

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Authority Monitoring Report 2018/19

December 2019



1.0	Introduction	4
2.0	Planning Context.....	5
	Communities and Housing	5
	Borough Profile	6
	Population	7
	Age Structure	7
	Household projections.....	8
	Ethnic composition	9
	Deprivation	10
	School provision across the borough	11
	Crime.....	12
	House Prices	13
	Dwelling Stock.....	15
	Housing Affordability	17
	Economy and Business.....	19
	Unemployment.....	21
	Businesses	21
	Environment.....	22
	Historic environment.....	23
	Natural environment	23
	Flood risk	24
	Energy use.....	24
	CO2 emissions	25
	Energy efficiency of dwelling stock	25
	Commentary.....	26
3.0	Local Plan preparation	27
4.0	Neighbourhood Development Plans (NDPs).....	28
	Neighbourhood Plans within Tunbridge Wells borough.....	28
5.0	Duty to Cooperate	30
6.0	Effectiveness of the Core Strategy Policies	31
	Core Strategy Monitoring Framework.....	31
	Review of Core Policy Indicators.....	35
	Core Policy 1: Delivery of Development	35
	Core Policy 2: Green Belt	36
	Core Policy 3: Transport Infrastructure	40

Core Policy 4: Environment	40
Core Policy 5: Sustainable Design and Construction.....	40
Core Policy 6: Housing Provision.....	45
Core Policy 7: Employment Provision.....	47
Core Policy 8: Retail, Leisure & Community Facilities Provision.....	50
Commentary.....	53
Core Policy 1 Delivery of Development:	53
Core Policy 2: Green Belt:	54
Core Policy 3 – Transport Infrastructure:	54
Core Policy 4 – Environment:	54
Core Policy 5 – Sustainability:	55
Core Policy 6 – Housing Provision:.....	55
Core Policy 7 – Employment Provision:.....	56
Core Policy 8 – Retail, Leisure and Community Facilities Provision:.....	56
7.0 Updating and refinement of monitoring frameworks.....	57
Appendix 1: Draft Local Plan Monitoring Framework.....	58
Appendix 2: Draft Local Plan Sustainability Appraisal Monitoring Framework.....	68

1.0 Introduction

- 1.1 This Local Plan Authority Monitoring Report (AMR) monitors progress in relation to:
- a) the **Planning Context** that serves to highlight key demographic, social, economic and environmental characteristics of the borough, with a commentary on the extent to which any changes over the last year or so bear upon planning policy aims
 - b) **Local Plan preparation**, having regard to the timetable and milestones set out in the programme previously set out in the Local Development Scheme (LDS)
 - c) the preparation and making of **Neighbourhood Development Plans** in the borough
 - d) actions undertaken in plan-making to meet the '**Duty to Cooperate**' on strategic matters
 - e) the **effectiveness of Core Strategy policies** and the extent to which they are successful in achieving the Council's strategic aims for the borough
 - f) the **updating and refinement of monitoring frameworks** that will be used to assess the sustainability of, as well as the effectiveness of, policies in the new Local Plan.
- 1.2 This AMR is split into sections, dealing with each of the above areas of interest in turn.
- 1.3 This AMR, in conjunction with the Council's Housing Monitoring Reports ([see Monitoring Information](#)), fulfils the Council's obligation to produce an AMR containing the above information at least annually and to make it publicly available ([see Regulation 34 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)). It relates to the period 01 April 2018 to 31 March 2019, as it coincides with the statistical monitoring period, although in some cases commentary is added relating to more recent events, where this is considered to be helpful.
- 1.4 In future years, it is intended that the AMR will be published around mid-year, as soon as the annual monitoring data, including for housing land and development, is available.

2.0 Planning Context

2.1 This section reviews ‘contextual Indicators’, being those that relate to the wider social, environmental and economic conditions prevalent within the borough and which provide a broad framework against which to assess the appropriateness of planning policies.

2.2 Reviewing these indicators also fulfils the requirements of Section 13 of the Planning and Compulsory Purchase Act 2004, which states:

“Survey of area

(1) The local planning authority must keep under review the matters which may be expected to affect the development of their area or the planning of its development.

(2) These matters include—

- (a) the principal physical, economic, social and environmental characteristics of the area of the authority;*
- (b) the principal purposes for which land is used in the area;*
- (c) the size, composition and distribution of the population of the area;*
- (d) the communications, transport system and traffic of the area;*
- (e) any other considerations which may be expected to affect those matters;*
- (f) such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.*

(3) The matters also include—

- (a) any changes which the authority think may occur in relation to any other matter;*
- (b) the effect such changes are likely to have on the development of the authority’s area or on the planning of such development.”*

2.3 In this AMR, a wide variety of contextual indicators are considered and grouped across three broad subject areas:

- **Communities & Housing**
- **Economy & Business**
- **Environment**

Communities and Housing

2.4 Key indicators are regarded as being around the population size, its age range and spatial distribution, as well as projections for changes in these. Insofar as planning is primarily concerned with the land use implications of meeting people’s evolving

needs, information about household characteristic is also reviewed. Relating to this is information about the affordability of homes, as well as wider measures of prosperity/deprivation.

Borough Profile

- 2.5 Tunbridge Wells borough lies in the south west of Kent, bordering East Sussex. It covers an area of 326 square kilometres. The borough borders the authorities of Sevenoaks, Tonbridge & Malling, Maidstone and Ashford in Kent; and Rother and Wealden in East Sussex.
- 2.6 The main town is Royal Tunbridge Wells. Southborough lies within the main urban area, but has a separate, smaller town centre. The smaller rural settlements of Paddock Wood, Cranbrook and Hawkhurst serve a wider rural hinterland, with a range of more local services.

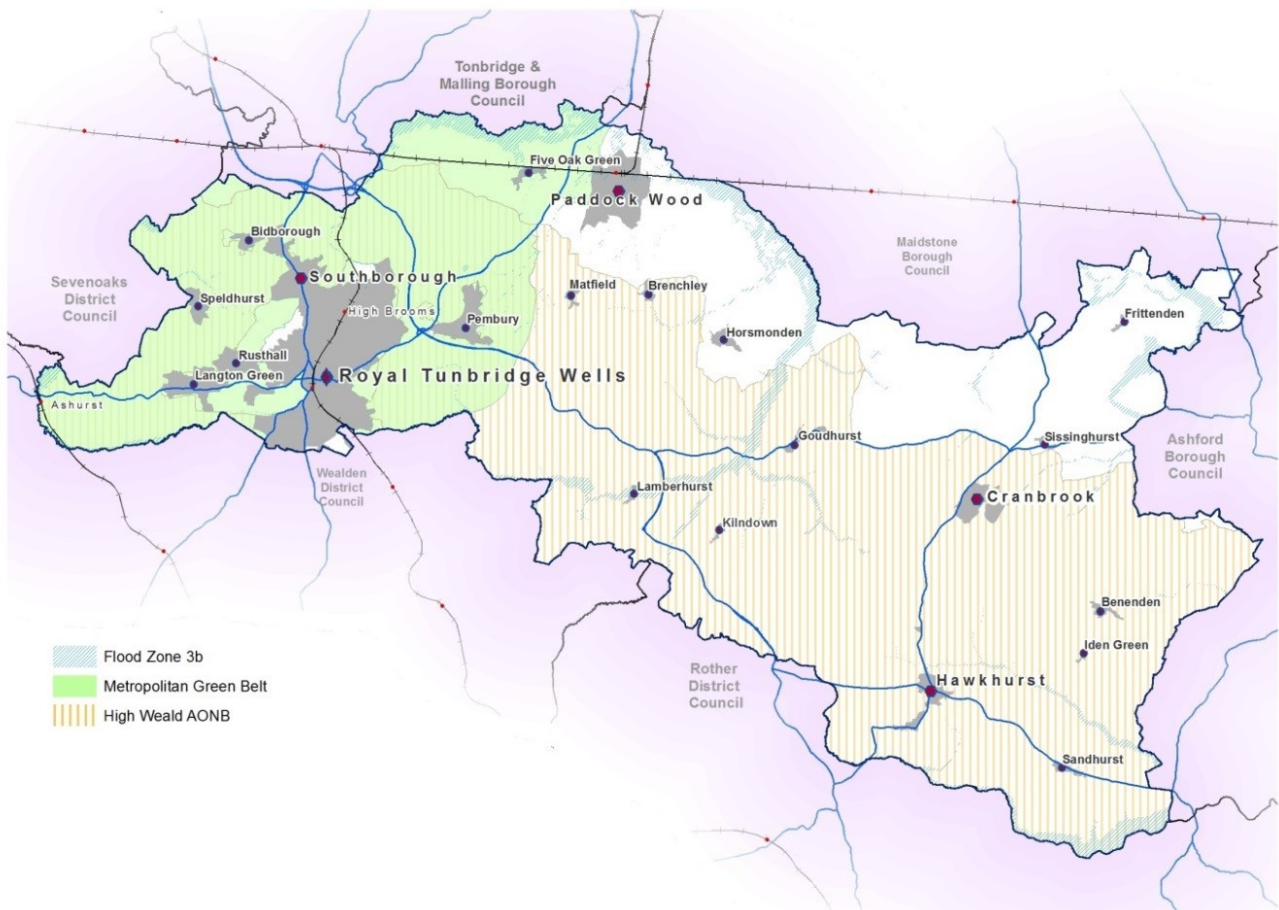


Figure 1: Borough Overview Map

Population

Table 1: Population forecasts for Tunbridge Wells borough (source: ONS)

	2016	2019	2021	2026	2031	2036
Population	117,100	119,000	120,500	124,100	127,500	131,800

2.7 The above projections are those produced by the Office of National Statistics, using 2014-based data. They suggest that the borough’s population is likely to increase by 14,700 (just over 12.5%) over a 20-year period 2016-20136, with an increase of 12,800 persons from 2019 to 3036. The forecast also provides a breakdown of the population forecast by gender.

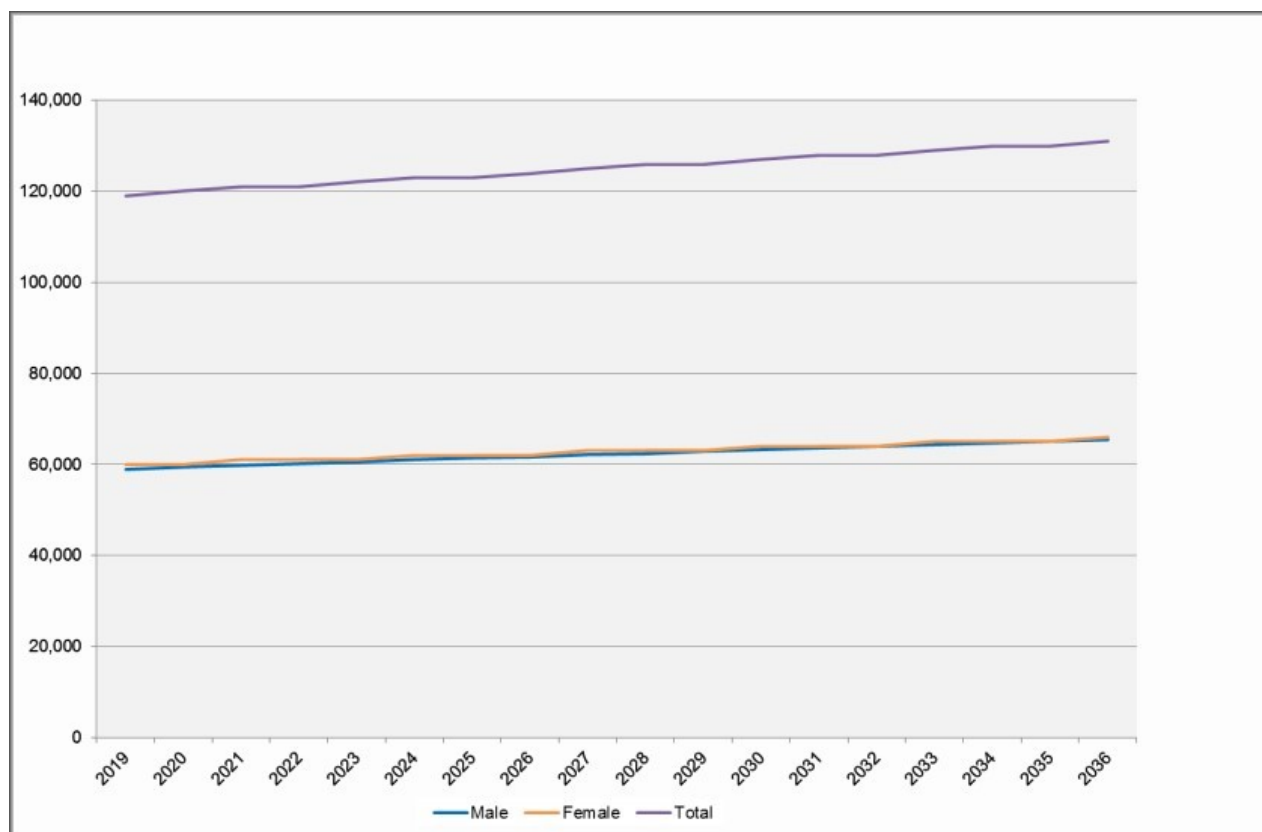


Figure 2: Population forecast by gender (source: ONS, 2014)

2.8 As shown in the figure above, there are very slightly more females than males currently across the borough of Tunbridge Wells (1,100 in 2019), this gap is however, predicted to decrease to around 500 individuals by 2036.

Age Structure

2.9 From the borough population by age (Source: ONS Population Projections 2014), it can be seen that the overall size of the population between 15-64 years of

age is predicted to increase by 2.05% between 2019 and 2036 and the child population (0-14) is set to increase by 1.79%. These are relatively modest increases when compared to the change of 43.48% in the age 65+ years category. The figure below illustrates this trend towards an ageing population.

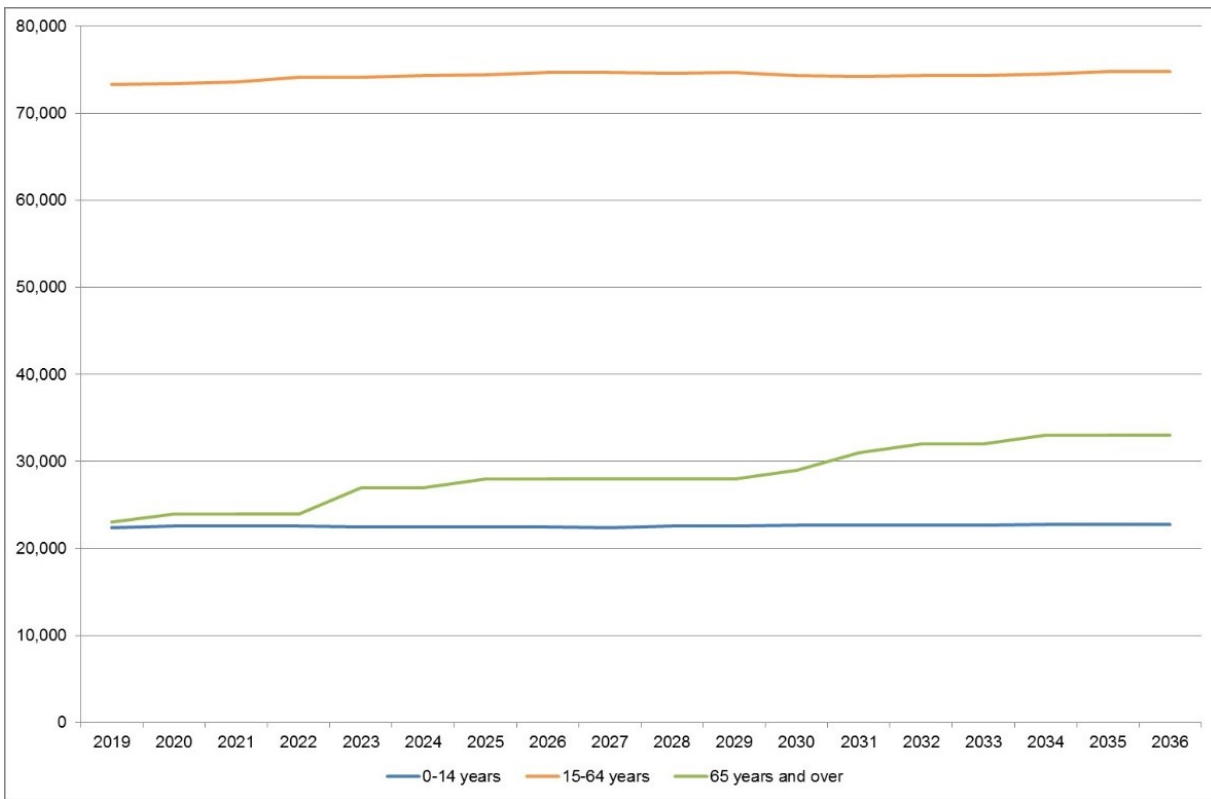


Figure 3: Age structure of the borough's population (source: ONS, 2014)

Household projections

2.10 Table 2 below shows that, based on past trends and future estimates, a 13.5% increase in the number of households in the borough is anticipated over a 20-year period to 2036.

Table 2: Projected households for selected years (source: ONS, 2016 based projections)

	2016	2019	2021	2026	2031	2036
Tunbridge Wells borough	48,583	49,508	50,114	51,853	53,534	55,125

2.11 The above figures are based on the most recent, 2016 Household Projections. It is notable that the projected increase in households up to 2036 is much lower than the virtually 20% increase forecast in the previous 2014 Household Projections, (see Table 3 below), which are the figures that the Government has stated should currently be used in plan making for calculating housing need.

Table 3: Projected households for selected years (source: ONS, 2014 based projections)

	2016	2019	2021	2026	2031	2036
Tunbridge Wells borough	49,241	50,942	51,926	54,364	56,761	59,039

2.12 Projections are also available, albeit over a somewhat longer timeframe, between 2016 and 2041, of changes in types of household. These show clear trends in increases in the number of one-person households, as well as in the number of households with no dependant children.

