

Tunbridge Wells Borough Council

# **Interim Royal Tunbridge Wells Town Centre Sites Assessment**

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January 2024



1.0 Introduction .....3  
2.0 Methodology .....6  
3.0 Summary.....9  
Appendix 1: Policy STR/RTW .....12  
Appendix 2: List and map of site submissions .....16  
Appendix 3: Site Submission Form .....18  
Appendix 4: Site Assessment Sheets .....28

# 1.0 Introduction

## Background

- 1.1 Tunbridge Wells Borough Council (TWBC) has commenced work on preparing a 'Royal Tunbridge Wells Town Centre Plan' (RTW TCP), a Local Plan that will guide future development in the defined town centre to 2040. The framework for this is set out within the [Submission Local Plan](#) – Policy STR/RTW 2 – The Strategy for Royal Tunbridge Wells Town Centre. This policy also identifies the Town Centre boundary area. For ease of reference, Policy STR/RTW 2 and its map showing the defined town centre boundary is included at **Appendix 1** of this document.
- 1.2 To summarise, this policy requires that the RTW TCP should set out a strategic vision for the town centre and in particular, it should be based on the following approach:
- Set out a flexible and adaptable approach to future uses and sites within the town centre.
  - A mix of town centre uses to provide commercial, employment, cultural and residential development.
  - Enhancement and creation of new public realm as part of any redevelopment or new development.
  - Improve connectivity and legibility within the town centre and the wider town.
  - Protection of core retail areas but consideration of other uses within the town centre.
  - Retention of appropriate office space and configuration/repurposing space.
  - Increased residential development as part of appropriate mix of uses and **provision of at least 150-200 additional residential units** within the town centre.
- 1.3 In order to bring forward the strategy for the town centre, during 2022/23 the Council has been developing evidence to inform the plan-making process. This has included the production of a 'Town Centre Study' and includes baseline evidence regarding town centre uses, the local economy, retail, transport and the environment.

## The Royal Tunbridge Wells Town Centre Sites Assessment

- 1.4 The Royal Tunbridge Wells Town Centre Sites Assessment (RTWTCSA) will form part of the evidence base to inform the RTW TCP. This work is being carried out in the same way that a Strategic Housing and Economic Land Availability Assessment was carried out for the Submission local Plan, which covered the whole borough and considered sites for both housing and economic uses.

- 1.5 Guidance provided within both the [National Planning Policy Framework 2023](#) and the [National Planning Practice Guidance on Housing and Economic Land Availability Assessment](#) has been followed in the production of this interim document. Further information is provided in Section 2 – Methodology. An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a [5-year supply](#) of housing land.
- 1.6 The purpose of this RTWTCSA is to identify sites and land that is suitable, available and achievable for all town centre uses, including housing, employment, leisure uses for the town centre during the period to 2040. It will also consider sites for other town centre uses such as cultural, community and open space and associated public realm improvements in line with the strategy set out within Policy STR/RTW 2 – The Strategy for Royal Tunbridge Wells Town Centre.
- 1.7 The RTWTCSA is not an allocations document - it does not in itself determine whether a site should be allocated for development. The RTWTCSA does not form council policy but is a technical assessment that provides an evidence base to help identify potential land supply and sites. The resulting list of sites will then be used to inform the plan-making process that will in turn determine which sites are the most appropriate to meet the development needs of the town centre and realise the strategy set out within Policy STR/RTW 2 – The Strategy for Royal Tunbridge Wells Town Centre.
- 1.8 A site being included in the RTWTCSA will not represent a commitment by the Council to the development of a site or indicate that a site would be granted planning permission for any particular use. Additionally, the RTWTCSA does not outweigh or alter any existing local policies or designations.
- 1.9 Proposed locations for development within the RTW Town Centre Plan for the plan period to 2040 have not yet been decided; the Draft Vision document being consulted on during February – April 2024 sets out the draft vision and principles for the town centre as well as the identification of a number of sites and opportunities which may form part of the Plan to bring forward development and realise the vision set out. The Draft approach to development within the town centre will be informed by the outcomes of the consultation together with the Council's evidence base, including the RTWTCSA.

## Call for Sites

- 1.10 The first stage of the process of preparing the RTWTCSA was to carry out a 'Call for Sites' during June to August 2023. Landowners, developers and individuals were invited to submit details of sites they wished to be considered through the RTWTCSA for development potential to be included within the RTW Town Centre Plan to help meet future development needs. The 'Call for Sites' was open for 10 weeks and 10 sites were submitted (one site was submitted by two different individuals).

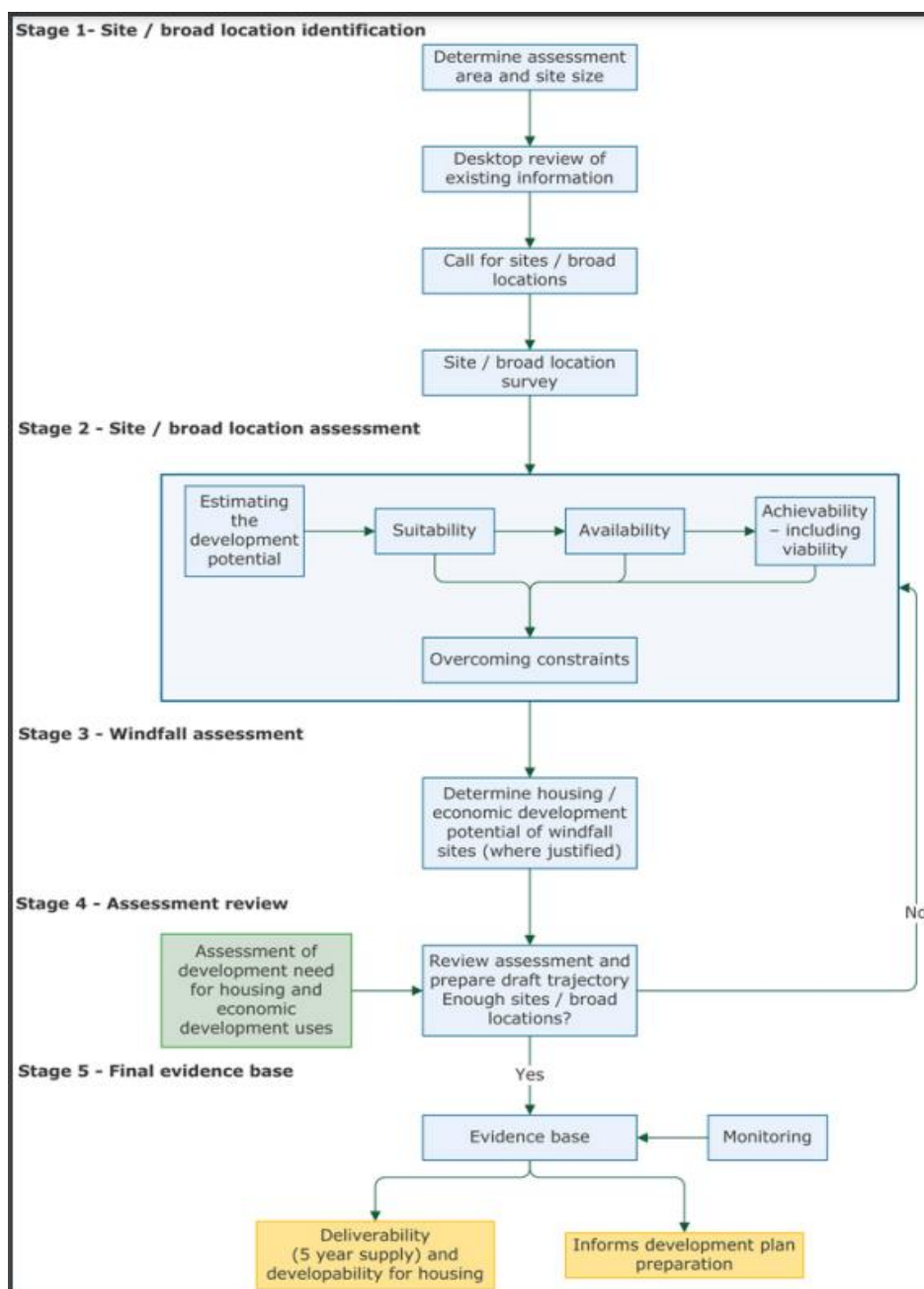
- 1.11 Of these 10 sites, two were located outside of the defined Town Centre boundary and have therefore been discounted for consideration within this plan. Therefore 8 sites have currently been included in this Interim RTWTSCA. Please see **Appendix 2** for a list and map of the sites that have been submitted through this first 'Call For Sites'.
- 1.12 The Council will carry out a second 'Call for Sites' from February - April 2024 to run concurrently with the Issues and Options consultation. All sites submitted to the first and second Call for Sites will be assessed using the same methodology. This interim report only includes those sites submitted to the first Call for Sites during June – August 2023. A further updated RTWTSCA Report will include all of the sites submitted through both Call for Sites with a complete assessment of their suitability for allocation within the Royal Tunbridge Wells Town Centre Plan at the next stage of plan preparation.

# 2.0 Methodology

## Introduction

1.13 [National Planning Practice Guidance \(NPPG\)](#) sets out the methodology to be used when carrying out a sites assessment document. There are five stages to the process which are set out in the flow chart below. At this interim RTWTCSA stage, work is focused on stage 1, which is set out in more detail in Figure 1 below.

