

# Pembury Neighbourhood Plan



## Neighbourhood Area Profile

July 2020

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# 1. Introduction

- 1.1. Pembury is a large village and civil parish located approximately 3.5 miles north east of Tunbridge Wells on an east-west sandstone ridge. The parish sits within a high quality landscape; 90% of the parish is located within the Green Belt and 89% within the High Weald Area of Outstanding Natural Beauty (AONB). The majority of the village itself sits outside these designations. Furthermore the majority of the parish is classified as 'Forested Plateau' with a small section of fruit belt in the east, wooded farmland in the south-east, and open farmland in the south. There are stretches of ancient woodland (including large areas of replanted ancient woodland to the northwest) and ecological designations including the Wildlife Sites of Bayham Woods, Greggs Wood and Marshley Harbour Wood.
- 1.2. The village is home to approximately 6,100 residents and has evolved from a largely agricultural background into a thriving settlement with a range of local facilities. This includes retail services such as a supermarket, pharmacy and a number of other specialist shops; as well as three public houses and several other food outlets. The village also has a primary school, two pre-schools and Kent College private school. There is a village hall, doctors and dental surgery, library, recreational facilities and churches including St Peter C of E in the centre of the village and the Parish Church of St Peter, located on Old Church Road, beyond the A228. A few farms remain, mainly fruit farms. Pembury Hospital is to the western end of the parish.
- 1.3. A focus within the village is the Village Green triangle at Lower Green Road, which is surrounded by a mix of housing and some retail and recreational facilities, although the facilities serving the village are fairly spread out along the length of the High Street and Lower Green Road. The recreation ground is centrally located with playgrounds, playing field, a skate park and an outdoor gym.
- 1.4. The High Street itself adjoins the A228 leading to Tunbridge Wells to the southwest and through the AONB towards Whetsted and Paddock Wood to the north-east. The A21 also cuts through Pembury, linking the village to Tonbridge and, in the other direction, Hastings (via the AONB's rural villages). The remainder of the road network is very rural. The parish has no railway station, the nearest being High Brooms and Tunbridge Wells West, both a short drive or cycle ride away. There are eight daily (one/two hourly) bus services to Tunbridge Wells, Tenterden, East Peckham, and Transport. Less frequent services (once/twice a week) connect the village to Paddock Wood, Rye, Benenden and Tonbridge. The parish is criss-crossed by rights of way and the National Cycle Route 18 also cuts through linking to Canterbury and Tunbridge Wells.
- 1.5. Despite recent growth, the village has been able to successfully maintain its individual identity, although developments to west – notably around the Hospital and the Tesco site – are in danger of coalescing with neighbouring Tunbridge Wells. Pembury is home to a variety of buildings of different ages and architectural styles. The Conservation Area sits at 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.
- 1.6. To inform the emerging Neighbourhood Plan, it is helpful to prepare a detailed profile of the neighbourhood area. This profile includes statistical information about the local population,



economy, housing and health. It also sets out the strategic planning context within which Pembury must evolve. This will provide the Working Groups exploring the various topics with a starting point from which to gather additional evidence.

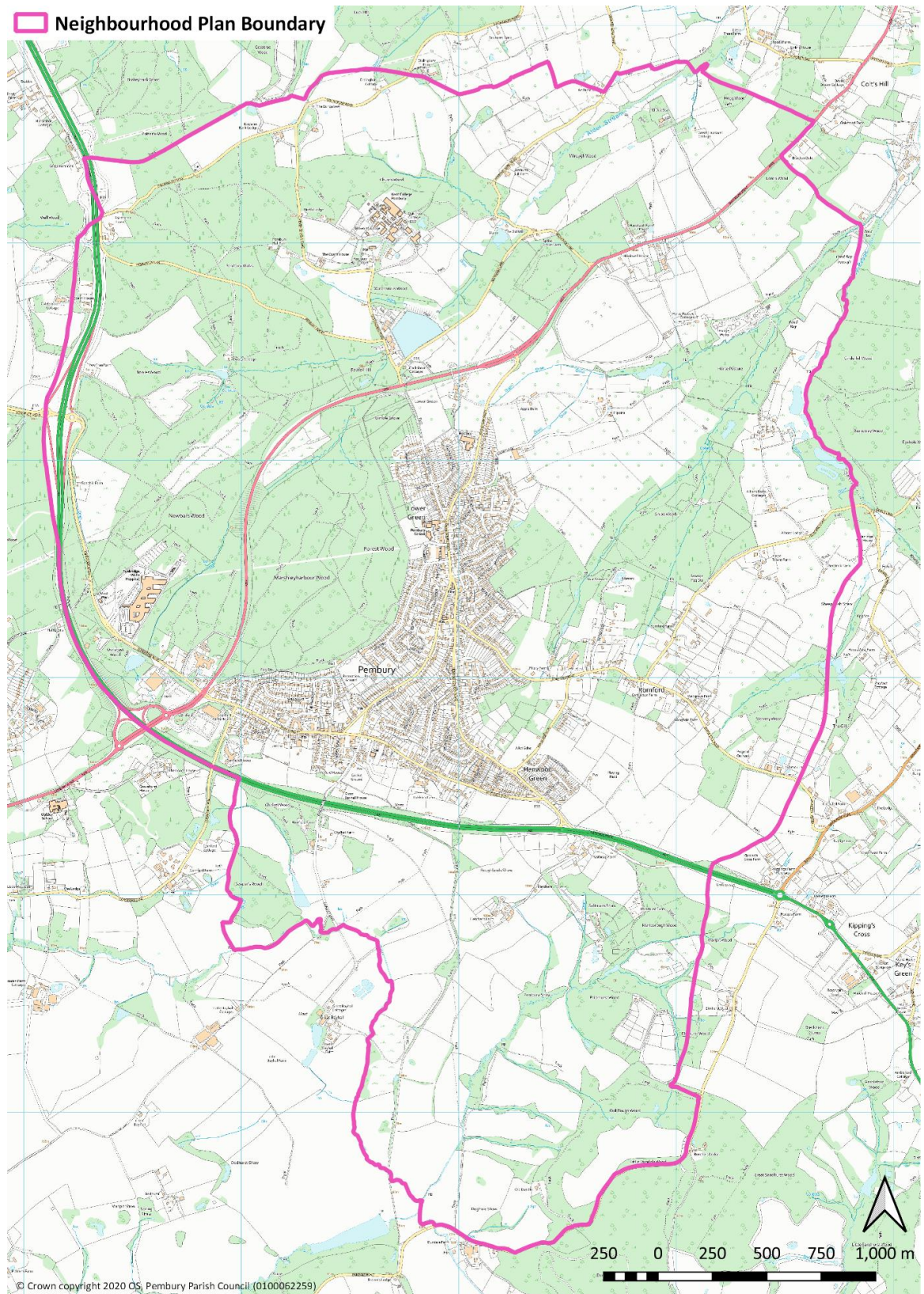


Figure 1.1: Neighbourhood Plan Area

## 2. Area statistics and trends

### Summary

2.1. The key aspects of the profile of the neighbourhood area, as they relate to the Neighbourhood Plan, are as follows<sup>1</sup>:

- Compared to the borough as a whole, the parish has a significantly higher percentage of older residents, aged 45 and over and in particular those aged 65+. This age bracket grew considerably between 2001 and 2011.
- In contrast, the number of people aged 25 to 44 in the parish decreased quite dramatically between 2001 and 2011, although the number of children, particularly primary school age, is in line with the wider borough. This is perhaps because of the presence of the primary school within the village.
- Housing in Pembury appears to be fairly modestly priced when compared to surrounding settlements. Approximately 40% of sales in the last year were of detached homes, which may suggest a deficit of other type of dwelling available. This is underpinned by the fact that 38% of homes are detached and the majority of homes have 3 to 4 bedrooms, well above the figure for the borough and region. In the years since the census, there have been additional flats built.
- The number of homes with fewer bedrooms (1 to 2) is significantly lower than for the borough, and a higher proportion of these smaller homes tend to be available for social and private rent. In contrast, there are fewer larger homes available for social (and private) rent, which means that larger or extended lower-income families may find it difficult to find a home in the parish.
- Just over a quarter of homes are occupied by a single person. Given that the majority of the homes in the parish tend to have at least 2 bedrooms, this could suggest that homes are under-occupied. In turn, this might lead to the need to ensure that smaller (1-2 bedroom homes) are available in the future for those wishing to downsize.
- Pembury has a well-qualified community with low unemployment, although it will be interesting to understand the impact of the Covid-19 on this. In 2011, a significant number of people were self-employed (18%), many of whom work from home. It will be important to ensure that the infrastructure required for home-working is in place.
- The vast majority of people drive to work, with the majority travelling between 2km and 10km, suggesting there work is nearby. This could also, however, include those driving to the station to get to London and further afield.
- The parish has higher than UK average levels of car ownership, although 12% of residents have no access to a vehicle. Higher car ownership is not unexpected in more rural areas, however it will be important to ensure that public transport is adequate for those with limited access. Equally, that people are encouraged to take shorter, local journeys by means other than motor vehicle, which is more environmentally friendly and has health benefits.