Table 4: Projected household composition (source: ONS, 2016)

Category of Households	2016	2041	% Change
One person households	15,000	18,000	20%
Households with one dependant child	6,000	6,000	0%
Households with two dependant children	6,000	5,000	-16.67%
Households with 3+ dependant children	3,000	3,000	0%
Other households with two or more adults	20,000	25,000	25%

Ethnic composition

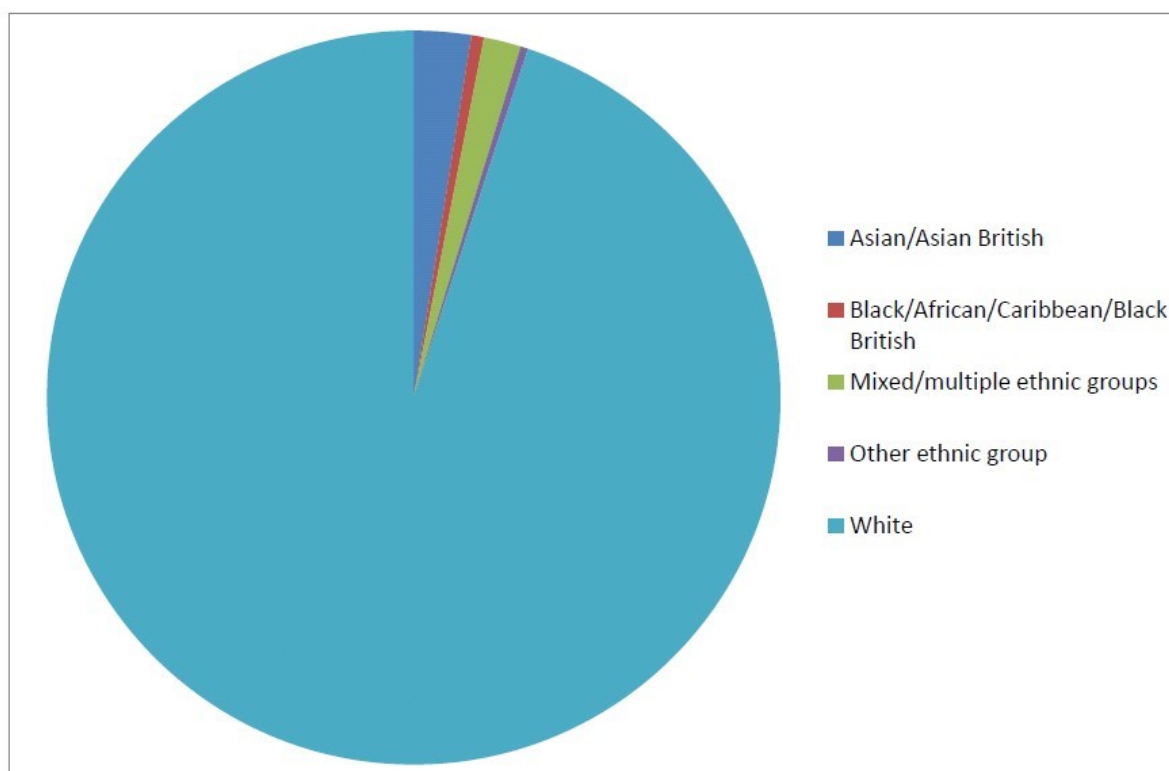


Figure 4: Ethnic composition at 2011 (source: Census, 2011)

2.13 In 2011, 94.95% of the population was classified as White, which is slightly lower than in the 2001 Census (97.53%).

Deprivation

2.14 The Index of Multiple Deprivation (IMD) provides a weighted average figure for the levels of deprivation in an area. It is reported at the level of Lower Super Output Area (LSOA). The IMD consists of six separate 'domain' indices, which are weighted as follows in order to arrive at an overall IMD value: Education 13.5%, Employment 22.5%, Crime 9.3%, Health Deprivation & Disability 13.5%, Housing 9.3%, Income 22.5% and Living Environment 9.3%.

2.15 Based on their IMD value, it is possible to rank all LSOAs across the country with a view to assessing relative deprivation. Figure 4 shows where the LSOAs in Tunbridge Wells fall within the overall national ranking of LSOAs; the lower the percentage, the more deprived an area is. One LSOA, in Sherwood ward, falls within the 0-20% most deprived category; five LSOAs (in the Broadwater, Southborough and High Brooms, Rusthall and Sherwood wards) fall within the 20.01-40% most deprived category. There has been a small decline in the 60-100% least deprived categories across the borough, with more areas now scoring <60%.

Table 5: IMD rankings across the borough (source: MHCLG, 2019)

		No. of Lower Super Output Areas		
	Percentage	2015	2019	Change
Most Deprived	0.00-20.00	1	1	0
	20.01-40.00	3	5	+2
	40.01-60.00	13	15	+2
	60.01-80.00	21	18	-3
Least Deprived	80.01-100.00	30	29	-1

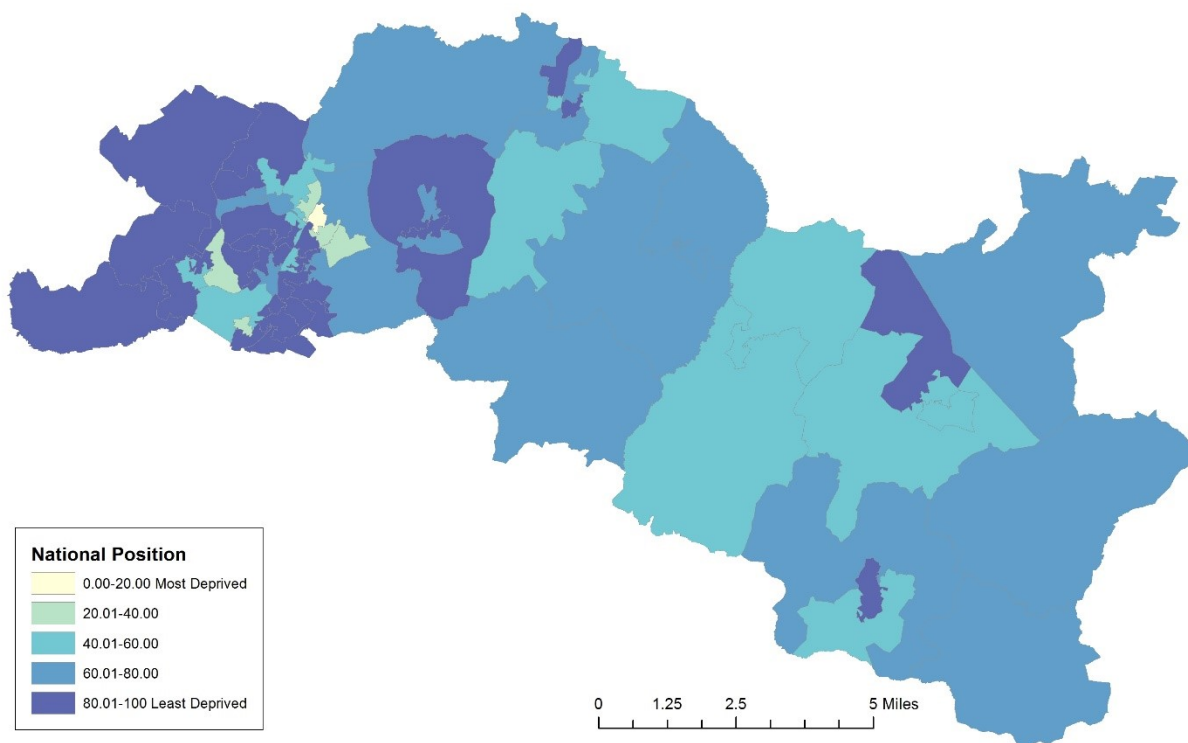


Figure 5: IMD scores across the borough (source: MHCLG, 2019)

School provision across the borough

- 2.16 Figure 6 below illustrates the number of pupils currently on roll as well as the capacity of schools at both primary and secondary level. The dashed lines represent the space availability at both primary and secondary schools across the borough.
- 2.17 The figure above illustrates that, while the number of pupils on roll has increased over the last few years, the availability of places has been able to keep up with demand. There has been an increase in the availability of primary school places within the borough over the previous 7 years. While secondary school availability has fallen, it is still around 10%. It should be noted that this presents the borough-wide position and there are local variations.

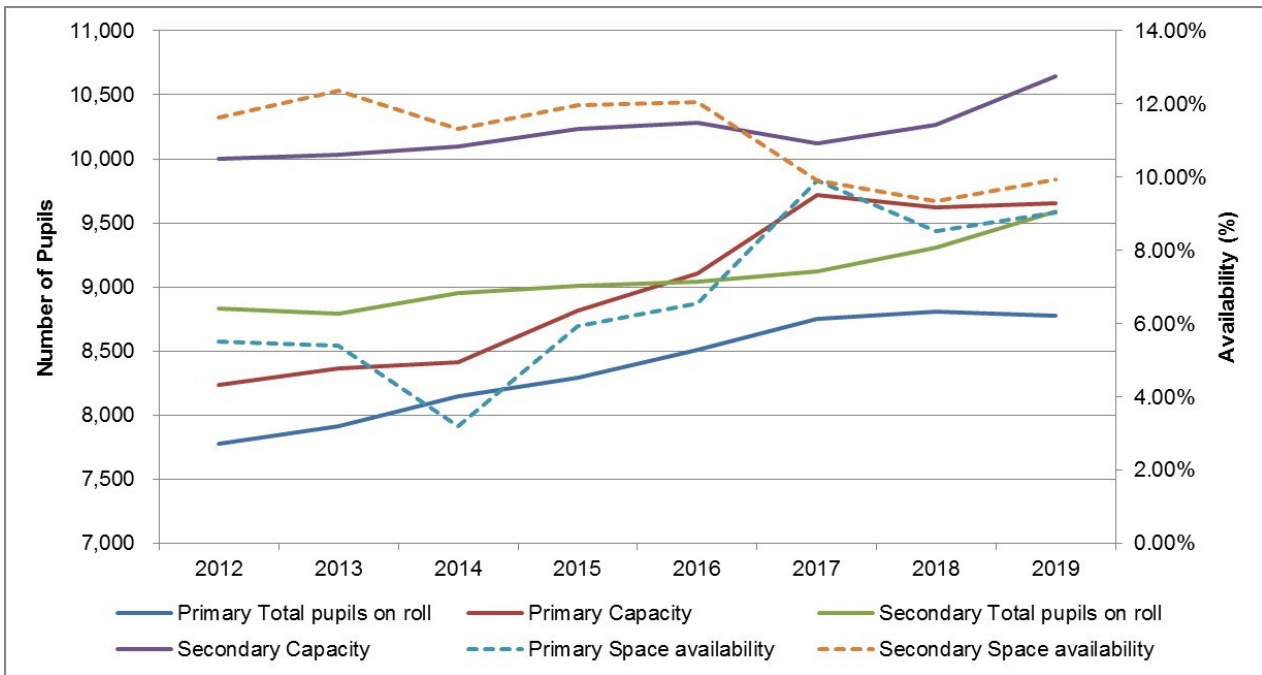


Figure 6: School provision across the borough (source: KELSI, 2019)

Crime

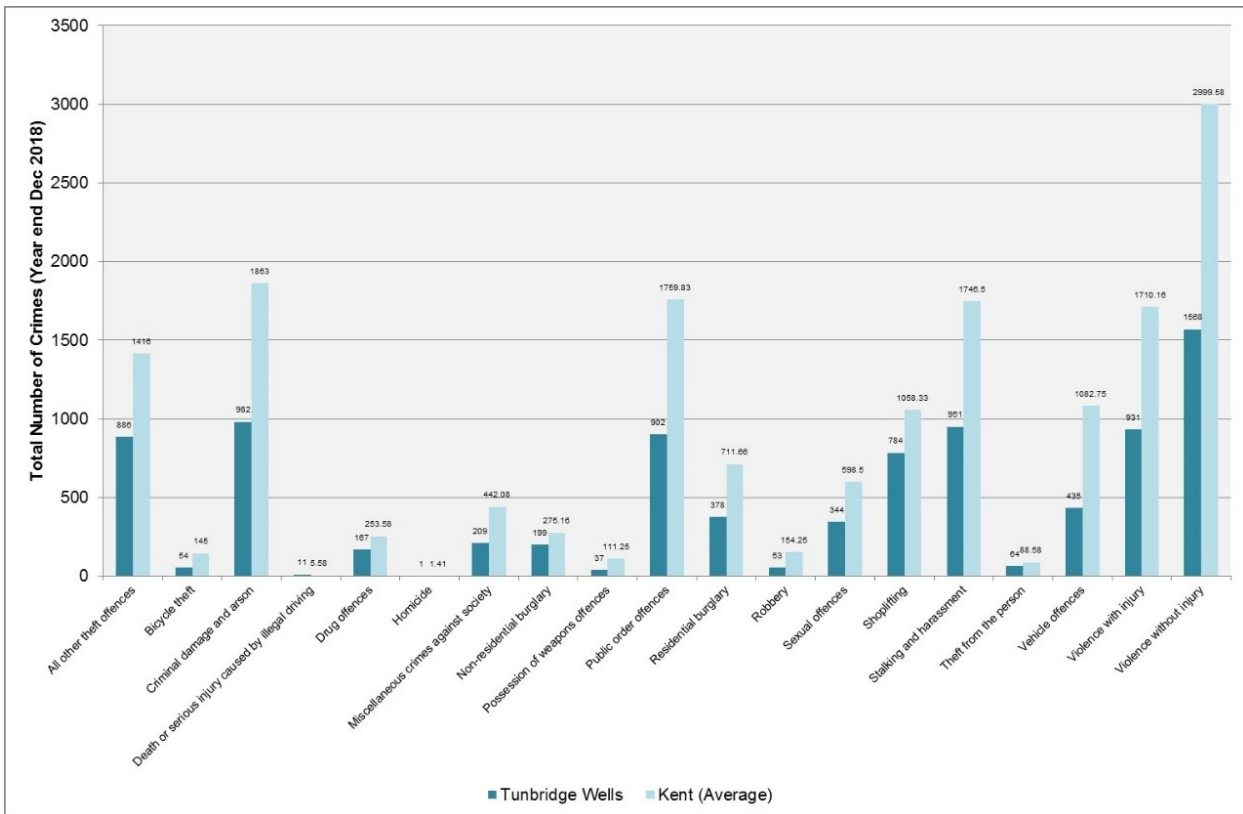


Figure 7: Level of crime across the borough (source: ONS, 2019)

2.18 The borough experiences a lower level of crime than the average found across the county of Kent. Figure 7 above illustrates the differences in crime rates between Tunbridge Wells and the Kent average. It can be seen that differences exist across all crime types.

House Prices

2.19 Figure 8 below shows house prices across Tunbridge Wells, Kent and the South East of England since 2006. It shows that Tunbridge Wells borough continues to have higher average house prices than the rest of Kent and the South East region. It also shows that average house price trends in the South East region and Kent have followed a similar pattern. Since 2006, the average price of a house in Tunbridge Wells has increased by £195,753; an increase of 73%. Comparatively, increases of 62% (£127,004) and 64% (£145,447) have been seen across Kent and the South East of England respectively.

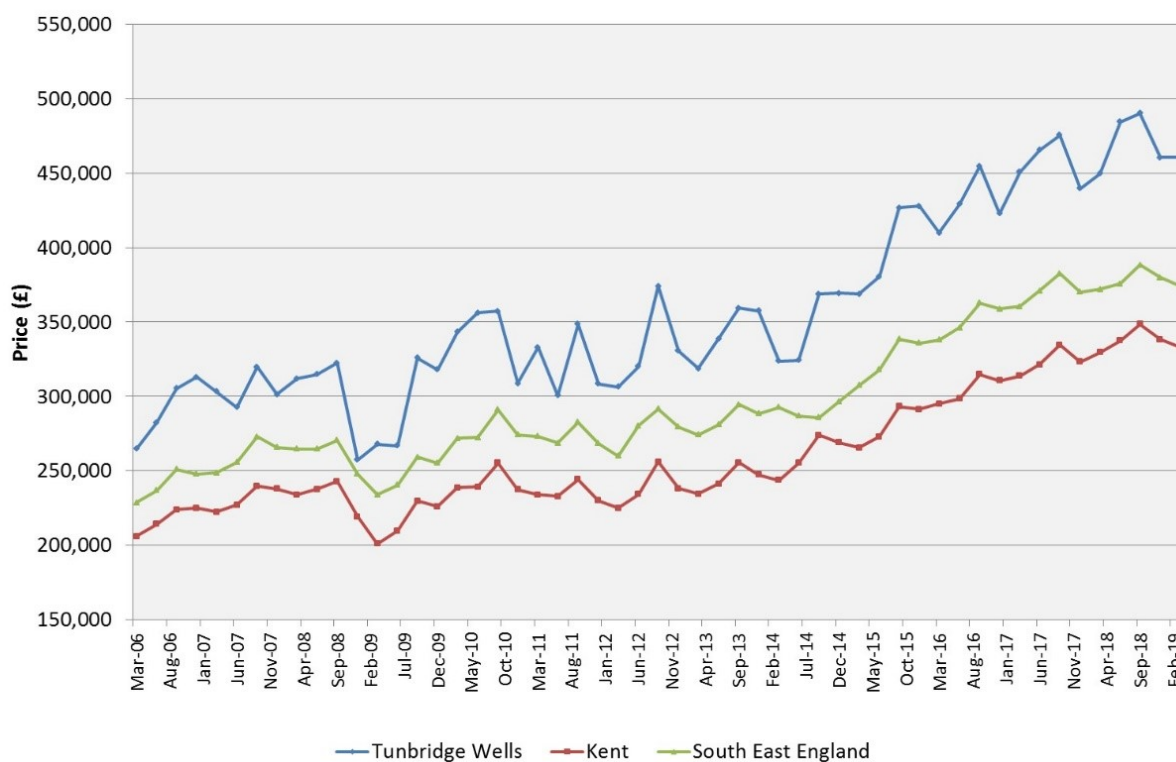


Figure 8: Average house prices (source: Land Registry House Prices, 2019)

2.20 Figure 9 below shows that the higher relative house prices in the borough applies across all house types.

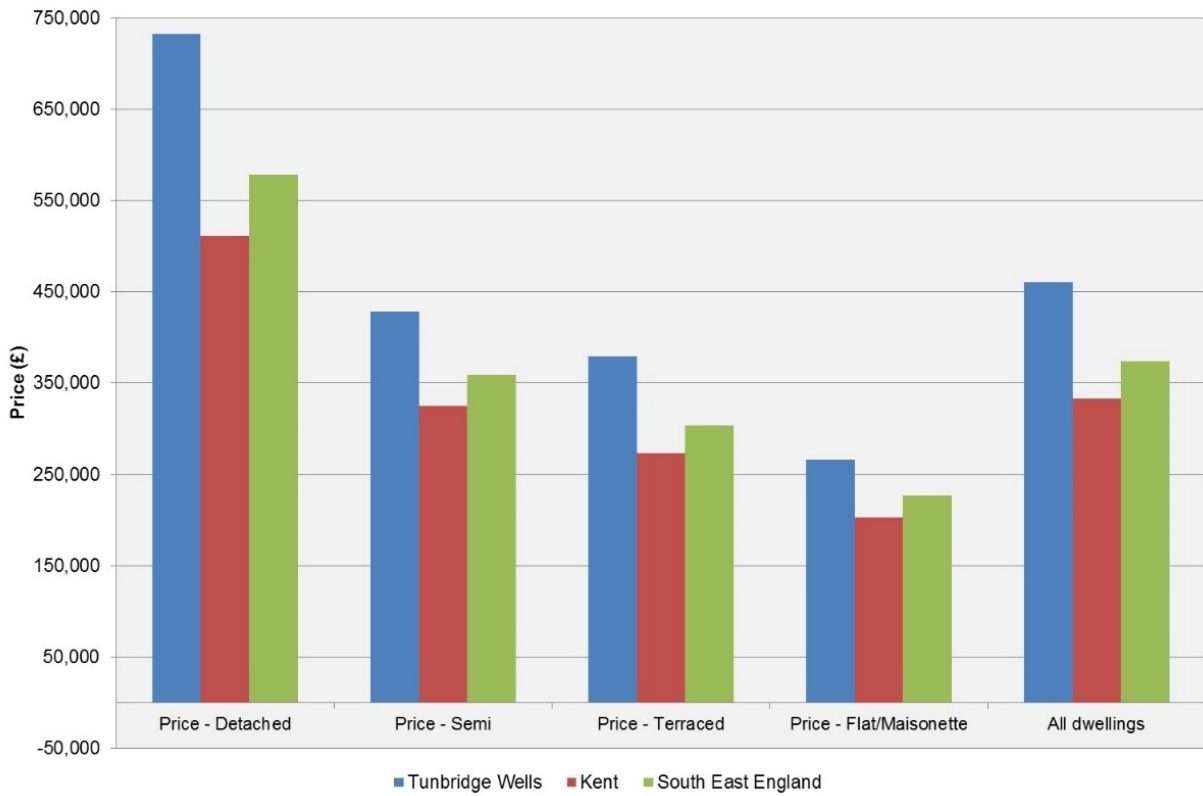


Figure 9: House prices by type, March 2019 (source: Land Registry House Prices, 2019)

