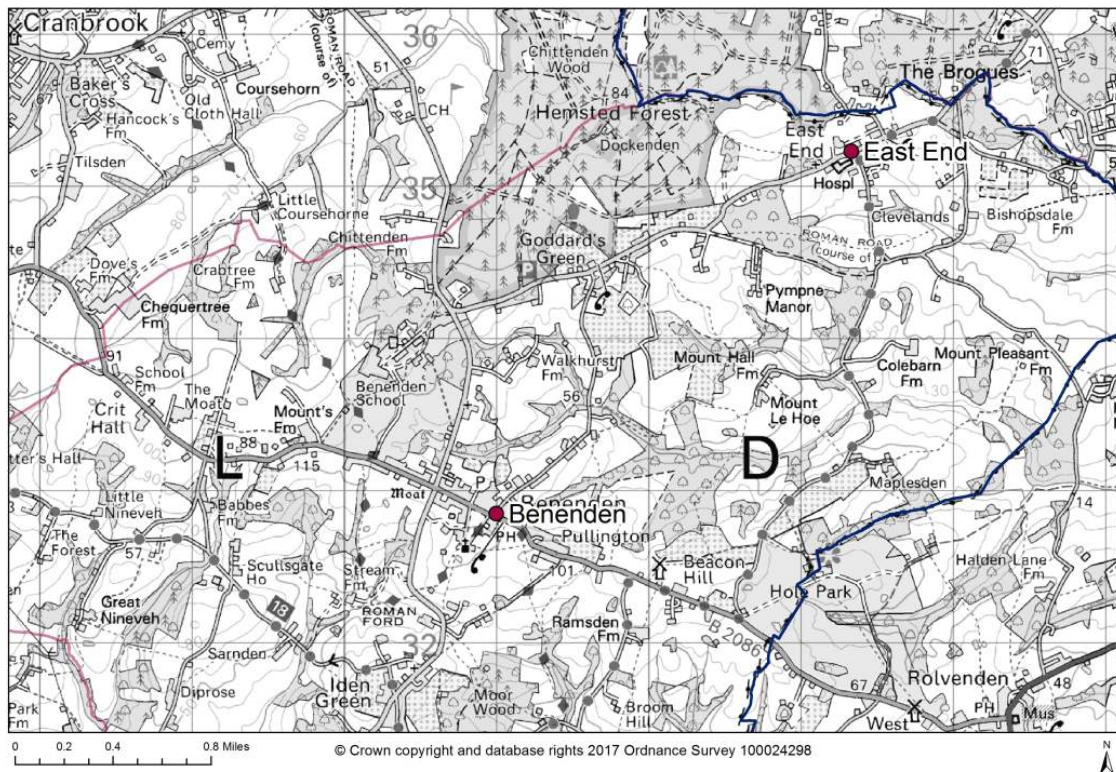
Table Using 2nd Scoring Method	Cranbrook	Paddock Wood	Hawkhurst (Higghgate)	Rusthall	Pembury	Goudhurst	Brenchley	Five Oak Green	Lamberhurst	Langton Green	Horsmonden	Speldhurst	Benenden	Sandhurst	Sissinghurst	Mattfield	Bidborough	Hawkhurst (The Moor)	Frittenden	Kilndown	Ilden Green
Primary School	3	3	6	3	3	3	3	3	3	6	3	3	3	3	3	0	3	0	3	0	0
Secondary School	10	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nursery/Pre-School	2	4	4	4	4	2	6	2	2	4	2	2	2	2	2	0	2	0	2	2	2
Sure Start	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other local groups/societies	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0
Library	2	2	2	2	2	0	1	1	1	1	1	1	1	1	1	1	1	0	1	0	0
Post Office	5	5	5	5	5	5	5	5	5	0	1	5	5	5	5	1	0	1	1	0	0
Convenience Store	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	0	3	1	0
Supermarket	5	5	10	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Convenience Shops	16	12	5	7	5	3	1	1	1	3	1	0	1	0	0	2	0	0	0	0	0
Comparison/Specialist Shops	61	45	25	14	7	6	2	5	0	2	1	1	0	2	0	1	0	2	0	0	0
Vets	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Petrol Station	0	1	1	0	1	2	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0
Mobile Services	0	0	0	0	1	2	0	0	2	1	2	1	1	1	0	1	0	0	0	0	0
Village Hall	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Places of Worship	10	10	4	4	6	4	2	6	4	2	4	4	4	4	2	4	2	2	2	2	2
Doctor's Surgery	20	5	5	5	5	5	5	0	5	0	5	5	0	0	0	0	0	5	0	0	0
Nearby Hospital	0	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Other Health	10	7	5	4	3	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Public House	3	3	3	3	3	3	0	3	3	3	3	3	3	3	3	3	3	3	3	3	0
Other Food	13	13	9	6	6	3	2	0	2	2	1	0	1	1	1	0	1	0	0	0	0
Recreation	4	4	4	4	4	4	3	3	4	3	3	2	2	3	3	2	3	3	2	2	3
Sports Centre	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bus	3	3	3	3	3	2	2	3	2	3	2	2	2	3	3	3	2	2	0	1	1
Train Station	0	5	1	3	1	1	3	3	1	3	1	1	0	0	0	3	3	1	3	0	0
Cycle	0	0	0	0	1	1	1	0	0	0	0	0	1	0	0	1	0	0	0	1	1
Broadband	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	178	143	101	77	73	54	44	42	42	42	38	37	34	36	30	29	28	23	24	16	12

Figure 7 Settlement results using 3rd scoring method

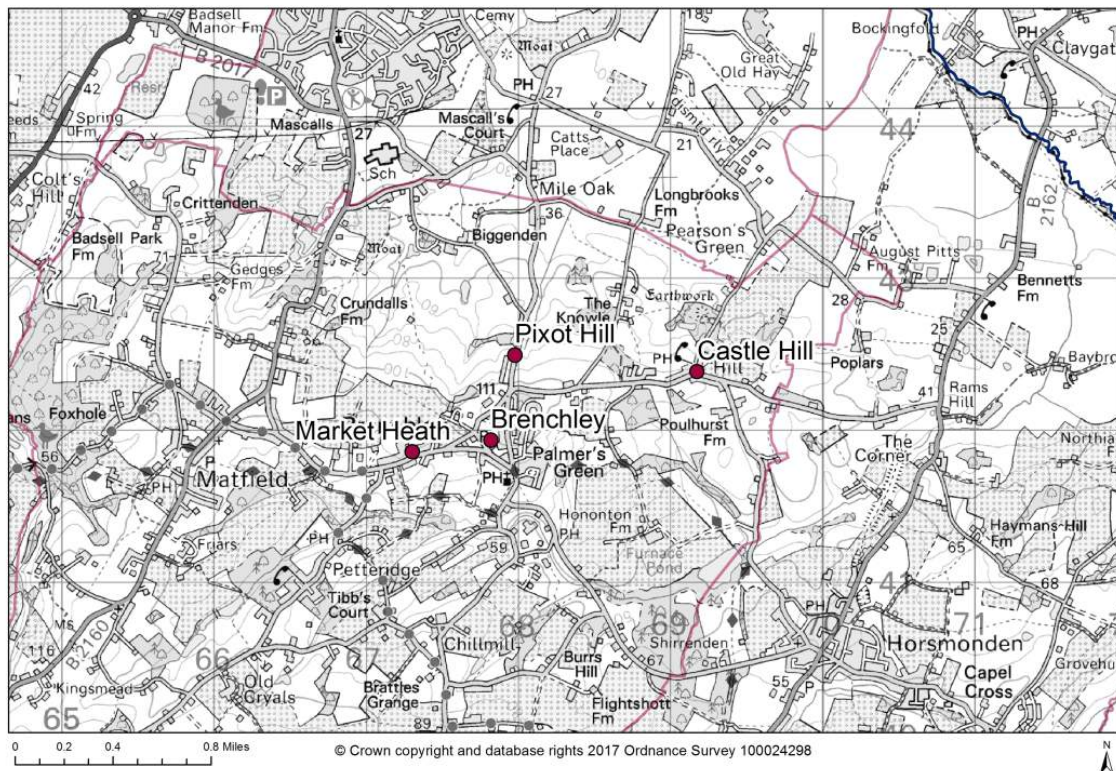
Table Using 3rd Scoring Method	Cranbrook	Paddock Wood	Hawkhurst (Higigate)	Rusthall	Pembury	Goudhurst	Branchley	Five Oak Green	Lamberhurst	Langton Green	Horsmonden	Speldhurst	Benenden	Sandhurst	Sissinghurst	Matfield	Bidborough	Hawkhurst (The Moor)	Frittenden	Kilndown	Iden Green
Primary School	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	0	1	0	1	0	0
Secondary School	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nursery/Pre-School	1	2	2	2	2	1	3	1	1	2	1	1	1	1	1	0	1	0	1	1	1
Sure Start	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other local groups/societies	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0
Library	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	0	1	0	0
Post Office	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	0	1	1	0	0
Convenience Store	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	0
Supermarket	1	1	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Convenience Shops	16	12	5	7	5	3	1	1	1	3	1	0	1	0	0	2	0	0	0	0	0
Comparison/Specialist Shops	61	45	25	14	7	6	2	5	0	2	1	1	0	2	0	1	0	2	0	0	0
Vets	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Petrol Station	0	1	1	0	1	2	0	0	0	1	0	0	0	1	0	0	1	0	0	0	0
Mobile Services	0	0	0	0	1	2	0	0	2	1	2	1	1	1	0	1	0	0	0	0	0
Village Hall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Places of Worship	5	5	2	2	3	2	1	3	2	1	2	2	2	2	1	2	1	1	1	1	1
Doctor's Surgery	4	1	1	1	1	1	1	0	1	0	1	1	0	0	0	0	0	1	0	0	0
Nearby Hospital	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Health	10	7	5	4	3	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Public House	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	0
Other Food	13	13	9	6	6	3	2	0	2	2	1	0	1	1	1	0	1	0	0	0	0
Recreation	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2
Sports Centre	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bus	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1
Train Station	0	1	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	0	0
Cycle	0	0	0	0	1	1	1	0	0	0	0	0	1	0	0	1	0	0	0	1	1
Broadband	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	127	103	66	50	43	33	23	22	21	25	22	18	18	19	15	17	15	13	13	11	8