**Figure 1 – Flow chart illustrating stages in production of a Strategic Housing and Economic Land Availability Assessment**



## Determine assessment area and site size

- 1.14 For the RTWTCSA, the assessment area has covered the town centre boundary of Royal Tunbridge Wells – as defined within the [Submission Local Plan](#) Policy STR/RTW2 – The Strategy for Royal Tunbridge Wells. As referred to above, two sites were submitted which are not located within the boundary of the town centre, and have therefore been discounted at this early stage and not included within this early stage site assessment document.
- 1.15 All remaining sites submitted, regardless of their size, have been considered at stage 1 of this process.

## Call for Sites/broad locations

- 1.16 As set out in Section 1 of this report, a ‘Call for Sites’ was conducted between June to August 2023. This sought the submission of sites within the defined RTW Town Centre boundary area only. A second Call for Sites will be conducted alongside the early engagement consultation in February to April 2024 for the same defined town centre area. People submitting sites have been required to fill in a standard submission form (attached at **Appendix 3**) including the submission of a site location plan that clearly identifies the site boundaries. The submission form asks for a range of information about the site, for example, the suggested potential type of development, the scale of development and any known constraints to development. The work undertaken by officers of the Council’s Planning Policy team since the submission of these sites during the first Call for Sites is summarised below:

## Initial assessment of site submissions and review of existing information

- 1.17 A total of eight sites to be considered were submitted in response to the first Call for Sites (discounting those sites falling outside of the town centre boundary). On receipt, site submissions were given an individual site reference number and digitised onto a map of the RTW Town Centre.
- 1.18 During September and October 2023, Council officers conducted visits to all sites submitted.
- 1.19 On site, officers of the planning policy team assessed the sites in terms of current use, adjoining uses, site characteristics, potential constraints and opportunities and completed an initial site assessment sheet. Photos were also taken and saved alongside the site assessment sheet.
- 1.20 Consideration of the sites has drawn on information from a number of sources. The field data collected on the site visits has been transferred to an individual summary sheet for each site. The summary sheet contains factual information about the site only at this early, interim stage.
- 1.21 Alongside this, a desktop review has also been carried out and information has been gathered on the various planning constraint layers on the Council’s GIS

mapping, which has allowed officers to see the planning designations/constraints relating to each of the submissions and adjacent sites. A review of the Planning History of submitted sites has also been carried out.

- 1.22 At this early stage in the process, consideration has not been given to the most suitable use for any particular site since the Council is assessing land for a number of uses and there is a wider evidence base that will need to feed into this part of the process.
- 1.23 Site summary sheets are attached at **Appendix 4** to this report. A policy-off approach has been taken to provide factual statements for each site that do not make any judgement about the ability of the site to accommodate growth. Further considerations that will assist a more detailed second stage assessment are listed on each of the summary sheets; for example, detailed highways or heritage issues, planning history, previous planning applications etc. This will be researched and considered in more detail to inform the next stage of the site assessment process and consideration of sites for allocation.

### **Other work carried out at this stage**

- 1.24 In tandem with this work, the Council has also held a workshop with neighbouring authorities and stakeholders where we have updated them on the work that is being carried out to produce the RTWTCP and kept them informed of the process, including the 'Call for Sites', timescales and work streams. Further meetings with neighbouring authorities will be held through the Council's 'duty to co-operate' process and any cross-boundary matters will be discussed at these meetings.



## 3.0 Summary

### Current work

- 1.25 This interim RTWTCAA report, including all site summary assessment sheets, is being published at the same time as the consultation on the Draft Vision (February – April 2024). At this early stage in developing the RTW Town Centre Plan, the site information being presented is predominantly factual with no assessment about whether a site is suitable for allocation for development or not.
- 1.26 Concurrent with the consultation will be a second ‘Call for Sites’ and any further sites submitted will be considered using the same methodology as the first ‘Call for Sites’. The Council is seeking to be pro-active in regard to the submission of sites and will encourage anyone with land that may be suitable for development to submit their site for consideration through the RTWTCAA process. As with the first ‘Call for Sites’, the Council will contact landowners directly in some instances to ensure it has been pro-active in seeking as many sites as possible to come forward for consideration through the Local Plan process.
- 1.27 The Council will also approach owners/agents of sites that fall within the Town Centre boundary that have been promoted through the planning application process where a full planning approval has been granted but development has not commenced to ascertain whether any of these sites remain available for development and should be promoted through the Call for Sites process. Sites for which pre-application advice has been requested but not included in the ‘Call for Sites’ will be considered to establish whether any of these sites should also be promoted through the ‘Call for Sites’ process.

### Further detailed Assessment

- 1.28 Following the early engagement consultation and once the consultation responses have been analysed, officers of the Planning Policy team will start to amend and formalise the Vision, Principles and the most appropriate sites to meet the requirements identified in the various evidence base studies. It will be at this stage that decisions will start to be made about specific sites and locations for development and within this context each site's suitability for allocation in the new RTW Town Centre Plan will be assessed in more detail.
- 1.29 This work will feed into stage 2 and subsequent stages of the RTWTCSA methodology as shown on the flow chart at Figure 1 of Section 3: Methodology.
- 1.30 A more detailed desktop review of existing information will help inform further consideration of the sites. This will include planning constraints, site planning history and whether the Council has received a pre-application advice request relating to the site. The planning history and any pre-application advice requests will help to indicate whether a site is being actively promoted and therefore whether it is likely to come forward for development.

- 1.31 This Interim RTWTCSA report is an initial document providing an introduction to how we are carrying out the RTWTCSA and the methodology that supports this. It is being made public as a supporting document to the Draft Vision document. Any comments on this document can be made as part of the consultation process that runs from February to April using Question 15, which asks “Do you have any other comments on this document or the Royal Tunbridge Wells Town Centre Plan? Please specify”.

### **Other work at this stage**

- 1.32 Officers will meet with the promoters of sites where this is considered helpful or where a promoter has requested this.
- 1.33 The planning policy team will liaise with specialist officers including from Kent County Council, Kent Highways and other stakeholders as necessary to assess the sites further.
- 1.34 Additionally, consideration will be given to whether the extent of a site as submitted has potential in its own right or whether it would be appropriate to merge the site with adjacent land; for example, to increase growth potential or address a potential constraint such as site accessibility/ heritage and design matters. Officers will also identify any other land within the vicinity of each site that may have potential but is not currently submitted under the ‘Call for Sites’. Officers will be pro-active in contacting owners and others with land interest in these sites to encourage submission of such land for consideration under the RTWTCSA process.

# Appendices

# Appendix 1: Policy STR/RTW 2 – The Strategy for Royal Tunbridge Wells Town Centre

## Policy STR/RTW 2

### Royal Tunbridge Wells Town Centre

Within the Royal Tunbridge Wells Town Centre, as defined on the Royal Tunbridge Wells Town Centre Policies Map (Inset Map 2), this Local Plan sets out the framework for the provision of a Royal Tunbridge Wells Town Centre Area Plan setting out a strategic vision for the town centre over the plan period based on the following approach:

