

Tunbridge Wells Borough Council Local Plan Adopted December 2025

Inset Map Key

LOCAL COUNCIL BOUNDARIES

-  Borough Boundary
-  Parish Boundary

LIMITS TO BUILT DEVELOPMENT

-  Limits to Built Development (STR 1)

SITE ALLOCATIONS*

-  Strategic Sites (STR/SS 1&2)

Proposed Road Improvements STR/SS1 (indicative)

-  Off-line
-  On-line

-  Site Allocation Boundary
-  Site Allocations in the made Benenden Neighbourhood Plan (see the NDP for full details of the allocations)
-  Community Use
-  Open Space & Landscape Buffer
-  Safeguarded Land
-  Education/Community Use
-  Employment Use
-  Health/Community Use
-  Hotel Use
-  Mixed Use
-  Residential Use
-  Sports and Recreation Use
-  Mabledon House
-  Mabledon Gardens

-  Site Allocation (AL/CRS 5)

Gypsies and Travellers (H 9)

-  Existing Gypsy/Traveller site with potential for intensification/regularisation to provide additional pitch(es)
-  Land with potential for expansion of existing Gypsy/Traveller site or as a new Gypsy/Traveller site

ENVIRONMENT

-  Metropolitan Green Belt (STR 9)
-  High Weald National Landscape (formerly known as the AONB) (EN 19)
-  Conservation Areas (EN 4)
-  Historic Parks and Gardens (EN 4)
-  Shop Fronts (EN 6)
-  Protection of Designated Sites and Habitats (EN 10)
-  Ashdown Forest 7km Buffer (EN 11)
-  Ancient Woodland (EN 13)
-  Local Green Space (EN 15)

Landscape within the Built Environment (EN 16)

-  Area of Important Open Space
-  Area of Landscape Importance
-  Important Landscape Approach
-  Arcadian Areas (EN 17)

ECONOMIC DEVELOPMENT

-  Key Employment Areas (ED 1)
-  Neighbourhood Centres (ED 8)
-  Defined Town and Rural Service Centres (ED 9)
-  Retail Frontages (ED 11)
-  Primary Shopping Areas (ED 11)

TRANSPORT & PARKING

-  Parking Standards, Zone A (TP 3)
-  Public Car Parks (TP 4)
-  Safeguarding Railway Land (TP 5)
-  Safeguarding Roads (TP 6)

OPEN SPACE, SPORT & RECREATION

-  Open Space, Sport and Recreation (OSSR 1)

*The disposition of land uses within sites (also shown on Site Layout Plans) is indicative.