Appendix 2: Maps

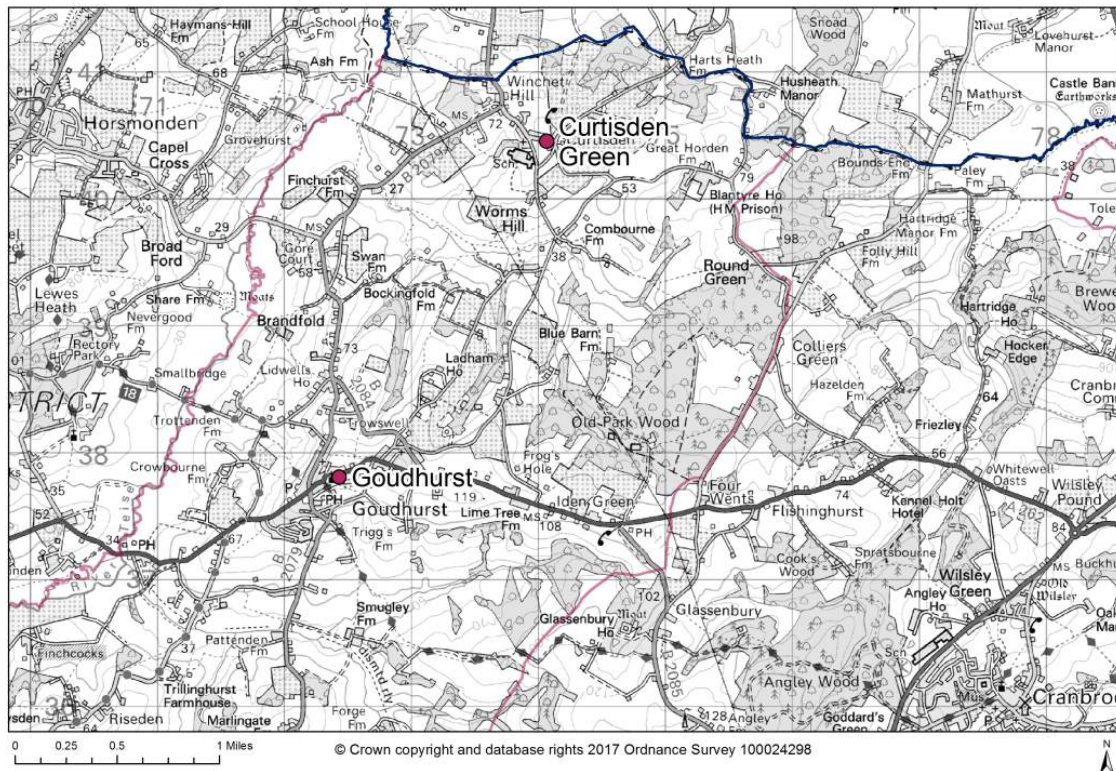
Map 1 Benenden with East End



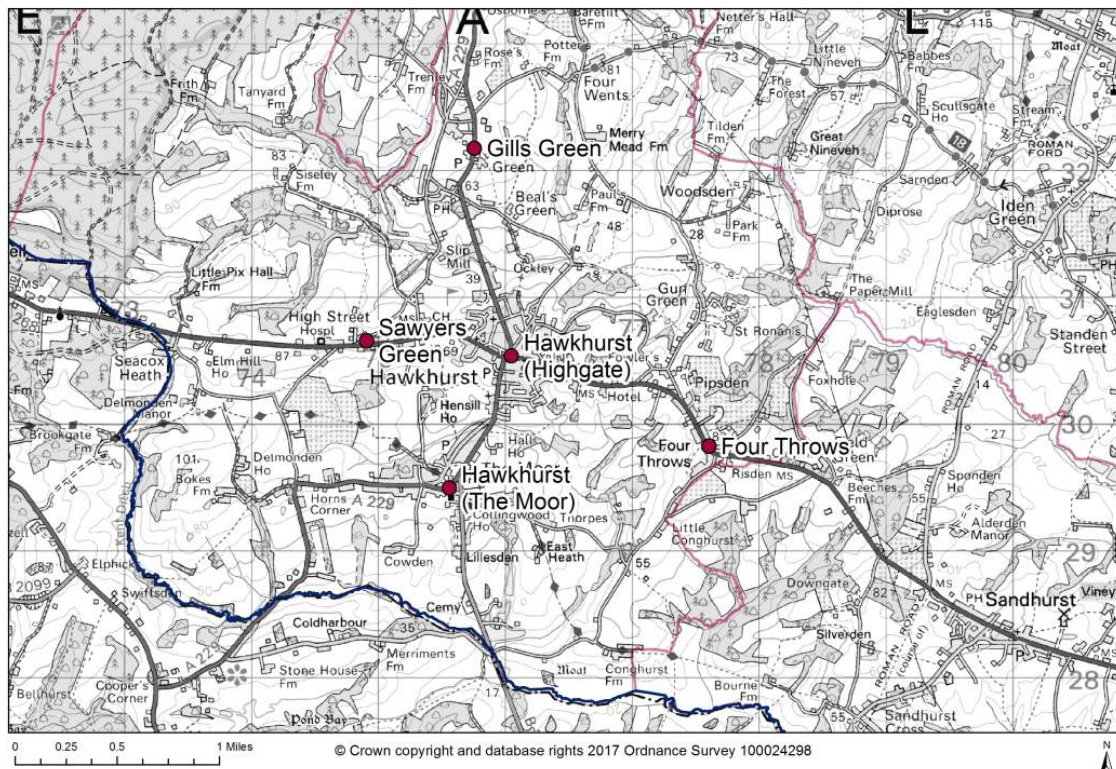
Map 2 Brenchley with Castle Hill, Market Heath and Pixot Hill



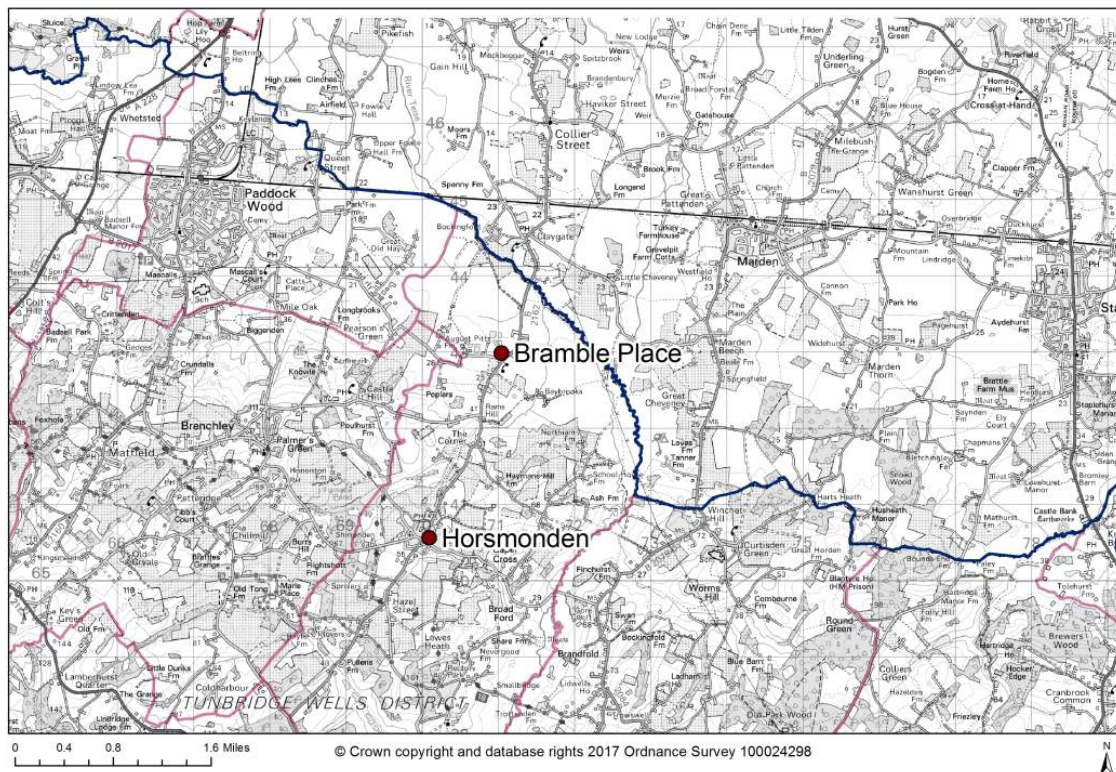
Map 3 Goudhurst with Curtisden Green



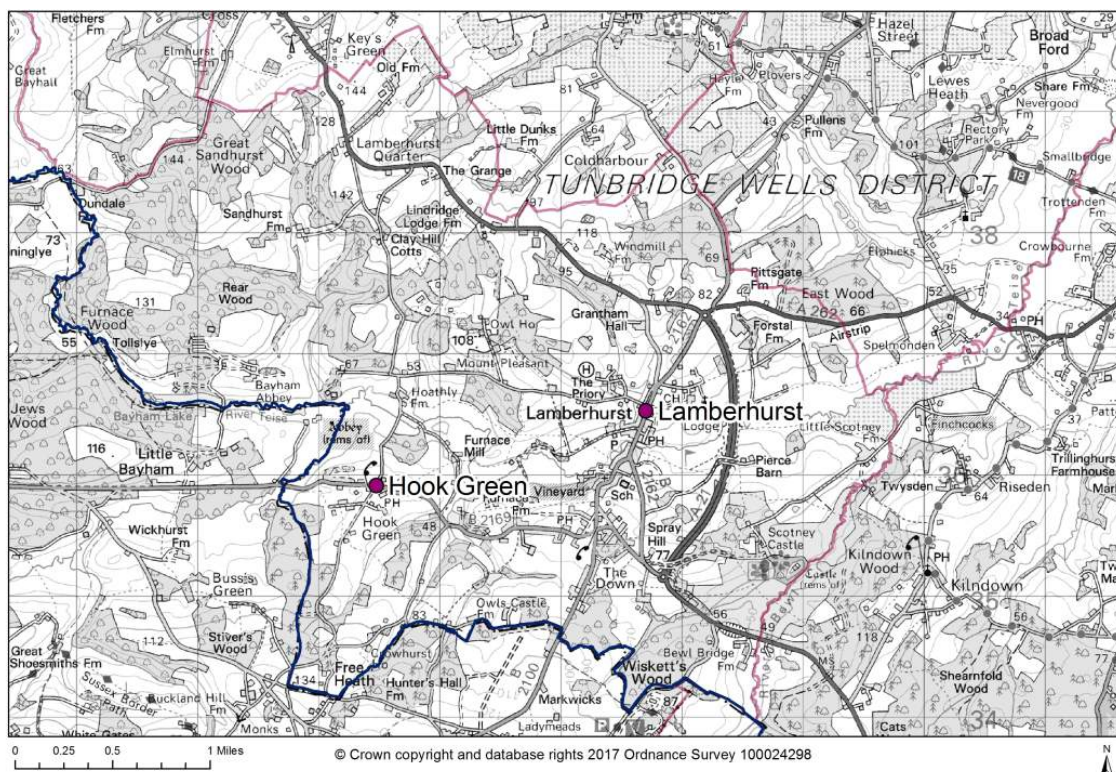
Map 4 Hawkhurst (Highgate and The Moor) with Sawyers Green, Gills Green and Four Throws