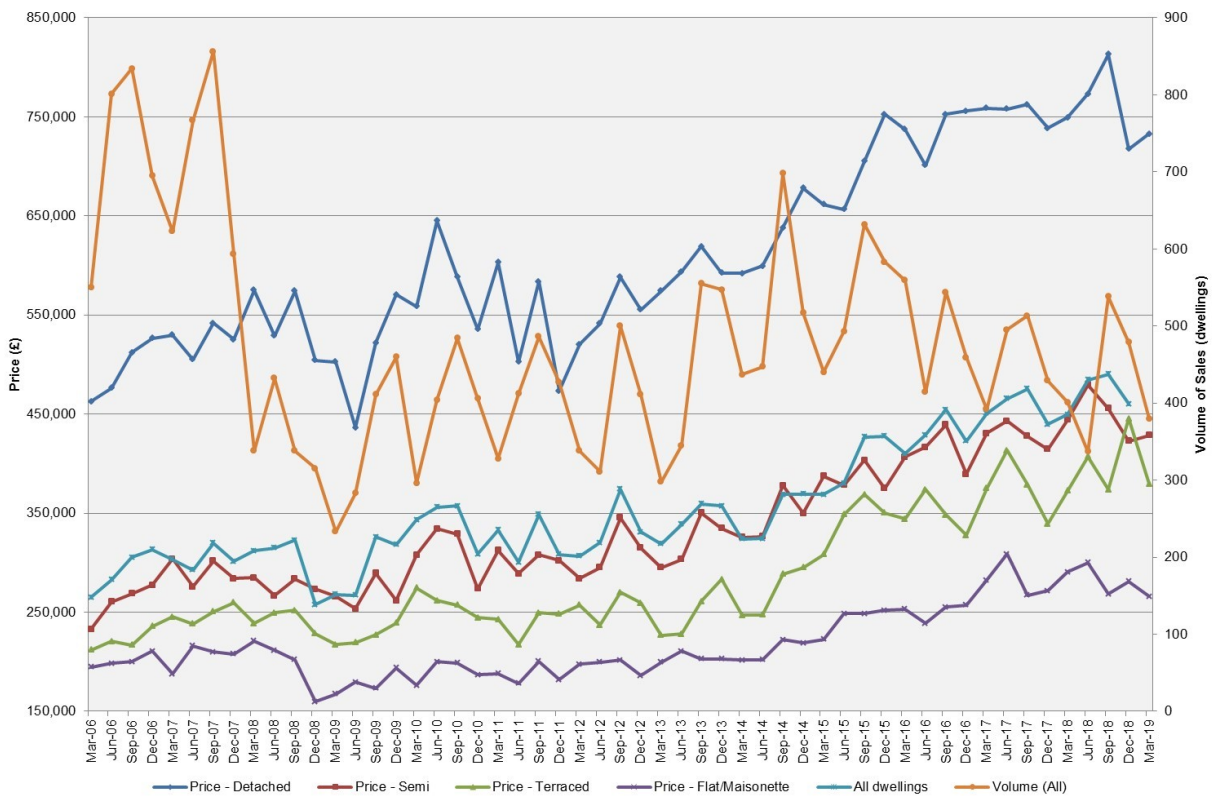


Figure 10: House price type/volume of sales (source: Land Registry Prices, 2019)

2.21 Figure 10 shows that, following a fall in average house prices for all types of dwelling at the end of 2008, all types have experienced a rising trend in average prices. The largest increase was in the price for semi-detached dwellings, which was 84.16% higher in March 2019 than in March 2006. In terms of the volume of sales, Figure 10 also shows that there has been a fall of 31% in average sales between March 2006 and March 2019. This can clearly be seen as a continuing legacy of the 2008 fall.

Dwelling Stock

2.22 Figure 11 shows that Tunbridge Wells Borough has a slightly higher percentage of household spaces in detached and semi-detached dwellings than the average values for the South East and England, accounting for approximately 54%. The proportion of people living in purpose built flats, maisonettes or apartments is very similar to the average across the South East and England, however, the proportion of people living in terraced housing is lower. This data is sourced from the 2018 Housing Stock Bulletin published by KCC.

2.23 In terms of tenure balance, approximately 85% of the dwelling stock within the Borough is owner occupied or private rented accommodation, which is higher than the average for England but less than that for Kent. The majority of the remaining stock is owned by Registered Social Landlords. Only 0.12% of the dwelling stock in Tunbridge Wells Borough is owned by the Local Authority, compared to 4.59% and 6.59% in Kent and England respectively.

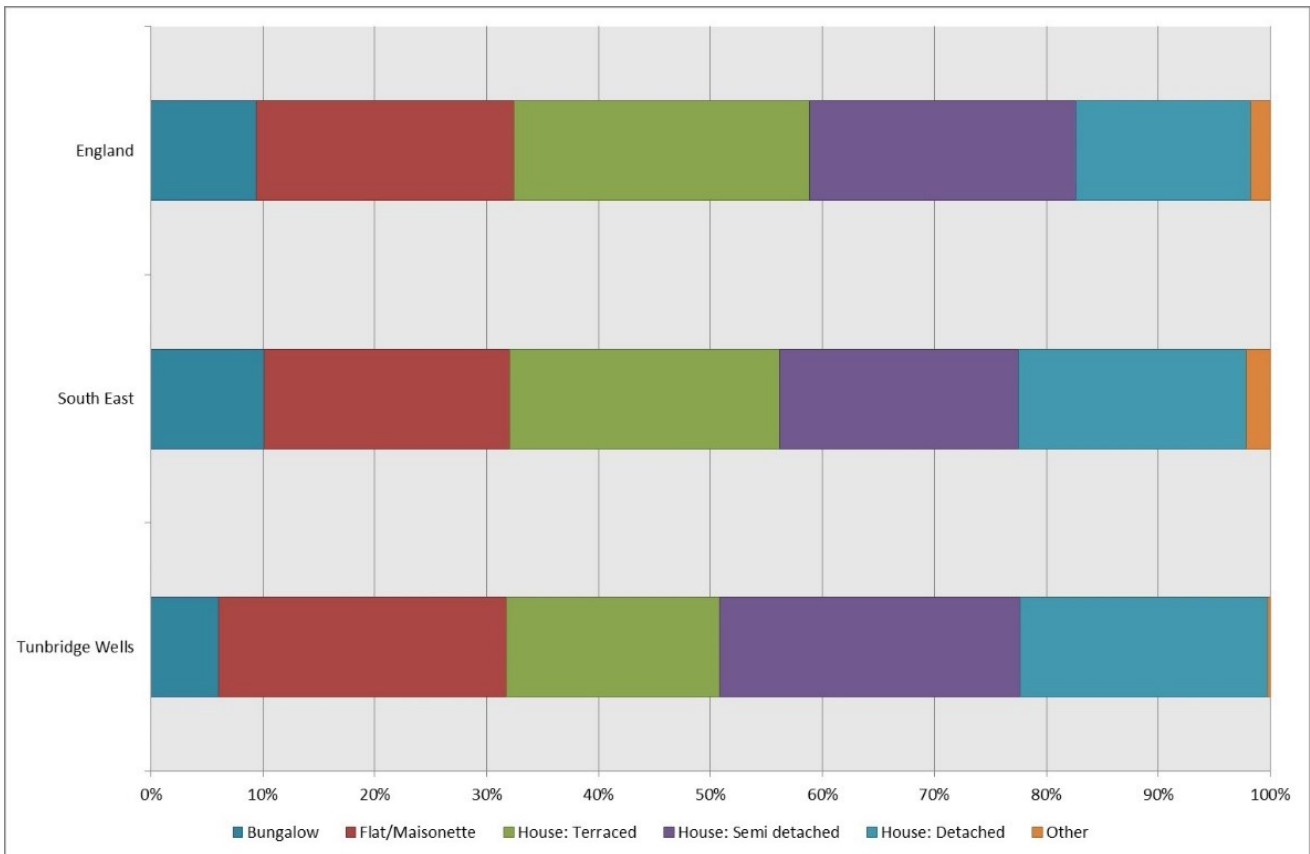


Figure 11: Dwelling stock by dwelling type (source: KCC, 2018)



Figure 12: Dwelling stock by tenure (source: MHCLG, 2018)

2.24 Table 6 below shows the annual increase in the dwelling stock locally, across the county and nationally over the last 5 years. This indicates a similar level of increase, 3.4%, for all geographies.

Table 6: Total dwelling stock (source: KCC, 2018)

	2014	2015	2016	2017	2018
Tunbridge Wells	49,110	49,440	49,880	50,340	50,790
Kent	645,260	650,000	656,760	663,970	672,010
England	23,372,000	23,543,000	23,733,000	23,950,000	24,172,000

Housing Affordability

2.25 Housing affordability is an important indicator and Figure 13 below shows that in 2018, the lower quartile house price to lower quartile earnings ratio was 13.08 (the lower the figure the more affordable housing), representing a 38% increase since 2006, from 9.47. Indeed, the relative affordability of homes in Kent as a whole has worsened in both absolute terms and relative to the rest of England. This is likely to largely reflect the relative economic strength of London and its housing market.

2.26 For the median house price to median earnings ratio, a similar pattern can be identified – see Figure 14. Although the actual ratio for Tunbridge Wells is lower in both 2009 and 2018, the rate of increase has been higher than seen both nationally and across Kent.

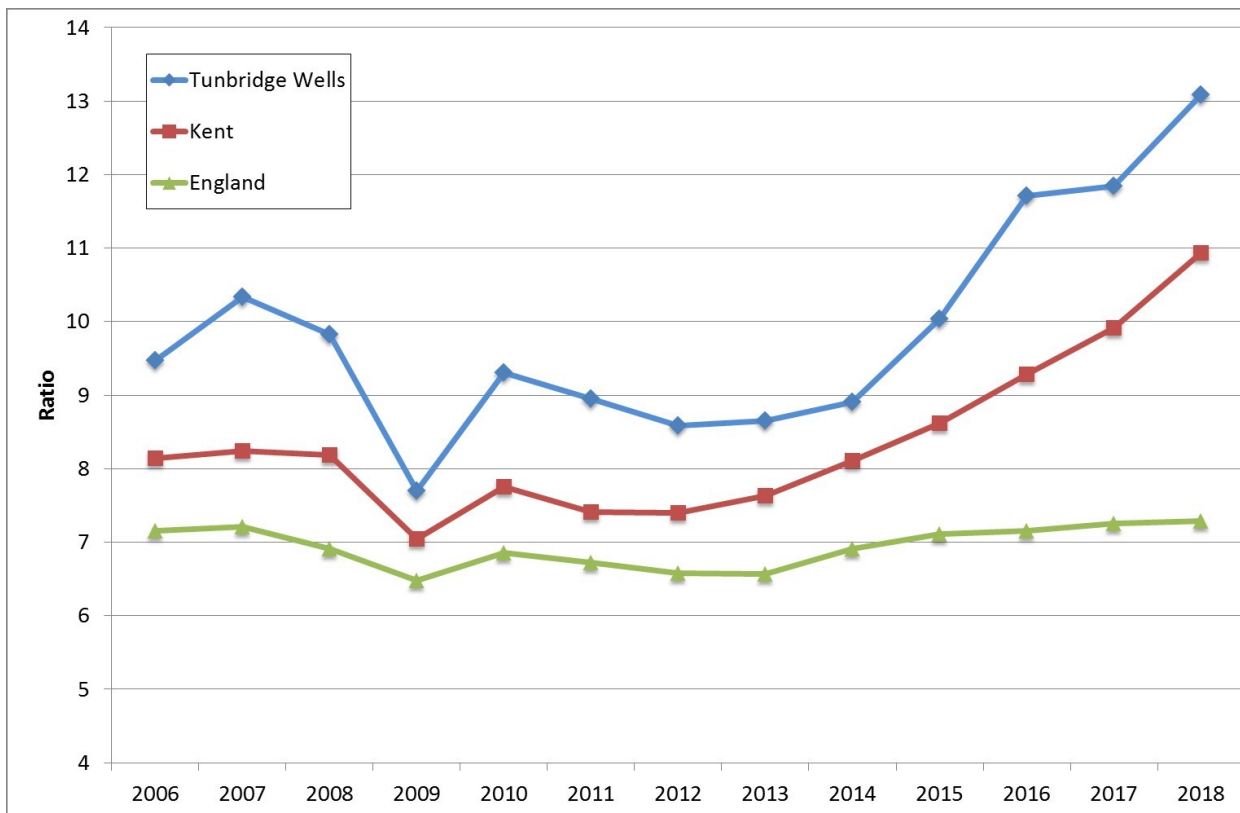


Figure 13: Lower quartile earnings to lower quartile house prices (source: ONS, 2018)

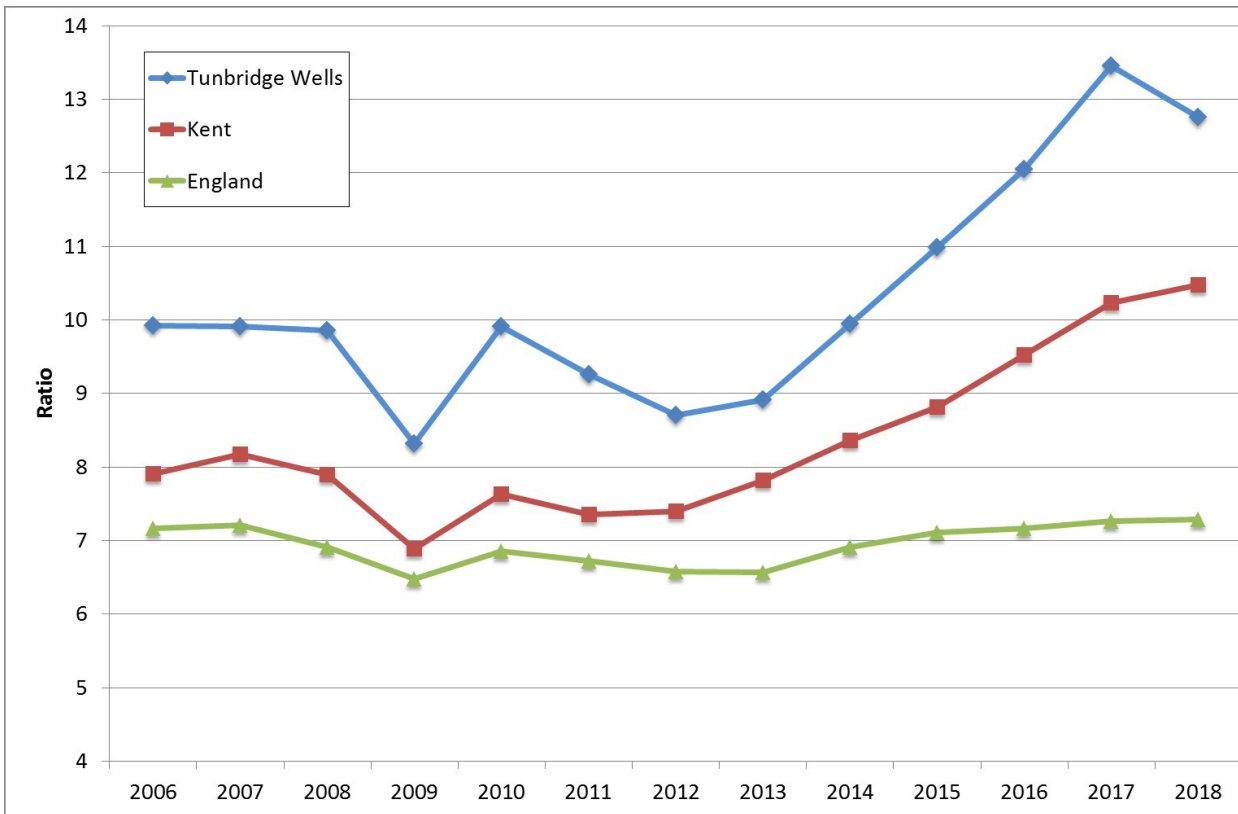


Figure 14: Median house price to median earnings ratio (source: ONS, 2018)

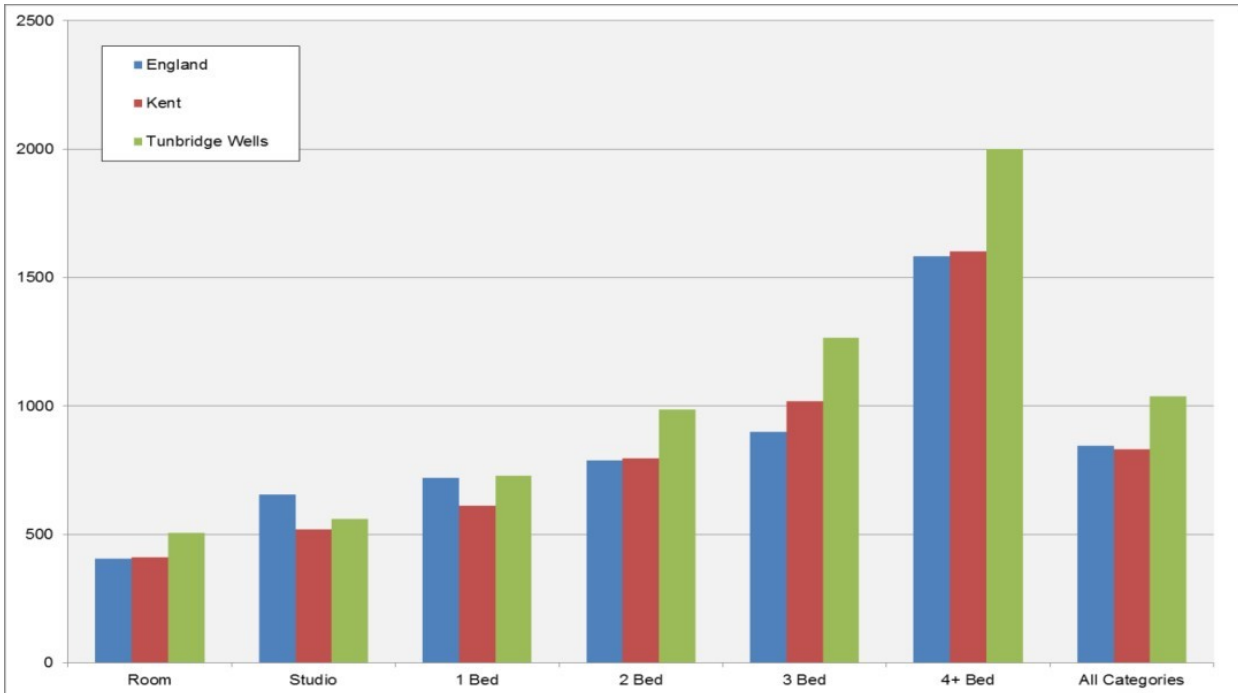


Figure 15: Private rent (source: KCC, 2019)

2.27 Figure 15 shows that it is also more expensive to rent all types of property in the Borough with the exception of studio and 1 bedroom flats when compared with Kent and England figures, with the median rent for all dwelling types in Tunbridge Wells

being 22% higher than in England. The largest difference is found for dwellings with 3 bedrooms with rents being 40% higher than the average found across England.

