

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Settlement Role and Function Study

for Pre-Submission Local Plan

February 2021



1.0	Introduction	1
	Purpose and scope of the study	1
	Stages of the study.....	3
2.0	Policy Context	4
	Historic policy approach	4
	Current and emerging planning policy.....	4
	The new Local Plan.....	6
3.0	Methodology	9
	Survey of settlements with a LBD boundary.....	9
	Town and parish councils consulted.....	13
	Key service identification.....	14
	The scoring system	16
4.0	Findings and Outcomes	22
	Results	22
5.0	Conclusions	23
6.0	Monitoring and Review.....	25
	Appendix 1: Detailed scoring for each settlement (in alphabetical order)	27

1.0 Introduction

Purpose and scope of the study

Background

- 1.1 To ensure that the Council's emerging new Local Plan balances the needs and aspirations of our communities and the borough in an up to date context, the Council has prepared and reviewed its evidence base, to inform the preparation of the new Local Plan.
- 1.2 One such piece of evidence is the Settlement Role and Function Study, which, along with other studies and evidence, has helped the Council prepare a new development strategy for the borough, informed by a revised settlement hierarchy. A survey and review of settlements, including their function, facilities and services, is considered essential to demonstrate that the role played by settlements in an area has been properly considered.
- 1.3 A previous Role and Function Study, the Settlement Role and Function Study 2017 (see [Previous stages](#)), was published to support the Tunbridge Wells Issues and Options Consultation Document 2017 and the Draft Regulation 18 Local Plan 2019. This updated version of the Study supports the Pre-Submission (Regulation 19) Local Plan 2021.

Purpose of the Study

- 1.4 The Settlement Role and Function Study provides information about settlements in the borough of Tunbridge Wells and their services and facilities. As well as providing an updated evidence base to help inform the settlement hierarchy of the borough, it also gives an indication of each settlement's level of sustainability and potential to accommodate further growth, including any smaller settlements that could become more sustainable as a result of any growth supporting additional services and infrastructure.

Aims and objectives

- 1.5 The key aims and objectives of the Settlement Role and Function Study are:
 - to identify and document key services and facilities within each of the settlements;
 - to score each settlement against a list of criteria based on services/facilities present;
 - to group the settlements based on these scores to ultimately identify a settlement hierarchy for the location of future growth.

Scope of the Study

- 1.6 The Study focuses on settlements that currently have a Limits to Built Development (LBD) boundary defined by current planning policies. Royal Tunbridge Wells (RTW) has not been reviewed as part of the Study given its status as the main urban settlement of the borough, but is still included and ranked in the final outcomes/settlement groupings. The observations made and information gathered in the Study are primarily focused on the village/settlement centre within each LBD, rather than the wider area. However, it is reasonable to expect that some settlements may extend beyond the limits of the LBD in the form of peripheral loose knit development which may include community services/facilities. Therefore, some services, such as schools and doctors' surgeries that lie outside of, but within close proximity to, the LBD have been included in the list of services for a settlement.
- 1.7 It is also important to make the distinction between 'settlements', which are the focus of this study, and 'parishes'. The term 'settlement' in this context is defined as a village or settlement that has a Limits to Built Development (LBD) boundary. In contrast, parishes have their administrative area definition and may contain any number of villages in addition to large areas of countryside containing dispersed dwellings.
- 1.8 While the outcomes of the Settlement Role and Function Study are important, they are only one of a number of factors that will influence the selection of appropriate locations for new development. Traditionally it has been the case that the scale and distribution of housing sites directly follows from the settlement hierarchy. There are, however, many other factors to be taken into account when allocating land in the rural areas and settlements of the borough, such as housing need, employment/economic factors, transport and infrastructure provision, landscape, historic and environmental considerations and flooding issues. The evidence base relating to these factors comprising topic papers, research reports, studies and other information which has informed the preparation of the Local Plan can be viewed under 'Pre-Submission Supporting Documents' on the Council's website.
- 1.9 Finally, it is also important to note that this Study is based on a snapshot in time and current services and facilities available in the surveyed settlements, including the availability of public transport routes, may be subject to change in the future. The survey data which has informed this Study was valid as of July 2020. It is also recognised that there may be implications on the provision of some services and facilities owing to Covid-19 restrictions.