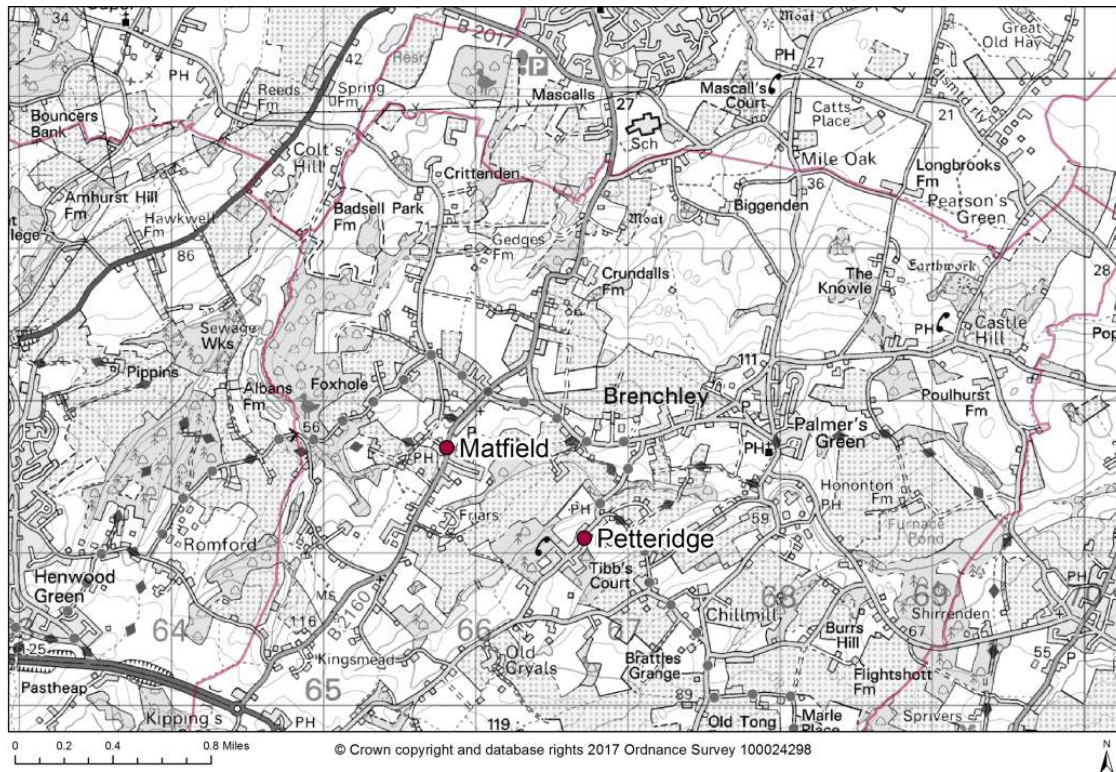
Map 5 Horsmonden with Bramble Place



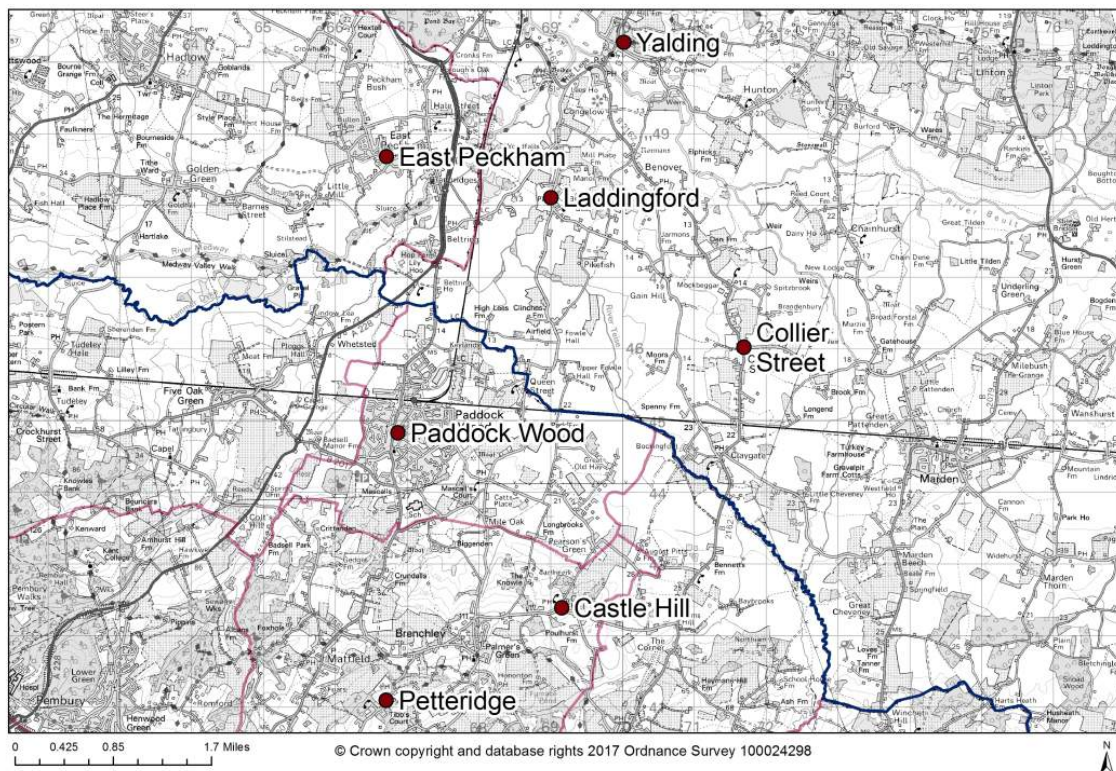
Map 6 Lamberhurst with Hook Green



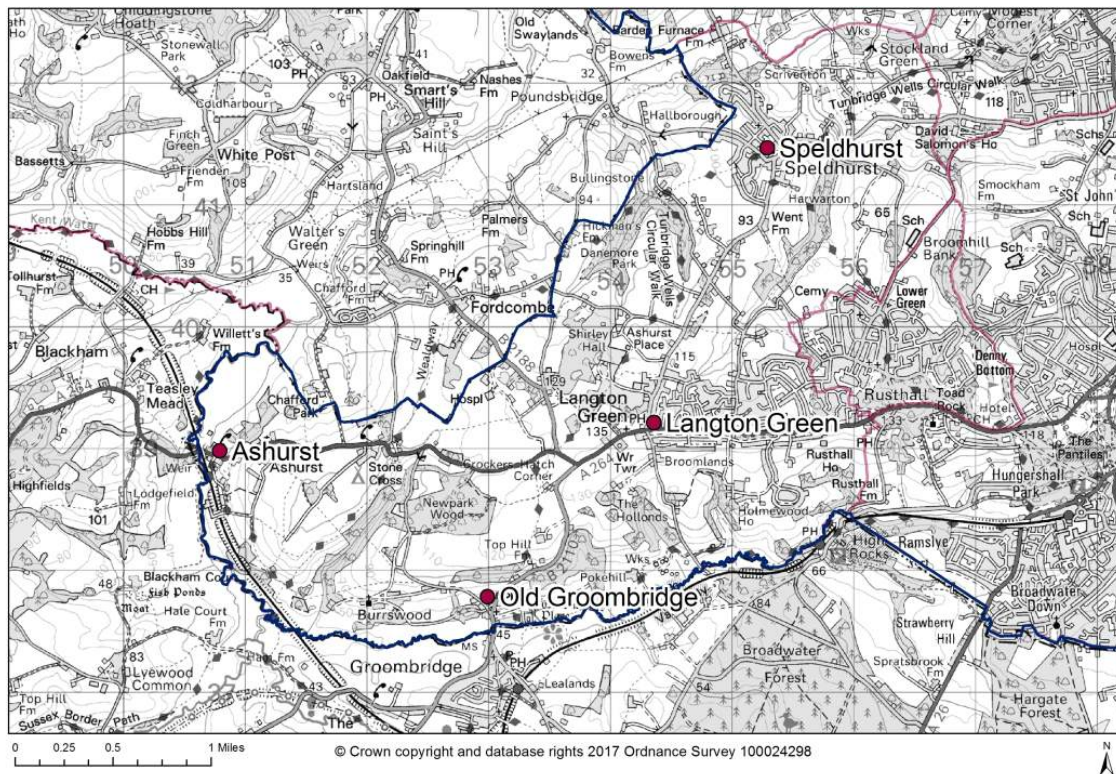
Map 7 Matfield with Petteridge




Map 8 Paddock Wood with Castle Hill, Collier Street, East Peckham, Laddingford, Petteridge and Yalding




Map 9 Speldhurst and Langton Green with Ashurst and Old Groombridge




Appendix 3: Settlement Profiles

Settlement	Benenden
<p>Population: 2,374 (with Iden Green, 2011 Census)</p> <p>Parish Plan: Parish Plan in preparation</p>	
<p>Description:</p> <p>The village of Benenden is located in the High Weald Area of Outstanding Natural Beauty, approximately one mile north of the smaller village of Iden Green and approximately five miles east of the nearby larger settlements of Tenterden and Rolvenden. The B2086 (to Cranbrook and Tenterden) runs east-west through the village, intersected by New Pond Road at the western end of the village, which leads to the villages of Sissinghurst to the north and Sandhurst to the south. The nearest train stations at Etchingham and Staplehurst are approximately nine miles away.</p> <p>Much of Benenden village centre lies within the Conservation Area, including the village green where St. George's Church is located at its southern end, the old primary school building and Memorial Hall along its western edge and The Bull public house on its north eastern corner.</p> <p>Benenden has several retail and community facilities, including a community convenience store with a post office and cafe, a public house, a primary school, a pre-school, two village halls, two churches and a well used recreation ground with a children's play area. Benenden Hospital is located approximately three miles north east of Benenden in the settlement of East End.</p>	
<p>Facilities/amenities</p>	
<p>Retail services</p>	<p>Benenden Community Shop (includes a post office), The Street P Ward and Sons Butchers, The Street The Bull public house, The Street Café in Benenden Community Shop above Mobile Pizza Van (weekly visit)</p>
<p>Community facilities</p>	<p>Primary school Pre-school Two churches Two village halls Mobile library Recreation ground and equipped children's play area Several local groups and societies</p>

Transport	Two-hourly bus services (Monday-Saturday) to Tunbridge Wells, Tenterden and Rye Nearest train stations, Etchingham and Staplehurst, approximately nine miles away Located on cycle route (Sustrans 18)
Environment	
AONB/SSSI	Washed over with AONB
Designated areas	Conservation Area Ancient Woodland scattered across the parish
Flooding	Some Flood Zone 3 following the course of the River Rother
Key community concerns/wishes	
None identified	


Settlement	Bidborough
<p>Population: 1,163 (2011 Census)</p> <p>Parish Plan: None</p>	
<p>Description:</p> <p>The village of Bidborough is located to the north west of the larger settlement of Southborough (approximately 1.5 miles away) and south of the nearby town of Tonbridge (approximately 2.5 miles away). The High Street at the western end of the settlement of Bidborough lies within the Conservation Area, and includes the Kentish Hare public house at its northern end and the residential property, The Grange at its southern end. St Lawrence Church and the old primary school buildings at the southern end of the High Street do not fall within the Conservation Area. The built settlement of Bidborough merges with that of Southborough and is enveloped by the surrounding Area of Outstanding Natural Beauty.</p> <p>Bidborough no longer has a post office, but it does have a convenience store, public house (above) and petrol station, as well as other community facilities such as a primary school, recreation ground, village hall (which also accommodates the pre-school) and church (above). Bidborough lies within easy access of the A26 and A21 to the east and also to Tonbridge train station, which is approximately two miles away to the north.</p>	
Facilities/amenities	
Retail services	<p>Bidborough Convenience Store</p> <p>Bidborough Service Station</p> <p>The Kentish Hare public house</p> <p>(Cameo Teas Thursday afternoons in the village hall)</p>

Community facilities	Primary school Nursery school Village hall Church Mobile library Several community groups/societies Arthur Nicholson Recreation Ground – tennis club, bowling club, cricket green and pavilion, outdoor table tennis, children's play equipment for both younger children and five-a-side football pitch and climbing/play equipment for older children in the adjacent field Brookhurst Field, bottom of Spring Lane Birch Wood, accessed from St Lawrence Avenue Badminton club in the village hall Allotments
Transport	Two-hourly bus service Monday-Friday to Tunbridge Wells and Lingfield Nearest train stations are Tonbridge 2.4 miles away, Leigh 2.5 miles away and High Brooms 2.9 miles away Not on a designated cycle route
Environment	
AONB/SSSI	AONB covers most of the parish; excludes built up area and very north of the parish
Designated areas	Conservation Area; Ancient Woodland scattered across the parish
Flooding	Flood Zone 2 and Flood Zone 3 associated with the River Medway, at peripheries of parish
Key community concerns/wishes	
Better transport Housing for young families and retired parishioners Surgery availability	

Settlement	Brenchley
<p>Population: 2,863 (Brenchley and Matfield, 2011 Census)</p> <p>Parish Plan: Brenchley & Matfield Parish Plan in preparation</p>	
<p>Description:</p> <p>Located in the Weald of Kent and High Weald Area of Outstanding Natural Beauty, Brenchley lies two miles east of nearby Matfield and just under two miles north west of Horsmonden. Brenchley is served by local roads, which lie between the B2160 (Paddock Wood-A21 Kippings Cross) to the west and the B2162 (to Yalding and Lamberhurst) to the east. There are a number of attractive old timber buildings situated along the village High Street and the Grade I Listed All Saints Church, which are sited in the Brenchley Conservation Area, at the eastern end of the village. The larger settlement of Paddock Wood (and nearest train station) is located approximately three miles to the north west. Brenchley has a post office and convenience store and several other shops, and other community facilities such as a large village hall/community buildings (with a pre-school, cafe and shops), the above church, doctors surgery and well used recreational facilities.</p> <p>The primary school and pre-schools also serve nearby Matfield.</p>	

Facilities/amenities	
Retail services	<p>Post office and store</p> <p>Terry's Butchers</p> <p>The Loft Room (Memorial Hall) – vintage/gift shop</p> <p>Brenchley Garage/Motors</p> <p>Little Bull cafe bar (adjoins the former Bull public house, now used for holiday accommodation only)</p> <p>Grays Tearoom (adjacent to the Memorial Hall)</p>

Community facilities	<p>Brenchley and Matfield CoE Primary School</p> <p>Three pre-schools</p> <p>Village hall</p> <p>Church</p> <p>Doctors surgery</p> <p>Dental surgery</p> <p>Mobile library</p> <p>Large sports and cricket field to the rear of the Memorial Hall with bowls club, tennis club, cricket, squash, football</p> <p>Children's playing field (opposite school) with children's play equipment</p> <p>Scout headquarter building adjacent to the children's playing field</p> <p>Several local groups/societies</p> <p>Memorial garden (near the post office) on High Street</p>
Transport	<p>Daily bus service Monday-Friday (approximately every one and a half hours) and Saturday (every two hours) to Tunbridge Wells and Tenterden</p> <p>Two buses twice a week to Paddock Wood</p> <p>One bus once a week to Maidstone and Kilndown</p> <p>Nearest train station, Paddock Wood, is approximately three miles away</p> <p>On cycle route (Sustrans 18)</p>
Environment	
AONB/SSSI	AONB present; does not cover north of the parish
Designated areas	Conservation Area; Ancient Woodland scattered across the parish
Flooding	Flood Zone 2 and Flood Zone 3 following tributary of the River Teise, to the south of the built up area of Brenchley
Key community concerns/wishes	
Under review as part of Parish Plan	