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<sup>1</sup> Based on 2011 Census unless otherwise stated

- There is no railway station in the parish; the nearest are at High Brooms and Tunbridge Wells. There are numerous bus routes serving Pembury, connecting the village to both Tunbridge Wells and the neighbouring villages.
  - The parish has seen largely infill development over the past decades, which has increased density in parts of the village. The proposed site allocations for the village are significant and would require land to be removed from the Green Belt and would see development reaching the boundary provided by the A21. It will be important to ensure that adequate infrastructure and facilities are in place to accommodate this new development.
- 2.2. Appendix A sets out the detailed statistics and trend data for the neighbourhood area, based on the 2011 Census unless otherwise stated.
- 2.3. The workshop that took place on 11 June 2020 provided some initial feedback about the good and not so good things about Pembury, which are summarised below. These should be considered by the Working Groups as they consider their topic areas:

<b>Strengths – what is good?</b>	<b>Weaknesses – What is not so good?</b>
<ul style="list-style-type: none"> <li>• Distinct from TW – need to preserve</li> <li>• Nature of the village – being a ‘village’ and having a village feel</li> <li>• Character of the village – heritage assets and green spaces</li> <li>• Strong community spirit – lots of activities run locally</li> <li>• Beautiful rural locality.</li> <li>• Views – including south over A21 – with Pembury being fairly high up in the landscape</li> <li>• Some small businesses in the village</li> <li>• Pembury is made up of small hamlets that have ‘merged’ together.</li> <li>• Good GP, hospital – but overstretched?</li> <li>• Primary School and Kent College</li> <li>• Recreation ground – Parish Council owned</li> <li>• PC owns some land – potentially more control over what this might be used for</li> <li>• Pembury’s “our village our future” document to build upon</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic and speeding – through the village</li> <li>• Rat-running when A21 is shut</li> <li>• Pembury Road shut</li> <li>• Loss of shops and pubs. More housing but fewer facilities.</li> <li>• Lack of a traditional village centre – facilities are currently located along the High Street and Lower Green Road</li> <li>• Cannot use shops if unable to park – not everyone can walk from one end to the other – distance, topography</li> <li>• Mainly a commuter village</li> <li>• Strong history and lots of heritage features, but not obvious to visitors</li> <li>• Lack of facilities for teenagers.</li> <li>• Dependency on the car</li> <li>• Difficulty of cycling to get to services or transport hubs</li> </ul>



<b>Opportunities – what could we improve?</b>	<b>Threats – what do we need to look out for?</b>
<ul style="list-style-type: none"><li>• Could be better served for buses – services tend to stop early in the evening</li><li>• Lots of people working from home – a chance to improve their infrastructure.</li><li>• Rural pursuits – cycling, horse riding, walking – easier to navigate routes and safety improvements.</li><li>• Those who are involved with the village and those who are not [chance to get them involved]</li><li>• Influence the design of development – better layout and design – new development can be more attractive</li><li>• Site allocations offer an opportunity to develop homes of an appropriate size to meet local need - demand locally for smaller dwellings for older residents to downsize</li></ul>	<ul style="list-style-type: none"><li>• If any disruption on Pembury Road, impossible to leave the village.</li><li>• Impact of the extent of development set out in the emerging Local Plan – plans in Paddock Wood and others – pressure from additional congestion. Need to consider how people move about.</li><li>• Gradual loss of Green Belt</li><li>• Impact of 300 + houses on local infrastructure/ facilities</li><li>• Post office – needs revisiting.</li><li>• Village hall – very little car parking</li><li>• Transport - designated by Highways as a main route between Medway towns and A21</li><li>• Pembury attracts more than its fair share of HGVs and heavy traffic</li><li>• Lack of school space – no provision in Local Plan for increasing school provision</li></ul>

## 3. Strategic Context

### National Planning Policy

- 3.1 The policies of the Neighbourhood Plan will need to be in general conformity with the National Planning Policy Framework (NPPF), which was most recent revised in February 2019. This states the following at paragraphs 29 and 30:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>2</sup>.*

*Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*

### Local Planning Policy

- 3.2 Pembury Parish falls within the Tunbridge Wells Borough Council (TWBC) area and all Neighbourhood Plan policies must be in general conformity with the its strategic planning policies. The current Development Plan for Tunbridge Wells consists of the following documents:

- The saved policies of the Local Plan 2006<sup>3</sup>: The most recently adopted Local Plan dates to 2006. Since its adoption some changes have been made to the Local Plan as a result of the 'saving' of policies in March 2009, the adoption of the Core Strategy in June 2010 and the adoption of the Site Allocations Local Plan in July 2016. As a result some policies have been removed from the Local Plan as they are no longer valid and a list of 'saved' policies remains.
- Core Strategy 2010<sup>4</sup>: The Core Strategy Development Plan Document sets out the amount of development required across the Borough to 2026 and divides this amount between settlements. It is the central part of the existing statutory 'Development Plan' for the borough.
- Site Allocations Local Plan 2016<sup>5</sup>: This was adopted on 20 July 2016 and sets out the specific sites that TWBC believes should be developed in order to meet the levels of growth set out in the adopted Core Strategy (2010).

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<sup>2</sup> Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

<sup>3</sup> [https://beta.tunbridgewells.gov.uk/data/assets/pdf\\_file/0012/129999/Local-Plan-2006-Remaining-Saved-Policies-at-2016.pdf](https://beta.tunbridgewells.gov.uk/data/assets/pdf_file/0012/129999/Local-Plan-2006-Remaining-Saved-Policies-at-2016.pdf)

<sup>4</sup> [https://beta.tunbridgewells.gov.uk/data/assets/pdf\\_file/0009/138636/Core-Strategy-adopted-June-2010.compressed.pdf](https://beta.tunbridgewells.gov.uk/data/assets/pdf_file/0009/138636/Core-Strategy-adopted-June-2010.compressed.pdf)

<sup>5</sup> <https://beta.tunbridgewells.gov.uk/planning/planning-policy/existing-local-plans/site-allocations-local-plan>



- 3.3 TWBC is in the process of developing a new Local Plan, which will provide the basis for determining the suitability of development proposals across the borough to 2037. Once adopted, the new Local Plan will replace the existing 2006 Local Plan, the Core Strategy (2010) and the Strategic Sites Local Plan (2016). The emerging Local Plan was most recently consulted on in late 2019 and it is envisaged that the next, 'Regulation 19 Pre-Submission', version of the Local Plan will be published for consultation in March/April 2021<sup>6</sup>.
- 3.4 Whilst it will be important for the emerging Pembury Neighbourhood Plan to conform to the policies of the adopted strategic planning policies for the Borough, it will also be necessary to ensure that it synchronises itself to the policies of the emerging Local Plan. If, for instance, the Neighbourhood Plan is 'made' before the new Local Plan has been adopted, an early review of the Neighbourhood Plan will be required.