Stages of the study

1.10 The stages involved in updating the Settlement Role and Function Study can be summarised as follows:

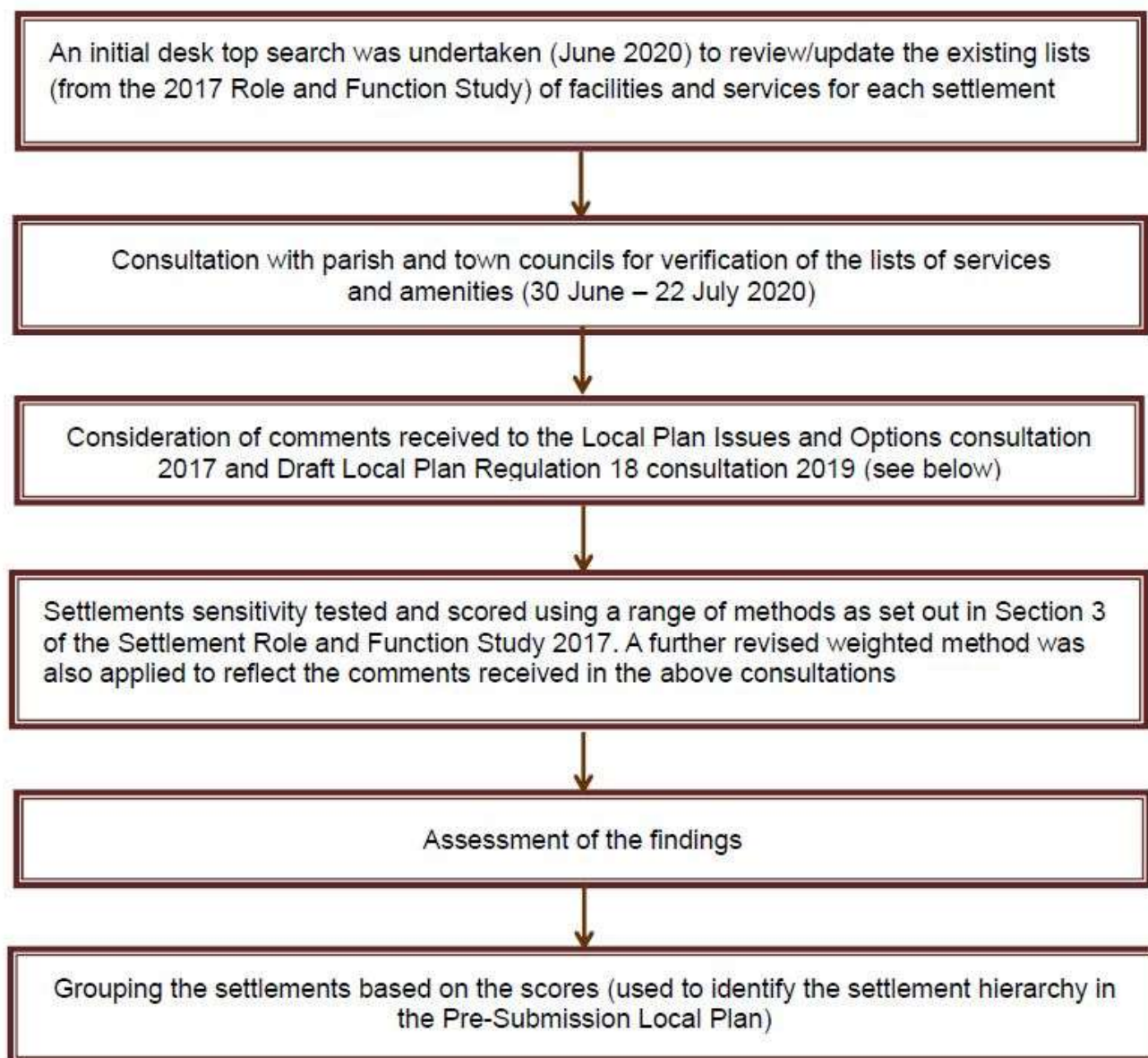


Figure 1: Stages involved in updating the Settlement Role and Function Study

2.0 Policy Context

Historic policy approach

- 2.1 The local policy approach to ranking different settlements in a hierarchy and allocating development has varied over time from the Local Plan 1974 through to the Core Strategy 2010. The history can be summarised as follows:
- **1974:** Merger of the municipal borough of Royal Tunbridge Wells (RTW) with Southborough Urban District, Cranbrook Rural District and Tonbridge Rural District;
 - **1988:** Royal Tunbridge Wells and Southborough Local Plan - RTW and Southborough considered 'as one urban area/nucleus';
 - **1990:** Local Plan (Western) - Introduction of Limits to Built Development (LBDs) '*a limit to built development is required around all principal settlements in order to clearly define the limit to growth of the built-up areas and control development in the countryside*';
 - **1996:** Kent Structure Plan - included Rural Settlement policies based on a classification/hierarchy of settlements. The Main Urban Area is clearly stated as RTW and Southborough. Paddock Wood and Cranbrook were defined as small rural towns. Policy RS2 identified villages with scope for minor and/or infill development and redevelopment: - Benenden, Kilndown, Bidborough, Lamberhurst, Brenchley, Langton Green, Five Oak Green, Matfield, Frittenden, Pembury, Goudhurst, Sandhurst, Hawkhurst (including The Moor), Sissinghurst, Horsmonden, Speldhurst and Iden Green.

Current and emerging planning policy

National planning policy

- 2.2 Government planning policy is set out within the National Planning Policy Framework (NPPF) (2019) [National Planning Policy Framework](#) and the accompanying Planning Practice Guidance (PPG) [Planning practice guidance - GOV.UK](#). The NPPF sets out the Government's planning policies for achieving sustainable development (with a presumption in favour of 'sustainable development'). Both the policy framework and guidance cover broad topic areas such as plan preparation, housing, employment, town centres, built heritage, Green Belts and biodiversity and the creation of strong, safe and prosperous communities. Local authorities are required to take national policy/guidance into account by ensuring that their development plans are consistent with the NPPF.

Local planning policy

Development Plan Documents

Core Strategy (adopted June 2010)

- 2.3 The Tunbridge Wells Borough Core Strategy was adopted by the Council in June 2010. The Core Strategy sets out the spatial vision for the borough, identifying the level of new growth required and the locations where it should take place. Policies contained within the Local Plan 2006 have also been 'saved' where relevant and so still form part of the Development Plan for the purposes of making planning decisions. The Core Strategy confers a hierarchy that determines how development is quantitatively distributed based on a three-tier approach. See Table 1 below.

Table 1: Table showing Settlement Hierarchy in the Core Strategy

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

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

Site Allocations Local Plan (adopted July 2016)

- 2.5 The main purpose of the Site Allocations document is to allocate specific land for housing, employment, retail, and other land uses to meet the identified needs of the communities within Tunbridge Wells borough to 2026 and beyond. This follows the strategic objectives and sustainable development objectives set out within the adopted Core Strategy (2010). The document also identifies safeguarded land and areas requiring continued protection from development. A majority of the site allocations relate to the main settlements of Royal Tunbridge Wells, Southborough, Paddock Wood, Cranbrook and Hawkhurst.

Neighbourhood Development Plans

- 2.6 Neighbourhood Development Plans (NDPs) Neighbourhood Development Plans (NDPs) were introduced under the Localism Act 2011 to allow plan and decision making to be carried out at a more local level. NDPs need to conform with national policy, local adopted plans and other legal requirements. Amongst other things, these plans can be used to develop a shared local vision and may include identifying the location for any new non-strategic housing and employment/business developments. The Council has been working with a number of parish and town councils in the borough to progress their NDPs as well as liaising with adjoining authorities where cross boundary issues may occur in the preparation of an NDP.
- 2.7 Details of the Neighbourhood Plans within the borough can be found on the Council's website under [Neighbourhood Plans](#). Further information on the relationship between the Local Plan and neighbourhood plans is set out in Section 4 of the Pre-Submission Local Plan at Policy STR 10: Neighbourhood Plans.

The new Local Plan

- 2.8 The Pre-Submission Local Plan (PSLP) sets out the spatial vision, strategic objectives, and the overarching development strategy for the borough and establishes the planning policy framework necessary to deliver them. It covers the period between 2020 and 2038. It will replace the 'saved' policies of the Tunbridge Wells Borough Local Plan 2006, the Tunbridge Wells Borough Core Strategy 2010, and the Site Allocations Local Plan 2016 above.
- 2.9 The PSLP is the outcome of an extensive process, including public consultations and dialogue with key stakeholders, as well as the assimilation of substantial work undertaken to provide a robust evidence base that takes account of relevant national and local plans and strategies. As Figure 2 below shows, the preparation of the PSLP follows from the production and public consultation of, two earlier documents, as set out below.



Figure 2: Local Plan Timescale

Tunbridge Wells Borough Issues and Options consultation 2017

- 2.10 The Issues and Options consultation was the first borough-wide public consultation undertaken by the Council as part of the preparation of the new Local Plan in the summer of 2017. This consultation sought early views about the best way to approach the specific challenges, notably identified growth needs, for the borough. Most importantly, it proposed five possible spatial options for the location of new development across the borough.
- 2.11 Around 6,700 responses (from 551 organisations and individuals) were received to this consultation. All the responses and representations received were carefully considered and taken into account in the preparation and development of the Regulation 18 Consultation Draft Local Plan 2019 (see below). The Consultation Statement relating to the Issues and Options consultation provides an overview and evaluation of the Issues and Options consultation, including the Council's responses to the comments received (see Issues and Options under [Previous stages](#) on the Council's website to view the Consultation Statement).
- 2.12 As part of the Issues and Options consultation, it was asked whether respondents were in agreement with the proposed settlement groupings set out in the Settlement Role and Function Study 2017 and for any suggested changes to these. A total of 202 responses were received of which, around 30% of respondents agreed and 70% disagreed with the proposed groupings. The main issues raised in the responses included the following matters:
- Flawed methodology - status of range of services and facilities available is highly unstable;
 - Groupings should be weighted in view of transport links (train stations/main roads) and availability of public transport;
 - The retail sector has changed - more supermarket deliveries, online buying etc.
 - Accessibility to good quality educational facilities is important;
 - The hierarchy is based on numbers of shops, pubs and facilities, ignoring location, transport links, and other constraints;
 - The weighting is inappropriate - e.g. primary school scores 3, secondary school 5 - fails to reflect only nine state secondary schools in whole borough. Would be more sustainable for development to be located closer to secondary schools. Primary schools should be attributed a score of one rather than three;
 - Questioned whether each nursery/pre-school should be given an equal score - as with shops, the existence of a service is surely more important than additional ones which merely provide further choice;
 - The value of a train station has been significantly underestimated;
 - The scoring must be amended to reflect accurate representation of value of a facility/service e.g. a mobile service (available for a few hours, one day a week) is one point, same as other convenience/comparison shops/health services, open five to seven days a week;

- Suggested that group B and C villages are combined as ‘sustainable villages’, containing core day-to-day services that support an element of future growth, whilst group D and E villages be combined as ‘other villages’ where services are more limited and development may need to be more controlled;
- Questioned whether points should be given for Sustrans Cycle Route 18 (on-road route, no dedicated cycle lanes, on winding, highly hazardous roads);
- Topography of villages in relation to access to services/facilities should be taken into account e.g. some on steep slopes;
- The number of services and amenities in a village can depend on proximity to larger settlements;
- The hierarchy should also include a Group F for hamlets of Colliers Green, Hartley, Cranbrook Common, Wilsley Green, Wilsley Pound and Golford.