Settlement	Cranbrook
<p>Population: 6,717 (with Sissinghurst, 2011 Census)</p> <p>Parish Plan: Cranbrook & Sissinghurst. Plan in preparation - Neighbourhood Area designated</p>	
<p>Description:</p> <p>Cranbrook is a small rural town located in the High Weald Area of Outstanding Natural Beauty in the eastern part of the borough of Tunbridge Wells. It is located 1.7 miles south west of the smaller settlement of Sissinghurst and just over four miles north of the settlement of Hawkhurst. The A229, which runs north to Staplehurst and south to Hawkhurst, bypasses Cranbrook to the west. The nearest train stations are located outside of the borough boundary at Staplehurst (5.8 miles north) and Headcorn (8.5 miles north west).</p> <p>The Conservation Area runs east-west through the centre of Cranbrook along High Street and Stone Street, forking out at its eastern end up Waterloo Road and The Hill, which includes the listed Cranbrook Windmill. The Conservation Area also includes the Grade I listed St Dunstan's Church, Cranbrook School and a number of low rise older buildings, typically of red brick, weather-boarding and red clay hanging tiles. The Crane Stream (which served an important part in Cranbrook's former cloth industry) runs east-west at the end of Stone Street, under St David's Bridge.</p> <p>Cranbrook has a considerable number of retail services, including a supermarket, post office and convenience store, a pharmacy, bakers, two butchers, greengrocers, four banks and a number of specialist/comparison shops. It also has two public houses and numerous other food outlets. It is well served with community facilities, including a primary school, pre-school, two secondary schools and a Sure Start Children's Centre, five churches, two village halls in the Weald Information Centre, four doctors and four dental surgeries, a library, a sports centre and other good recreational facilities and frequent bus services to other main settlements.</p>	

Facilities/amenities	
Retail services	<p><u>Stone Street:</u> Sweeney's Barbers Jackson, Stops & Staff Estate Agents The Sweet Train Charities at Home Shop V Chic Dress Agency CL2 Hair Party Practice Louis Barbers Stoneydale Craft Shop Clarite Health and Beauty Barclays Bank Peter Jones Opticians Everden Interiors (first floor above Cocolicious café) Maisie K (clothing, gifts and interiors) Bebbies Chartered Accountants Alfie and Daisy Toy Shop Twenty One A Hairdressers Cranbrook Osteopath Practice Wealden Times magazine office Shine Therapy Centre (occupational therapy) Jola Sikorska Hair and Beauty E C Wilkes and Sons Butchers Hospice in the Weald Charity Shop Singing Soul Gallery Floral Studio Capital to Coast Interiors Oxfam Charity Shop Perfect Partners (grocers, deli, fruit & veg) Spice Ladies Clothes and Accessories Bramley and Teal Holiday Cottages Stationery Express (printing, photocopying, stationery) Country Stile (Ladies and Gents Clothing) Anderson and Sons Butchers Harpers & Hurlingham Estate Agents Bird in Hand Café Restaurant Apicius Cocolicious Café Gastronomia Campo Vecchio restaurant Ted's Room café The George Hotel public house with accommodation Coffee with the Girls first Thursday (morning) of every month, Downstairs Room, Waterloo House Tea Rooms (Bird in Hand Café), Stone Street</p> <p><u>Carriers Road:</u> Baldwins Travel Agents Image Barbers Roosters Pet Shop Cambridge Weight Consultant Bartholomews Gardening Machinery (sales and repairs) Angelo's The Barbers Village Cobblers of Cranbrook</p>

	<p> M&S Kebab and Pizza Takeaway Cranbrook Fish Bar Wintex Chinese Takeaway <u>High Street:</u> Kingsford Solicitors Fine and Country Estate Agents Lemon Blue (cards and gifts) Kent and Sussex Holiday Cottages Number Seventeen Clothes Shop Antiques Bond Street (clothes shop) Nationwide Building Society Purdy and Power Hairdressers Murcatto Wines Pages Newsagent Buss Murton Solicitors Coral Betting Shop Phillips Mans Shop (men, women, children's clothing , including school uniform) Cranbrook DIY Ltd Quilters Dry Cleaners Vegetare (Health Food Shop and fruit and veg) Uber Sports Don Bros (renewables/commodities) The Little Hair Shop (hairdressers) Lloyd Martin Estate Agents Savills Estate Agents Natwest Bank McCabe Ford Williams Accountants Chaney the Bakers (and coffee shop) Brooksdon Veterinary Hospital Co-op supermarket K B Sills Funeral Directors County Cookshops Michael Chambers Hairdressers Butler House Carpets Bell House Fabrics and Interiors Lloyds Bank Thomson Partnership Accountants (Claremont House) Lambert and Foster Estate Agents Beric Appliances (Electrical Shop) ODYL (ladies clothing shop) Welcome Convenience Store and Post Office The Hammond Optical Practice Just Heaven Beauty, Rooms All Wrapped Up (cards and gift wrapping) Lloyds Pharmacy Shersby Fine Jewellers Osteopath (Mr C R Tempest) Millstone Clothing The White Horse Inn Mumtaz Mahal (Indian) Restaurant Chaney Bakers Coffee Shop Food for Thought Café </p>
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	<p>Cramp Social Club - bar with live music and sports The Crown public house now closed down (soon to be re-opened as Costa Coffee)</p> <p><u>Dorothy Avenue:</u> Small group of business/retail units: Adena Fires and Stoves Bake and Craft House Jasmine Home Care Services</p>
Community facilities	<p>Primary school Two secondary schools Pre-school Sure Start Children's Centre Library Five places of worship Weald Information Centre (Vestry Hall and Old Fire Station) Planning permission granted for new community hub (including halls and library) Four doctors surgeries Four dental surgeries Two opticians Pharmacy Two osteopaths Occupational therapist Recreation ground north east of St Dunstan's Church – has large children's play area with play equipment for a range of ages and basket ball hoop. Playing fields adjoining for football and rugby with sports pavilion and bowls club Recreation ground south of Co-op and public car park – play equipment for older children including skateboarding ramps The Weald Sports Centre, Anglely Road with swimming pool, gym, indoor badminton, basketball, netball, five-a-side football, pickleball, indoor cycling, tennis (indoor and outdoor), short mat bowls, trampolines, volleyball, Tai Chi, exercise and dance classes (pilates, zumba, yoga) Rugby Club, Tomlin Ground, Anglely Road Football Club, Anglely Road (Seniors), Ball Field (Juniors) Cricket Club, Tomlin Ground, Anglely Road Squash Club, Cranbrook School, Waterloo Road Kick Boxing Club, High Weald Academy Table Tennis Club, High Weald Academy Badminton Club, Sports Hall at Cranbrook School Cranbrook Bowls Club, Jockey Lane Car Park Cranbrook Fencing Club, Weald Sports Centre Weald Tennis Club, High Weald Academy Cranbrook and District Angling Club Cranbrook Gardening Club Community Cinema Club, Cranbrook School Brownies at Vestry Hall Scout Hut, Crane Valley - Girl Guides, Beavers, Cubs, Scouts Cranbrook WI Cadets Drill Hall, Causton Road Cranbrook Museum, Carriers Road Cranbrook Windmill, The Hill Allotments Other local groups and societies</p>

Transport	Hourly bus service to Maidstone and Sandhurst (Monday-Saturday) and a 1.5 to two hourly bus service to Tunbridge Wells and Tenterden (Monday-Saturday) Nearest train stations are 5.8 miles away in Staplehurst and 8.5 miles away in Headcorn Not on a designated cycle route
Environment	
AONB/SSSI	AONB covering much of the parish to the south Sissinghurst Park Wood SSSI Robins Wood SSSI
Designated areas	Conservation Area; Ancient Woodland scattered across the parish
Flooding	Some Flood Zone 2 and 3 following the Crane Brook
Key community concerns/wishes	
Lack of exception site housing Lack of affordable housing Lack of business sites within Cranbrook Poor public transport - no Sunday service at all to Tunbridge Wells	

Settlement	Five Oak Green
<p>Population: 2,467 (part of Parish of Capel, 2011 Census)</p> <p>Parish Plan: None</p>	
<p>Description:</p> <p>Five Oak Green is located in the parish of Capel approximately two miles to the west of the larger settlement of Paddock Wood and approximately 4.5 miles to the south east of the town of Tonbridge, where the nearest train stations are also located. The smaller settlements of Whetsted and Capel lie respectively to the north and south. The B2017 road to Tonbridge runs through the village centre. The A228 Tunbridge Wells road is located close by to the east of Five Oak Green.</p> <p>Five Oak Green has a post office and convenience store and a public house. Community facilities include a primary and pre-school, village hall, several churches and well used recreational facilities.</p>	
Facilities/amenities	
Retail services	<p>Post office and convenience store, Badsell Road</p> <p>Deli on The Green, Whetsted Road</p> <p>Bandshop (nearby at Orchard Business Centre, Badsell Road)</p> <p>Fishing-online, Five Oak Green Road</p> <p>Perfect Paws (dog grooming service), Whetsted Road</p> <p>Autolink 4x4, Five Oak Green Road</p> <p>LT Antiques, Oak Road</p> <p>Queens Head public house, Five Oak Green Road</p>
Community facilities	<p>Primary school</p> <p>Pre-school</p> <p>Village hall</p> <p>Three churches</p> <p>Mobile library</p> <p>Recreation grounds with equipped children's play area</p> <p>Allotments</p> <p>Community orchard</p> <p>Several local groups/societies</p>
Transport	<p>Monday-Saturday hourly bus services to Tunbridge Wells, Maidstone, Paddock Wood and Tonbridge</p> <p>Nearest train stations are Paddock Wood (approximately two miles away) and Tonbridge (approximately 4.5 miles away)</p> <p>Not on a designated cycle route</p>


Environment	
AONB/SSSI	AONB towards south and west of the parish
Designated areas	Ancient Woodland scattered across the parish
Flooding	Considerable Flood Zone 2 and 3 designations to the north of the parish, including some coverage over the built up area of Five Oak Green
Key community concerns/wishes	
None given	

Settlement	Frittenden
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<p>Population: 888 (2011 Census)</p> <p>Parish Plan: None</p>	
<p>Description:</p> <p>The rural village of Frittenden is located at the north eastern edge of the borough of Tunbridge Wells, approximately three miles south of the larger settlements of Headcorn and Staplehurst (outside of the borough boundary and where the nearest train stations are located). It is situated just over three miles away, north east of the nearby settlement of Sissinghurst. Much of the built up settlement of Frittenden lies within the Conservation Area, with the Bell and Jorrocks public house at its northern end and the listed buildings of St Mary's Church and Frittenden Primary School at its southern end. The settlement of Frittenden is enveloped by low lying pasture/agricultural land.</p> <p>Frittenden has a local convenience store and a part time post office (in the village hall), as well as other well used community facilities such as a church, primary school and pre-school, village hall and recreational facilities.</p>	

Facilities/amenities	
Retail services	<p>Acorn Village Stores</p> <p>Post office in the Memorial Hall (Monday and Thursdays)</p> <p>The Bell and Jorrocks public house</p>
Community facilities	<p>School</p> <p>Pre-school</p> <p>Village hall</p> <p>Church</p> <p>Mobile library</p> <p>Frittenden Community Play Area with tennis courts, designated children's play area (good mix of equipment), football field, basket ball hoop</p> <p>Several local groups/societies</p>
Transport	<p>No bus service</p> <p>Nearest train stations are Headcorn and Staplehurst, which are both approximately three miles away</p> <p>Not on a designated cycle route</p>

Environment	
AONB/SSSI	Some of Sissinghurst Park Wood (SSSI) present towards south of Frittenden Parish
Designated areas	Conservation Area; Ancient Woodland scattered across the parish
Flooding	Areas of Flood Zone 2 and 3 stemming from the River Beult
Key community concerns/wishes	
More affordable housing is required	