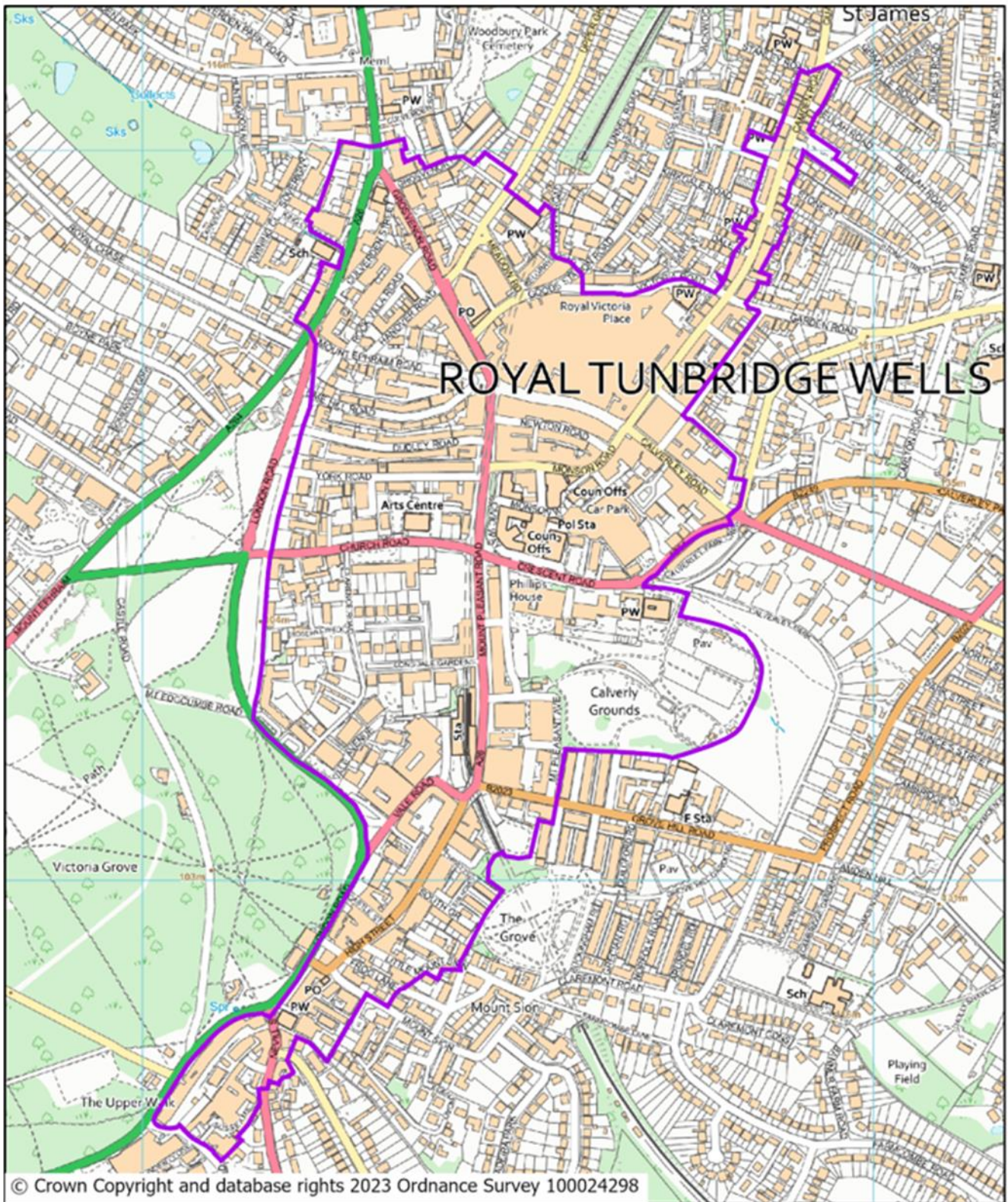
1. An overall vision for Royal Tunbridge Wells Town Centre building on its current success, but setting out a flexible and adaptable approach to future uses and sites and ensuring the comprehensive and sustained development of the centre.
2. A mix of town centre uses to provide commercial, employment, cultural, and residential development to sustain the town's future vitality and viability. Schemes should provide a balanced mix towards meeting the requirements.
3. for town centre uses and housing delivery, whilst respecting and enhancing the town's distinct heritage and cultural assets;
4. The enhancement and creation of new public realm to be at the heart of any redevelopment or new development to improve the attractiveness of the centre and to facilitate events and cultural activities.
5. Improved connectivity and legibility between the core areas of the town centre and the wider town, alongside improved parking and active travel infrastructure, including:
  - a. pedestrian and cycle friendly environments, with associated environments and infrastructure, including developments being designed on the basis of Low Traffic Neighbourhoods, and to link with adjacent Low Traffic Neighbourhoods.
  - b. enhancement of the local bus network and associated infrastructure.

- c. extension of the existing network of electric vehicle charging points and the car club.
  - d. sufficient parking to support the range of town centre uses.
6. The protection of the core retail areas alongside sensitive rationalisation of some peripheral areas to reflect changing needs and requirements. In particular, ground floor active retail and leisure frontages should be retained, whilst consideration is given to other uses, such as residential and office above.
    7. The provision of enhanced leisure, tourism, and cultural facilities to enable a prosperous and thriving town centre, attractive to residents and visitors.
  8. Retention of appropriate office space and reconfiguration/repurposing of new space to enable modern and sustainable ways of working throughout the plan period to ensure the economic prosperity of the town centre.
  9. Increased residential development as part of the appropriate mix of uses within the town centre to ensure a vibrant and viable centre. In addition to those sites which already have planning permission, or are subject to detailed allocations below, at least 150-200 additional residential units will be provided in the town centre.

The above will be delivered through the prioritisation of the delivery of the Town Centre Area Plan, and the continued promotion and support of proposals and schemes which contribute positively towards the range of uses within the town centre, including for retail, leisure, service, and residential uses. Within the town centre the enhancement and/or redevelopment of a number of key sites is considered key to the realisation of this strategy, including:

- The Royal Victoria Place shopping centre, Calverley Road.
- The existing civic complex (including the Town Hall, Assembly Hall Theatre, and Police Station).
- The former cinema site, Mount Pleasant Road.
- Mount Pleasant Avenue car park and the Great Hall car park and surrounds.
- Torrington and Vale Avenue.



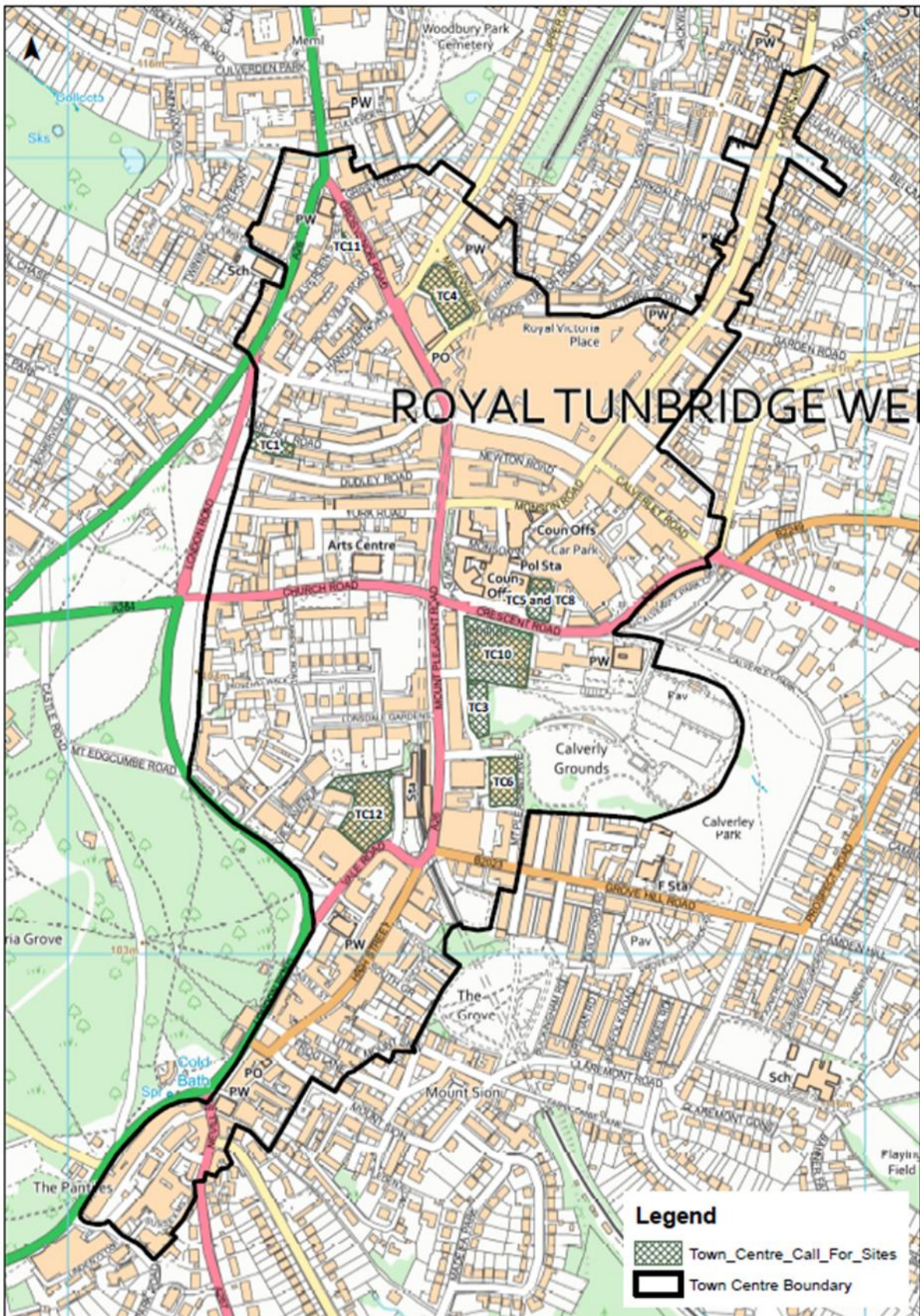




# Appendix 2: List and map of site submissions

Site Reference	Site Name	Site Address	Site size	Use submitted for
TC1	The Russell Hotel	80 London Road, Royal Tunbridge Wells, TN1 1DZ	0.09ha/894sqm	Residential
TC3	Mount Pleasant Avenue Car Park	Mount Pleasant Avenue, Royal Tunbridge Wells, TN1 1QY	0.19ha	Residential
TC4	Meadow Road Car Park	Upper Grosvenor Road, Royal Tunbridge Wells, TN1 2EN	2,650sqm	Residential, Commercial or Health (GP surgery)
TC5	9-10 Calverley Terrace	Crescent Road, Royal Tunbridge Wells, TN1 2LU	1,355sqm	Residential (TWBC) Leisure, community, education, Decimus Burton Museum (Civic Society)
TC6	The Great Hall Car Park	Mount Pleasant Avenue, Royal Tunbridge Wells, TN1 1QQ	1,840sqm	Retain car parking, additional residential above and possible health use (GP Surgery)
TC10	Axa building (Phillips and Eynsham House)	Crescent Road, Tunbridge Wells, TN1 2PL	0.6ha	Residential (40 dwellings)
TC11	1 and 2 The Old Coach House	Culverden Street, Tunbridge Wells, TN4 8AD	1 – 188sqm 2- 152sqm	Residential
TC12	Torrington Car Park	Torrington Car Park, Vale Road, Royal, Tunbridge Wells, Kent, TN1 1BT	0.53ha	Residential, commercial, office, retail, leisure