#### The current Development Plan

- 3.5 The adopted Core Strategy for TWBC set outs a need for a net increase of net of 6,000 dwellings to be provided in the Borough in the period 2006 to 2026. Tunbridge Wells borough has significant environmental constraints, with large portions of it covered by Green Belt and Area of Outstanding Natural Beauty (AONB) designations. Therefore, a balance between policies of protection within these sensitive areas and settlements, and the need for growth as set out within the Core Strategy, has been struck.
- 3.6 Pembury is considered within the Village and Rural Areas Chapter and their strategy is set out in Core Policy 14, 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. The policy sets out a need for these settlements collectively to deliver approximately 360 new homes, with the potential for affordable homes beyond the Limits to Built Development (LBD)<sup>7</sup>; the monitoring of housing completions undertaken for the 2016 plan, however, revealed that this figure had been met, therefore no housing allocations were made for the villages and rural areas in that plan.
- 3.7 The following non-residential sites in Pembury are allocated in the 2016 Site Allocations Plan:
- Park and Ride: Policy AL/VRA 2: Park and Ride Facilities, Land at Woodsgate Corner, adjacent to Tesco
  - Recreation Open Space: Policy AL/VRA 3: Recreation Open Space, Land to the south of Sandhurst Avenue; and Land to the east of Woodside Road: for sports pitches and outdoor recreation.

In addition, Policy H5 of the Core Strategy allows for minor infilling, minor redevelopment and redevelopment of redundant sites (including larger sites).

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<sup>6</sup>

[https://beta.tunbridgewells.gov.uk/\\_\\_data/assets/pdf\\_file/0019/301096/Local\\_Development\\_Scheme\\_June\\_2020-b.pdf](https://beta.tunbridgewells.gov.uk/__data/assets/pdf_file/0019/301096/Local_Development_Scheme_June_2020-b.pdf)

<sup>7</sup> The line around settlements defining the area which is considered to be within the limits of the built area and that which is outside in order to restrict the encroachment of built form into the surrounding countryside.

### The emerging Local Plan

- 3.8 The planning context for the emerging Local Plan (which runs to 2036) has shifted, to take into account the impacts of the updates to national planning policy and the government commitment to deliver more homes. The objectively assessed housing need for the borough over the plan period to 2036 is confirmed as 13,560 dwellings (678 per year), identified by the standard methodology as required by the NPPF<sup>8</sup>. This figure is under review, however, given not only the constraints that exist within the Borough itself, but also the constraints faced by neighbouring local authorities, who may not be able to deliver their identified quota. Work to date suggests that TWBC would unlikely to be in a position to deliver the unmet needs of neighbouring areas.
- 3.9 Bearing in mind housing that has either already been delivered or is in the planning pipeline, and applying a 10% non-delivery rate, the minimum number of houses across the borough required to meet need is: 7,593, as shown in Table 3.1.

1.	<b>Housing need using the standard method (2014 household projections)</b>	13,560	
2.	<b>Completions April 2016 to March 2019</b>	1,552	
3.	<b>Extant planning permissions at 1 April 2019</b>	3,127	
4.	<b>Outstanding site allocations</b>	588	
5.	<b>Windfall allowance</b>	700	50 per year for 14 years (2022-2036)
6.	<b>Minimum additional allocations to meet housing need</b>	<b>7,593</b>	Row 1 minus rows 2, 3, 4 and 5

Table 3.1: Housing Need 2016-2036 (as at 01 April 2019)

- 3.10 Section 5 of the draft Local Plan sets out the development strategy proposed for Pembury. Policy STR/PE 1 states the need for 294 to 304 new dwellings to be delivered and seeks to allocate the following five sites, noting that Site PE5 already has planning permission:

Policy Reference	Location	Detail
Policy AL/PE 1	Land rear of High Street and west of Chalket Lane	Mixed use scheme to provide 70 to 80 residential dwellings, a community facility, and extended village hall public parking
Policy AL/PE 2	Land at Hubbles Farm and south of Hastings Road	Residential scheme for approx. 90 dwellings
Policy AL/PE 3	Land north of the A21, south and west of Hastings Road	Residential scheme for approx. 90 dwellings
Policy AL/PE 4	Land at Downingbury Farm, Maidstone Road	Mixed use scheme consisting of residential development (C3) providing approximately

<sup>8</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

		25 residential dwellings, economic use (B1/B2/B8), and safeguarding of land for potential expansion of the Hospice in the Weald.
Policy AL/PE 5	Land at Sturgeons fronting Henwood Green Road	The site has planning permission (17/00756/FULL) for 19 residential dwellings

3.11 In terms of economic development, the Sevenoaks and Tunbridge Wells Economic Needs Study (2016)<sup>9</sup> states that at least 14 hectares of new employment land (taking into account any residual capacity of existing employment allocations) will be required to 2035 in order to support the creation of new employment opportunities alongside the provision of new housing, helping to reduce out-commuting from the borough over the plan period. As with the housing numbers, this figure is also under continued review.

3.12 Additional non-residential allocations in the emerging Local Plan for Pembury are:

Policy Reference	Location	Detail
AL/PE 6	Land at Tunbridge Wells Hospital, Pembury and adjacent to Tonbridge Road	allocated for use as a key medical facility including hospital expansion, key worker facilities and clinical facilities
AL/PE 7	Woodsgate Corner	allocated for car showrooms and associated uses/employment

3.13 The allocations proposed will require the release of Green Belt around Pembury and will be subject to mitigation of their impact on the AONB. Furthermore, the development strategy for the borough relies on the development of a new garden settlement at Tudeley Village, to accommodate at least 2,500 to 2,800 homes.

3.14 Development attracts developer contributions, which can be spent on mitigating the impacts of development on local infrastructure and facilities. Policy STR/PE 1 suggests that such contributions would be directed towards the following:

- a) primary and secondary education;
- b) health and medical facilities, to include reconfiguration and/or extension to existing facilities;
- c) the provision of buildings and spaces to provide cultural infrastructure;
- d) a new sports hub at Hawkenbury recreation ground, to include standing/seating for supporters and other ancillary structures, and other sports and recreation grounds and built facilities, open space and children's play space, and qualitative improvements to existing

<sup>9</sup> [https://beta.tunbridgewells.gov.uk/Economic-Needs-Study\\_Final-Report](https://beta.tunbridgewells.gov.uk/Economic-Needs-Study_Final-Report)

pitches at Pembury at Woodside Road and land off Henwood Green Road (adjacent to the Parish Council offices);

- e) the provision of allotments, amenity/natural green space, parks and recreation grounds, children’s play space and youth play space;
- f) Improvements to public transport provision;
- g) Improvements to public woodlands: Marshley Harbour Wood, and Snipe and Bassetts Wood;
- h) Other mitigation measures identified through the pre-application process and planning application.

It should be noted that currently TWBC has not implemented the Community Infrastructure Levy.

3.15 The emerging Local Plan contains other policies, many of which are relevant to Pembury. Some notable strategic policies are shown in the table below. More detailed development management policies will need to be considered by the Working Groups to understand where there may be gaps or opportunities to add additional local detail.

<b>Policy</b>	<b>Detail</b>	<b>Potential for Pembury NP</b>
Policy STR 6 :Transport and Parking	A focus on sustainable transport modes, including the enhancement of rights of way in Pembury.	Scope to consider specific route improvements and associated infrastructure provision
Policy STR 7: Place Shaping and Design	Sets out high level expectations for design.	Scope to consider adding local detail more relevant to Pembury, in terms of character and design of development.
Policy STR 8: Conserving and enhancing the natural, built, and historic environment	Sets out the need to conserve local assets. 14 green spaces in the parish are proposed for designation as Local Green Spaces	Scope to map out the assets within Pembury, identifying networks of green infrastructure, key features, additional Local Green Spaces and identify further non-listed heritage assets.
Policy STR 10: Limits to Built Development	Directs development (unless allocated strategically) to within the Limits to Built Development	Unlikely to require amending in the NP.