Tunbridge Wells Draft Local Plan (Regulation 18)

- 2.13 A full Draft Local Plan was published in autumn 2019. It built on the Issues and Options document and the feedback received during the public consultation at stage one. It presented a preferred draft development strategy and a full suite of draft policies and proposed site allocations. The Draft Local Plan was subject to an eight-week public consultation, which ran from 20 September to 15 November 2019.
- 2.14 Over 12,000 individual comments were received to the Draft Local Plan public consultation. The very few comments received about the Settlement Role and Function Study 2017 for the Draft Local Plan consultation stated that the comments received to the earlier Issues and Options consultation are ignored (around 30% agree and 70% disagree with proposed groupings).
- 2.15 The Consultation Statement relating to the Draft Local Plan (see Draft Local Plan under [Previous stages](#)) provides an overview of the public consultation and identifies the main issues raised in responses received and the Council’s response to them. All comments have been carefully considered and taken into account in preparing the new Local Plan, as has any updated national planning policy and guidance, as well as further evidence gathered and evaluated by the Council.

3.0 Methodology

Survey of settlements with a LBD boundary

Wider settlement context

3.1 The borough of Tunbridge Wells lies in the south west of Kent, bordering the county of East Sussex to the south. It covers an area of 126 square miles. The borough borders the adjoining local authorities of Sevenoaks, Tonbridge & Malling and Maidstone in Kent, and Rother and Wealden in East Sussex, as shown in Figure 3 below.

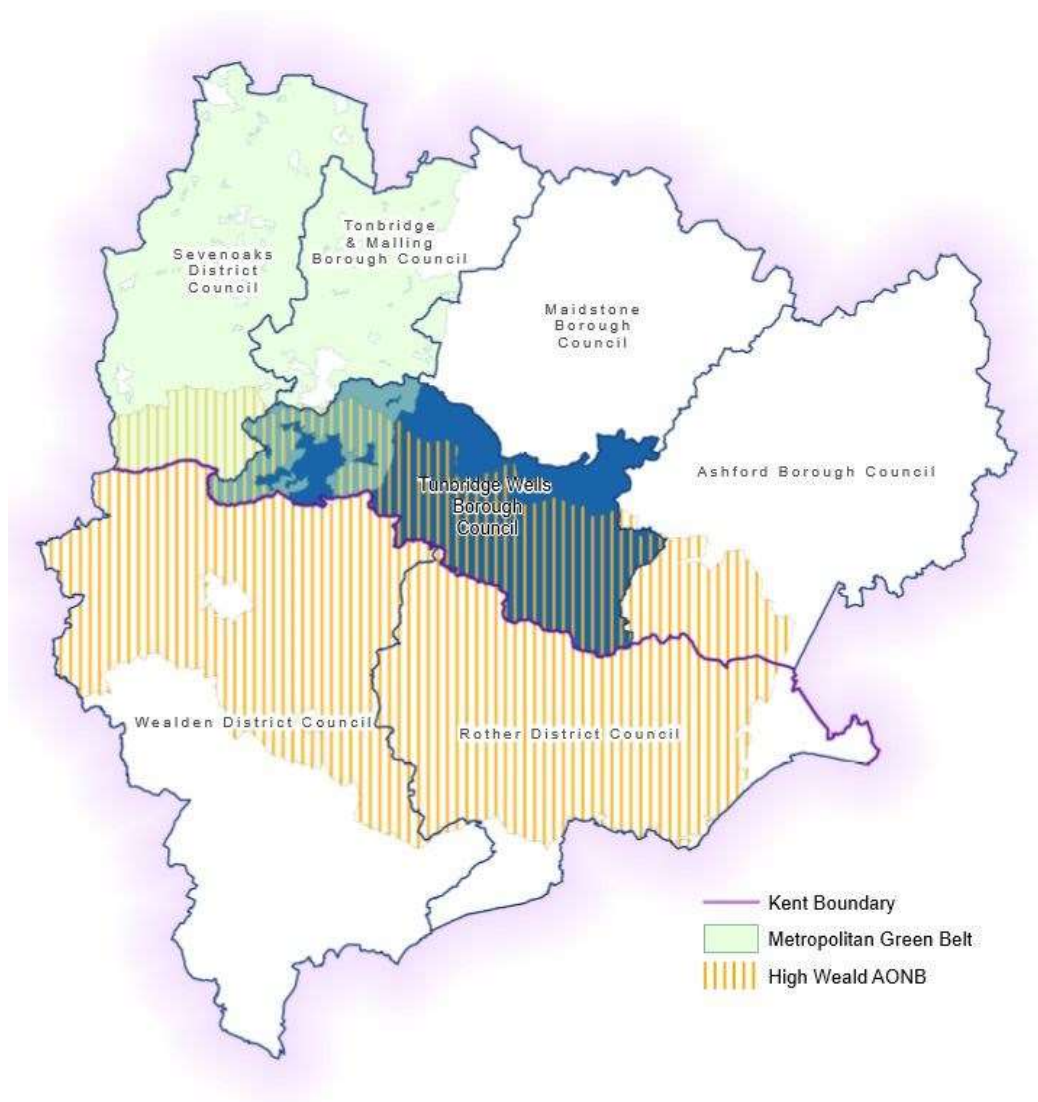


Figure 3: Borough Location

Borough context

- 3.2 **Royal Tunbridge Wells**, located in the western part of the borough, is the principal town and administrative centre. Together with Southborough, it forms the 'main urban area' of the borough. It provides a large proportion of the social, cultural, and economic opportunities available in the borough. In addition to being the borough's main retail, leisure and cultural centre, the town provides a wide variety of services, including primary and secondary schools, sports and community facilities, and mainline train stations. Historical and architectural features, such as the Pantiles, also provide a high-quality environment that attracts a significant amount of tourism to the borough. There are also a number of parks and commons that are integral to the character of the town. The redevelopment of the museum and library underline the aspiration for the town to become the cultural centre of the High Weald.
- 3.3 **Southborough** lies to the north of Royal Tunbridge Wells, with its own, albeit smaller, town centre. As well as providing its own independent shopping facilities, Southborough also has a number of local and community services, such as primary schools and specialist education facilities, and a good range of recreational facilities, including a new community hub.
- 3.4 **Paddock Wood**, in the northern part of the borough, benefits from good transport links, including a mainline train station and wide range of facilities, including a secondary school and sports centre. There is a large employment area to the north of the railway line, which supports the town, the rural hinterland, and beyond. In addition to a supermarket, existing retailing is mainly devoted to the provision of local services. The western edge of the town abuts the Green Belt and, additionally, areas of the town and its surrounds fall within areas of flood risk.
- 3.5 **Cranbrook** is an attractive, vibrant rural town located within the High Weald AONB in the eastern part of the borough. The local architecture and features, such as the Cranbrook Windmill and nearby Sissinghurst Castle, give it a distinctive character. Cranbrook also benefits from a good range of independent shops, a supermarket, secondary schools, a sports centre, and other local services and facilities.
- 3.6 **Hawkhurst** is located within the High Weald AONB in the south eastern part of the borough and features local architecture, such as The Colonnade along its main shopping street. It functions as a rural service centre, supporting a wide rural hinterland and benefits from a primary school, small independent cinema, and two supermarkets, as well as a range of local services and facilities.
- 3.7 The borough is also home to several villages, each with its own distinctive character. Most of these villages are within the High Weald AONB, and some in the western part of the borough are also in the Green Belt. All provide some level of local services and facilities, such as a primary school, shops, community groups/buildings, public house, place of worship, and leisure and recreational facilities.
- 3.8 In addition, there are a number of hamlets and other more remote, clusters of buildings and farmsteads dispersed across the borough, many of which are located

within the High Weald AONB, where they provide important features of the landscape.