# Appendix 3: Site Submission Form

# ROYAL TUNBRIDGE WELLS TOWN CENTRE PLAN – CALL FOR SITES

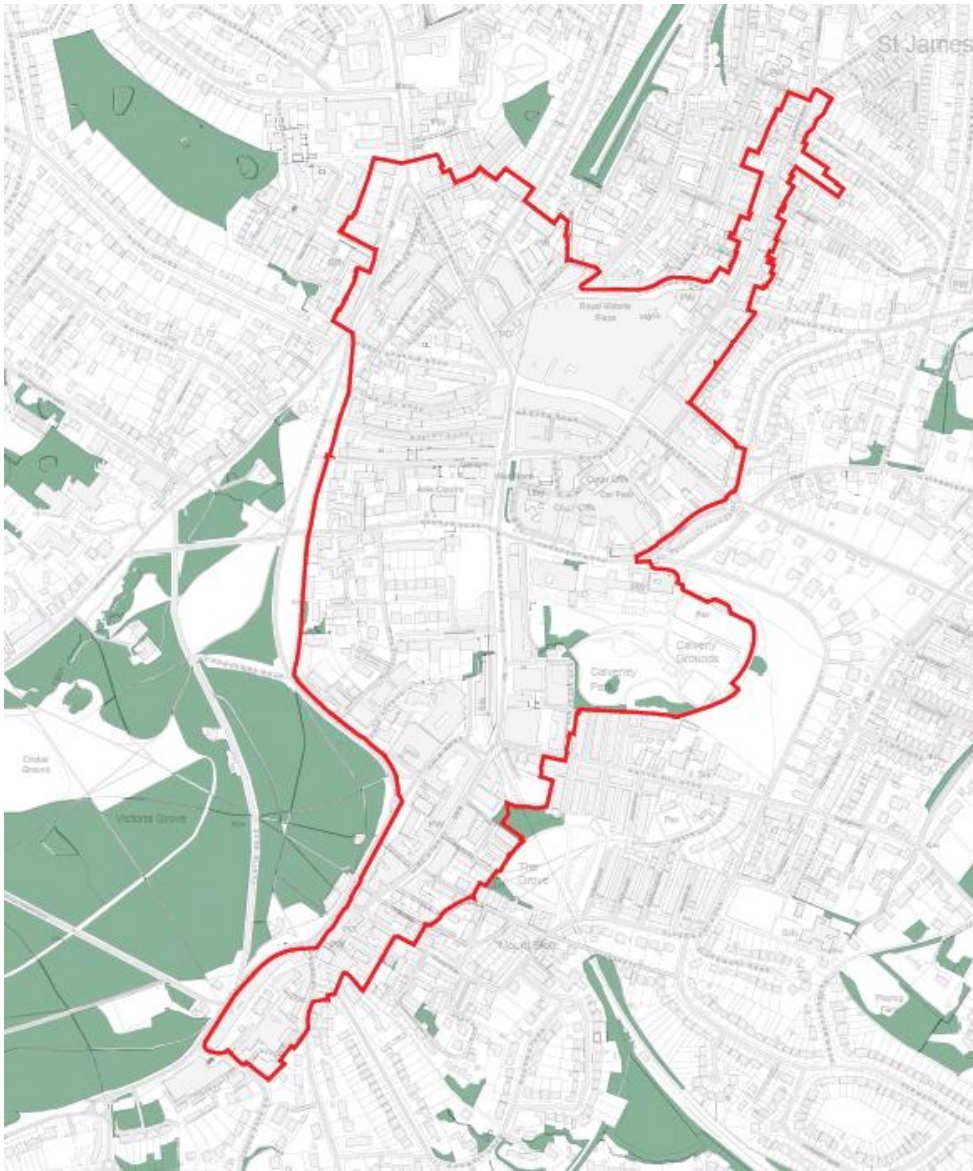
## SITE SUBMISSION FORM

### June 2023

Tunbridge Wells Borough Council is carrying out a 'Call for Sites' as part of the production of a 'Royal Tunbridge Wells Town Centre Sites Assessment' (RTWTCSA) evidence base for the Royal Tunbridge Wells Town Centre Plan. This will help to identify available and suitable sites to be considered to deliver the strategy and vision for Royal Tunbridge Wells Town Centre over the next 15 years until 2040. [The Submission Local Plan \(October 2021\)](#) includes Policy STR/RTW 2 – The Strategy for Royal Tunbridge Wells Town Centre which sets out the strategy for the town centre, which will be taken forward in the Royal Tunbridge Wells Town Centre Plan.

**All sites submitted must be located within the Royal Tunbridge Wells Town Centre Boundary.** However, the submission of sites which straddle the boundary (i.e. partly located within and partly outside the Boundary) will also be considered:





**Map showing Royal Tunbridge Wells Town Centre Boundary**

Any sites submitted which clearly fall outside of this Boundary will not be considered, due to the geographical extent to which the Royal Tunbridge Wells Town Centre Plan relates.

Sites submitted as part of this 'Call for Sites' will be assessed for their suitability for development together with the likelihood of them being available and achievable for development. **It must be noted that even if land is identified by the 'Royal Tunbridge Wells Town Centre Sites Assessment' as having potential for development - this does not in any way indicate or confirm that it will be allocated for development in the Royal Tunbridge Wells Town Centre Plan**, or that it will get planning permission in the future. The main purpose of the Call for Sites exercise is to provide the Council with an initial list of sites to consider in identifying potential land use supply for the Town Centre Plan.

The following form should be completed as fully as possible to include the relevant details to enable the Council to consider the site and its suitability for allocation within the Royal Tunbridge Wells Town Centre Plan.

### **Before you start filling in the form:**

Please read through the form first and make sure you have all the information readily to hand. You will be asked to attach a map (a site location plan clearly identifying the extent of the site boundary of the land you wish to submit for assessment), and so it is recommended that you have the map already saved on your computer. Please see section 7 of the form for more detail about how to produce a map.

If you are submitting more than one site, a separate form and map should be submitted for each site.

### **How we will use your personal information included in the site submission form**

Submissions to the Call for Sites cannot be treated in confidence and copies of all representations may be made publicly available. The Council will provide details of submissions on its website but will not publish personal information such as signatures, telephone numbers, emails, or private addresses in relation to those submissions to the Call for Sites

The information you provide will be used by the Council to help prepare the Royal Tunbridge Wells Town Centre Sites Assessment for the Royal Tunbridge Wells Town Centre Plan. The Council will enter responses onto a computer database for the purpose of recording and collating information. This will be used to make an initial appraisal of sites that might be taken forward for allocation in the Royal Tunbridge Wells Town Centre Plan.

Information about sites submitted through the Call for Sites may be published on the Council's website before the completion of the Royal Tunbridge Wells Town Centre Sites Assessment document. This will include an interactive map to show the location of submitted sites in relation to other sites and the town centre boundary.

Please click on the link below to find out more information about the Council's Planning Policy Privacy Notice: [Planning Policy Privacy Notice](#)

**By completing the Call for Sites form you confirm that you agree to this and accept responsibility for your comments.**

# SITE SUBMISSION FORM

<b>1. PERSONAL DETAILS</b>  <b>Please complete all fields that are relevant. The fields marked * are mandatory</b>	
Name *	Click or tap here to enter text.
The organisation you represent, if applicable	Click or tap here to enter text.
Postal address (including post code) *	Click or tap here to enter text.
Telephone Number *	Click or tap here to enter text.
Email address	Click or tap here to enter text.
Are you submitting a site/site in your capacity as any of the following *	<input type="checkbox"/> landowner <input type="checkbox"/> agent <input type="checkbox"/> developer <input type="checkbox"/> town or parish council <input type="checkbox"/> civic society or town forum <input type="checkbox"/> amenity or community group <input type="checkbox"/> other
If you ticked 'other', please clarify:	Click or tap here to enter text.
<b>Date of submission</b>	Click or tap here to enter text.
<b>2. SITE OWNER DETAILS</b>  <b>If you are representing the owner of a site, please give their full details below</b>	
How many people own the site?	Click or tap here to enter text.
The owner's name (or organisation (if applicable))  If more than one, please include details of all known landowners	Click or tap here to enter text.