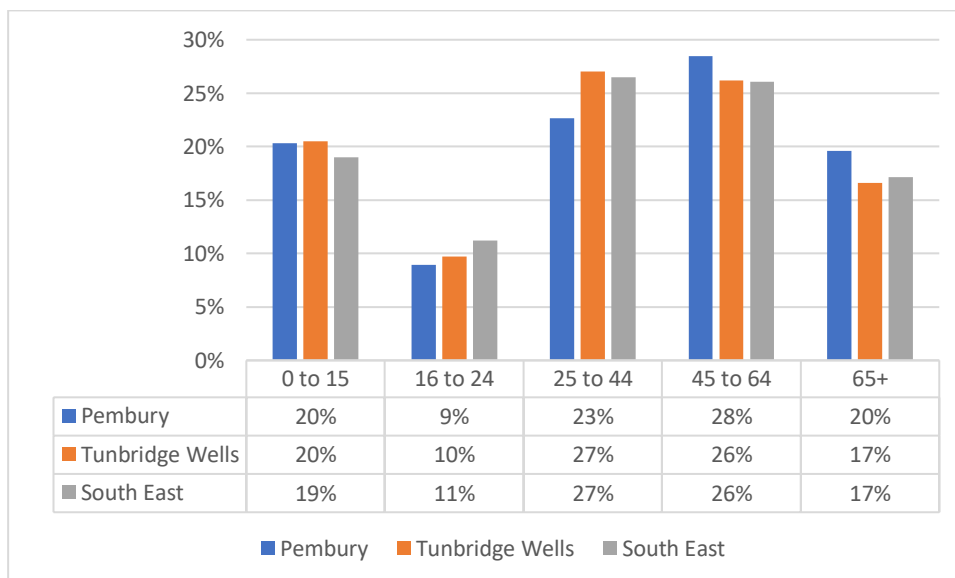


## Appendix A – Detailed statistics and trend data

### Population

#### Age structure

- 3.1. The 2011 Census recorded that the usual population of the parish was 6,128 persons and 2,459 household spaces (2,400 with usual residents). The population of Tunbridge Wells borough as a whole is 115,049, therefore the parish of Pembury represents approximately 5% of the overall population of the borough.
- 3.2. Figure 2.1 below shows the age breakdown of the population in 2011. The figures reveal that the proportion of older residents (aged 65 upwards) is higher than the district average and accounts for approximately one fifth of the population of the parish.



*Figure 2.1: Age profile of Pembury residents, 2011*

- 3.3. It's interesting to consider how the population make-up is evolving and Figure 2.2 reveals the change in age profile of the population between 2001 and 2011. The total population of the parish increased by 123 people, which is approximately 2%.

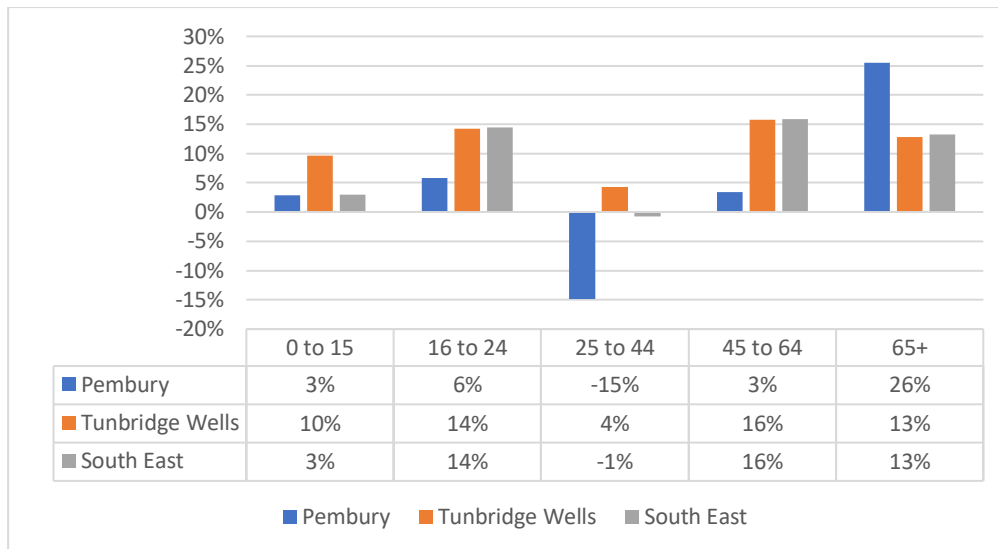


Figure 2.2: Change in age profile of Pembury residents, 2001 to 2011

- 3.4. Over the course of the 10 years between 2001 and 2011, the number of people aged 25 to 44 in the parish decreased quite dramatically and the numbers of those aged in the 45 to 65 age bracket also grew only modestly compared to the rest of the borough and the region as a whole. In contrast, the number of those approaching retirement grew significantly. The growing proportion of those aged 65+ indicates an aging population. The housing and care needs of the older generation, particularly the 85 and over cohort, should be considered within the neighbourhood plan in terms of the sorts of housing and community services they might require.
- 3.5. The parish sits well within the commuter belt to London and also within easy reach of neighbouring bigger settlements. It does, however benefit from its rural location, set within the AONB and this could indicate an issue in the availability of housing of the type, tenure and affordability that would attract younger people into the parish.

## Housing

### Current house price trends

3.6. A comparison of house price sales by type and value between (April 2019 to April 2020, [www.rightmove.com](http://www.rightmove.com)) is provided below:

- **Pembury:** The majority of sales year were detached properties, selling for an average price of £554,739. Terraced properties sold for an average of £317,789, with semi-detached properties fetching £409,559. The average of all property types was £430,884. (1,252 sold).
- **Tunbridge Wells:** The majority of sales were flats, selling for an average price of £319,550. Terraced properties sold for an average of £410,794, with semi-detached properties fetching £474,888. The average of all property types was £478,132 (20,597 sold).
- **Paddock Wood:** The majority of sales were semi-detached properties, selling for an average price of £359,542. Terraced properties sold for an average of £298,761, with detached properties fetching £475,007. The average of all property types was £353, 101 (1,849 sold).
- **Brenchley:** The majority of sales were detached properties, selling for an average price of £901,050. Semi-detached properties sold for an average of £556,002, with terraced properties fetching £421,398. The average of all property types was £743,136 (359 sold).
- **Matfield:** The majority of sales in Matfield during the last year were detached properties, selling for an average price of £811,000. Semi-detached properties sold for an average of £483,333, with flats fetching £206,000. The average of all property types was £634,556 (349 sold).
- **Horsmonden:** The majority of sales were detached properties, selling for an average price of £678,500. Semi-detached properties sold for an average of £467,600, with flats fetching £190,000. The average of all property types was £608,363.

Compared to the other locations, on the whole house in Pembury appear to be more modestly priced, although 40% of sales were of detached homes, which may suggest a deficit of other type of dwelling available.

### Dwelling Type

3.7. The Pembury Society website provides interesting information on how the village has grown since the 1780s, to the 2,459 household spaces that were in the parish in 2011 and Figure 2.3 breaks these down by type, compared to those in the borough and across the region. The majority of homes in Pembury parish are detached, the number being significantly higher than the other types. The parish also has a higher number of semi-detached properties compared to the wider area. The

3.8. In contrast, the parish has a lower proportion of terraced housing and, in particular, flats (including apartments and maisonettes).

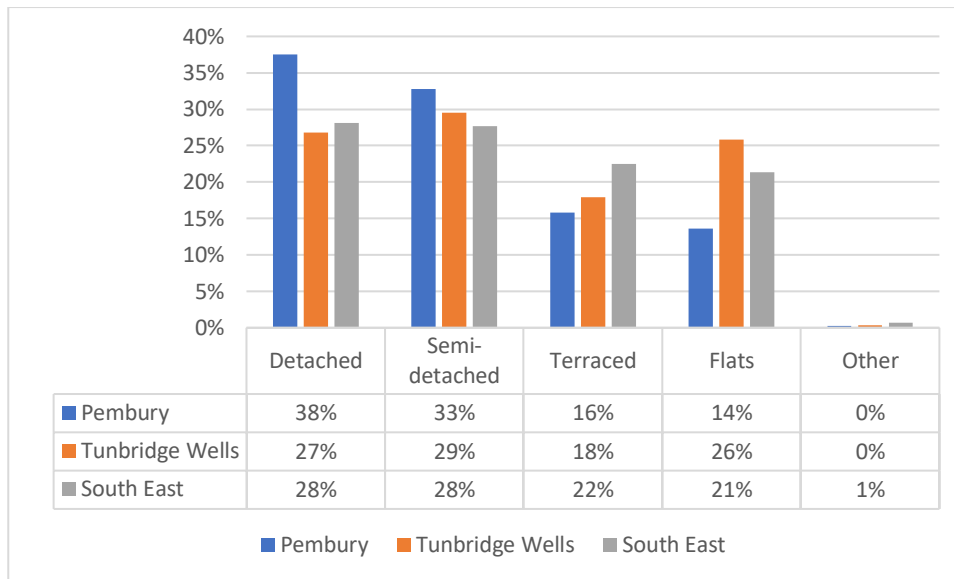


Figure 2.3 – Type of housing in the parish

### Number of bedrooms

- 3.9. Figure 2.4 sets out the proportion of occupied dwellings by number of bedrooms in Pembury and respective geographies. As might be expected in an area with higher levels of detached and semi-detached properties, Pembury has a high proportion of dwellings with 3 or 4+ bedrooms (c72%) compared to the borough and wider region.
- 3.10. On the other hand, the proportion of 2-bedroom properties is significantly lower (c16%) than comparative geographies as are 1-bedroom dwellings although to a slightly lesser degree. The dwelling sizes in the parish are weighted toward the larger dwelling size in comparison to the wider geographies.