Settlements surveyed

3.9 As for the previous Settlement Role and Function Study 2017, the facilities and services of 20 villages/settlements with a Limits to Built Development boundary were reviewed in updating this Study. These are shown on the map in Figure 4 below, while the map at Figure 5 shows the parish boundaries relating to these settlements. These settlements are:

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

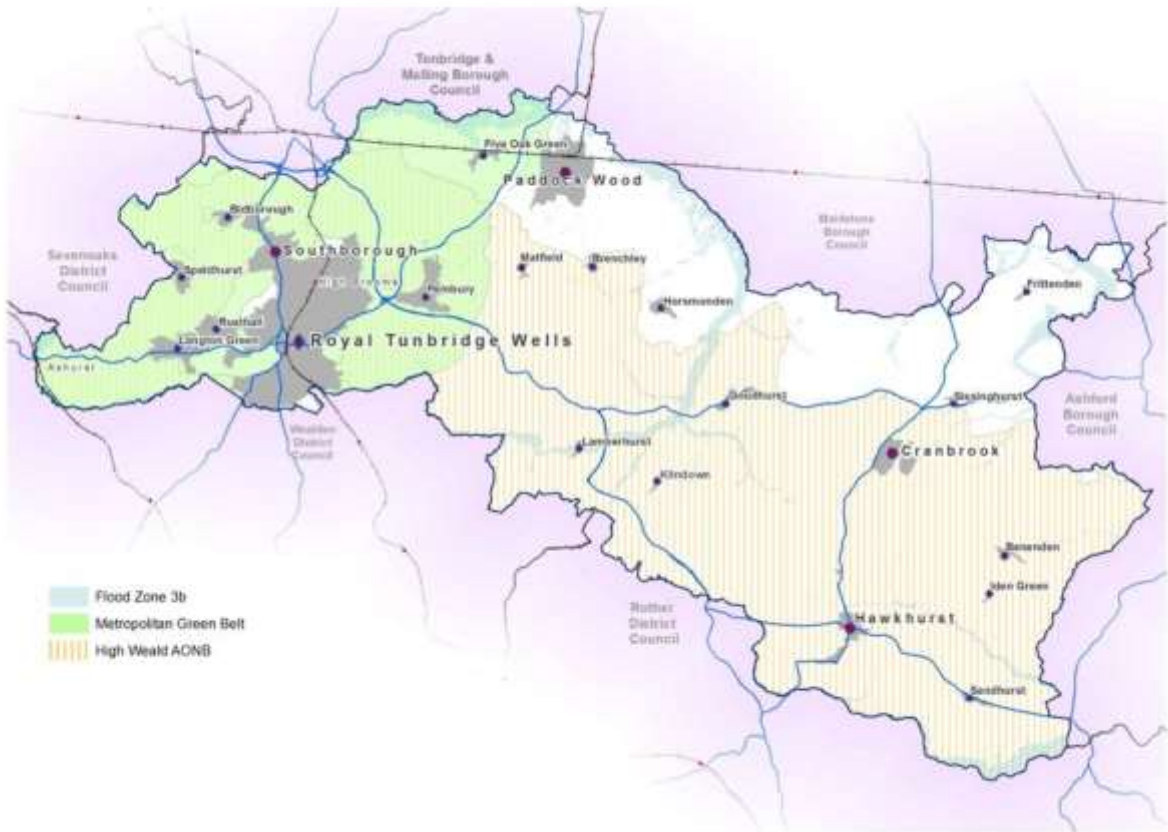


Figure 4: Borough Overview

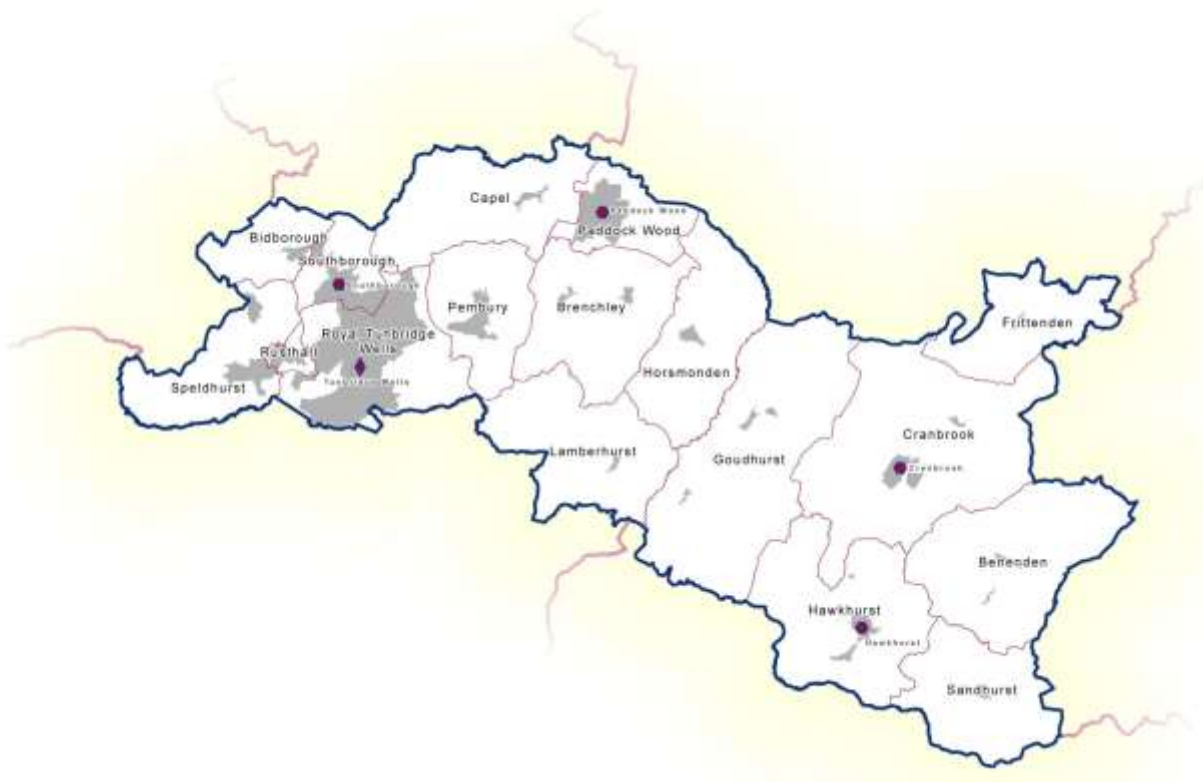


Figure 5: Parish Boundaries

- 3.10 Royal Tunbridge Wells (RTW) and Southborough are defined as the main urban area of the borough. The opportunity has been taken to survey and verify the existing services and facilities in the settlement of Southborough, however, as mentioned above, RTW as the main urban settlement of the borough, is not being reviewed as part of this Settlement Role and Function Study, but is still included and ranked in the final outcomes/settlement groupings.
- 3.11 Since the adoption of the Core Strategy in 2010, the settlement of Rusthall has been given parish status and is therefore included as an additional settlement for survey in the Study.
- 3.12 It is also important to note that this Study does not include any other small service centres within the LBD of Royal Tunbridge Wells and Southborough, known as 'Neighbourhood Centres', such as High Brooms and Showfields. The services and facilities in these local centres are subject to on-going monitoring outside the remit of this study.