Settlement	Goudhurst
<p>Population: 3,327 (with Sissinghurst and Curtisden Green, 2011 Census)</p> <p>Parish Plan: Neighbourhood Plan in preparation -Neighbourhood Area designated</p>	
<p>Description:</p> <p>Goudhurst lies in the High Weald Area of Outstanding Natural Beauty at the western end of a narrow east-west ridge overlooking the Teise valley to the west, with steep slopes and ghyll valleys to the north and south. The village is arranged around two small plateaus, the higher with St Mary's Church and the lower with The Plain and pond (where the B2079 (to Marden) and A262 (to Biddenden en-route to Ashford) intersect). Goudhurst is situated approximately five miles to the north west of the nearby larger settlement of Cranbrook, with the smaller villages of Horsmonden approximately three miles to the north west and Kilndown 2.3 miles to the south west being located close by. The nearest train station is located outside of the borough boundary at Marden, 4.5 miles away. Goudhurst has a large Conservation Area, including the compact village centre, village pond and open areas of rural and amenity landscape as well as a significant number of listed buildings. The village has a considerable number of shops and services, including a post office and pharmacy, two petrol stations, several public houses and other food outlets, as well as community facilities such as the parish hall, church, doctors surgery and recreational facilities.</p>	
<p>Facilities/amenities</p>	
<p>Retail services</p>	<p>Post office (with newsagent) Pharmacy Libra Hair Salon Daily Grind tea/coffee merchant with second hand book shop Burgess General Stores (Spar) Fountain House Interior Design Viva Hair and Beauty Country Properties Estate Agents Goudhurst Legal Services Village Life (Ladies clothing shop) Sargeants of Goudhurst (car repairs and petrol) Weald Service Station (petrol, car sales and workshop) Taywell Sporting Ltd (game/poultry and farm) The Star and Eagle Public House, High Street The Vine public house & grill, High Street</p>

	<p>Goudhurst Inn, Cranbrook Road Green Cross Inn, Station Road Weeks Tea Rooms, High Street The Vintage Room and Café, West Road Moby Dicks Mobile Fish and Chip Van (Wednesdays) Pizza Cucina mobile service (Saturdays) Goudhurst Social Club</p>
Community facilities	<p>Primary school Pre-school Parish hall Two churches Doctors surgery Equipped children's playground, Back Lane Football Club at Chequer Field (restricted access) Tennis Club at Brandfold Glebe Field (Village Green) next to St.Mary's Church for general recreation Private field next to school for use by school and local football club (no public use without prior appointment) Scout building, Tattlebury Lane Cinema Club in St. Mary's Church Several village groups/societies</p>
Transport	<p>Two-hourly bus service (Monday-Saturday) to Maidstone and Tunbridge Wells and specialist school services Nearest train station is at Marden, 4.5 miles away Located on cycle route (Sustrans 18 Canterbury to Tunbridge Wells)</p>
Environment	
AONB/SSSI	Parish almost entirely washed over with AONB
Designated areas	<p>Goudhurst Conservation Area Ancient Woodland scattered across the parish</p>
Flooding	Flood Zone 2 following course of River Teise
Key community concerns/wishes	
<p>There appears to be a significant increase in the number of heavy goods vehicles transiting Goudhurst on the A262 to/from the Channel ports. This causes significant traffic congestion problems when they try to negotiate very tight bends at the top of Goudhurst High Street close to St Mary's Church.</p> <p>An increase in house building at Marden and Paddock Wood is now causing parking problems for Goudhurst residents commuting to London.</p>	

Settlement**Hawkhurst (Highgate)**

Population: 4,911 (with The Moor 2011 Census)

Parish Plan: Hawkhurst Neighbourhood Plan in final stages of NDP process

**Description:**

Hawkhurst is a large rural settlement located in the High Weald Area of Outstanding Natural Beauty. It is located approximately four miles south of the rural town of Cranbrook and approximately 15 miles south east of Tunbridge Wells. The A229 (which runs north to Cranbrook and south to link with the A21) intersects the A268 (which runs east to Flimwell and south west to Rye) at a staggered junction in the centre. The nearest train station is located 4.6 miles away in Etchingham, while the most used and larger station at Staplehurst is located nearly 10 miles away (both outside of the borough boundary). There are also frequent bus services to other main settlements.

Hawkhurst sits in an elevated position along an east-west sandstone ridge. The settlement has three Conservation Areas: two in Highgate (one known as Highgate and All Saints Church Conservation Area and the other to the east of the centre at Iddenden Green); and the third Conservation Area is located to the south at The Moor. The white weather boarded shops along the Colonnade and a considerable number of other listed buildings give the settlement a strong local identity.

Hawkhurst (Highgate) has a considerable number of retail services, including two supermarkets, a post office, pharmacy, bakers, butchers, greengrocers, a bank and a number of specialist/comparison shops. It also has two public houses (both offering accommodation) and numerous other food outlets. It is well served with community facilities, including a primary school, pre-school, two churches, several village halls, doctors and dental surgeries and other health related facilities, a library and other good recreational facilities. These facilities also serve The Moor area to the south, as well as other small rural settlements nearby. Likewise, The Moor serves the Highgate area in terms of good recreational facilities.

Facilities/amenities	
Retail services	<p><u>Rye Road:</u> Tesco Waitrose Post office located at Waitrose Charlie's Orange (Antique/ Furniture Shop) Linda Pope Opticians Maison Muebles (furniture shop) Lloyds Bank BP Petrol Station with Londis convenience shop The Royal Oak public house, Rye Road The Queens Inn, Rye Road Colonnade Kebab and Pizza Takeaway, Rye Road Prince of Kent Restaurant, Rye Road Kino Cinema has cafe/bar</p> <p><u>The Colonnade (Rye Road):</u> Hawkhurst Osteopaths Cordelia James Lindsey Barrow Florist Rye Bakery Caister's Hair Lounge Park Farm Butchers and Green Grocers Two Chicks Gift Shop (opening hours unknown) Pharmacy The Green Shop</p> <p><u>High Street:</u> Freeman and Foreman Estate Agents Hawkhurst shoe repairs/key cutting Hospice in The Weald Charity Shop (The Old Post Office) Serida Fitness (gym) Royal British Legion Social Club, Unity Hall</p> <p><u>Highgate Hill:</u> Croft Glass (windows/doors) Purenique Beauty Salon Ruffles Hair and Beauty Heathfield Hire Hawkhurst Café Zan (Chinese takeaway) Lovely's (Chinese takeaway) Happy Garden (Chinese takeaway) Hawkhurst Fish and Chips</p> <p><u>Cranbrook Road:</u> Haberdashery Octane Barbers Weekdays Fitted Carpet Company Beauty Box Cranbrook Iron Weald Charity Shop Peter Buswell Estate Agents Kristal Fireplaces</p>

	<p>Martins Electricals Designer Glass (Kent) Shop Wealden Framing Services Circus IT Shop Cinque Ports Vets Hawkhurst (outside of village centre along Cranbrook Road)</p>
Community facilities	<p>Primary school Pre-school Marlborough School, High Street (private pre-school and primary) is located outside of but adjacent to the LBD/settlement boundary Library Doctors surgery (additional surgery close by in The Moor) Hawkhurst Hospital on edge of village Dental surgery Two osteopaths Several village halls Two churches Golf Course/Club, High Street Tennis Club, Rye Road Squash Club, High Street Kino Cinema, Rye Road Playing field and children's play equipment (for a range of ages) located on Heartenoak Road Allotments rear of Woodbury Road/Ockley Road Football Club (at The Moor) Cricket Club (at The Moor and Gills Green) Bowls Club at Four Throws U3A (social/interest group use various locations in Hawkhurst) Horticultural Society Hawkhurst WI Rambling Groups Other local groups and societies</p>
Transport	<p>Hourly bus services to Sandhurst, Maidstone, Tunbridge Wells and Hurst Green (Monday-Saturday) One-two hourly bus services to Hastings (Monday-Saturday) One bus a day on Wednesday/Friday/Saturday to Tunbridge Wells and Benenden One bus a week to Tenterden and Rye Nearest train stations are Etchingham (4.6 miles away), Stonegate (7.5miles away)and Staplehurst (most used and 9.8 miles away) Not on a designated cycle route</p>
Environment	
AONB/SSSI	Parish completely washed over with AONB, including built up areas
Designated areas	Conservation Area (Hawkhurst); Ancient Woodland scattered across the parish, significant areas particularly to the west of the parish
Flooding	Some areas of Flood Zone 2 and 3 to the north of the main built up area
Key community concerns/wishes	
<p>Chronic transport congestion at the village centre causing noise, air pollution and a poor experience of the village at Highgate in general. Kent County Council is funding a feasibility report into the shared space scheme featured in the Hawkhurst Neighbourhood Development Plan (NDP).</p>	

The village is very short of parking and space is being sought particularly to accommodate long stay parking to remove employment parking from the village centre and optimise space for buyers of retail and other services.

We have a strong need for smaller, cheaper market housing as well as affordable housing (an updated Housing Needs Assessment has been agreed as 2009 was the last one).

We need a site for a medical centre as both GP surgery owners are retiring and also for a community centre as the Copt Hall is outdated and not viable for modernisation.

The Neighbourhood Development Plan seeks organic growth in small amounts over time to enable infrastructure to expand alongside it.

Settlement**Hawkhurst (The Moor)**

Population: 4,911 (with Hawkhurst Highgate 2011 Census)

Parish Plan: Hawkhurst Neighbourhood Plan in final stages of NDP process.

**Description:**

The Moor area at Hawkhurst is located to the immediate south of the larger area of Hawkhurst (Highgate). The A229 runs north-west (from Hawkhurst (Highgate)) to the A21 through the centre of The Moor. The nearest train station is located just over four miles away at Etchingham, while the most used and larger station at Staplehurst is located 10.5 miles away (both located outside of the borough boundary).

Like Hawkhurst (Highgate), The Moor is located in the High Weald Area of Outstanding Natural Beauty on a prominent east-west sandstone ridge, with long distance views over the surrounding open countryside. The Moor has a large Conservation Area, which includes the listed St Laurence Church and Eight Bells public house, as well a central village pond.

Although The Moor has significantly less services and amenities than that of Highgate, it does have good recreational facilities (which also serve the Highgate area), a doctors surgery and part time post office, regular bus services to other larger settlements, as well as the church and public house (above).

Facilities/amenities

Retail services	Post office service in the sports pavilion on Mondays and Thursdays Weald Wine Shop, Moor Hill Eight Bells public house
Community facilities	No village hall: sports pavilion used for local events/activities Church Doctors surgery The Moor Sports Pavilion and playing field Children's play area with equipment for a range of ages Allotments rear of Talbot Road Other local groups/societies

Transport	<p>One to two-hourly bus service (Monday to Saturday) to Hastings, Sandhurst, Maidstone, Tunbridge Wells and Hurst Green</p> <p>One bus twice a week to Benenden</p> <p>One bus a week to Tenterden and Rye</p> <p>Nearest train station is just over four miles away at Etchingham</p> <p>Staplehurst train station (most used) is 10.5 miles away</p> <p>Not on designated cycle route</p>
Environment	
AONB/SSSI	Parish completely washed over with AONB, including built up areas
Designated areas	Conservation Area (The Moor); Ancient Woodland scattered across the parish, significant areas particularly to the west of the parish
Flooding	Flood Zone 2 and 3 to the south of The Moor at the parish boundary with Rother
Key community concerns/wishes	
<p>Chronic transport congestion at the village centre of Hawkhurst (Highgate) causing noise, air pollution and a poor experience of the village at Highgate in general. Kent County Council is funding a feasibility report into the shared space scheme featured in the Hawkhurst Neighbourhood Development Plan (NDP).</p> <p>The village is very short of parking and space is being sought particularly to accommodate long stay parking to remove employment parking from the village centre and optimise space for buyers of retail and other services.</p> <p>We have a strong need for smaller, cheaper market housing as well as affordable housing (an updated Housing Needs Assessment has been agreed by Jane Lang since 2009 was the last one).</p> <p>We need a site for a medical centre as both GP surgery owners are retiring and also for a community centre as the Copt Hall is outdated and not viable for modernisation.</p> <p>The Neighbourhood Development Plan seeks organic growth in small amounts over time to enable infrastructure to expand alongside it.</p>	

Settlement**Horsmonden**

Population: 2,435 (2011 Census)

Parish Plan: Horsmonden Village Vision

**Description:**

Horsmonden village is situated in the Weald of Kent approximately three miles to the north west of the nearby village of Goudhurst and two miles to the south east of the village of Brenchley. The B2162 road runs through Horsmonden, adjacent to its central village green, known as The Heath, providing links to Maidstone to the north east and Lamberhurst to the south west. Paddock Wood train station is located approximately 4.5 miles away to the north west.

The central area of Horsmonden around The Heath lies in the Conservation Area and includes the listed buildings of The Heath Stores and adjacent Gun and Spitroast Inn. The village has several retail and community facilities including a convenience store with a post office, public house (above), primary school, pre-school, a village hall, two churches (one of which, St Margaret's is located several miles outside of the village) and good recreational facilities.