Economy and Business

2.28 Figure 16 and Table 7 below shows that the percentage of the population who are economically active (i.e. in work or actively seeking work) has fluctuated but, on average, has slightly increased over the last 10 years, while the total number of jobs has also increased, albeit it suggests that there is more self-employment today.

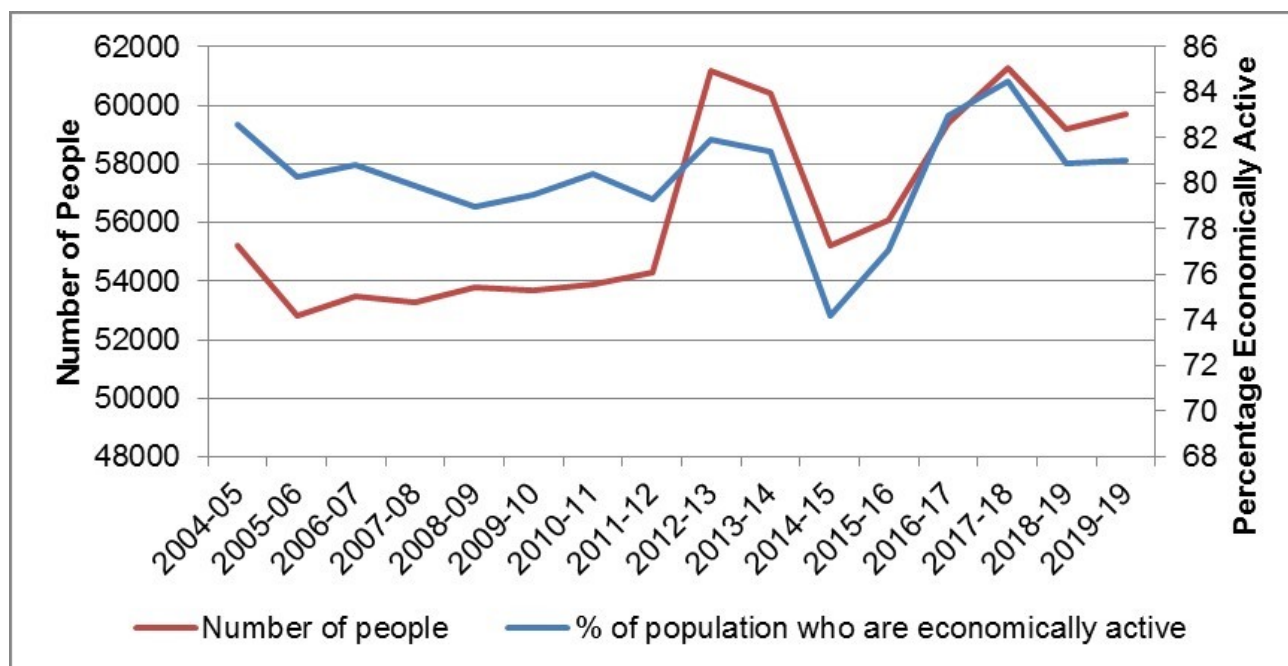


Figure 16: Percentage economically active 16-64 year olds (source: NOMIS, 2019)

Table 7: Job density and employee jobs (source: NOMIS, 2019)

Job Density	2011	2012	2013	2014	2015	2016	2017	2018
Total jobs	59,000	56,000	57,000	65,000	73,000	66,000	64,000	N/A

Employee Jobs	2011	2012	2013	2014	2015	2016	2017	2018
Total employee jobs	N/A	N/A	N/A	N/A	61,000	53,000	51,000	50,000

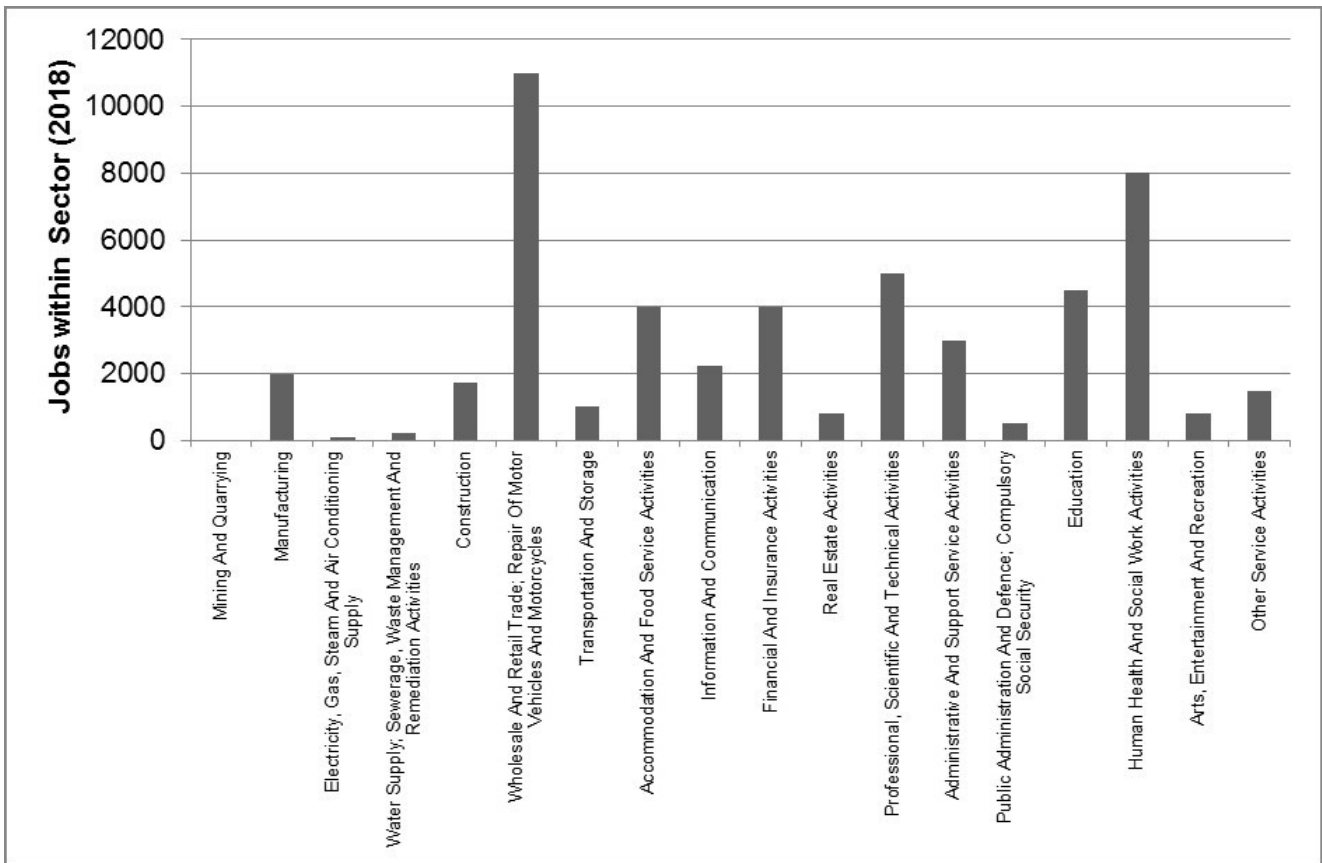


Figure 17: Employee jobs within the borough by sector (source: NOMIS, 2019)

2.29 Figure 17 above provides an overview of the makeup of jobs across the borough; from this figure it is evident that the largest sectors in the borough are wholesale and retail trade and human health and social work activities.

Unemployment

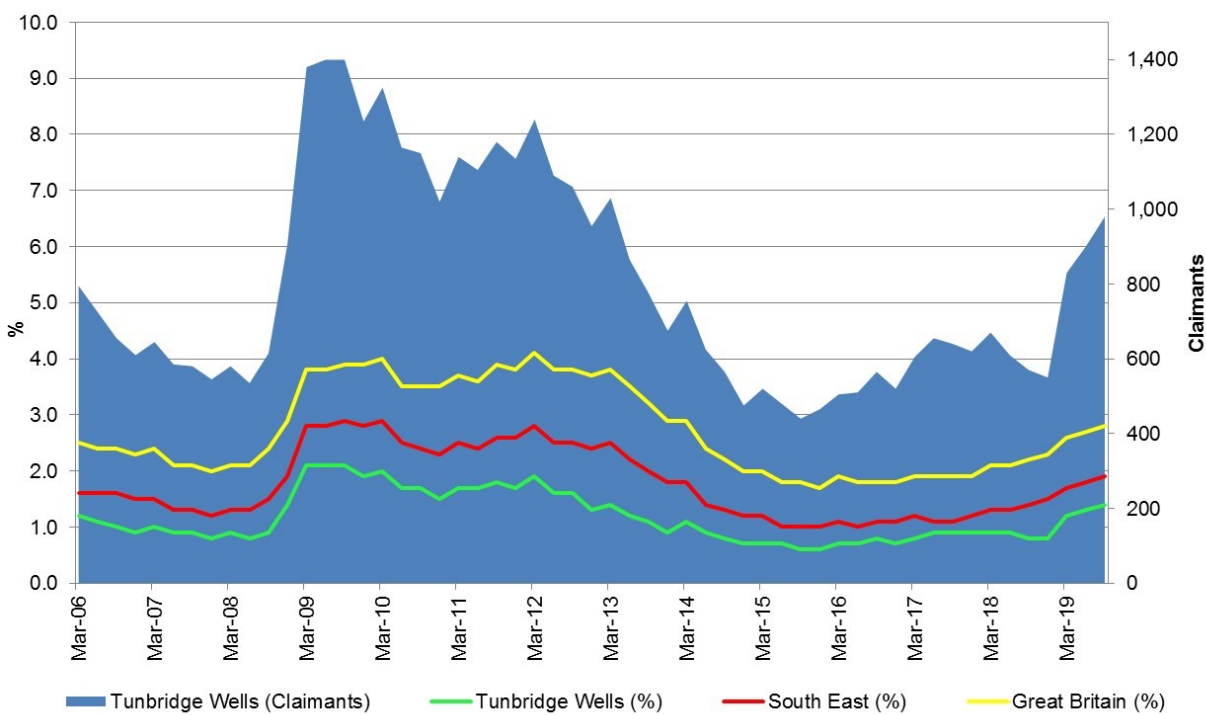


Figure 18: Unemployment rate and number of claimants (source: NOMIS, 2019)

2.30 Figure 18 above illustrates the trends in unemployment rates and benefit claimants both across the borough, regionally and nationally. This shows that, while unemployment in Tunbridge Wells has fluctuated since March 2006, it is largely the same as at March 2019. The unemployment rate in Tunbridge Wells is lower than both the rate found nationally and regionally in the South East. There has, however, been a recent rise in unemployment rates, resulting in an increase in the number of benefit claimants within the borough.

Businesses

2.31 Table 8 below illustrates that, between 2011 and 2019, there was nearly a 20% increase in the number of enterprises in the borough. In the same time period, an additional 100 enterprises that are less than two years old were formed.

Table 8: Total number of VAT/PAYE enterprises (source: NOMIS, 2019)

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019
Tunbridge Wells	5,385	5,600	5,555	5,755	6,115	6,225	6,335	6,365	6,420

Table 9: Average weekly pay full time workers (source: NOMIS, 2019)

Year	Tunbridge Wells (£)	South East (£)	Great Britain (£)
2006	433.3	469	444.8
2007	489.7	481.9	459.3
2008	474.1	500.9	479.1
2009	463.5	513.3	489.9
2010	483	523.8	500.3
2011	488.7	529	500
2012	555.1	536.6	507.9
2013	513.7	536.6	517.6
2014	521.1	541.7	520.4
2015	517.9	552	528.5
2016	523.9	565.4	540.1
2017	514.8	574.9	552
2018	536.4	589.1	570.2
2019	564.4	613.5	586.5

2.32 As shown in the table above, the average weekly pay in Tunbridge Wells is lower than both the average within the South East and the average found across Great Britain. The value presented is the median earnings in pounds for employees working in the area and does not take into account those who live within the borough but commute elsewhere for work.

Environment

2.33 Both the natural and built environment of the borough is of high quality, with nearly 70% of the borough designated as High Weald Area of Outstanding Natural Beauty (AONB), of national significance. The rural landscape has extensive areas of ancient woodland and is rich in designated historic parks and gardens. Around 22% of the western part of the borough surrounding Royal Tunbridge Wells, Southborough, and Pembury forms part of the Metropolitan Green Belt. Figure 1 above shows the extent of the AONB and Green Belt.

2.34 The borough supports a wide network of biodiversity sites, including 10 Sites of Special Scientific Interest, 60 Local Wildlife Sites, 16 Sites of Local Nature Conservation Value, 13 Roadside Nature Reserves, and four Local Nature Reserves.

2.35 The historic environment is intertwined with the evolution of the landscape, in terms of the rural setting of both assets and settlements and as a determinant of the historic pattern of economic and agricultural activities and uses. Heritage assets in the borough include listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens, agricultural buildings and farmsteads, historic routeways, medieval field patterns, and ancient woodland.

- 2.36 An extensive network of public rights of way provides public access to many parts of the borough, supporting the natural and built environment as an important public recreation and amenity resource, and with potential to enhance health and wellbeing.

Historic environment

- 2.37 The borough is rich in historic features and has a significant breadth of designated and non-designated heritage assets. These are identified in the borough’s Historic Environment Review, which is available as part of the Council’s evidence base ([see Supporting Documents web page](#)).
- 2.38 In the 2018/19 monitoring year there were 2,248 listed buildings within the borough and 26 Conservation Areas; one of these was Warwick Park, a newly adopted Conservation Area.

Natural environment

- 2.39 Reference should be made to the Council’s recently published a report, Biodiversity Evidence Base for Draft Local Plan – Regulation 18 Consultation, September 2019, which brings together baseline information on biodiversity to inform the Local Plan process ([see Biodiversity Evidence Base for Draft Local Plan](#)).
- 2.40 The report includes the latest information on the condition of the 29 units in the 10 Sites of Special Scientific Interest (SSSIs) in the borough. This is summarised in Table 10 below. It shows 79.31% of SSSI units to be in either favourable or unfavourable recovering condition.

Table 10: SSSIs in Tunbridge Wells - condition of units (source: Natural England, 2019)

Condition	Percentage of SSSI Units
Favourable	65.52
Unfavourable recovering	13.79
Unfavourable no change	6.9
Unfavourable declining	13.79

- 2.41 Local Wildlife Sites (LWS) are non-statutory sites which are identified and designated locally. The proportion of LWS in positive management for the reporting period April 2017 – March 2018 was 48%, relative to a county figure of 43%. A number of sites previously counted as being in management are now excluded due to having finished and not renewed their Woodland Grant Scheme or Environmental Stewardship agreements.

Table 11: Proportion of LWS in positive management

	Tunbridge Wells	Kent (excluding Medway)
2017/2018	29/60, 48%	193/454, 43%

Flood risk

2.42 The Borough Council has commissioned and published both a Level 1 and 2 Strategic Flood Risk Assessment (SFRA) as part of the preparation of the Local Plan. The flood zones mapped within these Assessments have been endorsed and adopted by the Environment Agency. The following figures are based on the mapping of residential properties across these newly calculated flood risk zones.

Table 12: Area of flood risk within the borough (source: TWBC monitoring, 2019)

	Residential properties (2018)	Non-residential properties (2019)	Change (2018-19)	
Flood Zone 2	1,748	2,471	+ 454	+ 187
Flood Zone 3	984	1,409	+ 63	- 310

Energy use

Table 13: Energy consumption within Tunbridge Wells borough (source: BEIS, 2017)

Sector	Total *	Gas *	Electricity *
2010 (last monitored date)			
Industry & Commercial	49.3	15.1	25.6
Domestic	84.6	53.3	20.1
Transport	50.2	-	-
2017 (last available data)			
Industry & Commercial	46.4	13.1	25.4
Domestic	77.9	49.8	19.5
Transport	50.7	-	-
Change			
Industry & Commercial	-2.9	-2	-0.2
Domestic	-6.7	-3.5	-0.6
Transport	+0.5	-	-

* Thousand tonnes of oil equivalent (ktoe)

2.43 Table 13 is produced from figures taken from the Department for Business, Energy and Industrial Strategy (BEIS) and illustrates that since energy consumption was last monitored that improvements have been made and energy consumption has fallen across all sectors other than the transport sector. While vehicles and other means of transport have become more energy efficient over recent years it is entirely possible that there has been an overall increase in the number of journeys taken which therefore increases the energy consumption of the transport sector.

CO2 emissions

Table 14: Tunbridge Wells borough CO2 emissions (per capita) (source: BEIS, 2017)

Year	Industry and Commercial Total	Domestic Total	Transport Total	Per Capita Emissions (t)
2006	2.28	2.73	1.66	6.21
2007	2.10	2.62	1.68	5.93
2008	2.05	2.58	1.55	5.71
2009	1.84	2.32	1.47	5.16
2010	1.93	2.47	1.43	5.37
2011	1.81	2.14	1.41	4.90
2012	1.94	2.30	1.37	5.15
2013	1.80	2.23	1.36	4.92
2014	1.53	1.88	1.39	4.33
2015	1.38	1.84	1.42	4.16
2016	1.15	1.73	1.45	3.86
2017 (latest available data)	1.06	1.59	1.42	3.59
Change since 2006	-1.22	-1.14	-0.24	-2.62

2.44 Table 14 above illustrates that CO2 emissions have fallen year on year (with the exception of 2012, which experienced slight increase) across all sectors with per capita emissions falling by 2.62 tonnes since 2006.

Energy efficiency of dwelling stock

2.45 Energy Performance Certificates for new homes (EPCs) are used to show the energy efficiency of domestic buildings, based on a rating of A to G, with A being the most energy efficient and G being the least energy efficient. Since 2011, 24,172 dwellings in Tunbridge Wells borough have had an EPC. Amongst these dwellings, the trends shown in Table 15 can be seen.