Town and parish councils consulted

- 3.13 Following the desk-top review of the existing lists of services and facilities produced for each settlement under the previous Role and Function Study 2017, in order to verify the information gathered as part of the review, the following town and parish councils were consulted by electronic survey (on 30 June 2020):
- Benenden Parish Council for Benenden and Iden Green
 - Bidborough Parish Council
 - Brenchley and Matfield Parish Council
 - Cranbrook & Sissinghurst Parish Council
 - Capel Parish Council for Five Oak Green
 - Frittenden Parish Council
 - Goudhurst and Kilndown Parish Council
 - Hawkhurst Parish Council (for Highgate and The Moor)
 - Horsmonden Parish Council
 - Lamberhurst Parish Council
 - Langton Green and Speldhurst Parish Council
 - Pembury Parish Council
 - Paddock Wood Town Council
 - Rusthall Parish Council
 - Sandhurst Parish Council
 - Southborough Town Council

- 3.14 Although a number of premises/facilities were closed owing to Covid-19 restrictions when initially checked as part of the desk top review, and the lists sent out to parish and town councils at the end of June 2020, the consultation period was timely in terms of parish and town councils being able to confirm what facilities/premises had re-opened again from the 4 July 2020 when lockdown restrictions were eased, and in some cases those that had unfortunately permanently closed.
- 3.15 Verification was received from all town and parish councils consulted and the information relating to services and facilities for each settlement was amended and updated to take account of the comments received. It was apparent that most settlements had lost some facilities since the last review. The closure of shops being particularly evident for Five Oak Green, Frittenden, Matfield, and Paddock Wood.

Key service identification

- 3.16 To understand the extent to which the settlements in the borough can be considered sustainable, in terms of access to local services and facilities, it is considered that a variety of indicators should be identified. These primarily relate to service provision, facilities, and accessibility (including access to public transport). A sustainability indicator is essentially a service and/or facility that is valued for its contribution to the day-to-day functioning and needs of residents and businesses for the area, such as a shop, school, or a bus service.
- 3.17 For the purposes of this Settlement Role and Function Study, the advice given in the NPPF is used as a starting point. It should be noted, however, that the NPPF is not explicit in setting out a specific list of services and facilities that define sustainability and the process is therefore somewhat subjective.
- 3.18 Paragraph 92 of the NPPF states:
- “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- 3) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”*
- 3.19 Based upon this advice, the key services and facilities considered to be essential for a sustainable settlement are firstly identified, followed by those considered to be less vital and important. Table 2, sets out the list of categorised services for both the previous Settlement Role and Function Study 2017 and the updated Study for the Pre-Submission Plan. A further explanation for each of these is provided below.

Table 2: List of key and other services for the Settlement Role and Function Study 2017 and the updated Study for the Pre-Submission Plan

Settlement Role and Function Study 2017	Settlement Role and Function Study to support the Pre-Submission Local Plan
Key services	Key services
<ul style="list-style-type: none"> • post office • convenience store • public house • doctors surgery • primary school • secondary school • frequent bus service (hourly Monday to Saturday) • train station • supermarket 	<ul style="list-style-type: none"> • post office • convenience store • public house • doctors surgery • pharmacy • primary school • secondary school • frequent bus service (hourly Monday to Saturday) • train station • supermarket
Other important community services	Other important community services
<ul style="list-style-type: none"> • place of worship • village hall • nursery/pre-school • library • recreation space/equipped children's play area • sports centre • Sure Start Children's Centre 	<ul style="list-style-type: none"> • place of worship • village hall • nursery/pre-school • library • recreation space/equipped children's play area • sports centre • Sure Start Children's Centre • dentist • optician • broadband connectivity
Other less important services	Other less important services
<ul style="list-style-type: none"> • other health related services, e.g. dentist, pharmacy, opticians • petrol station • vets • other food outlets • other convenience shops • other comparison/specialist shops • mobile services, e.g. library, bank, takeaway food • broadband connectivity • other local groups/societies • access to designated cycle route 	<ul style="list-style-type: none"> • other health related services not listed above • petrol station • vets • other food outlets • other convenience shops • other comparison/specialist shops • mobile services, e.g. library, bank, takeaway food • other local groups/societies

The scoring system

Scoring system used for the Settlement Role and Function Study 2017

3.20 For the previous Settlement Role and Function Study 2017, following the identification of key and non-key services, a scoring method was used to evaluate the level of provision. Four variations, including alternative weightings, were used to sensitivity test the scores of services and facilities provided by each settlement. The scores are shown in Table 3 below. The scoring system is devised in order to rank the villages according to the level of services and facilities available, which in turn enables the grouping/hierarchy of settlements. The higher the settlement scores, the more sustainable that settlement is considered to be.

Table 3: The four scoring methods used for the Settlement Role and Function Study 2017

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

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

Explanation of scoring system used in the Settlement Role and Function Study 2017

- 3.21 Post offices (whether full time, part time or mobile) provide a valuable and multi-functional community service, often providing financial/banking and communication services facilities. They also provide a service for those who are less mobile and those who would otherwise need to make specific journeys to make use of such facilities. Therefore, they are attributed a higher score as a key service.
- 3.22 A convenience store is also attributed a higher score as a key service. A convenience store is taken to be a larger shop that sells a range of everyday essentials, while a convenience shop is taken to be a retail service that also

provides for everyday needs but is smaller or more specialised, such as a greengrocer, butcher, bakers, and hairdressers. Comparison shops are taken to be those that provide a more specialist and less frequented service, such as clothing, footwear, household goods, furniture, electrical goods, and financial and legal services. Petrol stations are included in the Study as they not only provide fuel and other vehicle related services, but frequently include a convenience shop or some scale of additional retail sales.

- 3.23 Where a convenience store is combined with a post office, separate scoring is given to each of these as a key service. A part-time post office is taken to be one that is included in a convenience store but has limited hours (for example, operates several days a week or is located in a village hall and again operates two-three times a week) and is given lower scoring. One point is given to each additional convenience or comparison shop within the settlement.
- 3.24 Scoring is attributed differently between primary schools and secondary schools, with secondary schools scoring slightly higher (as above). This approach is taken to recognise that, while secondary schools, by their nature, are larger with fewer of them, residents in the vicinity of one have education needs more immediately catered for in terms of travel and access. Pre-schools/nurseries are scored slightly lower than secondary and primary schools but are still recognised as an important community facility. Schools or pre-schools/nurseries that lie outside of, but immediately adjacent to, a LBD, are included in the scores, while other nearby schools or pre-schools which are located outside of and further away from a LBD are not included in the scoring. All schools and pre-schools, whether private or state schools, are included in the Study.
- 3.25 Higher scoring is attributed to the presence of a doctors surgery, as this provides an accessible community facility, supporting the general health and wellbeing of the local community it serves. One point is given to any additional medical/health related service such as a pharmacy, dentist, opticians and osteopath. One point is also given in the first and second scoring methods where there is a hospital nearby, such as Pembury, Benenden and Hawkhurst.
- 3.26 As mentioned above, a public house is considered to be a key service within a village as it not only offers food and drink but can also contribute to a sense of community. Points are given to one public house in the village, but no scoring is given to additional public houses within or close by, as these are considered to be less essential. The same scoring method is applied to village halls for the same reason. A sports pavilion used as a village hall is given points.
- 3.27 Sure Start Children's Centres are considered to be an important service as these provide free activities for children (0-5 years) and their families, including play groups, interactive music groups, active movement classes and new parent groups, as well as providing adult learning courses and a weekly health clinic. Scoring is accordingly applied where such a facility exists.
- 3.28 Places of worship and the presence of a library are also scored as important services as they provide accessible community facilities to support both spiritual

wellbeing as well as other local community groups/activities and meetings, such as playgroups, reading and learning groups.