The owner(s)'s address (including post code)	Click or tap here to enter text.
The owner's telephone number	Click or tap here to enter text.
The owner's email address	Click or tap here to enter text.
Please also explain the nature of the owner(s) interest (e.g. leaseholder, freeholder, etc)	Click or tap here to enter text.
Does the owner of the site know that you are submitting this site for consideration?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>3. SITE DETAILS</b> Please provide details of the site including if you are submitting the entire plot/building or part.	
Site address (including the post code if the site has one)	Click or tap here to enter text.
OS grid reference (centre of site) if known	Click or tap here to enter text.
Site area (sqm or hectares)	Click or tap here to enter text.
What is the site's current use (or most recent use)? Please include number and type of buildings currently on the site, if known and if the whole site/building is being submitted for consideration.	Click or tap here to enter text.
<b>4. CURRENT AND POTENTIAL FUTURE USE</b> Please specify the current and potential future use of the site	
Preferred future use(s) of the site	Please tick all that apply: <input type="checkbox"/> residential <input type="checkbox"/> elderly housing/care home <input type="checkbox"/> commercial (general) <input type="checkbox"/> office <input type="checkbox"/> retail <input type="checkbox"/> leisure

	<input type="checkbox"/> community facilities <input type="checkbox"/> educational facilities <input type="checkbox"/> energy generation <input type="checkbox"/> other
If you ticked 'other', or commercial (general) please clarify:	Click or tap here to enter text.
<b>5. POSSIBLE CONSTRAINTS</b> <b>This section deals with the suitability of a site for future development. Please indicate any known constraints that may affect the future development of the site</b>	
Environmental Constraints	Please tick all that apply: <input type="checkbox"/> flood risk <input type="checkbox"/> drainage <input type="checkbox"/> contamination <input type="checkbox"/> other
If you ticked 'other', please clarify:	Click or tap here to enter text.
If you ticked any of the boxes, please give further details	Click or tap here to enter text.
Physical and Infrastructure Constraints	Please tick all that apply: <input type="checkbox"/> vehicular access <input type="checkbox"/> pedestrian access <input type="checkbox"/> topography <input type="checkbox"/> trees/hedges <input type="checkbox"/> utilities infrastructure <input type="checkbox"/> other
If you ticked 'other', please clarify:	Click or tap here to enter text.
If you ticked any of the boxes, please give further details	Click or tap here to enter text.
<b>6. AVAILABILITY AND DELIVERY</b>	



<p><b>This section deals with the availability of the site and the estimated rate of delivery</b></p>	
<p>When would you anticipate the site being available for development to start?</p>	<p><input type="checkbox"/> within the next five years</p> <p><input type="checkbox"/> within the next six to 10 years</p> <p><input type="checkbox"/> within the next 11-15 years</p>
<p>When would you anticipate development being completed?</p>	<p><input type="checkbox"/> within the next five years</p> <p><input type="checkbox"/> within the next six to 10 years</p> <p><input type="checkbox"/> within the next 11-15 years</p>
<p>Please include details of phasing as appropriate:</p>	<p>Click or tap here to enter text.</p>
<p>Please state any other issues that the Council should be aware of (that are not already covered by the questions above) that could delay the site coming forward for development. For example, are there any covenants, leases or ransoms which would affect when the land may become available or how the site could be developed?</p>	<p>Click or tap here to enter text.</p>
<p><b>7. SITE VISITS</b></p> <p><b>Sites that are submitted may be visited by Borough Council officers as part of the assessment of sites.</b></p> <p><b>In identifying such a site, you are giving permission for an officer of the Council to access the site in order to ascertain site suitability.</b></p> <p><b>Please note it will not be possible to accompany Council officers during a site visit</b></p>	
<p>In identifying such a site, you are giving permission for an officer of the Council to access the submitted site in order to ascertain site suitability. In this context, would there be any access issues to the site?</p> <p>If yes, please provide contact details of the person who should be contacted to arrange a site visit to the submitted site</p>	<p>Click or tap here to enter text.</p>

<p>Would it be necessary for the Council Officer to go onto any privately owned adjoining land not in the same ownership as the submitted site?</p> <p>If yes, please provide contact details of any person(s) who should be contacted to make arrangements to go onto any adjoining land for the purpose of carrying out a site visit to the submitted site.</p>	<p>Click or tap here to enter text.</p>
<p><b>8. ATTACH A MAP</b></p> <p>Please attach an ordnance survey map (s) (preferably at 1:1250 scale, or 1:12500 scale for larger sites) outlining the precise boundaries of the site in its entirety, indicating the area of the site which may be suitable for development if this is less than the whole of the site. This should also include a direction of north point.</p> <p>You may wish to use our <a href="#">TWBC mapping tool</a> to produce a site plan.</p> <p>Alternatively, you can use your own map and submit it with the form.</p> <p>Please ensure that the site is located within the Royal Tunbridge Wells Town Centre Boundary. Or where it straddles the Boundary, that it is partially located within it. Any sites submitted which clearly fall outside of this Boundary will not be considered.</p> <p>Please indicate on the map any adjoining land that is in the same ownership as the site being submitted.</p> <p>The Council will be unable to register a site without all of this mapped information.</p>	<p>Click or tap here to enter text.</p>
<p><b>9. ADDITIONAL INFORMATION</b></p> <p>Please provide any other relevant information or considerations about the site that you want to make us aware of:</p>	<p>Click or tap here to enter text.</p>

## WHAT HAPPENS NEXT?

The Call for Sites will run until midnight on **Friday 18 August 2023**.

### How to Submit the Form

This site submission form (along with a site location plan showing the extent of the site boundary) should be completed as fully as possible to include the relevant details to enable the Council to consider the site and its suitability for allocation within the Royal Tunbridge Wells Town Centre Plan.

Please return this form by **midnight on Friday 18 August 2023**, together with a map that clearly identifies the boundary of the site. The form can be submitted:

**On-line:** The preferred method for completing this form is by using the on-line facility at <https://tunbridgewells-consult.objective.co.uk/kse/>

**Or by email:** Alternatively, this form can be downloaded as a word document or printed and scanned and emailed to: [RTWTownCentrePlan@tunbridgewells.gov.uk](mailto:RTWTownCentrePlan@tunbridgewells.gov.uk);

**Or by post to:**

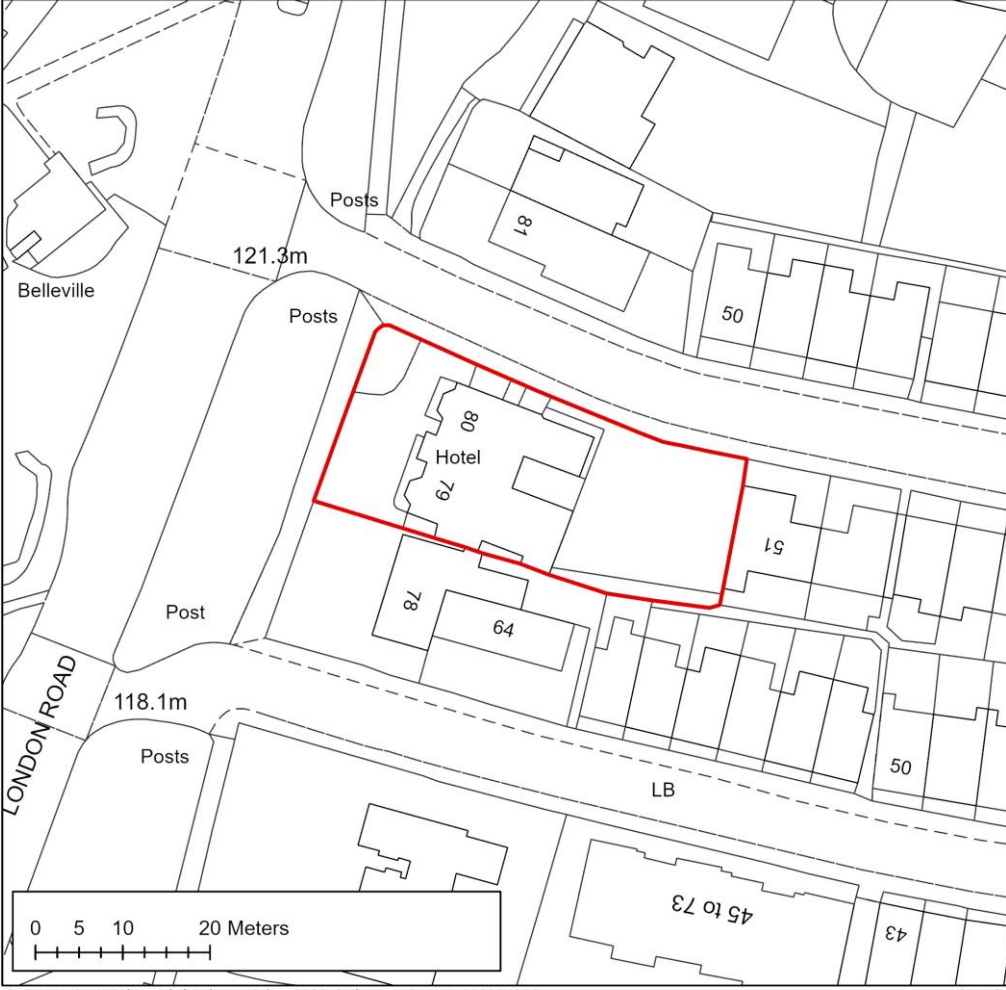
Planning Policy,  
Planning Services,  
Tunbridge Wells Borough Council,  
Town Hall,  
Royal Tunbridge Wells,  
Kent TN1 1RS

Again, it should be noted that the Royal Tunbridge Wells Town Centre Sites assessment is a technical assessment document that will help to identify a potential land supply. **It will not represent a commitment for development of a site or indicate that planning permission would be granted should an application be submitted.**

# Appendix 4: Site Assessment Sheets

Site Reference: TC1

Site Address: The Russell Hotel, 80 London Road, Royal Tunbridge Wells, TN1 1DZ

<p><b>Site Plan</b></p>	
<p><b>Area (Hectares)</b></p>	<p>0.09</p>
<p><b>Current Use</b></p>	<p>The site consists of a hotel and an associated car park.</p>
<p><b>Existing Buildings</b></p>	<p>There is an existing building of three to four storeys for hotel use.</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site is adjoined by predominantly residential of two to three storeys to the north-east and south-east, and the A26 (London Road) and Tunbridge Wells Common to the west and Lime Hill Road to the north.</p>
<p><b>Boundaries</b></p>	<p>There are trees on the A26 (London Road) frontage to the site and to the southern boundary adjacent to residential property.</p>