Table 15: Energy efficiency of dwelling stock (source: MHCLG, 2019)

	2011	2012	2013	2014	2015	2016	2017	2018
Number of dwellings given EPC ratings of A or B	282	93	166	232	523	395	264	443
Number of dwellings given EPC ratings of F or G	306	238	178	192	293	165	145	172
Most common rating	D	D	D	D	D	D	D	D

Commentary

- 2.46 The above review of a range of key contextual indicators shows that over the monitoring period there have been some changes which may have implications for the future planning, as well as service delivery, across the borough.
- 2.47 There will be expected increases in population and households over the plan period, but this will be a population that is ageing, with by far the greatest increases in those people aged 65+. This correlates with the predicted increase in the number of one person households. Although this has been a known trend for some time, planning for more older and single person households will need to be carefully reviewed for the new Local Plan.
- 2.48 Across the borough there is a lower than national rate of deprivation, however, there have been recent decreases in the IMD score, with more of the borough falling within the middle to top rather than the highest IMD score tiers. Although still relatively less deprived, the lower scores highlight a need not to be complacent and to consider further policies to prevent a further decline in the IMD scores found across the borough, including in relation to local job opportunities.
- 2.49 The degree of household change is uncertain, as more recent projections suggest a lower level of growth than the earlier, 2014-based, projections currently favoured by Government. Notwithstanding this, houses prices across the borough continue to be higher than the Kent and South East averages. Also, on the whole, homes are becoming less affordable. This suggests, firstly, that there is a case, on affordability grounds, for agreeing with the Government's favoured earlier projections, since a greater supply of homes should help slow house price growth. Secondly, while existing local planning policies are supportive towards affordable housing, the worsening affordability of homes suggests that they should be reviewed through the new Local Plan to see if more can be done to ease the situation.
- 2.50 Unemployment within the borough increased significantly following the recession around 2008, then gradually reduced back to pre-recession levels, but is now increasing again. However, there are now more people working in PAYE enterprises. Of note, people that work within the borough are paid less than the average across the South East and Great Britain. Therefore, continued policy support for local business growth appears to be well justified.
- 2.51 The environmental quality across the borough has largely stayed the same or improved, with falls in both energy usage and CO2 emissions across the borough. However, in the context of the now agreed 'climate emergency', future planning policies should provide for further CO2 reduction.

3.0 Local Plan preparation

- 3.1 The Council is currently preparing a new Local Plan to guide development in the borough through a new growth strategy up until 2036. The Plan will also allocate sites for development and will provide general development management policies to guide development. This new Local Plan will supersede the 'saved' policies of the 2006 Local Plan, the 2010 Core Strategy, as well as the 2016 Site Allocations Local Plan.
- 3.2 In 2017, a 'Regulation 18' consultation on an '**Issues and Options**' document was undertaken in order to gauge the views from residents, businesses, consultees and infrastructure providers on how growth should be delivered within the borough over the Plan period, as well as on the currency of adopted policies. The consultation ended in June 2017.
- 3.3 A revised Local Development Scheme (LDS) was published in April 2018, reflecting the need to give further consideration to a range of growth options, including new settlements. Although the April 2018 Local Development Scheme aimed to bring the Draft Local Plan to further 'Regulation 18' public consultation in June 2019, that timetable was since delayed.
- 3.4 This has been due to a combination of the work required to bring together a full draft Local Plan for organisations and the public to contribute to and comment on. This included the need to further consider the scale of the housing target, reflecting the Government's new standard method, in the context of local opportunities and constraints. There were related requirements for more detailed evidence, notably in relation to flood risk, transport modelling and viability, as well as other topic papers. There has also been an extended vacancy for the Planning Policy Manager post.
- 3.5 Subsequent to the end of the monitoring year, a 'Regulation 18' public consultation on a full Draft Local Plan was undertaken from September to November 2019, as reflected within an updated LDS.
- 3.6 Initially planned to run for six weeks from 20 September 2019 to 1 November 2019, the consultation was extended to 17:00 on 15 November 2019 in response to requests to allow more time to absorb and fully contribute to the complex new Local Plan and substantial evidence base.
- 3.7 Any updates to the Local Plan timetable as a result of this extension and the high volume of consultation responses will be input into a future review of the LDS.

The Local Development Scheme (LDS) sets out details of the planning policy documents that the Council has adopted, is preparing presently or proposes to prepare. The LDS is intended to provide information to interested parties to help them understand and participate in the plan-making process. The current LDS came into effect in September 2019 and updated and replaced the previous LDS.

[View the LDS](#), setting out the detailed Local Plan timetable.

4.0 Neighbourhood Development Plans (NDPs)

- 4.1 The Localism Act 2011 introduced Neighbourhood Planning as a way of passing decision-making to a more local level. This allows local communities the option of producing their own Neighbourhood Development Plan (more commonly referred to simply as a Neighbourhood Plan), as well as Neighbourhood Development Orders or Community Right to Build Orders for their local area.
- 4.2 A Neighbourhood Plan may contain a vision, aims, site allocations for new development and/or policies for conserving and improving existing amenities and facilities.
- 4.3 Neighbourhood Plans need to be in general conformity with the strategic policies set out in local planning policy documents and have regard to national policy.
- 4.4 There is a formal procedure for producing Neighbourhood Plans and, if 'made' (adopted) after successful examination and a local referendum, a Neighbourhood Plan will form part of the statutory development plan for the area.

Neighbourhood Plans within Tunbridge Wells borough

- 4.5 The first step in producing a Neighbourhood Plan is for the local community to apply to the Borough Council for the designation of their area as a Neighbourhood Area. The Borough Council then consults on the application for Neighbourhood Area status. If the Borough Council confirms the application following consultation, then the local community can begin to draft the Neighbourhood Plan.
- 4.6 Over the monitoring year, 2018/19, no further Neighbourhood Areas designations were made, so there are still nine parishes designated; one further designation is being sought. Progress of the Neighbourhood Plans within these areas can be seen in the table below:

Table 16: Neighbourhood Development Plans within Tunbridge Wells

Parish	Stage
Benenden	Undertaken Regulation 14 consultation, which closed end of October 2019. Proposes site allocations
Brenchley and Matfield	Working on pre-Regulation 14 pre-submission draft Plan
Capel	Requested designated area
Cranbrook & Sissinghurst	Working on pre-Regulation 14 pre-submission draft Plan; proposing to allocate sites
Goudhurst	Undertaken Regulation 14 consultation.
Hawkhurst	Neighbourhood Plan made, request for minor revision

Parish	Stage
Horsmonden	Working on pre-Regulation 14 pre-submission draft Plan
Lamberhurst	Working on pre-Regulation 14 pre-submission draft Plan
Paddock Wood	Working on pre-Regulation 14 pre-submission draft Plan, TWBC has discussed alignment of masterplanning and NDP timetables.
Sandhurst	Area designated but not undertaking work on NDP

4.7 For up-to-date information on the progress of neighbourhood plans in the borough, [please visit the Neighbourhood Plans page of the Council's website](#)

5.0 Duty to Cooperate

- 5.1 The Duty to Co-operate was introduced in the Localism Act 2011, the effect of which is to place a legal duty on Local Planning Authorities to co-operate with neighbouring authorities, County Councils and other prescribed bodies when planning for sustainable development. The Duty requires on-going, constructive collaboration and active engagement between Local Planning Authorities and their neighbours, as well as other statutory bodies such as Natural England, Historic England and the Environment Agency, throughout the preparation process of all development plan documents. This is in addition to statutory consultations.
- 5.2 This is a formalisation of established good practice, through which the Council liaises with a number of groups including Neighbouring Local Planning Authorities, Town and Parish Councils, statutory consultees, and infrastructure / service providers on an on-going basis.
- 5.3 It is noted that the updated National Planning Policy Framework promotes 'statements of common ground' between Local Planning Authorities, which the Council will need to prepare with the prescribed other bodies for future local plans.
- 5.4 Cooperation has been ongoing and, as part of the production of the Draft Local Plan, the Council recently produced an 'Interim Duty to Cooperate Statement', setting out strategic matters for cooperation and the activities which have been undertaken to date ([view the Interim Duty to Cooperate Statement](#)).

6.0 Effectiveness of the Core Strategy Policies

6.1 This section reviews the monitoring framework from the adopted Core Strategy. It provides an assessment of the currency of indicators and, where possible, a commentary on them across the eight borough-wide Core Policies. Where other, new local indicators are needed in monitoring the performance of the Core Strategy policies, these are also considered.

Core Strategy Monitoring Framework

6.2 The table below displays indicators from the Core Strategy 2010 Monitoring Framework, whether they have been successfully monitored in this Report and, where monitored, the performance over the period April 2018 to March 2019.

Table 17: Core Strategy monitoring framework overview

Core Policy	Indicator	Target	Monitored
1 – Delivery of Development	Core Indicator: Housing completions	300 dwellings pa	554 dwellings pa (464 running average, 2006-2019)
	Local Indicators: CP1 a) Percentage of all new development/ redevelopment within LBD	65%	Yes monitored – 78.9%
	Local Indicators: CP1 b) Percentage of all new development/ redevelopment on PDL	65%	Yes monitored – 59.5%
2 – Green Belt	Local Indicator: CP2 a) Retention of Green Belt	No development in Green Belt other than as identified in Town Centre Area Action Plan or Allocations DPD, or that which is in accordance with PPG2	The table shows that 27 C3 and 68 C2 dwellings have been permitted in the Green Belt during the period 01 April 2018 to 31 March 2019. All of these applications were redevelopments/ conversions of existing brownfield sites or farm buildings, where it was considered that the proposals were in accordance with NPPF Green Belt policy and

Core Policy	Indicator	Target	Monitored
			there has been no deviation from the Local Plan.
	Local Indicator: CP2 b) Maintenance of long-term land reserve	Developable land identified beyond 2026	All three sites have now been permitted with AL/GB2 Knights Wood and AL/GB3 Land at Hawkenbury Farm (off Hawkenbury Road/Maryland Road) currently under construction.
3 – Transport Infrastructure	Local Indicators: CP3 a) Completion of Infrastructure Projects	Completion of Key specific projects identified through Plan	Yes – Outcome found under Core Policy 3 section
	Local Indicators: CP3 b) Number of Travel Plans approved	Travel plans will be secured for appropriate development schemes in accordance with PPG13 (2001) (Superseded)	Not recorded, but required for major developments
	Contextual Indicator: TP1: Movement across outer and inner Royal Tunbridge Wells and Southborough cordons by different modes of transport	N/A	Please see 'Tunbridge Wells Transport Strategy'
	Contextual Indicator: TP2: Journeys taken from Tunbridge Wells Railway station	N/A	Please see 'Tunbridge Wells Transport Strategy'
4 - Environment	AMR Core Indicators: Change in areas of biodiversity importance	Monitoring of priority habitats	Yes – outcome found in Core Policy 4 section
	Local Indicators: CP4 a) Implementation of Kent BAP & LBAP	As per Kent BAP and LBAP targets	Yes – BAPs implemented
	Contextual Indicators: E1: Number of listed buildings	N/A	Yes monitored – see Environment contextual indicators
	Contextual Indicators: Number of Conservation Areas	N/A	Yes monitored - see Environment contextual indicators

Core Policy	Indicator	Target	Monitored
5 - Sustainability	AMR Core Indicators: E1) Number of planning permissions granted against Environment Agency advice	No development with unacceptable effect on groundwater surface water or water quality; and no development in areas at high risk from flooding will be permitted contrary to EA advice or without measures acceptable to the EA to protect it and prevent the increased risk of flooding elsewhere	Yes – all applications refused or satisfactory conditions applied
	AMR Core Indicators: E3) Renewable Energy Generation	As per renewable energy SPD	Yes – there has been a net increase in renewable energy generation
	AMR Core Indicators: H6) Design Quality	30% Good or Very Good Quality, increasing over plan period	No – data not available
	Contextual Indicators: Air quality at monitoring station	N/A	Yes – see Sustainability Core Policy Section 5
	Contextual Indicators: Household waste per capita	N/A	No
	Contextual Indicators: Number of applications with Low Emissions Strategies	N/A	No
	Contextual Indicators: Number of developments meeting different CfSH/BREEAM levels	CfSH – all new housing to be zero-carbon by 2016	No – data not available
	Contextual Indicators: Energy use per household	N/A	Yes – see Sustainability Contextual Indicator section
	AMR Core Indicators: H4: Net additional gypsy and traveller pitches	Target to be set by South East Plan	Yes – see Core Policy Section 6
	Local Indicators: CP6 a) New homes built on previously developed land	65%	No - 59.5%

Core Policy	Indicator	Target	Monitored
6 – Housing Provision	Local Indicators: CP6 b) Completion of Infrastructure Projects	Completion of specific projects	Yes – affordable housing provided across the borough at greater than 70 units per year
	Contextual Indicators: H1: Average house prices by type	N/A	Yes - see Community and Housing contextual indicators
	Contextual Indicators: H2: Percentage of homes built of different types and sizes	N/A	Yes/No – see Community and Housing contextual indicators for information on dwelling type and size data
	Contextual Indicator: H3: Percentage of homes built at densities over than 30 dwellings per hectare	N/A	Yes – see Core Policy 6 Section
7 – Employment Provision	AMR Core Indicators: BD1) Total amount of additional employment floorspace by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 Section
	AMR Core Indicators: BD2) Total amount of employment floorspace on previously developed land by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 Section
	AMR Core Indicators: BD3) Employment land available by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 Section
	AMR Core Indicators: BD4) Total amount of floorspace for 'Town Centre Uses' within the defined Town Centres	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 Section
	Local Indicators: CP7 a) Net gain/loss of tourist accommodation	483 new hotel bedrooms	No – but new Premier Inn (110 bedrooms) to open shortly. Covered by Hotel Capacity Study - see Council's website

Core Policy	Indicator	Target	Monitored
	Contextual Indicators: ED1) Economic activity rates	N/A	Yes – see Economy and Business Context Section
	Contextual Indicators: ED 2) Employee jobs within the borough by sector	N/A	Yes – see Economy and Business Context Section
	Contextual Indicators: ED 3) Unemployment Levels	N/A	Yes – see Economy and Business Context Section
8 – Retail, Leisure and Community Facilities Provision	AMR Core Indicators: BD 4) Total amount of floorspace for Town Centre uses within the defined Town Centres	N/A	Yes – see Core Policy 8 section
	Local Indicators: CP8 a) Retention of Community Services	No net loss of community facilities in neighbourhood or village centres	Yes – see Core Policy 8 Section
	Local Indicators: CP8 b) Retention/Provision of Recreation Open Space	Retention/provision of adequate recreation open space	Yes – see Core Policy 8 Section
	Local Indicators: CP8 c) Amount of new retail floorspace provided	26,236 sqm of net comparison floorspace by 2017; provision of a convenience supermarket at Southborough	Yes – see Core Policy 8 Section
	Local Indicators: CP8 d) Completion of Infrastructure Projects	Completion of Key Specific Projects identified	Yes – see Core Policy 8 Section
	Contextual Indicators: Eligible Open Spaces Managed to Green Flag Award Standard	N/A	Yes – see Core Policy 8 Section

Review of Core Policy Indicators

Core Policy 1: Delivery of Development

Housing Delivery Target – 300 dwellings per annum is the Core Strategy requirement 2006-2026.

6.3 As shown in the table below, 554 dwellings were built in the monitoring year, 2018/19, giving an average over the plan period, from 2006 to date, of 464 dwellings pa.

Table 18: Net additional dwellings complete by year (source: TWBC Monitoring, 2019)

Year	Total Completions
2006/2007	517
2007/2008	517
2008/2009	411
2009/2010	104
2010/2011	315
2011/2012	212
2012/2013	-5
2013/2014	-16
2014/2015	323
2015/2016	447
2016/2017	461
2017/2018	537
2018/2019	554
Average	464

CP1 –Local Indicator CP1a Percentage of all new development/redevelopment sites within Limits to Built Development

Target - 65% of sites within the LBD

2018/19; 78.9% of net new units were built within the LBD (Source; housing monitoring).

CP1 –Local Indicator CP1b Percentage of all new development/redevelopment sites on previously developed land

Target – 65% of all new development on PDL –

2018/19; 59.5% of net new units were built on PDL

Core Policy 2: Green Belt

6.4 The Metropolitan Green Belt within Tunbridge Wells borough extends around the built-up area of Royal Tunbridge Wells and Southborough. The detailed boundaries of the Green Belt are established in the 2006 Local Plan through Policy MGB1.

6.5 Areas of long-term land reserve within the Green Belt (the areas of Rural Fringe), are set out in Local Plan Policy RF1 and within the Site Allocations Local Plan Policies AL/GB1, AL/GB2 and AL/GB3.

a) Retention of Green Belt

Objective: To protect the open character of the Green Belt and encourage only those types of development that will preserve this openness.

Targets: No development within the Metropolitan Green Belt will be permitted other than that which is in accordance with the relevant policies in the NPPF, the Local Plan and SALP.

In order to meet this objective (to retain the Green Belt) the Council monitors planning applications that were granted permission by the Council or on appeal by a Planning Inspector, to assess whether the issue of Green Belt development has been addressed in line with national guidance and local policy. Table 19 below provides this assessment for the 2018-2019 monitoring year.

Table 19: Applications approved within the Green Belt (source: TWBC Monitoring, 2019)

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
17/01151/FULL	Demolition of existing buildings and erection of a 68 suite integrated community health centre (C2 use class) and associated parking	68	"It is considered that, whilst the proposal would result in a change to the character and appearance of this part of the Green Belt, it is not considered that the proposal would result in harm to the landscape, including the AONB, or the Green Belt, in an area where the A21 is considered to preserve the gap and create a strong separating feature. The impact on the openness and purposes of including land within the Green Belt are, on balance, considered to be acceptable"
18/03307/FULL	Conversion and extension of existing building to create 10 two bedroom flats, plus associated parking, amenity areas, cycle storage and refuse collection point.	10	"The proposal would preserve the openness of the Green Belt at this point though not resulting in a disproportionate addition and would therefore meet NPPF and Local Plan Policy. On balance the principle of the development is considered acceptable"
18/01098/FULL	Redevelopment of site to provide 8 dwellings including alterations to site access and realignment of access road	8	"The proposal is considered to constitute 'complete redevelopment of previously developed land' and thus accords with Para 145 of the NPPF relating to appropriate development within the GB. It is also considered that Very Special Circumstances (VSC) exist which outweigh the limited harm to the openness of the Green Belt."
18/02418/FULL	Part demolition of existing buildings and conversion to provide	3	Green Belt listed in constrains but no further comment on Green Belt provided

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
	3 dwellings with detached car barn and associated landscaping (Retrospective Application)		in Delegated Report (application is retrospective).
18/02149/FULL	Conversion of 2no. redundant barns to residential dwellings	2	"Policy MGB1 of the 2006 Local Plan allows re-use of buildings in the Green Belt provided the proposal is in accordance of Policy H13. Given that all other criteria of Policy H13 are complied with, the proposal is considered to be acceptable in principle both in terms of H13 and local/national Green Belt policy."
17/03222/FULL	Conversion of existing barn to a two-bedroom dwelling including demolition of an existing stable building and replace with an open car barn with use of existing access onto Lower Green Road and landscaping	1	"The proposal seeks to convert the existing building, demolish an existing stable building and construction [of] a new garage for the proposed dwelling. The principle of converting the existing building to a dwelling is not inappropriate development in the green belt."
18/03138/FULL	Conversion of existing garage/barn to a single dwelling	1	"The proposal would be reusing an existing building which is located on an area of existing hardstanding and within a group of existing residential properties. While there would be a extension to the building this would be modest and is not considered to have a significant impact on the openness of the green."
18/03245/FULL	Change of use and conversion of disused farm buildings to form a single dwelling	1	"The proposal would be reusing an existing building which is located on an area of hardstanding and close to the limits to built development and other residential properties. While there would be an extension to the building this would be modest and is not considered to have a significant impact to the openness of the green belt."