- 3.29 In addition to the provision of retail and community services/facilities, it can be seen from Table 2 above that transport and accessibility to and from settlements are also included in the Study. Account is also taken of whether the settlement is located on, or within easy access to, a designated cycle route (Sustrans 18) and a point awarded if this is the case. Different scoring is attributed depending on whether a settlement has a train station or is within three or five miles of a train station and on the frequency of bus services. A higher score of three points is given for a frequent bus service that operates Monday to Saturday on an hourly basis, two points for a service that also runs Monday to Saturday but on an approximate two-hourly basis and one point for a less frequent service, which may be as little as once a week in some settlements.
- 3.30 Recreational facilities provide communities with a place to take their dogs for walks, for children to play and to assist in supporting health and wellbeing. As such, recreational facilities are considered to be important to the sustainability of a settlement. For recreational facilities, two points are given for a children's play area and a playing field/sports area. One additional point is given for any additional facilities, for example, tennis club or allotments, up to a maximum of four points. One point is given for the presence of a sports centre.
- 3.31 One point is given to any other (i.e. not a public house) food outlets in the form of cafes and restaurants and takeaways in a settlement. This excludes temporary cafes or coffee mornings that may be held once a week in a sports pavilion or village hall, or seating areas outside convenience stores or supermarkets where takeaway hot drinks can be consumed.
- 3.32 Mobile services include food takeaway vans that visit weekly, and mobile banking and library services that visit once every week or fortnight. One point is given to each of these where they exist.
- 3.33 Other local groups/societies include activities that may take place at local village halls, church halls or other local venues on a regular basis such as exercise classes, dance, sporting activities, coffee mornings, arts/crafts, social groups (for example, WI and horticultural society events); also playgroups and scouting groups. A generic point is given where these clubs and societies exist as, although they make a significant contribution to the enjoyment and community spirit of a settlement, they are considered not to be an essential service/facility.
- 3.34 It is recognised that Broadband connectivity is important in promoting sustainable development. However, although broadband speeds can vary from settlement to settlement (some being connected to Superfast Broadband and others not), the speed can also very much depend on the individual technical equipment used from property to property, such as the type of router and individuals' purchased packages. It is therefore given lower priority as a service and scoring is based simply upon whether a broadband connection exists or not. All the settlements surveyed were found to have broadband connection availability.

Explanation of the scoring system used for this Settlement Role and Function Study to support the Pre-Submission Local Plan

- 3.35 Following the comments received in respect of the 2017 Study scoring to the Issues and Options Consultation 2017, referred to above at paragraph 2.13, it is considered appropriate to score the provision of some of the facilities and services for each settlement against a new weighted method as set out in Table 4 below.
- 3.36 The attribution of higher scoring for key services such as Post Office and convenience store, schools, train station etc. remains the same. Scoring for comparison and convenience shops is now more graduated, so as not to distort the incremental contribution of each single shop. The presence of societies also has graduated; scoring; where there is more than one place of worship, scoring is capped at 3 points. It also gives greater weight to the existence of a pharmacy, dentist and opticians, which provide a key, and higher level, service for all age groups, with a pharmacy recognised as particularly valuable, complementing a doctors' surgery.
- 3.37 Broadband provision, which has been significantly advanced since the last review, is also weighted attributing one point where superfast broadband exists and two points for ultrafast provision. Given the Sustrans 18 designated cycle route is an on-road route, some of it along busy, winding stretches of road with no dedicated cycle lanes, it is considered that scoring should no longer be given for this.

Table 4: New Weighted Scoring Method

Service/facility	Existing Scoring Method	New weighted Method
Other local groups/societies	1 point in total	1-3 = 1 point 4+ = 2 points
Other convenience shops	1 point per shop	1-2 = 1 point 3-4 = 2 points 5-7 = 3 points 8-11 = 4 points 12-16 = 5 points 17-22 = 6 points 23-39 = 7 points 30+ = 8 points
Other comparison/specialist shops	1 point per shop	As for shops above
Mobile services e.g. food	1 point per service	As for shops above
Places of Worship	2 points per PoW	Max 3 points
Other Health services e.g. dentist, pharmacy, optician	1 point per service	Pharmacy= 3 points Dentist= 2 points Optician=2 points
Other restaurants/cafes	1 point per outlet	As for shops above

Service/facility	Existing Scoring Method	New weighted Method
On a designated Cycle Route	1 point if on Sustrans 18	0
Broadband	1 point if any level of provision	1 for superfast 2 for ultrafast

4.0 Findings and Outcomes

Results

4.1 The four alternative scoring criteria used in the previous Role and Function Study 2017 and the new weighted method were applied to the list of services and facilities for each settlement. Table 5 below provides a summary table of the results for each settlement and method and is ranked in order. Further detailed scoring for each settlement (in alphabetical order) can be found at **Appendix 1**.

Table 5: Summary of results using previous scoring system and new weighted method

Settlement	1st score	2nd score	3rd score	4th score (average of 1 st , 2 nd , 3rd)	New weighted method
Southborough	161	165	115	147	100
Cranbrook	153	163	116	144	90
Paddock Wood	128	136	96	120	82
Hawkhurst	90	100	65	85	71
Rusthall	68	72	39	59.7	59
Pembury	64	70	42	58.7	55
Goudhurst	42	46	26	38	39
Langton Green	38	38	23	33	38
Benenden	38	42	21	33.4	37
Brenchley	35	39	19	31	35
Lamberhurst	34	38	19	30.2	33
Horsmonden	34	36	20	30	35
Sandhurst	34	36	20	30	32
Speldhurst	31	35	17	27.6	33
Five Oak Green	30	32	16	26	30
Sissinghurst	27	27	15	23	27
Bidborough	26	26	14	22	25
Matfield	23	23	15	20.3	21
Frittenden	19	19	12	16.7	19
Kilndown	18	18	12	16	16
Iden Green	11	11	7	9.7	11

5.0 Conclusions

- 5.1 As for the previous Study, rather than simply categorising the settlements in order of size, the settlements are identified by grouping them in terms of their characteristics, focusing on the range of services and facilities they currently provide. The findings of this updated Study show that the larger settlements also tend to score more highly across the range of sustainability indicators identified in terms of the level of provision of services and facilities. Based on the scores and evidence collected in this Study, a revised table of settlement groupings is set out in Table 6 below. These groupings give an indication of the level of sustainability and appropriateness of these settlements to accommodate further growth in terms of access they provide to services and facilities that support their sustainability.
- 5.2 It should again be noted, however, that the results of the Settlement Role and Function Study are only one of a number of factors, such as transport, employment/economic, environmental, landscape, heritage and flooding, which need to be considered in the selection of appropriate locations for new development. As referred to above, these factors are considered further as part of the evidence base which has informed the preparation of the Local Plan.
- 5.3 Southborough, which was previously excluded from the settlement groupings in the previous Role and Function Study 2017, has now been included and sits alongside the higher scoring settlements of Paddock Wood, Cranbrook and Hawkhurst.
- 5.4 A separate group has also been formed for Rusthall and Pembury given their similar scoring and the noticeable gap between the scoring of the larger settlements above and the smaller lower scoring settlements below.
- 5.5 Lamberhurst and Five oak Green have moved down a group while Benenden, Langton Green and Horsmonden have moved up a group.
- 5.6 The settlements of Iden Green and Kilndown, with limited key facilities and bus services, continue to retain their low scoring status, and are considered to be unsustainable for further growth in this context. Consequently, the LBD boundaries for these settlements have been removed in the Pre-Submission Plan, as referenced in the Limits to Built Development Topic Paper 2021.