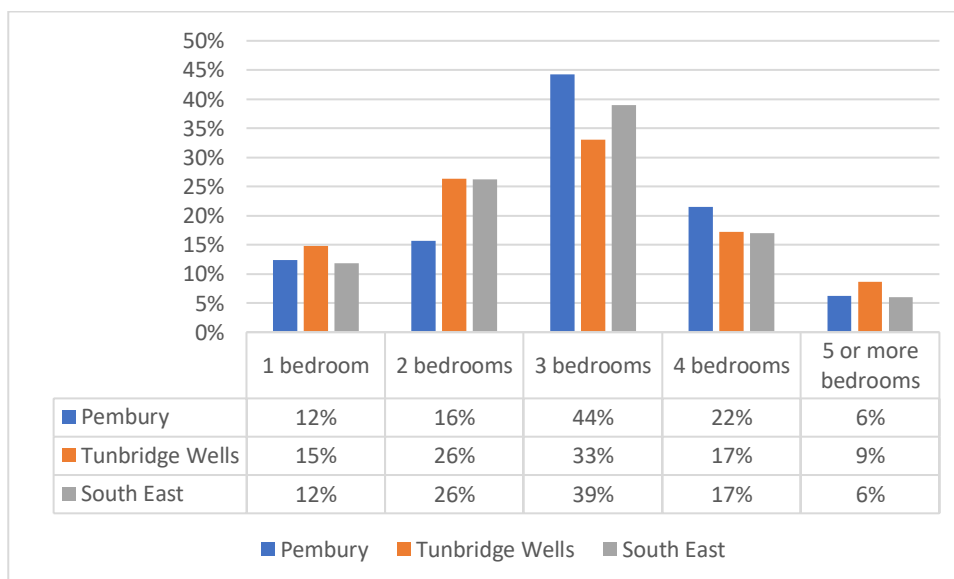


Figure 2.4: Household dwellings by number of bedrooms



## Tenure of housing

3.11. The tenure of housing refers to the legal status of the occupier in relation to the property in which they live. The key tenures for the purpose of this analysis are:

Owner occupier	Where the occupier owns the property on a freehold or long leasehold basis with or without a mortgage.
Private rent	Where the tenant rents the property from a private individual or organisation usually at a rent dictated by market conditions, but in any event free from statutory or other regulatory rent controls.
Affordable housing for rent	Where the tenant rents the property from a registered provider of social housing (Registered Provider) and the property is let at a below market level rent and controlled by statute or other regulatory power. A Registered Provider is usually a local authority landlord or housing association.
Affordable housing for sale	Where the occupier owns or part owns the property and has received some form of subsidy in order to do so. The property will usually be bound by some form of condition or covenant that ensures that the subsidy remains vested in the property.

3.12. The tenure of housing as at the census 2011 is illustrated in Figure 2.5, revealing that the parish overwhelmingly comprises homes that are owned by their occupants, either outright or with a mortgage. The number of social rented housing available is extremely low, although this mirrors the borough as a whole. Privately rented property availability is slightly higher, although still lower than the borough and wider region. This could present a challenge for those wishing to move to Pembury, requiring the rental or lower rungs of the purchasing property ladder.

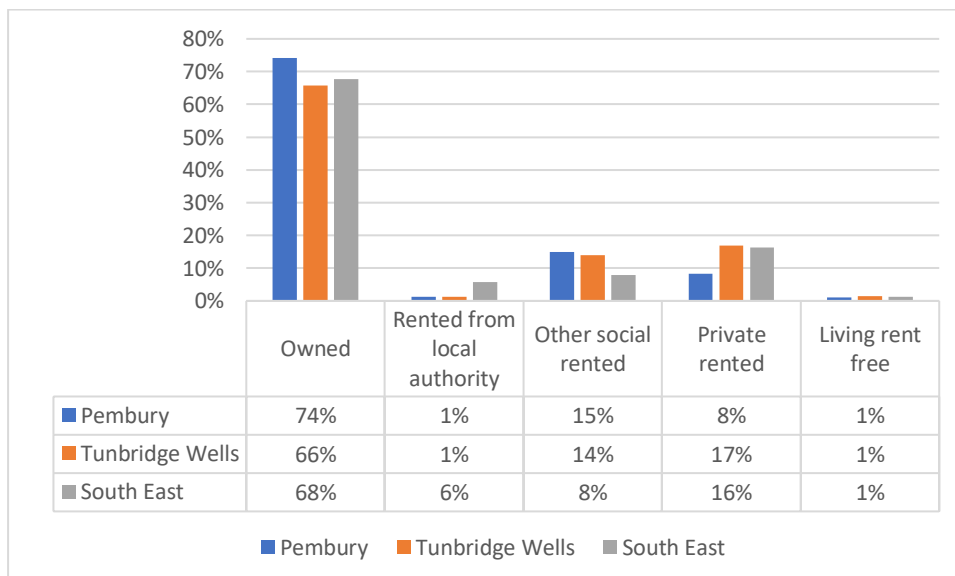


Figure 2.5: Tenure of housing

3.13. Figure 2.6 shows the tenure change over the period 2001 to 2011. The graph shows the increase in social and private rented properties between this period, which has risen significantly, however it should be noted that the actual numbers of properties of this tenure still represents

a very small percentage of the overall housing stock: rented from local authority rose from 11 properties to 29, while private rented rose from 93 to 179 properties.

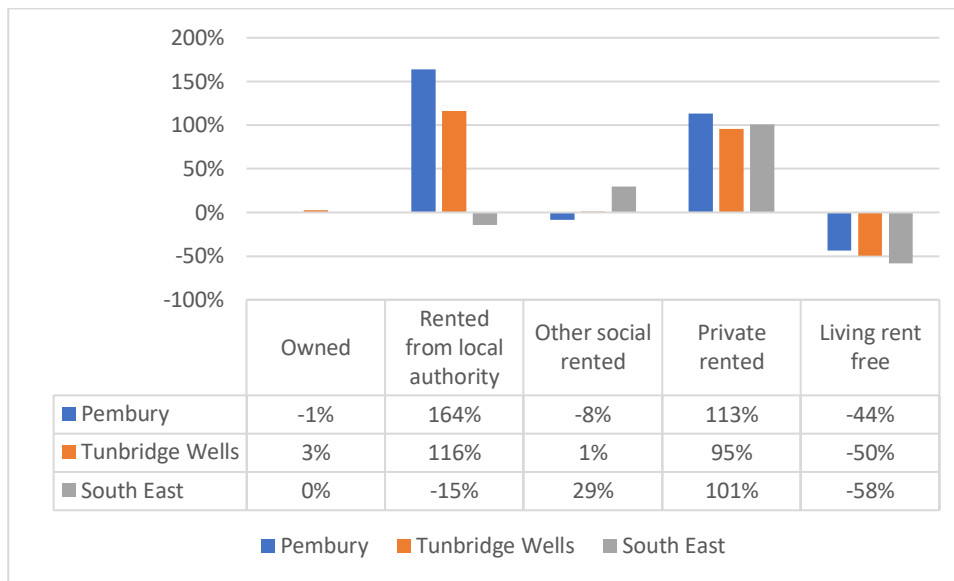


Figure 2.6: Tenure change between 2001 and 2011

- 3.14. Table 2.1 shows the dwellings by number of bedrooms across the parish by tenure at the time of the Census 2011. Both the social rented and private rented sectors have a significantly higher proportion of 1 bedroom dwellings (c30% and c36% respectively) compared to 2% of owner-occupied properties.
- 3.15. The proportion of 2 bedroom dwellings in both the social and private rented sectors is more than double that of the owner-occupied properties at c30% and c25% respectively.
- 3.16. 3 bedroom dwellings form the highest percentage across all tenures and notably the owner-occupied. Approximately 40% of the owner-occupied dwellings comprise larger (4+ dwellings) in contrast to the social rented sector, which sits at 5%. This could mean that larger or extended lower income families will struggle to find accommodation in the parish.