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
18/02036/PNQC LA	"Prior Notification for the Change of Use of a Building and Land within its Curtilage from an Agricultural Use to a Use falling within Class C3 (Dwellinghouse)	1	PNQCLA- Green Belt not commented on

6.6 The table above shows that 27 C3 and 68 C2 dwellings have been permitted in the Green Belt during the period 01 April 2018 to 31 March 2019. All of these applications were redevelopments/conversions of existing brownfield sites where it was considered that the proposals were in accordance with NPPF Green Belt policy and there has been no deviation from the Local Plan.

b) Maintenance of Long-Term Land Reserve

Objective: Maintain a long-term development land reserve

Core Strategy Policies: CP2

Site Allocations Local Plan: AL/GB4

Targets: Developable land identified beyond 2026

6.7 Three sites designated as Rural Fringe by Local Plan Policy RF1 'Rural Fringe' have been allocated for development in the adopted SALP:

- Speldhurst Road, former allotments (AL/GB1)
- Home Farm, Sherwood Park and Greggs Wood (AL/GB2 'Knights Wood')
- Hawkenbury Farm, Hawkenbury Road (AL/GB3)

6.8 Policy AL/GB4 in the SALP replaced Policy RF1 in the 2006 Local Plan. Three sites are designated to fulfil the function of a long term land reserve under Policy AL/GB4 in the SALP:

- Culverden Down
- Grange Road Allotments, Rusthall
- North Farm Tip

6.9 All three of these sites (AL/GB1 – 3) have now been permitted with AL/GB2 and AL/GB3 currently under construction.

Core Policy 3: Transport Infrastructure

CP3 Key Infrastructure Schemes

A21 – the dual carriageway down to the Pembury Roundabout has been completed, future routes are proposed to be protected by DLP policies.

Park and Ride – further work commissioned on Park & Ride (completed June 2018 ([see the Tunbridge Wells Park and Ride Feasibility Study](#))), proposed site no longer suitable and there is a current planning application (pending; 19/00884/FULL) in on the site.

North Farm Estate – these works have now been completed and link up with the new A21 scheme.

Borough Transport Strategy – a fresh transport strategy review has been published ([see Transport Strategy Review Context and Way Forward](#))

Parking Strategy – Strategy published in 2016, being reviewed through preparation of the Local Plan.

Core Policy 4: Environment

Local Indicator CP4a: Monitoring of Habitats and land-cover analysis

6.10 Habitat monitoring not been updated since last monitored in 2012. Even so, while there have clearly been some changes since then, it is reproduced below as a useful indication of the respective forms of land cover.

Table 20: Habitat cover analysis (source: Kent Habitat Survey, 2012)

	Tunbridge Wells Borough, 2012/13 (Percentages)	Kent County Area, 2012/13 (Percentages)
Built environment/urban area	6	4
Improved grassland	37.5	30
Arable and horticulture	26.2	35
Woodland	18.1 / 2.6	11 / 1
Neutral grassland	7.1	7
Orchard	1	<1
Standing open water	1	1
Other (see Biodiversity Evidence Base)	0.5	10

Core Policy 5: Sustainable Design and Construction

Local Indicator E1: Planning Permissions Granted Contrary to Environment Agency Advice

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change

Targets:

- No development that would have an unacceptable effect on the quality or potential yield of groundwater, the quality within, or supply to, surface water features will be permitted
- No development in areas at high risk from flooding will be permitted without measures to protect it and prevent the increased risk of flooding elsewhere

Table 21: EA objections to applications on flood risk basis (source: EA, 2019)

Planning Reference	Application Type	EA Comment	Application Result
18/02792/FULL	Residential - Minor	Risk to life and / or property	Refused
18/02652/PNQCLA	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Refused
18/03262/FULL	Mixed Use - Major	Unsatisfactory FRA/FCA Submitted	Refused – Appeal in progress
18/03859/PNQCLA	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Prior notification granted – EA objection removed providing two conditions relating to details of the voids and finished floor levels
18/03968/FULL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Approved – scheme amended to meet EA requirements
19/00043/FULL	Residential - Minor	Unsatisfactory FRA/FCA Submitted	Approved – condition requesting flood mitigation methods
18/03851/FULL	Offices/Light Industry - Minor	Risk to life and / or property	Approved – condition re. changes in floor height to meet EA requirement
19/01444/ENVSCR	Residential - Minor	Unsatisfactory FRA/FCA Submitted	EIA Not Required

Local Indicator E3: Renewable Energy Generation

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change

Targets: All development (either new build or conversion) with 10 or more residential units or a site area over 0.5ha, or non-residential development with a floorspace of 1,000sqm or a site area over 1.0ha, should incorporate renewable energy technology on site to reduce predicted CO2 emissions by at least 10%

6.11 Renewable energy installations and capacity data is monitored nationally by the Department of Business, Energy and Industrial Strategy. Trends in Tunbridge Wells borough are shown in the table below.

Table 22: Renewable energy installations and capacity (source: BIES, 2019)

	2014	2015	2016	2017	2018
Total number of sites producing renewable electricity	979	1,240	1,283	1,318	1,347
Capacity (MW)	4.7	35.6	40.9	46.1	46.4
Total Electricity generated (MWh)	4,161	30,987	42,361	45,048	49,606
Number of operational renewable electricity generation and storage projects (>150kW)	0	2	3	4	5

Local Indicator H6: Design Quality

Objectives: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change

Targets: 30% of major residential applications to be categorised as 'Good' or 'Very Good' under Building for Life criteria

6.12 There is no monitoring data in relation to Building for Life criteria, although they are largely incorporated into the Council's design policies and guidance.

Air Quality

6.13 An Air Quality Management Area (AQMA) was initially declared in Tunbridge Wells in 2005, based on exceedances of the Air Quality Strategy annual mean objective for nitrogen dioxide (NO₂). The AQMA was extended in 2011 and adjusted at the end of 2018 as part of updating this action plan. The pollutants monitored in the AQMA are nitrogen dioxide (NO₂) and PM₁₀ (particulate matter less than 10 microns diameter).

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and to adapt to climate change

Targets:

- 30% of major residential applications to be categorised as 'Good' or 'Very Good' under Building for Life criteria
- Completion of Key Specific Projects Potential expansion of AQMA

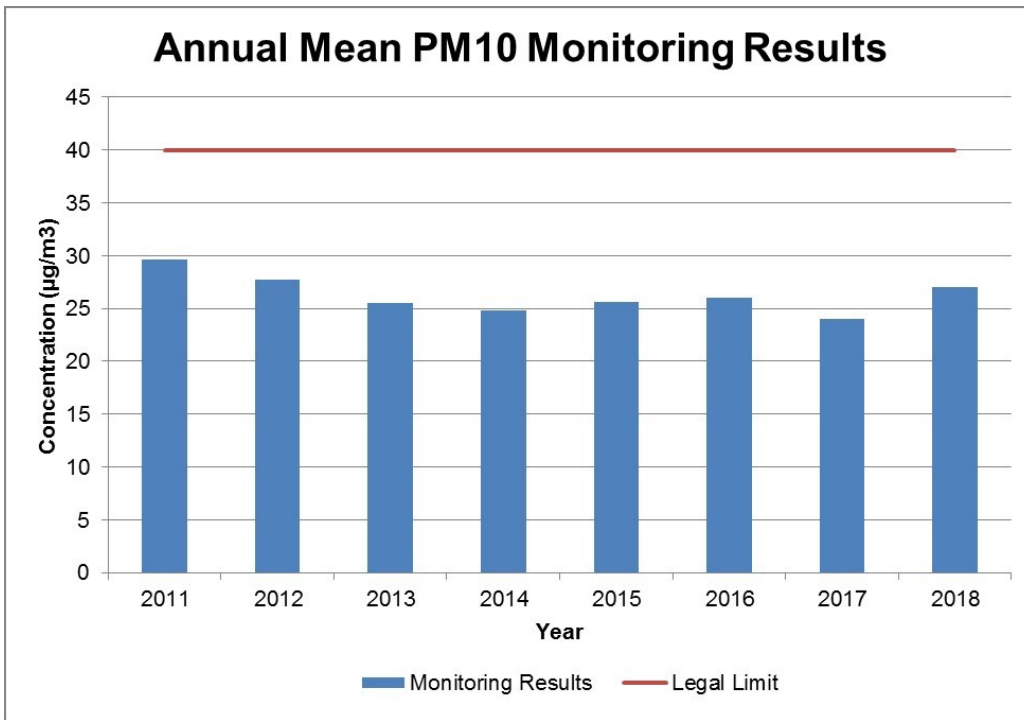


Figure 19: Annual mean PM10 monitoring results (source: Kent Air, 2019)

6.14 As Figure 19 above illustrates the levels of PM10 have not exceeded the legal limits specified across the monitoring period. Figure 20 below shows the 24 hour mean PM10 monitoring results from across the borough.

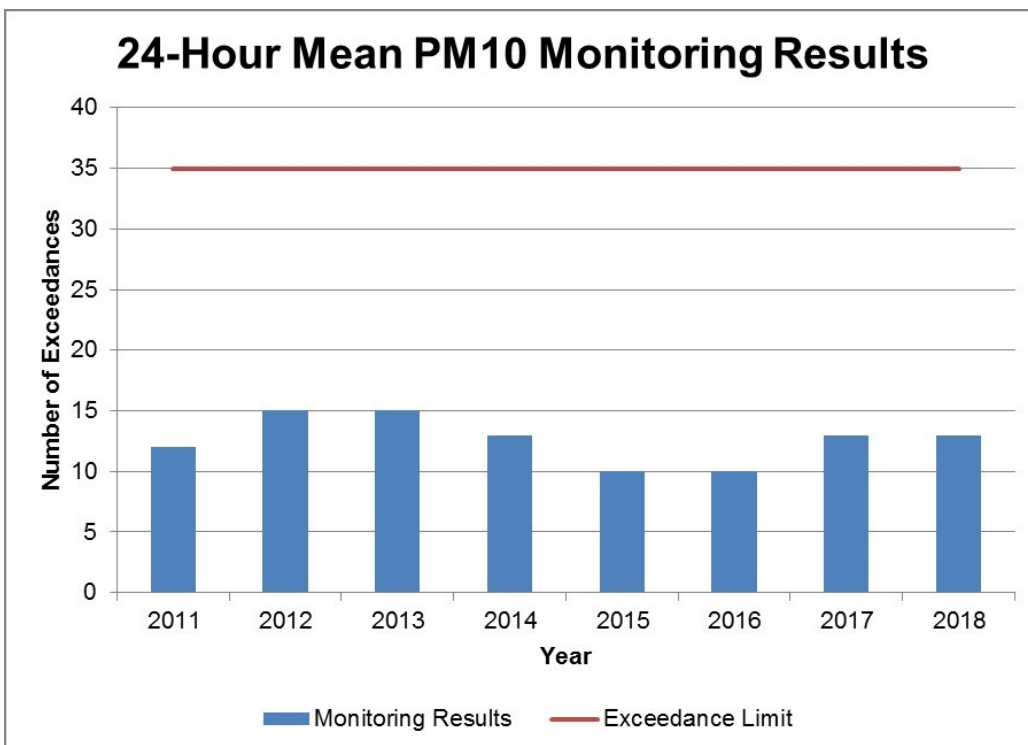


Figure 20: 24-hour mean PM10 monitoring results (source: Kent Air, 2019)

6.15 As Figure 20 above illustrates, the 24hour mean PM10 rate has also not been exceeded within the monitoring period. Figure 21 below shows the annual mean

NO2 monitoring results across the borough. It illustrates that the annual mean NO2 has been exceeded at some point every year over the monitoring period; however, the majority of the monitoring points fall below the legal limit.

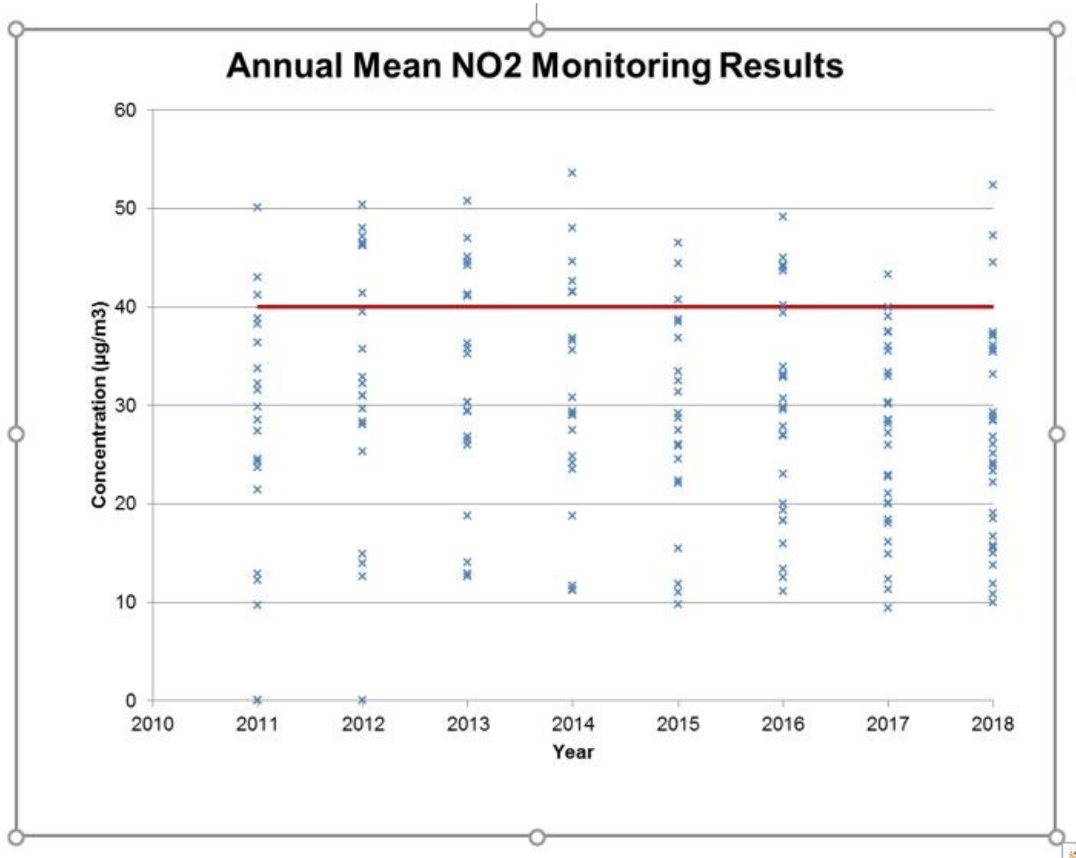


Figure 21: Annual mean NO2 monitoring (source: Kent Air, 2019)

Ultra Low emissions vehicles (ULEVs) registered within the borough

(Ultra low emission vehicles (ULEVs) are vehicles that emit less than 75g of carbon dioxide (CO2) from the tailpipe for every kilometre travelled. In practice, the term typically refers to battery electric, plug-in hybrid electric and fuel cell electric vehicles)

Table 23: ULEVs registered within the borough (source: TWBC Monitoring, 2019)

	2011	2012	2013	2014	2015	2016	2017	2018
Number of ULEV cars registered		97	137	199	370	638	1020	1404

Waste and Recycling

Table 24: Waste and recycling 2014-2019

Date	Recycling* (tonnes)	Household Waste Arisings** (tonnes)
2014/15	21,661	24,661
2015/16	20,936	25,228

Date	Recycling* (tonnes)	Household Waste Arisings** (tonnes)
2016/17	22,577	21,105
2017/18	21,567	22,909
2018/19	20,517	22,337

* Household waste arisings (includes sweeping, civic amenity vehicle, bulky waste & clinical waste) Not fly-tipping

** Recycling includes kerbside collections including fridges/freezers along with recycling bring sites.

Core Policy 6: Housing Provision

Five Year Housing Land Supply

- 6.16 Housing completion figures are provided in relation to Core Policy 1 – Delivery of Development. Please see the Council’s website for detailed information on the Five-Year Housing Land Supply and the Housing Delivery Test ([see Monitoring Information](#)).
- 6.17 The Five-Year Supply Statement contains information on all sites and planning permissions that contribute to the land supply while the Housing Delivery Action Plan addresses how the Council intends support future housing delivery across the borough.

Dwellings Completed on PDL

- Core Strategy Target of 65% on PDL between 2010 and 2026; 2018-19 = 59.5%

Local Indicator H4; Net Additional Traveller Pitches

Target: None set

- 6.18 There was no change in the number of pitches in the monitoring year, 2018-19, with the current position set out below.

Table 25: Net additional traveller pitches (source: TWBC Monitoring, 2019)

	Local Authority (Public Pitches)	Privately Owned (Permanent) Pitches
2018-19	2	22

Affordable Housing Completions

Local Indicator H5: Gross Affordable Housing Completions (Source TWBC Affordable Housing Completions)

Target: 70 affordable units per annum

Table 26: Gross affordable housing completions (source: TWBC Monitoring, 2019)

Year	Affordable Homes
2006/07	107
2007/08	53

Year	Affordable Homes
2008/09	64
2009/10	17
2010/11	96
2011/12	85
2012/13	36
2013/14	14
2014/15	221
2015/16	108
2016/17	139
2017/18	61
2018/19	72
Average	82.53 per annum

6.19 On average the target of Policy H5 to achieve 70 affordable units per annum has been met over the monitoring period. This helps to ensure that housing remains accessible and affordable to local residents.

Local Indicator H8: Percentage of Completed Dwellings at less than 30 per hectare, between 30 and 50 per hectare and over 50 per hectare

Objective: To provide for the housing needs of all people with a range of house types

Targets: To be identified through the Local Development Framework in the relevant DPD

6.20 In the most recent monitoring year, the following densities were achieved on site:

Table 27: Housing density achieved on site (source: TWBC Monitoring, 2019)

Density	2018/19 Completions
Less than 30 dph	276 dwellings* (50% of total completions)
Between 30 and 50 dph	105 dwellings (19% of total completions)
Greater than 50 dph	171 dwellings (31% of total completions)

*This figure may be disproportionate due to larger sites including extensive areas for landscaping etc.

6.21 As indicated above, 50% of all dwellings completed in 2018/19 were found on sites that achieved densities of over 30 units per hectare.

Self-Build and Custom Housebuilding

6.22 Since 1st April 2016, the Council, as Local Planning Authority, has a statutory responsibility to keep a Self-Build and Custom Housebuilding Register for the borough, allowing people who wish to build their own home to register their interest.

6.23 The Council is expected to permit, within 3 years, an equal number of serviced plots to those on the Register as at October 30th each year.

6.24 As of 30th October 2019, there were 228 registrations on the Register, which includes 2 group submissions of 8 individuals.

6.25 Currently, the Council's monitoring of planning approvals does not include information on the number of permitted self-build and/or custom-built dwellings.