Table 6: Revised settlement groupings

Grouping	Settlement
A	Royal Tunbridge Wells (RTW) *
B	Southborough*, Cranbrook, Paddock Wood and Hawkhurst
C	Rusthall and Pembury
D	Goudhurst, Langton Green, Benenden, Brenchley and Horsmonden
E	Lamberhurst, Speldhurst, Sandhurst, Five Oak Green, Sissinghurst and Bidborough
F	Matfield and Frittenden
G	Kilndown and Iden Green

*RTW and Southborough are also jointly considered as the main urban area

6.0 Monitoring and Review

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

Appendices

Appendix 1: Detailed scoring for each settlement (in alphabetical order)

Scoring for Benenden (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	5	5	1	3.7	5
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	5	1	3	3
Supermarket	0	0	0	0	0
Other convenience shops	1	1	1	1	1
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	1	1	1	1	1

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	2	3.3	3
Doctors Surgery	0	0	0	0	0
Nearby Hospital	1	1	1	1	1
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	1	1	1	1	1
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	2	2	1	1.7	2
Train Station	0	0	0	0	0
On a designated Cycle Route	1	1	1	1	0
Broadband Connection	1	1	1	1	1
Total	38	42	21	33.4	37

Scoring for Bidborough (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	1
Post Office	0	0	0	0	0
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	0	0	0	0	0
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	1	1	1	1	1
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	2	2	1	1.7	2
Doctors Surgery	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Nearby hospital	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	0	0	0	0	0
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	3	3	1	2.3	3
Train Station	1	1	1	1	1
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	0 (mainly standard)
Total	26	26	14	22	25

Scoring for Brenchley (as of July 2020)

Service/ Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	4	4	1	3	4
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	1	1	1	1	1
Other comparison/specialist shops	1	1	1	1	1
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/ Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	2	2	1	1.7	2
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	1	1	1	1	Dentist 2
Pub (for one or more pubs. Pubs outside LBD excluded)	0	0	0	0	0
Other restaurants/cafes	2	2	1	1.7	1
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	2	2	1	1.7	2
Train Station	1	1	1	1	1
On a designated Cycle Route	1	1	1	1	0
Broadband Connection	1	1	1	1	1
Total	35	39	19	32	35

Scoring for Cranbrook (as of July 2020)

Service/Facility	Points given per service/facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	3
Secondary School	10	10	1	7	10
Library	2	2	1	1.7	2
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	2	2	1	1.7	2
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	3	5	1	3	3
Other convenience shops	14	14	14	14	5
Other comparison/specialist shops	55	55	55	55	8
Vets	1	1	1	1	1
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/facility			4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
	1st Method	2nd Method	3rd Method		
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	10	10	5	8.3	3
Doctors Surgery	9	15	3	9	9
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	3 dentist 2 optician 1 osteopath 1 pharmacy 1 occ therapy 8	8	8	8	Dentist x3 =6 Optician x2 =4 Pharmacy =3 2 others =2 Total 15
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	14	14	14	14	5
Recreation	4	4	2	3.3	4
Sports Centre	1	1	1	1	1
Bus Service	2	2	1	1.7	2
Train Station	0	0	0	0	0
On a designated Cycle Route	0	0	0	0	0

Service/Facility	Points given per service/facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Broadband Connection	1	1	1	1	1
Total	153	163	116	144	90

Scoring for Five Oak Green (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	1
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	0	0	0	0	0
Other comparison/specialist shops	1	1	1	1	1
Vets	1	1	1	1	1
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	2	2	1	1.7	2
Doctors Surgery	0	0	0	0	0
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	0	0	0	0	0
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	3	3	1	2.3	3
Train Station	1	1	1	1	1
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	30	32	16	26	30

Scoring for Frittenden (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st ,2 nd ,3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	1
Post Office	0	0	0	0	0
Part-time Post Office	1	1	1	1	1
Convenience Store	0	0	0	0	0
Supermarket	0	0	0	0	0
Other convenience shops	0	0	0	0	0
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st ,2 nd ,3rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	2	2	1	1.7	2
Doctors Surgery	0	0	0	0	0
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	0	0	0	0	0
Recreation	2	2	2	2	2
Sports Centre	0	0	0	0	0
Bus Service	0	0	0	0	0
Train Station	1	1	1	1	1
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	19	19	12	16.7	19

Scoring for Goudhurst (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New Weighted Method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	2	2	2	2	1
Other comparison/specialist shops	4	4	4	4	2
Vets	0	0	0	0	0
Petrol Station	1	1	1	1	1
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1st, 2nd, 3rd)	New Weighted Method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	2	3.3	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	1	1	1	1	Pharmacy 3
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	2	2	2	2	1
Recreation	4	4	2	3.3	4
Sports Centre	0	0	0	0	0
Bus Service	2	2	1	1.7	2
Train Station	0	0	1	0.3	0
On a designated Cycle Route	1	1	1	1	0
Broadband Connection	1	1	1	1	1
Total	42	46	26	37.9	39

Scoring for Horsmonden (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	0	0	0	0	0
Part-time Post Office	1	1	1	1	1
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	1	1	1	1	1
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	2	2	1	1.7	1

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	2	3.3	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	1	1	1	1	Pharmacy 3
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	1	1	1	1	1
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	2	2	1	1.7	2
Train Station	0	0	1	0.3	0
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	34	36	20	30	35

Scoring for Iden Green (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New weighted method
Primary School	0	0	0	0	0
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	0	0	0	0	0
Post Office	0	0	0	0	0
Part-time Post Office	0	0	0	0	0
Convenience Store	0	0	0	0	0
Supermarket	0	0	0	0	0
Other convenience shops	0	0	0	0	0
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	2	2	1	1.7	2
Doctors Surgery	0	0	0	0	0
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	0	0	0	0	0
Other restaurants/cafes	0	0	0	0	0
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	1	1	1	1	1
Train Station	0	0	0	0	0
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	11	11	7	9.8 (rounded up)	11

Scoring for Kilndown (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	0	0	0	0	0
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	1
Post Office	0	0	0	0	0
Part-time Post Office	0	0	0	0	0
Convenience Store	1	1	1	1	1
Supermarket	0	0	0	0	0
Other convenience shops	0	0	0	0	0
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	2	2	1	1.7	2
Doctors Surgery	1	1	1	1	1
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	0	0	0	0	0
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	1	1	1	1	1
Train Station	0	0	0	0	0
On a designated Cycle Route	1	1	1	1	0
Broadband Connection	1	1	1	1	0 (lower standard)
Total	18	18	12	16	16

Scoring for Lamberhurst (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	0	0	0	0	0
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	2	2	2	2	1

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	2	3.3	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	1	1	1	1	1
Recreation	4	4	2	3.3	4
Sports Centre	0	0	0	0	0
Bus Service	1	1	1	1	1
Train Station	0	0	1	0.3	0
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	34	38	19	30.2	33