	All ownership (inc. shared ownership)		Social rented		Private rented/ rent free	
	Number	%	Number	%	Number	%
1 bed dwellings	24	2%	45	30%	46	26%
2 bed dwellings	151	12%	45	30%	45	25%
3 bed dwellings	583	46%	55	36%	66	37%
4+ bed dwellings	509	40%	7	5%	20	11%
Total	<b>1,267</b>		<b>152</b>		<b>177</b>	

Table 2.1: Dwellings by bedroom number by tenure in Pembury

### Household composition

3.17. Household composition is a fundamental factor driving the size of housing needed in the parish in the future. Table 2.2 sets out the household composition by age in the parish compared to the borough and wider region. The figures for the parish largely mirror that of the borough and region, with just over a quarter of homes occupied by a single person and two-thirds by a single family. Given that the majority of homes in the parish are larger, detached properties, however, this may suggest that houses are under-occupied. This might lead policy makers to consider whether there is a need for smaller dwellings for those wishing to downsize, which in turn would make larger homes available for families. On the whole, however, that would benefit in the main those wishing to purchase a home as opposed to those seeking social or private rent.

		Pembury	Tunbridge Wells	South East
One person household	Total	26%	29%	29%
	Aged 65 and over	13%	12%	13%
	Other	13%	17%	16%
One family only	Total	69%	65%	64%
	All aged 65 and over	10%	9%	9%
	With no children	20%	19%	19%
	With dependent children	29%	28%	27%
Other household types	All children non-dependent	11%	9%	9%
	Total	5%	6%	7%

Table 2.2: Household composition by age

### Household occupancy rates

3.18. Figure 2.7 shows the overall household size for Pembury parish compared to the borough and wider region. For instance, there were 2,400 households (occupied) in Pembury and 6,128 usual residents. This means that the average number of people living in a dwelling was 2.5.

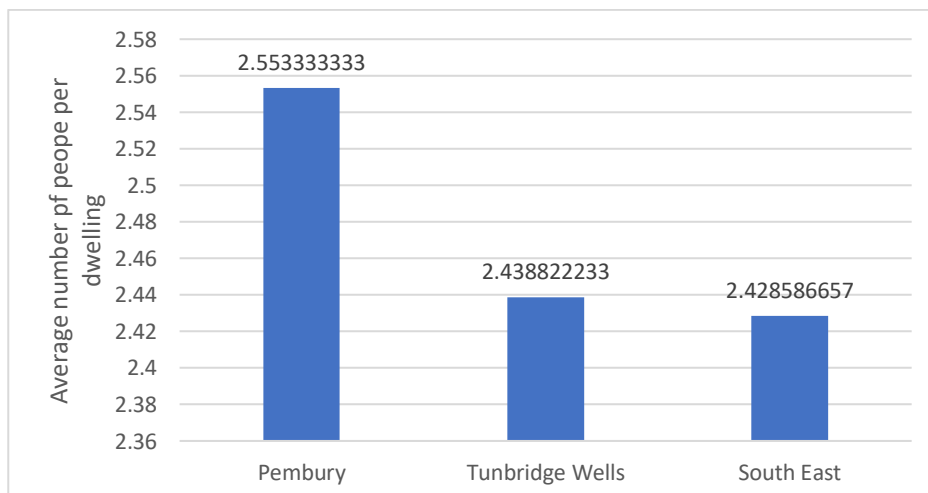


Figure 2.7: Average number of people per dwelling.

3.19. Whilst the average occupancy levels are marginally higher than the borough and regional average, it is helpful to drill down further to explore the extent to which households are either over- or under-occupied. Over-occupation may occur where there are a larger number of people living in a dwelling with a smaller number of rooms and vice versa for under-occupation. Over-occupation can lead to detrimental living conditions and is therefore not desirable. On the other hand, while under-occupancy might suggest that housing is effectively tied-up and not available for growing or extended families, many people choose to remain in their larger family home when their children move out, in order to retain that property for space, value or sentimental purposes. If however, the reasons for under-occupation is because there are insufficient local properties to downsize to, then this can indicate a challenge that can be addressed via the planning system.

3.20. Figure 2.8 provides this detail, showing the percentage of dwellings in Pembury and the wider geographies that are either under- or over-occupied, in the context of number of bedrooms. For instance, the data reveals that 44% of dwellings in the parish are under-occupied by at 2 bedrooms or more. The data is somewhat in line with the borough and region, but shows that under-occupation of housing is not uncommon in Pembury, perhaps not surprising given the number of larger properties in the parish compared to smaller ones. As noted earlier, this could indicate a lack of provision in downsizing dwellings.

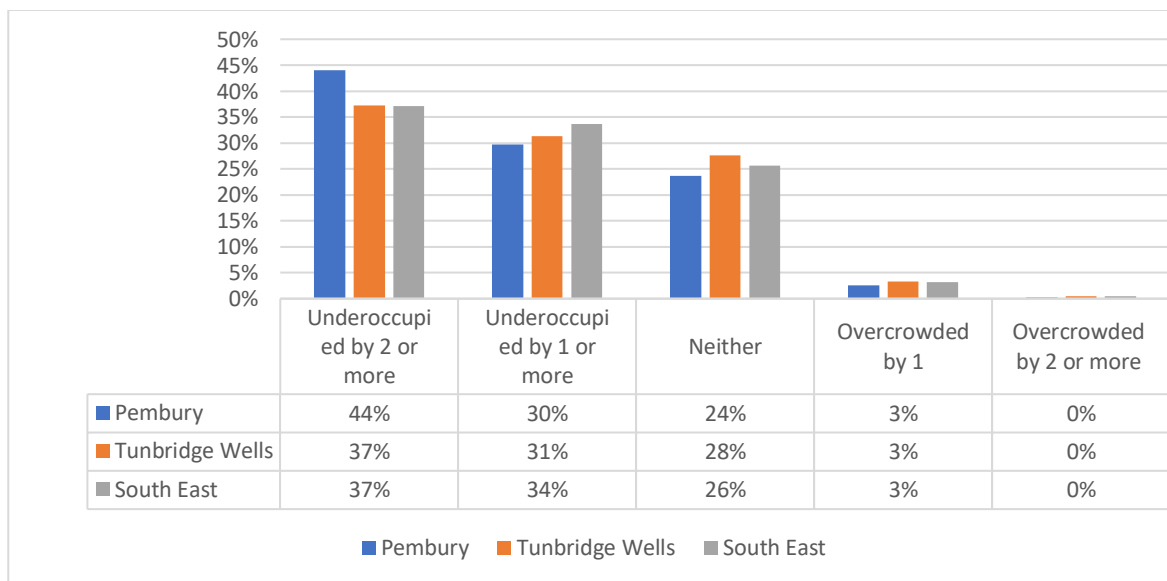


Figure 2.8: Percentages of properties either over- or under-occupied.



## Work and skills

### Economically active residents

3.21. Of the 4,333 residents in the parish, who are aged between 16 and 74 years, 71% are classified as economically active. Of these, only 3% are unemployed. 29% of residents are classified as economically inactive, of which 57% are retired. The remainder are divided between students, those looking after home or family, and those who are long-term sick or disabled.

3.22. Figure 2.9 provides a fuller breakdown of those classified as economically active. Whilst the majority of those who are economically active work as an employee, there is a significant number of people who are self-employed (18% compared to 15% across the south east region as a whole). Self-employed people can often be more likely to work from home, hence this highlights a need to ensure that the facilities and infrastructure – e.g. effective broadband and mobile connectivity and speed – is in place.