However, the Council's Housing Supply and Trajectory Topic Paper explains the Council's proposed approach to delivering a suitable level of self-build and custom housebuilding plots over the Local Plan period to 2036, having projected current need forward. It also explains that this will be subject to further investigation of the extent of local demand and of the contribution of windfall sites to supply.

Core Policy 7: Employment Provision

Local Indicator BD1: Total Amount of Additional Employment Floorspace - by type

Objectives of indicator: To provide good quality employment land to contribute to strategic and local requirements

Target: Maintain overall amount of floorspace in the borough

Table 28: Employment floorspace across the borough 2018-19 (source: TWBC Monitoring, 2019)

	B1a	B1b	B1c	B1 mixed	B2	B8
Gain (sqm)	1,057	0	74	0	0	332
Loss (sqm)	7,962	0	0	0	277	202
Net (sqm)	-6,905	0	74	0	-277	130

- 6.26 During the monitoring year, there have been losses across the varying types of employment floorspace. These losses have primarily come from the conversion of offices to dwellings.
- 6.27 Acknowledging the issue of office loss, a Town Centre Office Market Review was subsequently produced in March 2018. The conclusions of the report included that 22% of the office space existing at May 2013 has been lost through change of use to residential via Permitted Development Rights and a further 22% is at risk. As a result of the findings in this report, a number of Article 4 Directions were served on Office accommodation across Tunbridge Wells by the Council. The service of an Article 4 Direction removes Permitted Development Rights from the properties in question and means that any proposal to change the use to residential at that site would now require full planning permission, and be subject to assessment and consideration against relevant national and local planning policy.

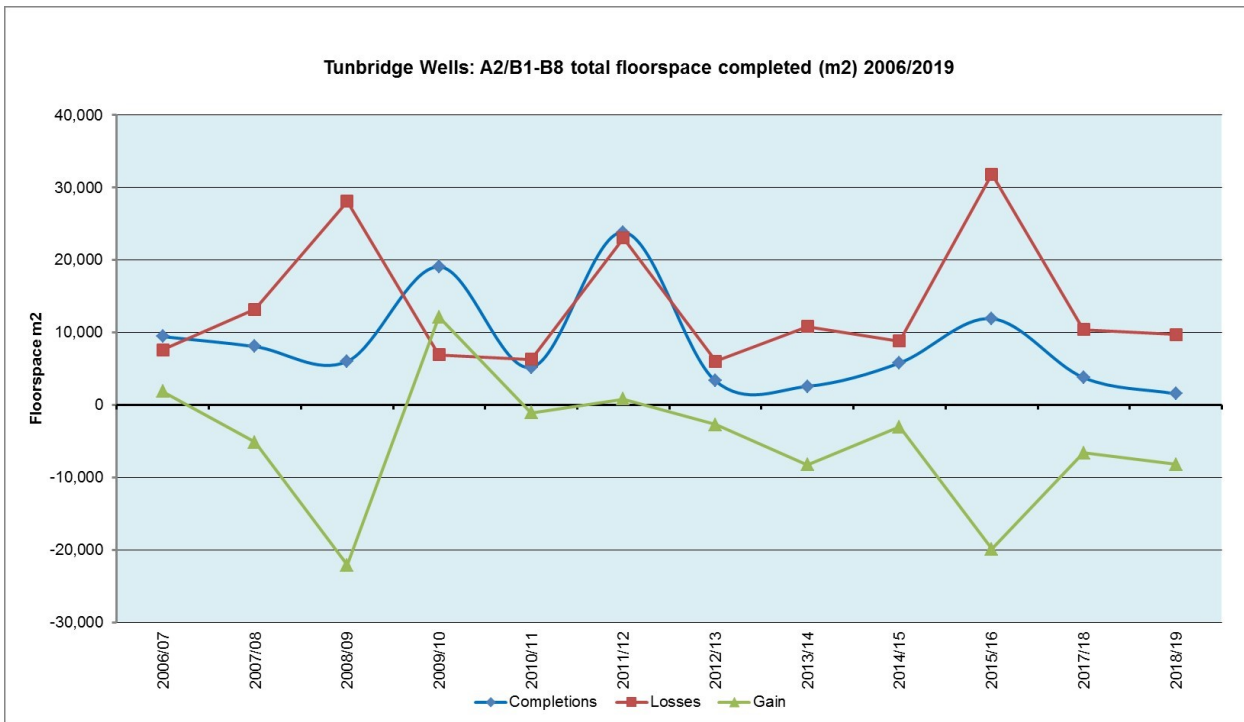


Figure 22: A2/B1-B8 total floorspace completed (sqm) (source: TWBC Monitoring, 2019)

6.28 As Figure 22 above and the preceding table illustrates, overall there have been losses of employment floorspace across the borough. This loss has, however, recently decreased and it is hoped that the implementation of Article 4 directions and both the policies and allocations contained within the new Local Plan will prevent further substantial loss.

Local Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land (PDL) – by type

Objective: To conserve finite, non-renewable resources such as land, energy, water, soil and air quality

Targets: >45% on PDL

Table 29: Employment floorspace on PDL land 2018-2019 (source: TWBC Monitoring, 2019)

	B1a	B1b	B1c	B1 mixed	B2	B8
Gain (sqm)	1057	0	74	0.00	0.00	332.00
Gain on PDL %	100	N/A	0.00	N/A	N/A	100.00
Under Construction (UC)	5978	0	494	573	0.00	1167
UC Gain on PDL %	98.33	N/A	89.27	100.00	N/A	0.00
Not Started (N/S)	9561	0	662	1058	1170	3811
N/S Gain on PDL %	27.87	N/A	50.15	62.18	65.81	89.51
Grand Total % on PDL	57.84	N/A	62.84	100	100	70.49

6.29 As the table above illustrates the above target of >45% on PDL is met across the borough, this ensures the best use of available land across the borough.

Local Indicator BD4: Total Amount of Floorspace for 'Town Centre Uses' within defined Town Centre boundaries

Objective: To provide good quality employment land to contribute to strategic and local requirements

Target: Maintain overall amount of employment floorspace in the borough

Table 30: Employment floorspace in the borough (source: TWBC Monitoring, 2019)

	A1	A2	B1a	D2
Town Centre Gain (sqm)	0	0	424	901
Town Centre Loss (sqm)	777	276	6416	0
Town Centre Total (sqm)	-777	-276	-5992	901
Outside Town Centre Gain (sqm)	526	73	633	427
Outside Town Centre Loss (sqm)	43	330	1546	0
Outside Town Centre Total (sqm)	483	-257	-913	427
Total Gain (sqm)	526	73	1057	1328
Total Loss (sqm)	820	606	7962	0
Total (sqm)	-294	-533	-6905	1328

6.30 As the table above illustrates there has been substantial floorspace loss within defined Town Centres across the borough, the only exception to this is with D2 Leisure uses which have seen an increase. From this, it is evident that a new approach to employment use classes within the defined Town Centres with a focus on increased leisure facilities is required.

Local Indicator BD5: Amount of employment land (B1-B8) lost to residential development

Objective: To provide good quality employment land to contribute to strategic and local requirements

Target: No target set, to be established through DPD

Year	Employment Land Lost to Residential (ha)
2018-19 Loss	0.44

6.31 From the table above, it can be seen that the amount of employment land lost to residential has fallen slightly during the monitoring year. The Article 4 Directions will be important in managing further losses of employment land across the borough. Regards should be given to the Economic Needs Study 2016 that was produced to inform the new Local Plan.

Core Policy 8: Retail, Leisure & Community Facilities Provision

Local Indicator CP8a: Retention of Community Services

Objective: To resist the loss of community facilities and provide additional facilities as necessary

Targets: No net loss of community facilities in neighbourhood centres and village centres

6.32 As part of a review of Neighbourhood and Village/Town centres across the borough several changes are being proposed to Neighbourhood/Village centres through the Draft Local Plan. These can be seen in the table below.

Neighbourhood Centre	Status in Draft Local Plan	Reason
Broadmead	Removed	Limited facilities now present at Broadmead centre
Hawkenbury	Retained	Facilities still present and area still acting as a Neighbourhood Centre
High Brooms	Retained	Facilities still present and area still acting as a Neighbourhood Centre
North Southborough	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Rusthall	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Sherwood	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Showfields	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Silverdale	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St Barnabas	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St John's	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St Peter's	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Knights Wood	New	Area deemed to be serving as a Neighbourhood centre within new Knights Wood development
Paddock Wood	New	If expansion of Paddock Wood goes ahead a new Neighbourhood Centre will be designated as per masterplan guidance
Village/Town Centre		
Benenden	Retained	Facilities still present and area still acting as a Village/Town Centre
Bidborough	Retained	Facilities still present and area still acting as a Village/Town Centre
Brenchley	Retained	Facilities still present and area still acting as a Village/Town Centre
Cranbrook	Retained	Facilities still present and area still acting as a Village/Town Centre
Five Oak Green	Retained	Facilities still present and area still acting as a Village/Town Centre

Neighbourhood Centre	Status in Draft Local Plan	Reason
Frittenden	Retained	Facilities still present and area still acting as a Village/Town Centre
Hawkhurst (Highgate)	Retained	Facilities still present and area still acting as a Village/Town Centre
Hawkhurst (The Moor)	Retained	Facilities still present and area still acting as a Village/Town Centre
Horsmonden	Retained	Facilities still present and area still acting as a Village/Town Centre
Iden Green	Removed	Limits to Built Development removed from settlement due to limited facilities and transport links, therefore the Village Centre boundary (as designated by LBD) has also been removed
Kilndown	Removed	Limits to Built Development removed from settlement due to limited facilities and transport links, therefore the Village Centre boundary (as designated by LBD) has also been removed
Lamberhurst	Retained	Facilities still present and area still acting as a Village/Town Centre
Langton Green	Retained	Facilities still present and area still acting as a Village/Town Centre
Matfield	Retained	Facilities still present and area still acting as a Village/Town Centre
Paddock Wood	Retained	Facilities still present and area still acting as a Village/Town Centre
Pembury	Retained	Facilities still present and area still acting as a Village/Town Centre
Rusthall	Retained	Facilities still present and area still acting as a Village/Town Centre
Sandhurst	Retained	Facilities still present and area still acting as a Village/Town Centre
Sissinghurst	Retained	Facilities still present and area still acting as a Village/Town Centre
Southborough	Retained	Facilities still present and area still acting as a Village/Town Centre
Speldhurst	Retained	Facilities still present and area still acting as a Village/Town Centre
Tudeley Garden Village	New	If Tudeley Garden Village is proceeded with a new Neighbourhood Centre will be designated as per masterplan guidance

6.33 As shown in the table above, there have been some changes in Neighbourhood and Village/Town Centres across the borough since they were designated through the 2006 Local Plan. While there have been some losses of Neighbourhood/Village Centres (3 in total) there are additionally 3 new Neighbourhood/Village Centres proposed through the Draft Local Plan. Overall, the aim of resisting loss of these facilities has been achieved.

Local Indicator CP8b: Amount/Retention/Provision of Recreation Open Space

Objective: To provide, retain and, where necessary, improve a range of leisure, recreational and cultural facilities

Targets: Retention/provision of adequate open space

6.34 As part of the evidence base produced to support the new Local Plan, the Borough Council commissioned an evidence base document that explores the provision of Open Space available across the borough. The data provided within this report will act as a baseline for future monitoring of Open Space provision across the borough ([view the Open Space Study](#)).

Local Indicator CP8c: Amount of New Retail Floorspace Provided

Objective: To provide new retail and leisure facilities according to the approach set out in the Core Strategy

Targets: 26,236sqm of net comparison floorspace by 2017; provision of a convenience supermarket at Southborough

6.35 A number of sites have been allocated to meet the retail need, including a proposed scheme at Royal Victoria Place and through the redevelopment of the former cinema site, both in Royal Tunbridge Wells. The level and locations of retail need have been subsequently reviewed through new retail and leisure studies.

Local Indicator CP8c: Completion of Infrastructure Projects

Targets: Completion of key specific projects

Table 31: Completion of infrastructure projects (source: TWBC, 2019)

District General Hospital	Complete
Completion of allocations for sports pitches and other recreational facilities	Mixed
Completion of allocations for children's play spaces	Mixed

Local Indicator LS4: Royal Tunbridge Wells Town Centre Uses within the Primary Shopping Areas

Table 32: Royal Tunbridge Wells Town Centre Uses (source: TWBC, 2019)

Character Area	Retail Frontage			Vacant Units	
	A1 (%)	Non A1 (%)	Target Non A1 (%)	Total number of vacant units	% of total units
1 – Royal Victoria Place/Market Square/Ely Court	No longer monitored	No longer monitored	No longer monitored	No longer monitored	No longer monitored
2 – Calverley Road (West)	80%	20%	15%	6	17%

Character Area	A1 (%)	Non A1 (%)	Target Non A1 (%)	Total number of vacant units	% of total units
3 – Monson Road/Camden Road	69%	31%	15%	9	10%
4 – Calverley Road (East)	66%	34%	30%	4	13%
5 – Grosvenor Road/Goods Station Road	77%	23%	30%	1	3%
6 – Mount Pleasant Road (North)	42%	58%	40%	3	13%
7 – Mount Pleasant Road (North)	64%	36%	40%	6	12%
8 – Vale Road/Grove Hill Road	62%	38%	40%	3	9%
9 – High Street/Castle Street/Chapel Place	66%	34%	45%	7	6%
10 – The Pantiles/Union Square	64%	36%	45%	4	6%

- 6.36 The table above shows the percentage of each Character Area Frontage falling within Use Class A1 (retail shops). Four of the character areas exceed the Local Plan 2006 threshold for their respective areas; however, the Borough Council has recently taken a more flexible approach towards change of use in light of the current economic climate. A new approach to changes of use within the Character Areas is being proposed through the new Local Plan.
- 6.37 The number of vacant units within Royal Tunbridge Wells Town Centre remains relatively low, with Calverley Road (West) currently experiencing the highest vacancy rate of 17%.

Commentary

Core Policy 1 Delivery of Development:

- 6.38 Performance has been strong during the monitoring year in terms of the location of development, being mostly with the defined Limits to Built Development, showing that the spatial strategy is being followed. The proportion of housing development on previously developed land has slipped a little below the 65% target, but this should be seen in the context of the relatively high level of housebuilding.
- 6.39 Overall, the policy, in conjunction with the Housing Provision policy CP6 (see below) is clearly delivering the scale of housebuilding sought by the Core Strategy.
- 6.40 The clear issue moving forward is that the housing target in the Core Strategy is itself out-of-date on the basis of the policy statement in the most recent NPPF that local plan targets more than 5 years' old should be replaced by the product of the Government's 'standard method' of calculating housing needs. Hence, while housing delivery is successful in relation to the Core Strategy's targets, the NPPF's

approach for identifying need will provide the starting point for looking at provision in the new Local Plan.

Core Policy 2: Green Belt:

- 6.41 The Core Strategy gives high regard to the protection of Green Belt. Recording shows that only eight housing schemes were permitted in the Green Belt during the period 01 April 2018 to 31 March 2019, providing for a total of 27 dwellings. There was also one scheme for 68 institutional (C2) units. All of these applications were redevelopments/ conversions of existing brownfield sites or former agricultural buildings, where it was considered that the proposals were in accordance with NPPF and Local Plan Green Belt policies. Hence, it is being applied effectively.
- 6.42 In relation to the discrete target relating to the maintenance of a long-term land reserve, it is noted that all three identified sites have now been permitted. Hence, this policy provision has essentially been fulfilled, while consideration will need to be given as to whether it is appropriate and practicable to identify a further long-term land reserve in the new Local Plan.

Core Policy 3 – Transport Infrastructure:

- 6.43 This promotes key transport projects and measures (aside from accessible development locations), to promote sustainable transport, notably through the adoption of travel plans. It is noted that the A21 Tonbridge to Pembury dualling has been completed and is now fully operational. Works to link North Farm Estate to the improved A21 have also been completed, providing good strategic access.
- 6.44 In relation to Park and Ride, the further work commissioned (completed June 2018) found that the proposed site facility was not financially viable without considerable subsidy, so is not currently being pursued. Notwithstanding this, the publication of a 'Transport Strategy Review Context and Way Forward' report demonstrates a continuing overall commitment by the Borough Council to take a proactive role in transport matters.
- 6.45 Development Management practice, supported by Kent County Council Highways, is to secure travel plans for larger development schemes.

Core Policy 4 – Environment:

- 6.46 Local indicators focus on biodiversity; these show that SSSIs are generally in satisfactory or improving condition. While reviews of ecological designations are only periodic, the Council has produced a comprehensive report on the state of the borough's biodiversity resources. This is available online. It also shows that the Council is an "early implementer" of the new national approach to achieving 'net gains' in biodiversity, which will need to be further developed over the coming year.
- 6.47 The rich historic environment continues to be closely monitored to ensure its conservation. An additional Conservation Area has been designated.

Core Policy 5 – Sustainability:

- 6.48 This policy has a number of threads. Where data is available, it gives positive results. It shows a high regard to the Environment Agency's comments on planning applications that may impact on flood risk. Recognising that flood risk is a particularly important issue in parts of the borough, the Council has also commissioned a 'strategic flood risk assessment', which has recently reported and is published online.
- 6.49 Requirements for renewable energy generation set out in the Core Strategy have been carried forward through the adopted Renewable Energy Supplementary Planning Document and are now well established in Development Management practice. Both the number of sites producing renewable energy and the amount of generation continue to increase.
- 6.50 Most recent air quality monitoring shows a notable improvement in the vicinity of the designated Air Quality Monitoring Area along the A26. Further monitoring results are needed before determining that this is a longer-term improvement.
- 6.51 In terms of air quality, the levels of particulate matter are well below prescribed limits, while NO₂ levels are mainly below the relevant limits, although there are still some exceedances.
- 6.52 Looking forward, monitoring of sustainability issues can be further developed – see Section 7 below.

Core Policy 6 – Housing Provision:

- 6.53 Actual housing completions are reported under Core Policy 1, while the Council's latest Housing Monitoring Report, covering 2018/19, shows that there is not currently five years' supply of deliverable housing sites, with a 5% buffer when measured against the Government's calculation of housing need. This is despite the fact that delivery has well exceeded the adopted Core Strategy target.
- 6.54 A new implication of this is that the Government's new 'housing delivery test' is not fully met, such that the Council is obliged to produce a 'housing action plan' which sets out the actions that it will take to increase delivery. This can be viewed on the Council's website. Perhaps of most significance is the fact that the Council is progressing a new Local Plan, which brings additional sites forward, as quickly as possible.
- 6.55 In relation to gypsy and traveller pitches, the Council has recently produced a Topic Paper that presents the current position and how needs can be met going forward (See Housing Land Supply Topic Paper in the Supporting Documents section of the Local Plan website).
- 6.56 The proportion of new homes built on previously developed land, being 61.98%, against a target of 65% has been commented on under CP1. Additionally, it is noted that this target will become increasingly difficult to achieve as housing needs

increase. However, the Council will still need to seek to maximise brownfield and urban housing potential.