Scoring for Langton Green (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New Weighted Method
Primary School	6	6	2	4.7	6
Nursery/Pre-School	4	4	2	3.3	4
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	0	0	0	0	0
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	2	2	2	2	1
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	1	1	1	1	1
Mobile services e.g. food	1	1	1	1	1

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New Weighted Method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	2	2	1	1.7	2
Doctors Surgery	0	0	0	0	0
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	1	1	1	1	Dentist 2
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	3	3	3	3	2
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	3	3	1	2.3	3
Train Station	1	1	1	1	1
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	38	38	23	33	38

Scoring for Matfield (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Primary School	0	0	0	0	0
Nursery/Pre-School	0	0	0	0	0
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	1
Post Office	0	0	0	0	0
Part-time Post Office	1	1	1	1	1
Convenience Store	0	0	0	0	0
Supermarket	0	0	0	0	0
Other convenience shops	1	1	1	1	1
Other comparison/specialist shops	1	1	1	1	1
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	1	1	1	1	1

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	2	3.3	3
Doctors Surgery	0	0	0	0	0
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	0	0	0	0	0
Recreation	2	2	1	1.7	2
Sports Centre	0	0	0	0	0
Bus Service	3	3	1	2.3	3
Train Station	1	1	1	1	1
On a designated Cycle Route	1	1	1	1	0
Broadband Connection	1	1	1	1	1
Total	23	23	15	20.3	21

Scoring for Paddock Wood (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	4	4	2	3.3	4
Secondary School	5	5	1	3.7	5
Library	2	2	1	1.7	2
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	2	2	1	1.7	2
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	3	5	1	3	3
Other convenience shops	11	11	11	11	4
Other comparison/specialist shops	40	40	40	40	8
Vets	1	1	1	1	1
Petrol Station	1	1	1	1	1
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	10	10	5	8.3	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	7	7	7	7	Pharmacy 3 Opticians 4 Dentist 2 Chiropodist x 2 Osteopath 1 Total 12
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	12	12	12	12	5
Recreation	4	4	2	3.3	4
Sports Centre	1	1	1	1	1
Bus Service	3	3	1	2.3	3
Train Station	3	5	1	3	3

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average 1 st , 2 nd , 3 rd)	New weighted method
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	2
Total	128	136	96	119.9	82

Scoring for Pembury (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted Method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	4	4	2	3.3	4
Secondary School	0	0	0	0	0
Library	2	2	1	1.7	2
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	3	5	1	3	3
Other convenience shops	4	4	4	4	2
Other comparison/specialist shops	7	7	7	7	3
Vets	0	0	0	0	0
Petrol Station	1	1	1	1	1
Mobile services e.g. food	1(Lloyds	1	1	1	1

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted Method
	bank)				
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	6	6	3	5	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	1	1	1	1	1
Other Health services e.g. dentist, pharmacy, optician	2	2	2	2	Pharmacy 3 Dentist 2 Total 5
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	6	6	6	6	3
Recreation	4	4	2	3.3	4
Sports Centre	0	0	0	0	0
Bus Service	3	3	1	2.3	3
Train Station	0	0	1	0.3	0
On a designated Cycle Route	1	1	1	1	0
Broadband Connection	1	1	1	1	1

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted Method
Total	64	70	42	58.5 (rounded down)	55

Scoring for Rusthall (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	4	4	1	3	4
Secondary School	0	0	0	0	0
Library	2	2	1	1.7	2
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	2	2	1	1.7	2
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	7	7	7	7	3
Other comparison/specialist shops	11	11	11	11	4
Vets	1	1	1	1	1
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	1	3	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	3	3	3	3	Pharmacy 3 Dentist x 2 = 4 Clinic 1 Total: 8
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	7	7	1	5	3
Recreation	4	4	2	3.3	4
Sports Centre	0	0	0	0	0
Bus Service	3	3	1	2.3	3
Train Station	1	1	1	1	1
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	2

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Total	68	72	39	59.7	59

Scoring for Sandhurst (as of July 2020)

Service/Facility	Points given per service/facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	1 (included nearby farm shop)	1	1	1	1
Other comparison/specialist shops	2	2	2	2	1
Vets	0	0	0	0	0
Petrol Station	1	1	1	1	1

Service/Facility	Points given per service/facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3 rd)	New weighted method
Mobile services e.g. food	0	0	0	0	0
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	2	3.3	3
Doctors Surgery	0	0	0	0	0
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	0	0	0	0	0
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	2 (included vineyard very close by)	2	2	2	1
Recreation	3	3	2	2.7	3
Sports Centre	0	0	0	0	0
Bus Service	2	2	1	1.7	2
Train Station	0	0	0	0	0
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	34	36	20	30	32

Scoring for Southborough (as of July 2020)

Service/Facility	Points given per service/facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	12	12	4	9.3	12
Nursery/Pre-School	14	14	7	11.7	14
Secondary School	10 (2 very close by)	10	2	7.3	10
Library	2	2	1	1.7	2
Mobile Library	0	0	0	0	0
Sure Start Children's Centre	2	2	1	1.7	2
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3 (4 stores but only one score given others included as other convenience shops below)	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	14	14	14	14	5
Other comparison/specialist shops	43	43	43	43	8
Vets	1	1	1	1	1
Petrol Station	0	0	0	0	0

Service/Facility	Points given per service/facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Mobile services e.g. food	0	0	0	0	0
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	16	16	8	13.3	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	5	5	5	5	Pharmacy 3 Dentist 2 Opticians x 2 4 Baby clinic 1 Total: 10
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	17	17	17	17	6
Recreation	4	4	2	3.3	4
Sports Centre	1(very close by)	1	1	1	1
Bus Service	3	3	1	2.3	3
Train Station	1	1	1	1	1

Service/Facility	Points given per service/facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	2
Total	161	165	115	146.9	100

Scoring for Speldhurst (as of July 2020)

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Primary School	3	3	1	2.3	3
Nursery/Pre-School	2	2	1	1.7	2
Secondary School	0	0	0	0	0
Library	0	0	0	0	0
Mobile Library	1	1	1	1	1
Sure Start Children's Centre	0	0	0	0	0
Other local groups/societies	1	1	1	1	2
Post Office	3	5	1	3	3
Part-time Post Office	0	0	0	0	0
Convenience Store	3	3	1	2.3	3
Supermarket	0	0	0	0	0
Other convenience shops	0	0	0	0	0
Other comparison/specialist shops	0	0	0	0	0
Vets	0	0	0	0	0
Petrol Station	0	0	0	0	0
Mobile services e.g. food	0	0	0	0	0

Service/Facility	Points given per service/ facility				
	1st Method	2nd Method	3rd Method	4th Method (average of 1 st , 2 nd , 3rd)	New weighted method
Village Hall (points given for 1 or more village halls)	2	2	1	1.7	2
Places of Worship	4	4	2	3.3	3
Doctors Surgery	3	5	1	3	3
Nearby Hospital	0	0	0	0	0
Other Health services e.g. dentist, pharmacy, optician	1	1	1	1	Pharmacy 3
Pub (for one or more pubs. Pubs outside LBD excluded)	3	3	1	2.3	3
Other restaurants/cafes	0	0	0	0	0
Recreation	2	2	2	2	2
Sports Centre	0	0	0	0	0
Bus Service	2	2	1	1.7	2
Train Station	0	0	1	0.3	0
On a designated Cycle Route	0	0	0	0	0
Broadband Connection	1	1	1	1	1
Total	31	35	17	27.6	33

**If you require this document in another format,
please contact:**

Planning Policy

Planning Services

Tunbridge Wells Borough Council

Town Hall

Royal Tunbridge Wells

Kent TN1 1RS

Telephone: 01892 5 5 4 0 5 6