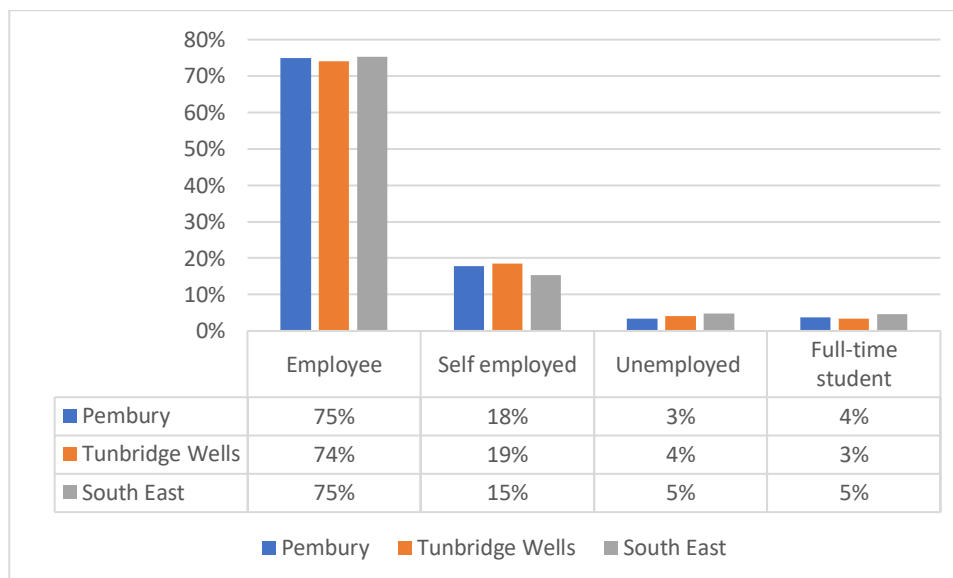


Figure 2.9: Breakdown of the economically active

#### Mode of travel to work

3.23. Understanding how people reach their place of work is helpful when considering the potential impact that commuting has on the local transport infrastructure. Figure 2.10 shows that of those residents in employment, 74% are commuting by car to their place of work. This is perhaps unsurprising in a more rural area, where the main source of employment is likely to be in the nearby major towns and cities, but the figure is significantly higher than the wider borough and region. This might be further explained by the lack of railway station in the parish, meaning that even if people are using the train, they would still have to drive to the station.

3.24. There are 7% of people working from home, in line with the borough and district. Those walking or cycling to work is significantly lower than the borough as a whole, but might be explained by the reduced number of employment opportunities within the smaller village.

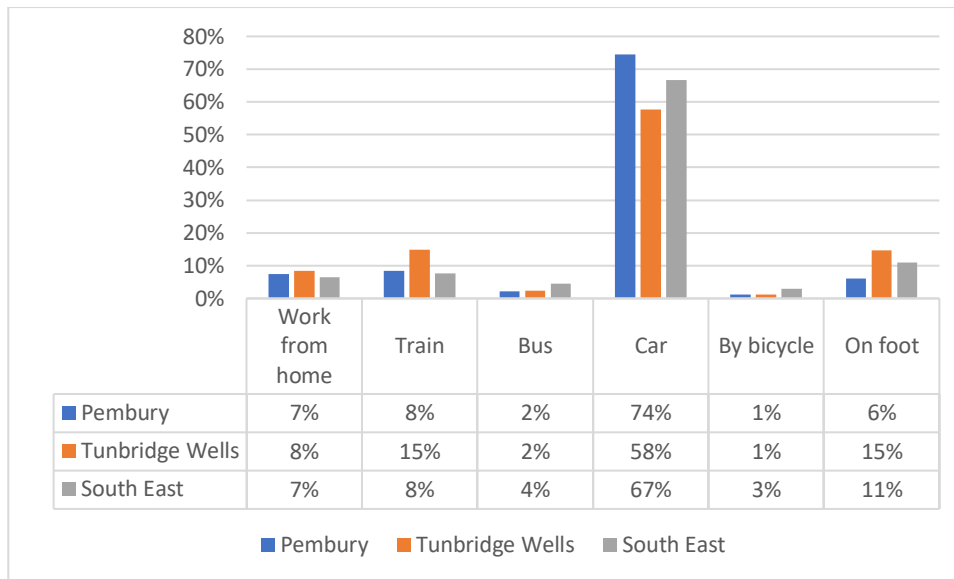


Figure 2.10: Mode of transport to work

### Distance travelled to work

- 3.25. Exploring how far people are travelling to reach their place of work is interesting as it can shed light on whether there might be alternative modes of transport that could be used, and also provide weight to arguments to safeguard existing employment in the parish and create more.
- 3.26. Of those commuting to work, as shown in Figure 2.11 and 2.12, the majority are travelling between 2km and 10km, which would include nearby settlements such as Tunbridge Wells, Tonbridge, Paddock Wood, as well as main line stations. A 40km to 50km radius, which also shows a spike, would include central London.

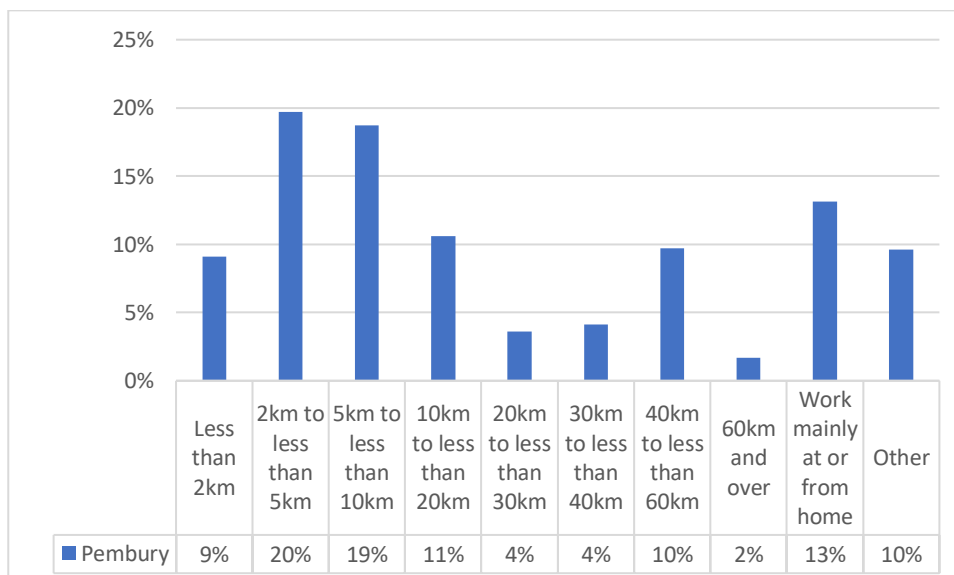
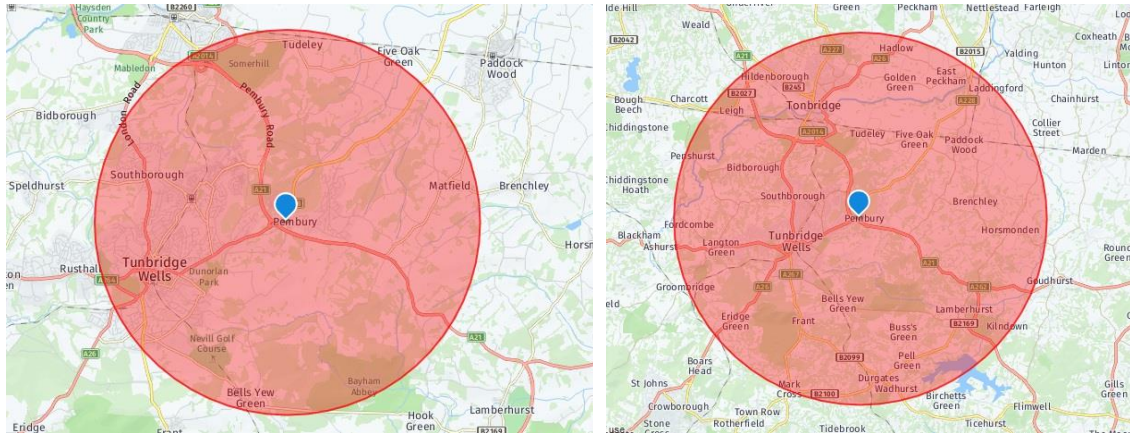


Figure 2.11: Distance travelled to place of work



5km radius from Pembury

20km radius from Pembury

Figure 2.12: Locations within commuting distance of Pembury

### Access to a car

- 3.27. The number of cars available per household is 1.6, slightly higher than for the borough and south east. Figure 2.13 shows the number of cars per household, with just over half of households having at least 2 cars. This again is significantly higher than for the other geographical comparisons. It suggests that this is a predominant form of transport, again perhaps not unusual in an area with limited public transport, but it does have implications for car parking, housing design, congestion and climate mitigation. The neighbourhood plan provides an opportunity to consider how to encourage non-car modes of transport, particularly for shorter journeys within the parish and to neighbouring Tunbridge Wells.
- 3.28. This is all the more significant given that 12% of the parish have no access to a car and therefore are wholly dependent on other modes of travel.