Facilities/amenities**Retail services**

The Heath Stores (convenience store)
Part-time post office in convenience store
Haircraft hairdressers
Heath Pharmacy
Estate agent
Gun and Spitroast Inn
Pizza Cucina mobile takeaway (Thursdays)
Fish and chip van (Wednesdays)

Community facilities	<p>Primary school Pre-school Mobile library Two churches Village hall Doctors surgery Social club Children's play equipment and small sports field next to the Frances Austen Memorial Hall (basketball nets, football nets) Horsmonden Sports Ground (Dog House Ground, Maidstone Road) including Football Club and Cricket Club with a pavilion Horsmonden Tennis Club, Maidstone Road Karate Lessons at Horsmonden Primary School Mondays 18.30-19.30 Netball Training Saturday mornings also at the school Gardening Society Historical society The Horsmonden Players Morning and evening WI groups Readycall Brownies The Over 60s club Short mat bowls Village Amblers club Other local groups/societies</p>
Transport	<p>Two-hourly bus service (Monday-Saturday) to Tunbridge Wells and Tenterden Several buses three days a week to Paddock Wood and one bus a week to Maidstone Paddock Wood train station approximately 4.5 miles away Not on a designated cycle route</p>
Environment	
AONB/SSSI	AONB to the west and south of the parish
Designated areas	Conservation Area; Ancient Woodland scattered across the parish
Flooding	Flood Zone 2 and 3 to the north and east of the parish
Key community concerns/wishes	
<p>Not enough lifestyle homes for age 65 plus parishioners</p> <p>Not enough transport links to Paddock Wood</p>	

Settlement	Iden Green
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Population: 2,374 (as part of Benenden parish)

Parish Plan: Benenden Parish Plan



Description:

Iden Green village is located in the parish of Benenden in the High Weald Area of Outstanding Natural Beauty. It lies just over a mile to the south of the nearby larger village of Benenden and approximately 3.5 miles to the north east of the larger settlement of Hawkhurst. The A262 runs through the centre of Iden Green linking it to the A229 at Sissinghurst to the east and the A21 to the north of Lamberhurst to the west.

The northern end of Iden Green is designated as a Conservation Area and includes the modern Congregational Church, recreation/amenity area and some older residential properties.


There are no shops in the village, but it does have the above church (also used as the local pre-school) and recreational facilities. The Woodcock Inn is located very close by but is not located in the Limits to Built Development of Iden Green. There is a limited bus service and the nearest train stations at Staplehurst and Etchingham are approximately nine miles away and located outside of the borough boundary. There is no primary school in Iden Green, the nearest being at Benenden.

Facilities/amenities

Retail services	No shops or public house
Community facilities	No school Nursery school Church Sports pavilion used for community hall Recreation ground and pavilion, with small area of children's play equipment Tennis club
Transport	Infrequent bus service (one bus per day): to Maidstone on Tuesdays, to Sandhurst on Tuesdays, to Tunbridge Wells on Wednesday, Friday, Saturday, and to Benenden on Wednesday, Friday and Saturday Nearest train stations are Staplehurst and Etchingham (approximately nine miles away) On designated cycle route (Sustrans 18 Canterbury to Tunbridge Wells)

Environment	
AONB/SSSI	AONB washes over the parish
Designated areas	Iden Green Conservation Area
Flooding	Small amount of Flood Zone 3 to the south of the parish
Key community concerns/wishes	
None identified	


Settlement	Kilndown
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<p>Population: 3,327 (as part of Goudhurst parish, with Curtisden Green, 2011 Census)</p> <p>Parish Plan:</p> <p>Neighbourhood Plan in preparation - Neighbourhood Area designated</p>	
<p>Description:</p> <p>Kilndown is a small rural village in the High Weald Area of Outstanding Natural Beauty, lying upon the middle of a long, narrow and heavily wooded sandstone ridge 2.3 miles to the south west of the larger settlement of Goudhurst. It is located approximately 2.5 miles to the south east of the nearby village of Lamberhurst. The A21 Hastings Road is located close by to the south of the village. The nearest train stations at Staplehurst and Etchingham are located (outside of the borough boundary) approximately eight miles away.</p> <p>The northern end of Kilndown is designated as Conservation Area and includes the listed Christ Church and The Globe and Rainbow public house. Kilndown has no retail facilities (apart from the Saturday morning shop in the Quarry Centre), but it does have two village halls (one of which accommodates the local nursery school), a public house (above), a church (above) and recreational facilities. The nearest primary school (Goudhurst and Kilndown CoE Primary School) and other retail facilities are located close by in Goudhurst.</p>	

Facilities/amenities	
Retail services	No shop but Saturday morning shop in Quarry Centre Globe and Rainbow public house
Community facilities	No school Nursery school Church Two village halls Recreation ground (Millennium Green) has football nets, basket ball hoop and children's play equipment Cricket club Other local groups and societies
Transport	Limited bus service (one a day) to Benenden and Tunbridge Wells on Wednesdays, Fridays and Saturdays, to Maidstone on Tuesdays and to Rye on Thursdays Nearest train stations are at Etchingham (approximately eight miles away) and Staplehurst (approximately 9.5 miles away) On designated cycle route (Sustran 18 Canterbury to Tunbridge Wells)

Environment	
AONB/SSSI	Parish almost entirely washed over with AONB apart from small area in the north Scotney Castle SSSI Combwell Wood SSSI
Designated areas	Kilndown Conservation Area Ancient Woodland scattered across the parish
Flooding	Flood Zone 3 following course of River Teise
Key community concerns/wishes	
None identified	


Settlement	Lamberhurst
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<p>Population: 1,706 (2011 Census)</p> <p>Parish Plan: None</p>	
<p>Description:</p> <p>Lamberhurst village is located in the High Weald Area of Outstanding Natural Beauty to the south of the nearby village of Horsmonden (approximately 3.5 miles away), west of Kilndown (approximately 2.5 miles away), with the town of Wadhurst lying to the south and the village of Bells Yew Green to the west (both outside Tunbridge Wells borough). Lamberhurst village is linear in form and sits in a valley, its attractive buildings straddling the crossing of the River Teise. The B2100 road to Wadhurst runs through the village. Lamberhurst has a large, linear Conservation Area running north-south through the village, with the later designated The Down Conservation Area attached at its southern end. Lamberhurst doctors surgery is located in The Down. The nearest train stations are Frant and Wadhurst, located approximately five miles away (outside of the borough boundary). Lamberhurst has several retail and community services, including a post office and convenience store, a public house and other food establishments, two churches, a village hall and a range of good recreational facilities.</p>	

Facilities/amenities	
Retail services	<p>Victoria House Stores – general store and post office</p> <p>Salon 21 (hairdressers)</p> <p>Lamberhurst village market held on the first Wednesday of every month</p> <p>The Riverside (Italian) restaurant and accommodation</p> <p>The Chequers public house</p> <p>Tea rooms at the Chequers</p> <p>Moby Dick's fish and chip van</p> <p>Pizza Cucina van Tuesdays</p>

Community facilities	<p>School</p> <p>Pre-school (Lamberhurst Vineyard)</p> <p>Mobile library</p> <p>Two churches</p> <p>Village hall</p> <p>Doctors surgery</p> <p>Large recreation ground with pavilion and playing field with football nets</p> <p>Cricket ground</p> <p>Designated children's play area with a good mix of equipment for different ages</p> <p>Allotments (Brewers Lane)</p> <p>Golf course and club, Church Lane</p> <p>Community cinema</p> <p>Badminton</p> <p>Several village groups/societies</p>
Transport	<p>Limited bus service (four/five buses per day Monday-Friday) to Tunbridge Wells and Wadhurst</p> <p>One bus a week to Benenden, Kilndown, Maidstone and Tenterden</p> <p>Nearest train stations are Frant and Wadhurst (approximately five miles away)</p> <p>Not on a designated cycle route</p>
Environment	
AONB/SSSI	<p>Washed over with AONB</p> <p>Brookland Wood SSSI</p>
Designated areas	<p>Lamberhurst Conservation Area</p> <p>Ancient Woodland scattered across the parish</p>
Flooding	Flood Zone 3 cuts through the built up area of Lamberhurst
Key community concerns/wishes	
<p>There is a need for more bus services during school holidays, weekends and evenings and to the new hospital at Pembury.</p>	


Settlement	Langton Green
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<p>Population: 4,978 (as part of Speldhurst parish with Ashurst and Old Groombridge)</p> <p>Parish Plan: Speldhurst and Langton Green Parish Plan in preparation</p>	
<p>Description:</p> <p>Langton Green Village is located approximately 2.5 miles to the north west of Tunbridge Wells (where the nearest train station is located). The Limits to Built Development of Langton Green merge with those of the settlement of Rusthall to the north east. The A264 Langton Road runs east (to Ashurst) - west (to Tunbridge Wells) through the village. The village is enveloped by the High Weald Area of Outstanding Natural Beauty around its north, south and western edges. The western end of the village, part Langton Road and part The Green, is designated as a Conservation Area, where the listed All Saints Church and The Hare public house are situated amongst open green spaces.</p> <p>Langton Green has a number of local retail and community services, including a primary and pre-school, convenience store, petrol station, public house and other food outlets, church, village hall and well used recreational facilities.</p>	

Facilities/amenities	
Retail services	David Lovett Butchers Chaskits Horse and Rider Shop Langton Green Gallery Newsagents (Langton Sweet News) Angel Food and Wine Convenience Store Esso Petrol Station with Spar Grocery Shop The Hare public house Langton Green Tandoori restaurant Langton Bakery/Sandwich Bar Pizza Cucina Van (Tuesdays) Cafe in the Sports Pavilion
Community facilities	Primary school Pre-school Holmewood House School, Barrow Lane (private pre-school and primary), is outside of but adjacent to the LBD/village boundary Church Village hall Mobile library service


	<p>Dentist</p> <p>Playing fields and new pavilion adjacent to Village Hall. Pavilion is home of Langton Green Community Sports Association (Football and Netball clubs for a range of ages), stoolball and chess)</p> <p>Cricket Club (play on green adjacent to Village Hall)</p> <p>Badminton Club (play in Village Hall as above)</p> <p>Children's play equipment for younger children immediately adjacent to the Village Hall.</p> <p>Zip wire and climbing equipment in playing field next to the Sports Pavilion for older children and a multi-use games area</p> <p>Scout Hut on Broom Lane</p> <p>Swimming lessons available at Holmewood House School</p> <p>Langton Green Museum(appointments only)</p> <p>Other local groups and societies</p>
Transport	<p>Hourly bus service (Monday-Saturday) to Tunbridge Wells and Crawley and other regular services to Lingfield and Edenbridge</p> <p>Nearest train station at Tunbridge Wells is 2.5 miles away</p> <p>Not on a designated cycle route</p>
Environment	
AONB/SSSI	AONB adjoins the built up area of Langton Green
Designated areas	<p>Langton Green Conservation Area</p> <p>Ancient Woodland scattered across the parish</p>
Flooding	Small amount of Flood Zone 3 within the parish following the River Grom
Key community concerns/wishes	
<ul style="list-style-type: none"> • Volume and speed of traffic – over 90% of respondents are worried about speeding and traffic pollution • Safety for pedestrians/school children (20mph zone, traffic calming, safe route to school) • Preservation of the Green Belt and village identities • Protection of retail outlets • Broadband and mobile phone signal issues 	

Settlement	Matfield
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<p>Population: 2,863 (as part of Brenchley parish)</p> <p>Parish Plan: Brenchley & Matfield Parish Plan in preparation</p>	
<p>Description:</p> <p>Matfield is located in the High Weald Area of Outstanding Natural Beauty approximately two miles to the west of nearby Brenchley and approximately 2.5 miles south of the larger settlement of Paddock Wood, which is where the nearest train station is located. The larger settlement of Pembury lies approximately 2.5 miles to the south east. The B2160 Paddock Wood road runs through the village centre. Matfield has a large green in the centre of the village (used by the local cricket club) which is surrounded by period houses dating back to the 18th century, situated in the Matfield Conservation Area. Matfield has a convenience store with a part-time post office, three public houses and other well used community facilities such as two village halls, two churches and recreational facilities. The nearest primary school and pre-schools are located in nearby Brenchley.</p>	