- 6.57 Affordable housing provided across the borough exceeded the target of 70 units per year, although it is noted that affordability has been noticeably worse recently. This will need to be considered in developing the new Local Plan strategy.
- 6.58 It is worth also noting that 50% of homes were built at gross densities more than 30 dwellings per hectare (and may be higher when net density is taken into account). The potential for more, higher density schemes may be considered as part of the new Local Plan.

Core Policy 7 – Employment Provision:

- 6.59 The business indicators generally show positive trends, although the recent increases in unemployment are a concern. The need to continue to provide a good mix of strategic and local business sites and premises is clearly important in supporting employment opportunities across the borough.
- 6.60 The tourism sector is important locally, with increases in the number of new hotel bedrooms. Further information is in the Hotel Capacity Study on the Council's website.

Core Policy 8 – Retail, Leisure and Community Facilities Provision:

- 6.61 Of particular note are the changes in facilities at local centres, which will need to be considered in the context of the development of the spatial strategy for the new Local Plan.
- 6.62 National trends in retail floorspace have been reflected locally, with a clear need to provide realistic forecasts of likely floorspace requirements moving forward.

7.0 Updating and refinement of monitoring frameworks

- 7.1 Key to effective monitoring is the establishment of a baseline from which future monitoring activities can assess the performance of Local Plan policies.
- 7.2 Appendix 1 details the proposed monitoring indicators for the new Local Plan, whether this information is currently readily available to the Council and who will be responsible for monitoring specific indicators.
- 7.3 The new monitoring framework has recently been consulted on through the Draft Local Plan Regulation 18 Consultation. Comments and feedback received through this consultation, alongside any proposed policy or policy wording changes, will feed into the final Monitoring Framework.
- 7.4 In addition, the 2016 Sustainability Appraisal (SA/SEA) Scoping Report for the draft Local Plan identified 19 issues deemed pertinent to the borough that span the social, environmental and economic pillars of sustainable development. Therefore, the proposed SA/SEA monitoring framework is also set out, in Appendix 2, as a basis for future monitoring of key sustainability issues.

Appendix 1: Draft Local Plan Monitoring Framework

Policy No.	Policy	Target	Indicator	Source
Strategic Policies				
STR 1	The Development Strategy	To maintain at least a 5 Year Housing Land Supply	Number of years housing land supply at 31st March of year	Tunbridge Wells Borough Council (TWBC)
		At least 85% of annual housing requirement built	Housing completions by a) Parish and b) borough	TWBC
		An annual increase in Local Jobs	Employment/ Unemployment Figures	Kent County Council (KCC)
STR 2	Presumption in favour of sustainable development	Support for proper application of presumption in favour of sustainable development at Planning Appeal.	65% or more appeal decisions support TWBC conclusion on Policy STR 2	TWBC/ Planning Inspectorate (PINS)
STR 3	Masterplanning and use of Compulsory Purchase powers	Enabling policy with no specific target but progress to be regularly monitored	Enabling policy with no specific target but progress to be regularly monitored	N/A
STR 4	Green Belt	Protect Green Belt from inappropriate development	65% or more appeal decisions support TWBC conclusion on Policy STR 4 (if relevant to appeal)	TWBC/PINS
STR 5	Essential Infrastructure and Connectivity	Education; sufficient school places	Ratio of applicants per school place (borough wide)	KCC
		Connectivity; increased broadband coverage across the borough	Broadband Coverage (borough wide)	KCC
STR 6	Transport and Parking	Improved transportation provision across the borough	Proportion of new houses permitted within 800m of a bus stop within year	TWBC
		Improved parking provision across the borough	Number of off street public car parking spaces within Borough as of 31st March of year	TWBC
STR 7	Place Shaping and Design	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on policy STR 7	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
STR 8	Conserving and enhancing the natural, built, and historic environment	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on Policy STR 4 (if relevant to appeal)	TWBC/PINS
Place Shaping Policies (Strategic)				
STR/RTW 1	The Strategy for Royal Tunbridge Wells	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SO 1	The Strategy for Southborough	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/ CA 1	The Strategy for Capel	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/PW 1	The Strategy for Paddock Wood	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/CRS 1	The Strategy for Cranbrook and Sissinghurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/HA 1	The Strategy for Hawkhurst Parish	Residential development in line with policy target	Housing Completions	TWBC

Policy No.	Policy	Target	Indicator	Source
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/BE 1	The Strategy for Benenden Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/BI 1	The Strategy for Bidborough Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/BM 1	The Strategy for Brenchley and Matfield Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/FR 1	The Strategy for Frittenden Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/GO 1	The Strategy for Goudhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/HO 1	The Strategy for Horsmonden Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/LA 1	The Strategy for Lamberhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/PE 1	The Strategy for Pembury Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/RU 1	The Strategy for Rusthall Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SA 1	The Strategy for Sandhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC

Policy No.	Policy	Target	Indicator	Source
STR/SP 1	The Strategy for Speldhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
Environment and Design				
EN 1	Design and other development management criteria	Rejection of poor design in planning applications	65% or more appeal decisions support TWBC conclusion on policy EN 1 (if relevant to appeal)	TWBC/PINS
EN 2	Sustainable design and construction	Rejection of poor design in relation to sustainable design and construction	65% or more appeal decisions support TWBC conclusion on policy EN 2 (if relevant to appeal)	TWBC/PINS
EN 3	Sustainable design standards	Attainment of required score for relevant standard e.g. BREEAM	Grading of energy performance certificates	TWBC
EN 4	Energy reduction in new buildings	Target Emission Rate 10% below Building Regulation requirement through 'fabric first' approach Further 15% total energy reduction via renewable energy generating technology for major developments	Energy Calculations	TWBC
EN 5	Climate change adaptation	Adherence to policy EN 5	65% or more appeal decisions support TWBC conclusion on policy EN 5 (if relevant to appeal)	TWBC/PINS
EN 6	Historic environment	Protect heritage assets	Number of Listed Buildings "At Risk" as of 31st March of year 65% or more appeal decisions support TWBC conclusion on policy EN 6 (if relevant to appeal)	Historic England
EN 7	Heritage Assets	Increasing number of designated heritage assets	Number of designated heritage assets recorded on heritage asset records as of 31st March of year	TWBC/Historic England

Policy No.	Policy	Target	Indicator	Source
			65% or more appeal decisions support TWBC conclusion on policy EN 7 (if relevant to appeal)	
EN 8	Shop Fronts	High standard of shopfront design and support of policy EN 8 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 8 (if relevant to appeal)	TWBC/PINS
EN 9	Advertisements	High standard of advertisement design and support of policy EN 9 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 9 (if relevant to appeal)	TWBC/PINS
EN 10	Outdoor Lighting and Dark Skies	Maintain dark skies standard	Dark skies ranking	Campaign to Protect Rural England (CPRE)
Natural Environment				
EN 11	Net Gains for Nature: biodiversity	Net gains in biodiversity in developments	Number of biodiversity units lost or gained as part of major developments	TWBC/KMBRC
EN 12	Protection of designated sites and habitats	No deterioration in condition of SSSIs	SSSI condition monitoring	Natural England
		Maintain percentage of land cover of designated sites	Monitoring of coverage of designated nature conservation sites	TWBC/KMBRC
EN 13	Ashdown Forest Special Protection Area and Special Area of Conservation	Achieve targets set out in the Strategic Access Management and Monitoring Strategies (SAMMS) projects	Implementation and monitoring of SAMMS projects	SAMMS Partnership
EN 14	Trees, Woodlands, Hedges, and Development	Strong protection of trees and hedges	65% or more appeals related to TPO works and protected and protected hedgerows dismissed	TWBC/PINS
EN 15	Ancient Woodland and Veteran Trees	Retention of Ancient Woodland and support of policy EN 15 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 15 (if relevant to appeal)	TWBC/PINS
EN 16	Green, Grey, and Blue Infrastructure	Increase in managed Green Infrastructure (GI)	Area of land controlled under Landscape and Ecology Management Plans (LEMPs)	TWBC
EN 17	Local Green Space	No loss of Local Green Space (LGS)	Quantity of LGS across the borough	TWBC

Policy No.	Policy	Target	Indicator	Source
EN 18	Landscape within the built environment	Retention of character of defined area and support of policy EN 18 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 18 (if relevant to appeal)	TWBC/PINS
EN 19	Arcadian Areas	Protect the distinctive character of Arcadian areas and support of policy EN 19 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 19 (if relevant to appeal)	TWBC/PINS
EN 20	Rural Landscape	Protection of rural landscape (including maintaining dark skies standard)	65% or more appeal decisions support TWBC conclusion on policy EN 20 (if relevant to appeal)	TWBC/PINS
			Dark skies Ranking	CPRE
EN 21	High Weald Area of Outstanding Natural Beauty (AONB)	Retention of essential character of High Weald AONB and support of policy EN 21 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 21 (if relevant to appeal)	TWBC/PINS
EN 22	Agricultural Land	Retention of 'best and most versatile' agricultural land	Hectares of 'best and most versatile' land which would be lost as a result of large-scale development (greater than 20 hectares) permitted	TWBC
Air, Water, Noise and Land				
EN 23	Air Quality	Continued reduction in air pollution	Pollutant levels at key locations	Kent Air
EN 24	Air Quality Management Areas (AQMA)	Air quality below the level warranting an AQMA	Pollutant levels within AQMA	Kent Air
EN 25	Biomass Technology	N/A enabling policy	Number of biomass schemes permitted	TWBC
EN 26	Water Quality, Supply, and Treatment	Support EA advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency (EA)
EN 27	Conservation of water resources	Support EA advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency (EA)
EN 28	Flood Risk	Support EA advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency (EA)
EN 29	Sustainable Drainage	Support EA advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency (EA)
EN 30	Noise	Retention of tranquil areas	Tranquillity/noise maps	CPRE/Department for Environment, Food & Rural Affairs (DEFRA)

Policy No.	Policy	Target	Indicator	Source
EN 31	Land Contamination	Proper regard to land contamination	65% or more appeal decisions support TWBC conclusion on policy EN 20 (if relevant to appeal)	TWBC/PINS
EN 32	Minerals and Waste	Mutual support between Local Plans	Applications determined contrary to Kent and Medway Minerals and Waste Local Plan	TWBC
Delivery of Housing				
H 1	Implementation of planning permission for new residential dwellings	95 % of all planning permissions implemented within 2 years	Review of residential permissions granted with 2 year expiry dates	TWBC
H 2	Multi-developer delivery and piecemeal development of larger sites	Comprehensive approach to development on strategic sites	Individual analysis of strategic sites	TWBC
H 3	Housing Mix	Mix of dwelling sizes within developments	Number of bedrooms within affordable housing schemes	TWBC Affordable Housing Government Returns
H 4	Housing Density	Best use of available land having regard to local character	Net density of major residential developments, highlighting proportion approved at 30 dwellings per hectare	TWBC
H 5	Affordable Housing	60% of affordable housing to be social rent	The tenure mix of individual sites	TWBC Affordable Housing Government Returns
H 6	Estate Regeneration	Housing to meet local needs through estate regeneration	Net change in affordable housing units	TWBC Affordable Housing Government Returns
H 7	Rural Exception Sites	At least 1 rural exception site to be approved every 5 years	Dwellings approved on rural exception sites	TWBC
H 8	Vacant Building Credit	Appropriate use of vacant building credit	The number of times vacant building credits granted	TWBC
Different Types of Housing Delivery				
H 9	Housing for Older People	High accessibility of older persons housing to local facilities	Proportion of older persons housing within 800m of Town, Village, or Neighbourhood Centres	TWBC

Policy No.	Policy	Target	Indicator	Source
H 10	Rural Workers' Dwellings	Permissions approved that meet Policy H 10 requirements	The number of rural workers dwellings approved	TWBC
H 11	Self Build and Custom Housebuilding	To meet policy requirement on medium (and above) sites	Proportion of dwellings on permitted medium sites (and above) that are custom and self build	TWBC
H 12	Build to Rent	Enabling policy with no specific target	The number of units permitted as build to rent	TWBC
H 13	Gypsies and Travellers	To meet the identified need of Gypsies and Travellers within the borough	The number of (net) additional Gypsies and Traveller pitches approved	TWBC
H 14	Replacement dwellings outside the Limits to Built Development	Policy Support of Policy H 14 at appeal	65% or more appeal decisions support TWBC conclusion on policy H14 (if relevant to appeal)	TWBC/PINS
H 15	Residential extensions, alterations, outbuildings, and annexes inside the Limits to Built Development	Policy Support of Policy H 15 at appeal	65% or more appeal decisions support TWBC conclusion on policy H15 (if relevant to appeal)	TWBC/PINS
H 16	Residential extensions, alterations, outbuildings, and annexes in the green Belt and outside the Limits to Built Development	Policy Support of Policy H 16 at appeal	65% or more appeal decisions support TWBC conclusion on policy H16 (if relevant to appeal)	TWBC/PINS
H 17	Extensions to residential curtilages (domestic gardens) outside the Limits to Built Development	Policy Support of Policy H 17 at appeal	65% or more appeal decisions support TWBC conclusion on policy H17 (if relevant to appeal)	TWBC/PINS
Employment Provision				
ED 1	The Key Employment Areas	Provision of new business floorspace	Floorspace of new build developments through permissions	TWBC
ED 2	Retention of existing employment sites and buildings	No net loss of business floorspace	Number of planning permissions for reuse or redevelopment of business (B class) sites for housing	TWBC
ED 3	Digital communications and fibre to the premises (FTTP)	Improved coverage of high speed broadband across the borough	Broadband Coverage (borough wide)	KCC

Policy No.	Policy	Target	Indicator	Source
ED 4	Rural Diversification	N/A - enabling policy	Number and type of changes of use of rural buildings	TWBC
ED 5	Conversion of Rural Buildings outside the Limits to Built Development	Net increase in business floorspace in converted rural buildings	Planning Records	TWBC
ED 6	Commercial and private recreational (including equestrian) uses in the countryside	Policy compliant equestrian development and support of policy ED 6 at appeal	65% or more appeal decisions support TWBC conclusion on policy ED6 (if relevant to appeal)	TWBC/PINS
ED 7	Retention of, and promotion of new, tourist accommodation and attractions	No net loss of tourism of sites or floorspace	65% or more appeal decisions support TWBC conclusion on policy ED7 (if relevant to appeal)	TWBC
Town, Rural Service, Neighbourhood and Village Centres				
ED 8	Town, Rural Service, Neighbourhood, and Village Centres Hierarchy	Hierarchy identified by policy but without specific targets so no indicators identified		
ED 9	Town and Rural Service Centres	Retain retail function of Town and Rural Service Centres	Retail floorspace permitted (net)	TWBC
ED 10	Sequential Test and Local Impact Test	Retain retail function of Town and Rural Service Centres	Retail floorspace permitted (net) above the impact threshold outside of defined centres	TWBC
ED 11	Primary Shopping Areas and retail frontages	Retain retail function of Town and Rural Service Centres	Retail floorspace permitted (net) above the impact threshold outside of defined centres	TWBC
ED 12	Retention of local services and facilities within defined Neighbourhood and Village Centres	No net loss of village shops and services	Planning application/appeal records for retail and service uses (Class A and Class D)	TWBC
Transport and Parking				
TP 1	Transport Assessments, Travel Plans, and Mitigation	Major developments supported by a Travel Plan	Percentage of relevant applications where Travel Plan secured	TWBC

Policy No.	Policy	Target	Indicator	Source
TP 2	Transport Design and Accessibility	Policy compliance and support of policy TP 2 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP2 (if relevant to appeal)	TWBC/PINS
TP 3	Parking Standards	Application of parking standards and 65% support of policy TP 3 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP3 (if relevant to appeal)	TWBC/PINS
TP 4	Public Car Parks	No net loss of public car parking spaces	Number of off street public car parking spaces within borough as of 31st March each year	TWBC
TP 5	Railways	No development permitted to prejudice railway routes and support of policy TP 5 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP5 (if relevant to appeal)	TWBC/PINS
TP 6	Safeguarding Roads	No development permitted to prejudice safeguarded routes and support of policy TP 6 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP6 (if relevant to appeal)	TWBC/PINS
Open Space, Sport and Recreation				
OSSR 1	Retention of Open Space	No net loss of identified open space areas or facilities and support of policy OSSR 1 at appeal	65% or more appeal decisions support TWBC conclusion on policy OSSR 1 (if relevant to appeal)	TWBC/PINS
OSSR 2	The provision of publicly accessible open space and recreation	Residential development to provide Open space in line with standards	Developments above open space threshold (20 dwellings) permitted with on-site open space provision	TWBC

Appendix 2: Draft Local Plan Sustainability Appraisal Monitoring Framework

SA Topic	SA Objective	Monitoring Indicator	Source
Air	1. Reduce air pollution	Pollutant levels at key locations in the borough	Kent Air online database
Biodiversity	2. Protect and enhance biodiversity and the natural environment	Number of developments generating adverse effects on sites recognised for biodiversity value (including local sites as well as Sites of Special Scientific Interest (SSSIs)) Number of developments generating biodiversity enhancement including GI	TWBC
Business Growth	3. Encourage business growth and competitiveness	Floor space targets for New Local Plan.	TWBC
Climate Change & Energy	4. Reduce carbon footprint and adapt to predicted changes	Grading of Energy Performance Certificates. Number of public EV charge points. Number of renewable energy schemes.	KCC
Deprivation	5. Reduce poverty and assist with regeneration	3 yearly Indices of Multiple Deprivation (IMD) Report.	KCC Research and Intelligence Monthly Bulletin (deprivation and poverty)
Education	6. Improve educational attainment and enhance the skills base	Ratio of applicants to school places.	KCC Education Department
Employment	7. Facilitate and support employment opportunities	Monthly unemployment records.	KCC Research and Intelligence Monthly Bulletin (economy and employment)
Equality	8. Increase social mobility and inclusion	Number of accessible new homes	TWBC
Health	9. Improve health and wellbeing, and reduce health inequalities	3 yearly Indices of Multiple Deprivation (IMD) Report.	KCC Research and Intelligence Monthly Bulletin (public health)

SA Topic	SA Objective	Monitoring Indicator	Source
Heritage	10.Preserve and enhance historical and cultural heritage assets	Number of designated heritage assets in the Borough.	TWBC
Housing	11.Provide sufficient housing to meet identified needs	5 year Housing Land Supply Housing Delivery Test	TWBC
Land use	12.Protect soils, and reuse previously developed land and buildings	MGB Allocation Summary Brownfield register	TWBC
Landscape	13.Protect and enhance landscape and townscape	Majors permitted per year in the AONB	TWBC
Noise	14.Reduce noise pollution	Tranquillity maps Noise maps	CPRE DEFRA
Resources	15.Reduce the impact of resource consumption	% of relevant applications where demolition is avoided % of relevant applications where materials are sourced responsibly	TWBC
Services and facilities	16.Improve access to and range of key services and facilities	Postcodes with superfast broadband. Distance from development to services and facilities	TWBC
Travel	17.Improve travel choice and reduce the need to travel by private vehicle	% of relevant applications where a Travel Plan is secured.	TWBC
Waste	18.Reduce waste generation and disposal	Household waste (kg/person) Household waste diverted from landfill (%)	TWBC Contracts Team
Water	19.Manage flood risk and conserve, protect and enhance water resources	Various metrics within 'State of Water in Kent' report.	EA