	The site is set back and separated from the A26 by a green verge and pavement.
<b>Vehicle Access</b>	There is existing vehicular access to the site and into the car park from Lime Hill Road.
<b>Pedestrian Access</b>	There are pavements along Lime Hill Road and alongside the A26.
<b>Public Rights of Way</b>	Public Right of Way number WB64 is adjacent to the site boundary. The footpath is adjacent to the site.
<b>Access to Local Services including Public Transport and active travel</b>	The site has good access to local services and facilities of the town centre by active travel. It is in close proximity to the train station and bus routes.
<b>Access to Open Space</b>	The site is located on the edge of the Tunbridge Wells Common and with easy access to the other town centre's parks including Calverley Grounds and the Grove Park.
<b>Site Topography</b>	The site is relatively flat with no topographical concerns evident.
<b>Natural Features</b>	There are some trees on the site boundary.
<b>Townscape</b>	The hotel building is prominent and though it is not listed, it is considered a building of interest. It is important to the local townscape, frontage of the A26 and the local character.
<b>Views into and out of site</b>	The public view of the site is prominent from the frontage of the A26 and views across from Tunbridge Wells Common.
<b>Infrastructure</b>	The site is located in the town centre of Royal Tunbridge Wells hence all relevant infrastructure is in place and no infrastructure constraints are evident onsite.
<b>Other (Noise/Regeneration, other physical)</b>	The site is affected by road noise from the A26 and bus parking along the edge of the A26 adjacent to the Tunbridge Wells Common. It would also be expected that there would be general noise associated with the town centre.
<b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed Buildings, Highways matters)</b>	<ul style="list-style-type: none"> <li>• Impact of any redevelopment on Tunbridge Wells Common.</li> <li>• Heritage matters (within Conservation Area; adjacent to listed buildings, inclusive of the adjacent Grade II listed property of Rock View at 78 London Road to the south and the Grade II listed brick pavement between 58-85 London Road running along the front of the property).</li> <li>• Highway matters (KCC Highways views on alternative uses of building).</li> <li>• Considerations regarding the retention of the existing building and car park or redevelopment of car park.</li> <li>• Tree Preservation Order (TPO) (only one Lime tree 0024/2012 along the northern boundary (Lime Hill Road) of the car parking area to the rear. There is some vegetation along the A26 frontage (not TPO), which contributes to</li> </ul>

	<p>character and appearance of the building in the Conservation Area, therefore would require retention.</p> <ul style="list-style-type: none"><li>• Loss of hotel use if redeveloped - would need submission of justification for this. (It is currently a two star hotel).</li><li>• Also used by Council housing team for those in housing need.</li></ul>
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# Site Reference: TC3

**Site Address: Mount Pleasant Avenue Car Park, Mount Pleasant Avenue, Royal Tunbridge Wells, TN1 1QY**

<p><b>Site Plan</b></p>	<p>© Crown Copyright and database rights 2023 Ordnance Survey 100024298</p>
<p><b>Area (Hectares)</b></p>	<p>0.19</p>
<p><b>Current Use</b></p>	<p>The site is currently used as a surface level car park by AXA during the week and open to the public at weekends.</p>
<p><b>Existing Buildings</b></p>	<p>There are no buildings on site, but there is a fenced-off electricity substation in the north-western corner of the.</p> <p>There are also four solar panels on stands along the edge of the car parking area to the east and west (see infrastructure below).</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site sits within a commercial area with adjacent uses including AXA (Philips and Eynsham House) - there is a link through from the AXA site to the submitted car park site, commercial units along Mount Pleasant Avenue, residential flats above shop</p>

	units to the north and west, and Calverley Grounds and Park and dental practice to the south and east.
<b>Boundaries</b>	There are mature tree boundaries around all sides of the site creating a well enclosed/screened site.
<b>Vehicle Access</b>	There is vehicular access provided from Mount Pleasant Avenue which is a one-way street accessed from Crescent Road.
<b>Pedestrian Access</b>	There is pedestrian access from Mount Pleasant Avenue with a number of entrance points, although some are up very steep steps due to the site's topography.
<b>Public Rights of Way</b>	None.
<b>Access to Local Services including Public Transport and active travel</b>	The site is well located for access to services and facilities of the town centre and in very close proximity to the train station and active travel options.
<b>Access to Open Space</b>	The site is directly adjacent to Calverley Grounds and Park and in proximity to the Grove Park and the Tunbridge Wells Common.
<b>Site Topography</b>	The site's topography is challenging with steep drop from the north to the south.
<b>Natural Features</b>	There are mature trees around all edges of the site.
<b>Townscape</b>	The site currently adds little to the townscape due to current use and enclosed nature of the site. However, this should be considered in any redevelopment of the site in terms of any potential impacts on the townscape.
<b>Views into and out of site</b>	There are limited public views from and into the site due to tree screening and topography. There are also some distant views from the edge of Calverley Grounds which could be impacted by redevelopment of the site.
<b>Infrastructure</b>	Infrastructure is in place around the site. Solar panels have been installed within the boundary of the car park. There is also a substation within the site boundary.  There is public car park infrastructure of 60 car parking spaces opened at weekends only from 06.00 Saturday to 18.00 Sunday.
<b>Other (Noise/Regeneration, other physical)</b>	There are some noises from adjacent commercial uses (extractor fan noises from rear of commercial properties on Mount Pleasant Road). Also, noise from any events within Calverley Grounds and Park and from a central town centre area. The site is located within close proximity to a Noise Action Important Planning Area (DEFRA) to the south-west.
<b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed)</b>	<ul style="list-style-type: none"> <li>Needs to be considered as part of the Council's emerging car parking strategy.</li> <li>Heritage matters (within Conservation Area; impacts on the Historic Park and Garden of Calverley Grounds and Park; close by Grade II listed Hotel du Vin and 6-11 Lanthorne Mews located along Crescent Road to the north-east –</li> </ul>



<b>Buildings, Highways matters)</b>	these buildings also fall within the Calverley Grounds historic park and garden designation). <ul style="list-style-type: none"><li>• Tree Preservation Orders (TPO trees overhanging the northern boundary).</li><li>• Site is currently being marketed for sale for redevelopment which is subject to obtaining relevant planning consents.</li></ul>
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# Site Reference: TC4

**Site Address: Meadow Road Car Park, Upper Grosvenor Road, Royal Tunbridge Wells, TN1 2EN**

<p><b>Site Plan</b></p>	<p>© Crown Copyright and database rights 2023 Ordnance Survey 100024298</p>
<p><b>Area (Hectares)</b></p>	<p>0.265</p>
<p><b>Current Use</b></p>	<p>The site is used as a multi-storey car park on five levels.</p>
<p><b>Existing Buildings</b></p>	<p>There is an existing multi-storey car park built circa 1980s.</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site is adjoined by a commercial area including the former main Post Office building and other shops, offices on Goods Station Road, along with Canterbury Christchurch University and residential use on</p>

	Meadow Road as well as a mix of residential and commercial uses on Upper Grosvenor Road.
<b>Boundaries</b>	<p>The car park is bounded by the gyratory road network – Meadow Road to the north/north-east, Grosvenor Road to the north/north-west, Goods Station Road to the south and commercial properties to the west.</p> <p>The building itself defines the boundaries of the site – there are no boundary features.</p>
<b>Vehicle Access</b>	There is vehicular access into the car park from Upper Grosvenor Road with a separate exit point on Meadow Road.
<b>Pedestrian Access</b>	The main pedestrian access into/out of the car park building is on the corner of Goods Station Road and Meadow Road, with a pedestrian crossing point just outside. The building is bounded by pavements to the north, east and south with other openings for pedestrian access into the site from the surrounding pedestrian network.
<b>Public Rights of Way</b>	None.
<b>Access to Local Services including Public Transport and active travel</b>	The site is very well located for a range of local services and facilities. One of the main entrance/access points to the Royal Victoria Place (RVP) is located directly opposite.
<b>Access to Open Space</b>	The site is relatively close to Grosvenor and Hilbert Recreation Ground as well as Calverley Grounds and Park.
<b>Site Topography</b>	The topography of the site is flat.
<b>Natural Features</b>	None.