Facilities/amenities	
Retail services	<p>Inn Village Store</p> <p>Post office (part-time Mon/Wed/Friday 09.00-13.00) in Village Store</p> <p>Hammond Butchers (includes deli and groceries)</p> <p>Kieran James Hairdresser</p> <p>Car Works</p> <p>Wheelwrights Arms public house, The Green</p> <p>The Poet public house, Maidstone Road</p> <p>The Star public house, Maidstone Road</p> <p>Takeaway/mobile Thai food service</p>
Community facilities	<p>No school/pre-school</p> <p>Two village halls (Matfield Pavilion used as one)</p> <p>Two churches</p> <p>Mobile library</p> <p>Village green and sports pavilion (no children's play area)</p> <p>Allotments</p> <p>Several local groups/societies</p>
Transport	<p>Monday to Saturday: hourly bus services to Tunbridge Wells, Maidstone and Tenterden</p> <p>Nearest train station is Paddock Wood (approximately 2.5 miles away)</p> <p>On designated cycle route Sustrans 18 (Tunbridge Wells to Canterbury)</p>

Environment	
AONB/SSSI	AONB present, does not cover north of the parish
Designated areas	Conservation Area Ancient Woodland scattered across the parish
Flooding	Flood Zone 2 and Flood Zone 3 following tributary of the River Teise, to the south of the built up area of Brenchley
Key community concerns/wishes	
Under review as part of Parish Plan	

Settlement	Paddock Wood
<p>Population: 8,253 (2011 census)</p> <p>Parish Plan: Paddock Wood Neighbourhood Area Designated. Plan currently in preparation</p>	
<p>Description:</p> <p>Paddock Wood is a relatively modern, small rural town located approximately eight miles north east of Tunbridge Wells, approximately 2 miles south east of the nearby smaller settlement of Five Oak Green, seven miles south east of Tonbridge and 11 miles south west of the county town of Maidstone. The B2160 Maidstone Road runs north-south through the centre of Paddock Wood. The A228 bypasses Paddock Wood to the west and provides links to the M20 to the north and Pembury and Tunbridge Wells to the south. Paddock Wood has a train station, which provides frequent services to London, Tonbridge, Maidstone and the south coast. It was the arrival of the railway in the 1840s that resulted in the growth of Paddock Wood and its establishment as a centre for hop picking and fruit growing and distribution. While these historic agricultural activities remain today, other industrial/commercial industries have grown and are focused around the railway. The main commercial areas of Paddock Wood are essentially separated by the railway line, with the main shopping area in and around Commercial Road to the south of it, the Eldon Way Industrial Estate to the north and the Transfesa Industrial Estate to the west.</p> <p>Paddock Wood has a considerable number of retail services, including a supermarket, post office, several larger convenience stores and other smaller convenience stores such as a butcher and bakers; also a pharmacy, several banks and a number of specialist/comparison shops. It also has two public houses and numerous other food outlets. It is well served with community facilities, including a primary school, two pre-schools, secondary school and a Sure Start Children's Centre, five churches, several community buildings/ halls including Paddock Wood Day Centre and the Wesley Centre (although availability to hire and types of use are restricted), a doctors surgery, dental surgery and other health related facilities, a library, a sports centre and other good recreational facilities; and frequent bus services to other main settlements.</p>	
<p>Facilities/amenities</p>	
<p>Retail services</p>	<p><u>Commercial Road:</u> Fire Fly Properties KMB Hair Studio Paddock Wood Motorist Centre House of Portmeirion (China and Glass) Debbie's Villas Wine Mill (off licence)</p>


Inprint Shop
 Paddock Wood Hair and Nail Workshop
 MN Jenks & Co Accountants
 Optometrist (Elaine M Yorwarth)
 Paddock Wood Chiropractic Clinic
 Berry and Lamberts Solicitors
 Eco Fresh Laundry
 Your Move Estate Agents
 Scope Charity Shop
 Lambert and Foster Estate Agents and Bloomfields Surveyors/Town Planners
 Homecraft DIY
 Barclays Bank
 Nationwide Building Society
 Tipz and Toez (Beauty and Tanning)
 Katie Jane Florist
 Pepenbury Charity Shop
 Pomfret Brothers Butchers
 Greggs Bakery
 Bet Fred
 Anita Love Hair
 Paddock Wood Antique and Modern Jewellers
 McColls Convenience Store and Post Office
 JMH Flooring shop
 Cancer Research Charity Shop
 Patrick Duff Opticians
 Precision Accountancy (above Patrick Duff Opticians)
 Paddock Wood Cards
 Simon Miller Estate Agents
 Ye Olde Cobblers and key Cutting
 KHP Country Estates
 British Red Cross charity shop
 Paddock Wood Pharmacy
 Tesco Express (with external cash machine)
 Barsleys Department Store (also has shopfront/displays on Station Road)
 Roots Hair Salon
 Daisies in Bloom (florist and gift shop)
 Hospice in the Weald Charity Shop
 Ward and Partners Estate Agents
 TaxAssist Accountants
 Columbine Cleaners (dry cleaners)
 Paddock Wood Kebab and Pizza House
 Paddock Wood Chicken Shop
 Costa Coffee
 Village Café
 Honeymoon Garden Chinese restaurant
 Saffron Indian Takeaway
 Greggs Bakery with outdoor seating area
 The Happy Buddha Chinese Takeaway
 George's Café

Clavadel Road (small parade of shops in Public Car Park on Commercial Road):
 Small grocers shop
 Neil's Barbers
 Registered Osteopath

	<p>Lucky Paws (dog grooming boutique) Paddock Wood Pet Supplies</p> <p><u>Church Road:</u> Waitrose Supermarket (with outdoor seating for takeaway hot drinks) Sears Funeral Services Simla Cuisine Indian Restaurant Domino's Pizza The John Brunt public house</p> <p><u>Station Road:</u> Natwest Bank Sunbeds and Beauty Jewsons (Building Material Supplier)</p> <p><u>Maidstone Road:</u> Evernden Cycle Shop Martin's Hair Care Deborah Hanger Chiropodist Esso Petrol Station (with Tiger Wash Car Wash) and Hursts Convenience Store (with external cash machine) Jay's Barber Shop Putland's Veterinary Clinic Fair Trade Shop at St. Andrew's Church The Forester's Arms public house Bells Fish Bar Sun Kong House Chinese Takeaway</p> <p><u>Other retail/services:</u> Paddock Wood Community Advice Centre, Commercial Road Paddock Wood Auto Repairs, Allington Road Timpsons Dry Cleaners, Eldon Way Paddock Wood MOT Service& Repairs, Eldon Way Ton Van Hire (part Maidstone Road/part Eldon Way) Paddock Wood Social Club, Lucknow Road (has function room to hire)</p>
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Community facilities	<p>Primary school Secondary school Two pre-schools Sure Start Children's Centre Library Several halls including PW Day Centre and Wesley Centre (however, use of halls is generally restrictive/limited, such as limits on age of users, availability to hire and type of use/activity) Five churches Doctors surgery Dental surgery Two opticians Two chiropodists Osteopath Putlands Sport and Leisure Centre, Mascalls Court Road. Activities include:- Gym (including junior gym sessions), indoor courts for – badminton, basketball, netball, volleyball, outdoor tennis courts, short mat bowls, trampolines, exercise studios indoor cycling, sports hall (which can be hired out). Also has pre-school activities (dancing and martial arts)</p> <p>There are playing fields adjacent to Putlands for football and rugby. Also play equipment for older children including basketball hoops and a skate park</p> <p>Training track run by Paddock Wood Athletics Club</p> <p>Paddock Wood Bowls Club is located to the rear of Putlands</p> <p>Elm Tree Recreation Ground, Pearsons Green Road - Football pitches used by Paddock Wood FC, with clubhouse and changing facilities</p> <p>Green Lane Recreation Ground, Green Lane, football pitch used by Green Lane FC and others with a football pavilion and designated play area for younger children.</p> <p>Rugby Club (East Peckham and Paddock Wood RFC) play at Putlands above</p> <p>Athletics Club (including a Junior Club) meet at Athletics Track, Putlands Field and Mascalls Academy, Maidstone Road</p> <p>St. Andrew's Playing Field – has a large playing field. There is a designated children's play area for younger children with a good mix of play equipment, and also an adjacent area for older children, including a zip wire and climbing equipment and an outdoor gym equipment for adults</p> <p>The Ridings designated play area for younger children</p> <p>Clover Way designated play area for younger children</p> <p>Memorial Ground, Maidstone Road – This has a football pitch (used by Insulators FC and Paddock Wood FC) and cricket fields and a cricket pavilion (used by Horsmonden CC), tennis courts and a newly refurbished children's play area with a good mix of play equipment</p> <p>Allotments at Kent Close, Ringden Avenue and Badsell Road</p> <p>Foal Hurst Wood Local Nature Reserve and adjacent Community Orchard</p>
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	Other local groups and societies
Transport	<p>Half hourly bus service (Monday-Saturday) to Maidstone and Tunbridge Wells</p> <p>Hourly bus service to Tonbridge Saturdays only</p> <p>Two-three hourly bus service from Paddock Wood train station to Tunbridge Wells on Monday/Thursday/Saturday only</p> <p>Paddock Wood has a train station with regular services to London Charing Cross, Tonbridge, Ramsgate, Strood and Dover Priory</p> <p>Not on a designated cycle route</p>
Environment	
AONB/SSSI	None present
Designated areas	Some Ancient Woodland scattered across the town
Flooding	Flood Zone 3 particularly north of the railway line, but also south of the railway line in the town centre
Key community concerns/wishes	
<p>Capacity of railway to take more commuters</p> <p>Limited bus services</p> <p>Capacity of local health services</p> <p>Surface water (and waste treatment) capacity</p> <p>Lack of affordable housing, including social rented housing</p>	

Settlement	Pembury
<p>Population: 6,128 (2011 Census)</p> <p>Parish Plan: None</p>	
<p>Description:</p> <p>Pembury is a large village located on an east-west sandstone ridge, located approximately 3.5 miles north east of Tunbridge Wells. The High Weald Area of Outstanding Natural Beauty envelopes the Limits to Built Development of Pembury. The High Street adjoins the A228 to Tunbridge Wells (south west) and to Whetsted (north) at its western end and the village also lies in very close proximity to the A21 Tonbridge-Hastings Road. The nearest train station is located 3.5 miles away at High Brooms. The Conservation Area lies to the south of the built up area of Pembury and includes The Green, the listed buildings of Pembury Manor and the Upper Church of St Peter and adjacent Memorial Garden.</p> <p>Pembury has numerous retail services including a supermarket, post office with store, petrol station, pharmacy and a number of other specialist shops; as well as three public houses and several other food outlets. It is also well served with community facilities including a primary school, two pre-schools, three churches, a village hall, doctors and dental surgery, library, good recreational facilities and frequent bus services to other main settlements.</p>	

Facilities/amenities	
Retail services	<p><u>High Street:</u></p> <ul style="list-style-type: none"> Tesco Supermarket Texaco Garage with Co-op Pembury Auto Centre (next to Texaco) Village Newsagent Pharmacy Pembury Market (village hall) Hospice in the Weald Charity Shop Pembury Hair and Beauty Barbers Lounge Estate Agents – Your Move and Barnes Knight Henry Paul Funeral Services Burton's Solicitors Car Sales and Repair (opposite pharmacy) Black Horse public house Camden Arms hotel and public house Happy Days Chinese Takeaway Ocean Fish and Chips

	<p><u>Hastings Road:</u> Blade Runners Hair and Beauty Pembury Post Office and mini-market MG Computer Repairs King William IV public house Pembury Chinese Cuisine Mahdi Tandoori Restaurant</p> <p><u>Henwood Green Road:</u> Pembury Village Stores Mobile Bank (Natwest) in Camden Arms public house car park every Monday morning Mangal and Meze Pizza and Kebab takeaway</p>
Community facilities	Primary school Two pre-schools Library Three churches Village hall Doctors surgery Dental surgery Chiropodist Pembury Cricket Club, Chalket Lane Lower Green Road Recreation Ground, adjacent to Pembury PC Offices, has:- mixed children's play equipment, sports field, basketball court, sports pavilion, bowling, football, tennis courts, outdoor gym area Woodside Playing Fields and allotments on Henwood Green Road Other local groups/societies
Transport	Eight different bus services: one and two-hourly bus services to Tunbridge Wells, Tenterden, Maidstone and East Peckham; some less frequent services (once/twice a week) to Rye, Benenden, Paddock Wood and Tonbridge Nearest train station is 3.5 miles away in High Brooms On designated cycle route (Sustrans 18)
Environment	
AONB/SSSI	AONB washes over the parish, but does not include the built up area of Pembury Pembury Cutting Pit SSSI
Designated areas	Ancient Woodland scattered across the parish Pembury Conservation Area
Flooding	Small amount of Flood Zone 3 following the Alder Stream
Key community concerns/wishes	
None identified	