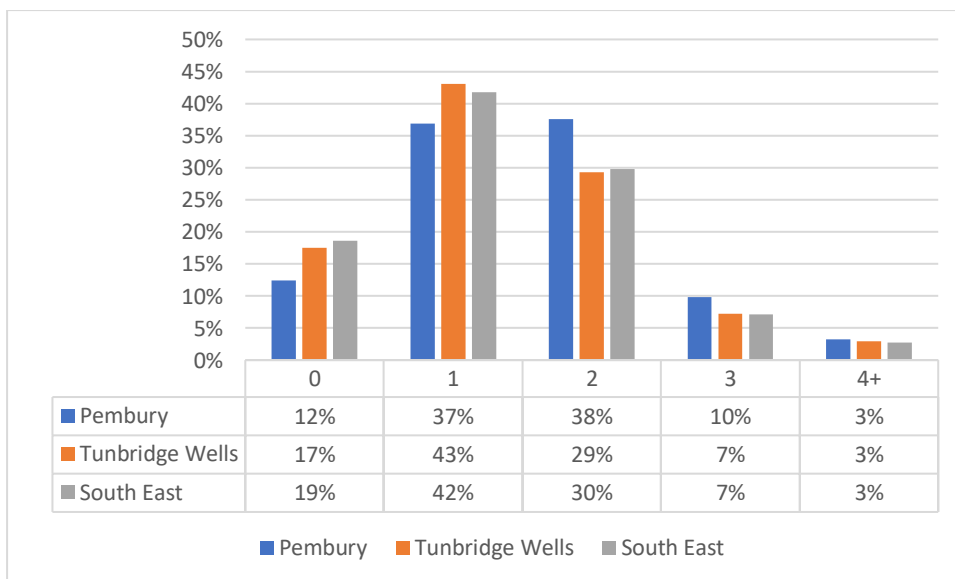


Figure 2.13: Number of cars per household

### Qualifications and industry

3.29. The local population (aged 16 and over) of Pembury is well-qualified, in line with the wider geographic area, as show in Figure 2.14, which is reflected in the low levels of unemployment.

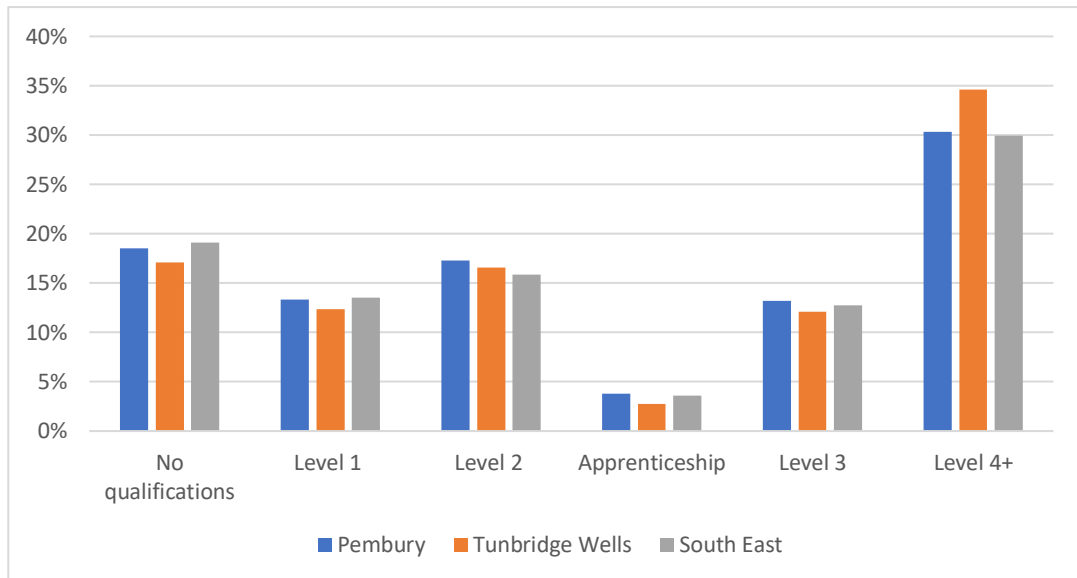


Figure 2.14: Highest level of qualifications

3.30. In terms of the sorts of jobs that people are doing, this is illustrated in Figure 2.15.

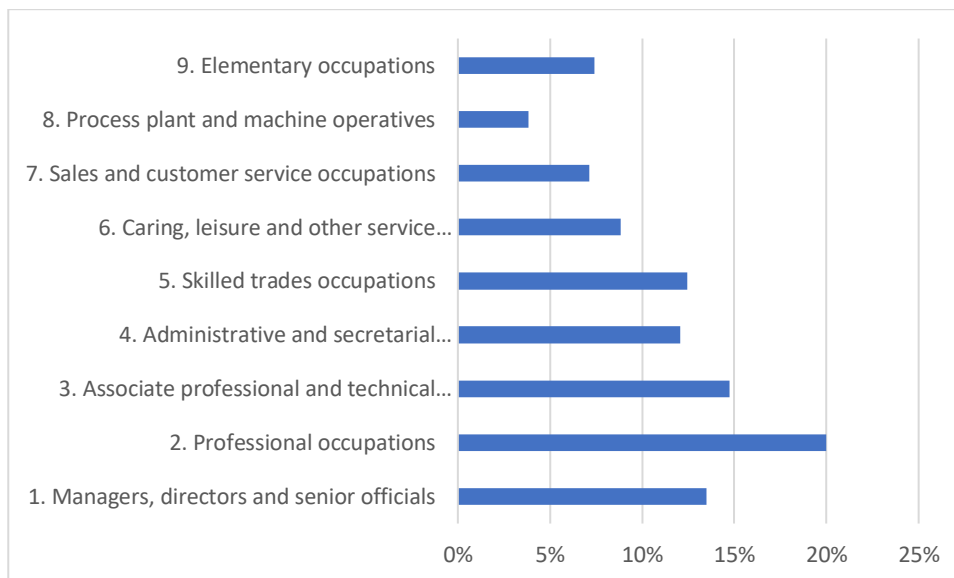


Figure 2.15: Key occupation types of those aged 16 and over in employment



## Health

3.31. Residents in the Area enjoy a good level of health overall, as illustrated in Figure 2.16.

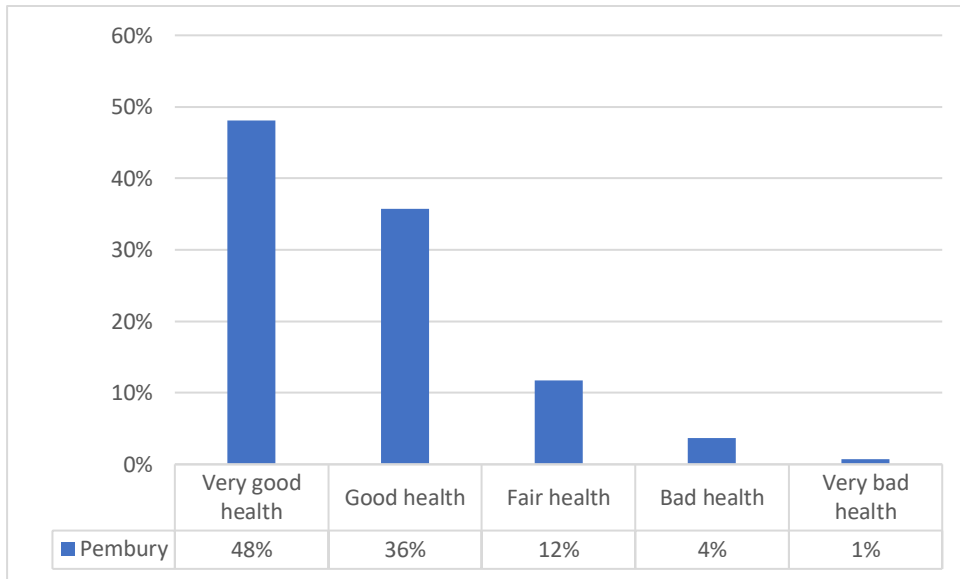


Figure 2.16: Level of health