<b>Townscape</b>	The on-site building is significant within the urban townscape but has little design merit. Given its setting within a dense urban context, it could benefit from redevelopment/regeneration.
<b>Views into and out of site</b>	There is a prominent public view of the site given its visibility in the wider townscape. In addition, it is worth noting the significant views down from the top of the multi-storey car park.
<b>Infrastructure</b>	<p>The site is located within the centre of Royal Tunbridge Wells and there is existing built development. It has an urban context.</p> <p>The site also forms a significant part of the road and town infrastructure providing parking for 450 vehicles, with 10 blue badge spaces (open 07.00-23.00).</p>
<b>Other (Noise/Regeneration, other physical)</b>	The site is affected by car noise and general town noise, given its surroundings of the road system gyratory and the location within the central town centre. It is also located in close proximity to a Noise Action Important Planning Area (DEFRA) to the north-west (see below).
<b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed Buildings, Highways matters)</b>	<ul style="list-style-type: none"> <li>• Needs to be considered as part of the Council's emerging car parking strategy.</li> <li>• Heritage matters (not located within the Conservation Area but immediately adjacent to its western boundary; no listed buildings adjacent to the site but in fairly close proximity to the south-east is a Grade II listed building at 18 Goods Station Road).</li> <li>• Highway matters (KCC Highways in terms of any amended road layouts).</li> </ul>

# Site Reference: TC5 and TC8

**Site Address: 9-10 Crescent Road, Royal Tunbridge Wells, TN1 2LU**

<p><b>Site Plan</b></p>	<p>The site plan shows a cluster of buildings. A red outline highlights the site at 9 to 10 Crescent Road, which includes Calverley Terrace. To the west are the Assembly Hall and Police Station. To the east is Priplan House and an EI Sub Sta. A Multistorey Car Park is located to the north. A scale bar indicates 0, 10, 20, and 40 meters. A north arrow is also present. The map is credited to Ordnance Survey 100024298.</p>
<p><b>Area (Hectares)</b></p>	<p>0.1355</p>
<p><b>Current Use</b></p>	<p>The site comprises an office which is currently vacant as well as a car park which is currently in use to permit holders.</p>
<p><b>Existing Buildings</b></p>	<p>There is an existing office building which is vacant.</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site is adjoined by a number of civic buildings, including the Tunbridge Wells police station, the Assembly Hall Theatre, the Town Hall and The Amelia all located to the west, and the Crescent Road public car park sitting immediately behind the site to the north. A</p>

	former office building has recently been converted to flats on the neighbouring site to the east. In addition, the Grade II listed Hotel du Vin and AXA buildings known as Phillips House and Eynsham House are located directly opposite to the south on Crescent Road.
<b>Boundaries</b>	There is a strong green boundary to the east of the site with some mature trees, including a green bank where there is a change in level. Also a more open green verge and vegetation along the western boundary. Crescent Road car park acts as a boundary to the northern rear part of the site, with the Crescent Road bordering the site to the south.
<b>Vehicle Access</b>	There is an existing vehicular access from Crescent Road, which appears to be barrier-operated at present.
<b>Pedestrian Access</b>	There is pedestrian access from Crescent Road and surrounding pedestrian routes, including a pedestrian link to the Crescent Road car park running along and adjacent to the western boundary of the site.
<b>Public Rights of Way</b>	None.
<b>Access to Local Services including Public Transport and active travel</b>	The site is very well located for a range of local services and facilities, as well as the train station and active travel options.
<b>Access to Open Space</b>	The site is in close proximity to Calverley Grounds and Park as well as the Grove Park.
<b>Site Topography</b>	The site steadily slopes down from the north to the south at the road frontage. The building to the east sits at a higher level while the adjacent police station to the west at a lower level than the site.
<b>Natural Features</b>	There are mature trees and hedges to the eastern boundary of the site which should be retained as part of any redevelopment.
<b>Townscape</b>	These are attractive buildings in this location with an important heritage background (Grade II listed) which add to the townscape.

	They present a different scale to the other larger and more prominent civic buildings.
<b>Views into and out of site</b>	Public views from the front aspect are significant which benefit from an elevated position and therefore important in surrounding views. However, the existing car parking area to the front of the building detracts from this view.
<b>Infrastructure</b>	The site is located within the centre of Royal Tunbridge Wells and there is existing built development. It has an urban context. No infrastructure issues are evident.
<b>Other (Noise/Regeneration, other physical)</b>	The site is located along the busy Crescent Road and adjacent to the Assembly Hall Theatre which may have noise implications. The site is also affected by general town noise given its town centre location.
<b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed Buildings, Highways matters)</b>	<ul style="list-style-type: none"> <li>• Mature trees along site boundary should be retained. Although these trees are not protected by Tree Preservation Orders (TPOs), their location in and contribution to the character/appearance of the Conservation Area affords them some protection.</li> <li>• Heritage matters (within Conservation Area; 9-10 Calverley Terrace are Grade II listed Decimus Burton buildings, the adjacent civic buildings (Police Station, Assembly Hall Theatre and Town Hall) are all also Grade II listed; as are the Hotel du Vin and adjoining buildings on Lanthorne Mews opposite to the south which also fall within the designated Historic Park and Garden of Calverley Grounds).</li> <li>• Need to consider in light of the Car Parking Strategy.</li> <li>• There is interest in the site from the RTW Civic Society to be used as a Decimus Burton museum.</li> </ul>



# Site Reference: TC6

**Site Address: Great Hall Car Park, Mount Pleasant Avenue, Royal Tunbridge Wells, TN1 1QQ**

<p><b>Site Plan</b></p>	<p>The site plan shows a rectangular area outlined in red, labeled 'Car Park'. To its west is the 'Great Hall Arcade' (units 1 to 6) and a row of numbered units (7, 11, 12). Further west are 'Shelters' and units 14, 18, and 2 to 36. To the east is 'The Lodge'. To the south are units 6 to 10, 16 to 19, 22 to 24, and 'And e to h'. A scale bar at the bottom left indicates 0, 5, 10, and 20 meters. The copyright notice at the bottom reads: '© Crown Copyright and database rights 2023 Ordnance Survey 100024298'.</p>
<p><b>Area (Hectares)</b></p>	<p>0.184</p>
<p><b>Current Use</b></p>	<p>The site consists of a public multi storey car park (two to three storeys).</p>
<p><b>Existing Buildings</b></p>	<p>There is an existing building for public multi storey car park use.</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site is adjoined by Calverley Grounds to the north and east, including a dental practice (The Lodge), Great Hall Shopping Arcade including Sainsburys and other commercial outlets fronting Mount</p>

	Pleasant Road and Hoopers Department Store to the south-west, along with residential properties to the south and south east.
<b>Boundaries</b>	<p>Trees form a boundary around the access road to the east and north of the site, with the park located to the north and east beyond and commercial and residential to the west and south.</p> <p>The building itself defines the boundaries of the site – there are no boundary features.</p>
<b>Vehicle Access</b>	There is vehicular access along a minor access road leading from Mount Pleasant Road to the west of the site.
<b>Pedestrian Access</b>	The site is accessible by pedestrians from a number of access points.
<b>Public Rights of Way</b>	None.
<b>Access to Local Services including Public Transport and active travel</b>	The site is very well located for access to local services and facilities within the town centre. It is in very close proximity to the mainline rail station and other active travel options.
<b>Access to Open Space</b>	The site is immediately adjacent to Calverley Grounds and Park and also close to the Grove Park.
<b>Site Topography</b>	The topography of the site is flat.
<b>Natural Features</b>	There are trees located within close proximity to the site along the edge of the access road but no natural features are identified within the site.
<b>Townscape</b>	The site is a prominent building on the edge of the park which has a significant impact on the setting of this historic park and garden. Any redevelopment of the site would need to be carefully considered.

<b>Views into and out of site</b>	There is a prominent public view directly visible from the park, although it is less visible in far reaching views due to the fact that it sits lower than the surrounding area.
<b>Infrastructure</b>	The site consists of car park infrastructure with 200 car parking spaces, including six blue badge spaces. Overnight parking is available.
<b>Other (Noise/Regeneration, other physical)</b>	<p>There is noise associated with the town centre location and also directly from the adjacent park and in particular from any events. Noise is also likely to be caused by servicing activities from the adjacent Hoopers department store.</p> <p>The site is located within close proximity to a Noise Action Important Planning Area (DEFRA) to the north-west.</p>
<b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed Buildings, Highways matters)</b>	<ul style="list-style-type: none"> <li>• Needs to be considered in light of Council’s Car Parking Strategy.</li> <li>• Highway matters (access).</li> <li>• Heritage matters (within Conservation Area; impacts on the Historic Park and Garden of Calverley Grounds and Park; significant heritage implications of any redevelopment).</li> <li>• No Tree Preservation Orders (TPOs) but to consider the impact on any significant trees.</li> <li>• Impact on Hoopers servicing arrangements.</li> <li>• There is existing planning history in relation to previous Council-led scheme for the redevelopment of the car park to create a new town centre theatre and ancillary uses on the site which experienced significant local objection.</li> </ul>

# Site Reference: TC10

**Site Address: Phillips and Eynsham House, Crescent Road, Tunbridge Wells, TN1 2PL**

<p><b>Site Plan</b></p>	
<p><b>Area (Hectares)</b></p>	<p>0.6</p>
<p><b>Current Use</b></p>	<p>The site consists of an office (class E Commercial).</p>
<p><b>Existing Buildings</b></p>	<p>There are two existing linked substantial four-to-five storey office buildings with a further smaller building as well as an associated car park.</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site is adjoined by a number of civic buildings, including the Tunbridge Wells Police Station, the Assembly Hall Theatre, the Town Hall located opposite to the north, Hotel du Vin located adjacent to the east of the site, Mount Pleasant Avenue Car Park to the immediate</p>

	south including an access link to it, also Calverley Grounds to the south and other commercial buildings fronting onto Mount Pleasant Road to the west.
<b>Boundaries</b>	There are a number of significant trees and stone walls along the frontage of the site at Crescent Road and within the boundary to the east with the Hotel du Vin and to the south-west at the boundary with the Mount Pleasant Avenue Car Park. Mount Pleasant Avenue forms the boundary to the west and Calverley Park to the south.
<b>Vehicle Access</b>	There is vehicular access direct from Crescent Road.
<b>Pedestrian Access</b>	There is pedestrian access direct from Crescent Road.
<b>Public Rights of Way</b>	None.
<b>Access to Local Services including Public Transport and active travel</b>	The site is well located for access to local services and facilities and in close proximity to the train station and active travel options.
<b>Access to Open Space</b>	Calverley Grounds and Park are immediately adjacent to the south of the site and the site is in proximity to other town centre open spaces including the Grove Park and Tunbridge Wells Common.
<b>Site Topography</b>	The front part of the site at Crescent Road is flat, however it drops down along Mount Pleasant Avenue to the south.
<b>Natural Features</b>	There are a number of mature and significant trees around the site, particularly around Eynsham House and to the rear of the site (see Tree Preservation Orders (TPOs) details below).
<b>Townscape</b>	The site comprises prominent buildings within the townscape of this part of the town centre is and set at a significantly higher level than Calverley Grounds and other buildings to the south.
<b>Views into and out of site</b>	The scale of the buildings and their location mean that they are prominent in distant views, particularly from Calverley Park.