Settlement	Rusthall
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<p>Population: 4,976 (2011 Census)</p> <p>Parish Plan: None</p>	
<p>Description:</p> <p>Rusthall is a large village located approximately two miles west of Tunbridge Wells (where the nearest train station is located) and is separated from the Limits to Built Development of Tunbridge Wells by Rusthall Common and the Spa Golf Course. The settlement of Rusthall does, however, merge with the Limits to Built Development of the close-by settlement of Langton Green to the west. The A264 Langton Road, which runs east (to Ashurst) and west (to Tunbridge Wells) is located to the immediate south of the village and runs through Rusthall Common. The more open south eastern area of the settlement around Rusthall Common is designated as a Conservation Area. This includes Denny Bottom, which has a number of interesting sandstone outcrops including the toad shaped "Toad Rock". This area is designated as a Site of Special Scientific Interest.</p> <p>Rusthall has a considerable number of retail services, including a post office and two large convenience stores, a pharmacy and a number of specialist/comparison shops. It also has four public houses and several other food outlets. It is well served with community facilities, including a primary school, two pre-schools and a Sure Start Children's Centre, three churches, two village halls, doctors and two dental surgeries, a library, good recreational facilities and frequent bus services to other main settlements.</p>	

Facilities/amenities	
Retail services	<p><u>High Street:</u></p> <p>There are two One Stop Shops (convenience stores)</p> <p>Post Office, located in One Stop Shop at 20-22 High Street</p> <p>TeleviD TV Shop</p> <p>Betfred Betting Shop</p> <p>WD Taylor Heating Shop</p> <p>Quarringtons Butchers</p>

	<p> O'Neil's Gents Barbers Hospice in the Weald Charity Shop The Venture and Rusthall Ironmongers Botanica Health and Sports Therapy Paws For Food (pet shop) Regency Dry Cleaners The Cutting Room Hairdressers The Beauty Box Manuel's Bakery Oliver Greens Grocer/Greengrocer KMJ Property (Estate Agents) Rusthall Launderette Payden's Pharmacy The Oak, (Universal Tapas Restaurant) Daily Bread café, Rusthall A* Café Seafresh Fish and Chips Happy Valley Chinese Takeaway Cheese Take Away Pizza </p> <p> <u>Southwood Road:</u> Rusthall Village Garage (car servicing/repairs) Signal UK (Screen textile and digital printers) Southwood Hair </p> <p> <u>Lower Green Road:</u> The Red Lion Public House The White Hart Public House </p> <p> <u>Others:</u> Rusthall Veterinary Surgery, Ashley Gardens The Toad Rock Retreat, Harmony Street Rusthall Club, St. Paul's Street Chilston Clinic (advanced cosmetic procedures & beauty treatments), Rusthall Rd Top Hat & Tails (dog boarding & grooming), Common View </p>
Community facilities	<p> Primary school Two nursery/pre-schools Sure Start Children's Centre Library Two churches (with halls) Two village halls Youth centre Doctors surgery Two dental surgeries </p>

	<p>Southwood Road Recreation Ground: - sports pavilion, children's play equipment (range of ages) including a sandpit, zip wire, climbing equipment, BMX track, skate boarding. Also 2 full sized football pitches and one small pitch</p> <p>Mary Caley Recreation Ground:- children's play equipment for a range of ages and small ballgames area</p> <p>Cricket ground and pavilion</p> <p>Football Club, Jockey Farm</p> <p>Rusthall and Tunbridge Wells Amateur Boxing Club</p> <p>Allotments</p> <p>Rusthall Common</p> <p>Spa Golf Course (just outside of main village)</p> <p>Other local groups and societies</p>
Transport	<p>Bus service (Monday-Saturday) to Tunbridge Wells and High Brooms - buses every 18 minutes</p> <p>Tunbridge Wells train station is two miles away and High Brooms train station three miles away</p> <p>Not on a designated cycle route</p>
Environment	
AONB/SSSI	<p>Adjoined by AONB to the west</p> <p>Rusthall Common SSSI</p>
Designated areas	<p>Rusthall Conservation Area</p> <p>Scattered Ancient Woodland across the Parish</p>
Flooding	None
Key community concerns/wishes	
<p>Desperately need a sports complex in the area, as it is difficult to get back from St Johns in late evening by public transport. This would also serve Showfields and Ramslye as there is a good 281 bus service.</p> <p>The pavilion at Southwood Road has been promised to the community for redevelopment, which would also include a refreshment area and toilet facilities for users of the play area.</p>	

Settlement	Sandhurst
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Population: 1,478 (2011 Census)

Parish Plan: Sandhurst Neighbourhood Plan in preparation -Neighbourhood Area designated



Description:

Sandhurst village is located in the south east of Tunbridge Wells borough in the High Weald Area of Outstanding Natural Beauty. It is located approximately three miles south east of the nearby larger settlement of Hawkhurst and seven miles south of the village of Benenden. The A268 runs north west-south east through the village to Hawkhurst and Rye respectively. The nearest train station is located at Etchingham, eight miles to the south west (outside of the borough). Sandhurst has a large Conservation Area running along the A268, which includes The Green at its western end and numerous other listed residential properties.


Sandhurst has several retail and community facilities, including a post office and convenience store, petrol station, public house, tea room, primary and pre-school, a village hall and good recreational facilities. The main parish church, St Nicholas, also a listed building, is situated near the hamlet of Sandhurst Cross approximately 1.5 miles south east of the village of Sandhurst. It has a sister church, known as The Mission Church, in the main village on Back Lane.

Facilities/amenities

Retail services	Post office and shop – Johnson of Sandhurst Convenience Store Gulf Petrol Station (also has groceries, news, hot food) Home and Garden shop Kemp Car Care Centre The Swan public house, Queen Street Sandhurst Tearooms and Garden, Queen Street Pizza Cucina mobile takeaway (Fridays)
Community facilities	Primary school Pre-school Two churches Village hall Mobile library Recreation ground with sports pavilion - football, cricket, basketball hoop Equipped children's play area (for up to 11 years of age) Allotments Other local groups/societies

Transport	<p>Hourly bus service (Monday-Saturday) to Hawkhurst and Maidstone. Two-hourly service (Mon-Saturday) to Hastings. One bus on Tuesdays to Maidstone. One bus to Tunbridge Wells on Wednesday/Friday/Saturday</p> <p>Nearest train station is in Etchingham, approximately eight miles away. The train station at Staplehurst is approximately 11 miles away</p> <p>Not on a designated cycle route</p>
Environment	
AONB/SSSI	Parish, including built up area, washed over with AONB
Designated areas	<p>Sandhurst Conservation Area</p> <p>Ancient Woodland scattered across the borough</p>
Flooding	Flood Zone 3 at north boundary of parish
Key community concerns/wishes	
<ul style="list-style-type: none"> Concerns about drainage and how this will be exacerbated by any additional new housing. Any new housing should be small scale so Sandhurst does not become a "dormitory suburb". Better public transport is needed. Bus services need to be improved to include Sundays and regular buses to other places e.g. Tenterden and to hospitals in Hastings and Pembury. The existing traffic pattern generates significant volumes of vehicles particularly at school times and holiday times causing congestion at the approach to Hawkhurst cross roads. Vehicles are frequently backed up as far as The Oak & Ivy Public House. Any increase in residential sites will aggravate traffic congestion. There must be a limit as to how much development can be accommodated without major refurbishment of the existing services. New Business applications should be favourably considered where practical and viewed in the light of bringing jobs within the village. That is not for wholesale commercial business development but rather small scale units, limited in number but built to meet specific needs. 	

Settlement	Sissinghurst
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<p>Population: 6,717 (as part of Cranbrook parish)</p> <p>Parish Plan: Cranbrook & Sissinghurst plan in preparation - Neighbourhood Area designated</p>	
<p>Description:</p> <p>The village of Sissinghurst lies along a ridge of high ground overlooking the Crane Valley to the south and the valley of the Hammer Stream to the north east. It is located 1.7 miles north east of Cranbrook, 15 miles to the east of Tunbridge Wells and 15 miles to the south of Maidstone. The A262 between Lamberhurst and Biddenden runs east-west through the settlement. The nearest train station is located approximately four miles away in the village of Staplehurst to the north (outside of the borough boundary). The Sissinghurst Conservation Area spreads east-west across the village, along the A262 and includes the listed Trinity Church and the Jubilee Recreation Ground at its western end.</p> <p>Sissinghurst has several retail and community facilities including a post office and convenience store, public house, a modern primary and pre-school, village hall, church and good recreational facilities.</p>	

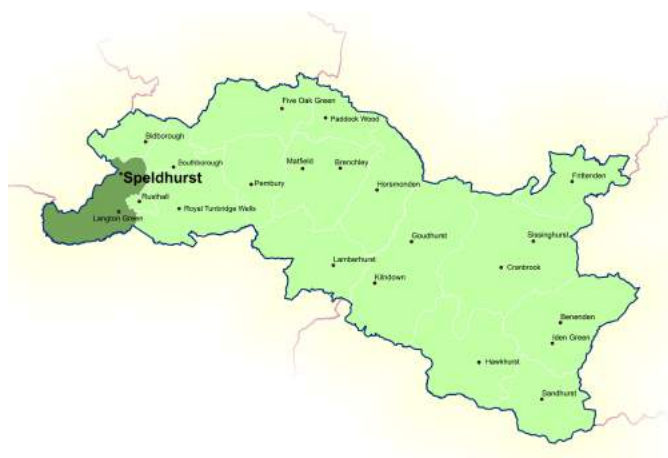
Facilities/amenities	
Retail services	Post office and convenience store The Milk House public house Sissinghurst Tandoori Takeaway Rankins Catering (private hire only)
Community facilities	School Pre-school Mobile library Village hall Church Jubilee Playing Field and Recreation Ground with mix of children's play equipment Tennis club (to rear of recreation ground) St George's Field with pavilion (cricket) Other local groups/societies
Transport	Hourly bus service (Mon-Saturday) to Sandhurst and Maidstone. Other limited bus service - two buses per day, two days a week to Staplehurst, Headcorn and Cranbrook Nearest train station is four miles away in Staplehurst Not on a designated cycle route

Environment	
AONB/SSSI	AONB to the south of the built up area of Sissinghurst Sissinghurst Park Wood SSSI
Designated areas	Ancient Woodland scattered across parish Sissinghurst Conservation Area
Flooding	Some Flood Zone 3 following the Crane Brook
Key community concerns/wishes	
Housing, rural transport and services	

Settlement	Speldhurst
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Population: 4,978 (also includes Langton Green, Ashurst and Old Groombridge in same parish)

Parish Plan: Speldhurst and Langton Green Parish Plan in preparation



Description:

The village of Speldhurst is located on a sandstone ridge in the High Weald Area of Outstanding Natural Beauty, approximately 3.5 miles to the north west of Tunbridge Wells (where the nearest train station is located), approximately two miles to the south of the nearby village of Bidborough and also two miles to the north of the village of Langton Green. The main road through the village runs south-east forming links to the settlements of Langton Green and Southborough respectively. The south eastern part of the village is designated as a Conservation Area and includes the listed St Mary's Church and Old Post Office on the corner of Speldhurst Hill and Barden Road.

Speldhurst has a number of retail and community facilities, including a post office with convenience store, public house, primary and pre-school, two churches, a village hall and good recreational facilities.

Facilities/amenities

Retail services	Post office and general store on Barden Road Treasures and Classic Violins (Paintings), Corner of Northfield Road/Penshurst Road George and Dragon public house, Speldhurst Hill Pizza Cucina mobile takeaway (Thursdays)
Community facilities	Primary school Pre-school Village hall Two churches Doctors surgery (with pharmacy on premises) Library access point at Village Hall Recreation ground with pavilion and bowling green and equipped children's play area Other local groups and societies
Transport	One-two hourly bus service (Monday-Friday) to Tunbridge Wells and two special daily school bus services The nearest train station is approximately 3.5 miles away in Tunbridge Wells Not on a designated cycle route

Environment	
AONB/SSSI	Washed over with AONB, including existing built up area
Designated areas	Speldhurst Conservation Area Ancient Woodland scattered across parish area
Flooding	Flood Zone 3 close to Speldhurst built up area
Key community concerns/wishes	
<ul style="list-style-type: none"> • Volume and speed of traffic – over 90% of respondents are worried about speeding and traffic pollution • Safety for pedestrians/school children (20 mph zone, traffic calming, safe route to school) • Preservation of the Green Belt and village identities • Protection of retail outlets • Broadband and mobile phone signal issues 	

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