<p><b>Infrastructure</b></p>	<p>There are free standing solar panels within the site and associated infrastructure.</p> <p>There is on-site car parking infrastructure of several car parking areas serving the site – basement/lower ground parking within the buildings, and a large car parking area to the front of Phillips House and parking/turning areas to the rear of the buildings. As mentioned above, there is a direct link from the site into Mount Pleasant Avenue Car Park to the south.</p>
<p><b>Other (Noise/Regeneration, other physical)</b></p>	<p>The site is located on a main road (Crescent Road) in a town centre location and therefore is affected by noise associated with this. There is potential noise from the opposite Assembly Hall Theatre.</p> <p>It is located within close proximity to a Noise Action Important Planning Area (DEFRA) to the south-west.</p>
<p><b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed Buildings, Highways matters)</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders (TPO's on trees on the frontage and within the site).</li> <li>• Heritage matters (within Conservation Area); adjacent to a number of Grade II listed buildings – 82 Mount Pleasant Road (Lloyds Bank) to the west, Town Hall, Assembly Hall Theatre, Police Station and 9-10 Calverley Terrace to the north, Hotel du Vin and adjoining buildings on Lanthorne Mews to the east, and Calverley Park designated Historic Park and Garden to south/south-east).</li> <li>• Topography as the site falls away quite significantly to the rear.</li> <li>• Justification for any demolition of the buildings on site.</li> <li>• Justification for the loss of office use if alternative use is deemed acceptable.</li> <li>• Density of the site – site submission indicates 40 family dwellings, but this is a central location and should encourage higher density if use of land for housing is considered to be appropriate.</li> <li>• Design should make maximum use of the change in levels through the site.</li> </ul>

# Site Reference: TC11

**Site Address: 1 and 2 The Old Coach House, Culverden Street, Tunbridge Wells, TN4 8AD**

<p><b>Site Plan</b></p>	<p>The map shows Culverden Street running diagonally from the bottom left towards the top right. Two plots, labeled '1' and '2', are highlighted in red and labeled 'The Old Coach House'. To the north of the site is a 'Garage' building. To the east, along Grosvenor Road, are other residential plots numbered 78, 70, 15, 53, and PH 47. A distance of 118.3m is indicated between a point on the street and a point further east. A scale bar at the bottom left shows 0, 5, 10, and 20 meters. The map is credited to Ordnance Survey 100024298.</p>
<p><b>Area (Hectares)</b></p>	<p>0.034</p>
<p><b>Current Use</b></p>	<p>The site is in residential use.</p>
<p><b>Existing Buildings</b></p>	<p>There are two small residential buildings.</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site is adjoined by a mix of residential and commercial buildings along Grosvenor Road to the east, which are in very close proximity but sit at a significantly lower level, along with the United Reformed Church and commercial garage buildings (Hendy) to the north and further garage buildings/forecourt to the south and west.</p>

<b>Boundaries</b>	<p>The site is located within a densely urbanised area within/adjacent to a wider site allocated within the Site Allocations Local Plan and the Submission Local Plan for residential development.</p> <p>The site is bounded by commercial and residential properties. Its boundaries are tightly drawn consisting of the buildings and an adjacent chained off hardstanding area to the north. There are no boundary features.</p>
<b>Vehicle Access</b>	There is current vehicular access into the site from Culverden Street.
<b>Pedestrian Access</b>	There is pedestrian access into the site from surrounding pedestrian routes.
<b>Public Rights of Way</b>	None.
<b>Access to Local Services including Public Transport and active travel</b>	The site is well located for access to local services and facilities and active travel options.
<b>Access to Open Space</b>	The site is fairly close to open space options including the Tunbridge Wells Common, Calverley Grounds and Park and Grosvenor and Hilbert Recreation Ground.
<b>Site Topography</b>	The site is small and has a very challenging topography and is on a number of different levels.
<b>Natural Features</b>	None.
<b>Townscape</b>	The site is within/adjacent to the Hendy garage site which is a dense urban site due to be redeveloped.
<b>Views into and out of site</b>	There are very limited views into and out of the site.
<b>Infrastructure</b>	The site is located within the centre of Royal Tunbridge Wells and there is existing built development. It has an urban context. No infrastructure issues are evident.
<b>Other (Noise/Regeneration, other physical)</b>	There is noise from the garage currently, although it is due to be redeveloped for residential. The site is also likely to be impacted by associated noise of an urban and commercial area.



	<p>It is located partly within a Noise Action Important Planning Area (DEFRA).</p>
<p><b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed Buildings, Highways matters)</b></p>	<ul style="list-style-type: none"> <li>• Heritage matters (within Conservation Area).</li> <li>• Townscape/Urban Design.</li> <li>• Relationship with the adjacent Hendy site.</li> <li>• It is a very small site which might be better being considered alongside the adjacent proposed Hendy redevelopment scheme.</li> </ul>

# Site Reference: TC12

**Site Address: Torrington Car Park, Vale Road, Royal Tunbridge Wells, TN1 1BT**

<p><b>Site Plan</b></p>	
<p><b>Area (Hectares)</b></p>	<p>0.53</p>
<p><b>Current Use</b></p>	<p>The site comprises a multi-storey car park with retail use including The Range and Iceland located to the front at ground floor level.</p>
<p><b>Existing Buildings</b></p>	<p>The site consists of a large complex building including the uses listed above on four to five levels.</p>
<p><b>Adjoining Use(s)</b></p>	<p>The site is set within a mixed-use town centre location and adjoined by a range of uses, including the train station and smaller commercial buildings along Vale Road to the east, residential and leisure uses to the south (former Post Office site) and a mix of commercial and</p>

	residential uses along Vale Avenue to the west and Lonsdale Gardens to the north.
<b>Boundaries</b>	<p>The site is bounded by the backs/gardens of residential properties to the north with some hedging/trees, other commercial and residential premises to the west and south, the train station and station approach to the east and is bounded by Vale Road to the south-east.</p> <p>There are no boundary features to the front of the building – open public realm area opposite train station. Some boundary walls/retaining walls to the rear are on Vale Avenue.</p>
<b>Vehicle Access</b>	There is existing vehicular access from London Road to the west of the site, via a steep access ramp off Vale Avenue, into the multi-storey car park.
<b>Pedestrian Access</b>	There is pedestrian access from a number of points around the site from the current pedestrian network.
<b>Public Rights of Way</b>	None.
<b>Access to Local Services including Public Transport and active travel</b>	The site is well located for a range of local services and facilities and is directly opposite the train station and so extremely well located for rail and active travel.
<b>Access to Open Space</b>	The site is very close to Tunbridge Wells Common and in walking distance of the Grove Park and Calverley Grounds and Park.
<b>Site Topography</b>	The topography of the site is mostly flat, with adjoining land rising significantly around it to the north and east.
<b>Natural Features</b>	There are some trees/hedging around the boundaries of part of the site to the east, west and north, but primarily is considered to be a fairly harsh urban environment.
<b>Townscape</b>	The site is prominent and visible within the town centre adjacent to the train station, hence would need to be considered carefully for any redevelopment in terms of its impact on the local and wider urban form and character.

<b>Views into and out of site</b>	The buildings are visible from the surrounding area particularly from views from higher parts of the town – Grove Hill Road in particular. However, there are changes in topography which could lend itself to the site being able to accommodate higher development.
<b>Infrastructure</b>	<p>The site is located within the centre of Royal Tunbridge Wells and there is existing built development.</p> <p>The site comprises car parking infrastructure of a multi-level car park with 235 spaces, with 13 blue badge spaces. Overnight parking is available.</p>
<b>Other (Noise/Regeneration, other physical)</b>	<p>The site is adjacent to the train station as well as the busy bounded Vale Road, therefore affected by noise associated with them. The site is also affected by general town noise given its town centre location.</p> <p>It is located within close proximity to a Noise Action Important Planning Area (DEFRA) to the south-west.</p>
<b>Further issues for consideration (TPO, Heritage – Conservation Area, Listed Buildings, Highways matters)</b>	<ul style="list-style-type: none"> <li>• Heritage matters (Consideration of heritage/townscape impact in Conservation Area; close by Grade II listed buildings – 40 London Road to the west and the adjacent train station building to the east).</li> <li>• Consideration of heights/levels appropriate within this prominent location.</li> <li>• Needs to be Considered as part of the Council’s Car Parking Strategy.</li> <li>• The site has recently changed ownership.</li> <li>• This site has lots of development potential and could accommodate a range of uses, including higher density residential use, given its very sustainable and desirable town centre location (close to Tunbridge Wells Common and the Pantiles etc.), subject to impact on wider townscape etc.</li> </ul>



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

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