

# **Pembury Neighbourhood Plan 2020 to 2038**



## **Referendum Version**

**September 2023**

**Prepared by the Pembury Neighbourhood Plan Steering Group  
on behalf of Pembury Parish Council**

**Foreword**

The future of Pembury; conserving its historic assets; safeguarding its High Weald landscape setting and important green spaces; and maintaining the identity of the village while at the same time supporting the ongoing viability and vitality of the village, has been at the heart of the work which has been carried out.

The Parish Council decided that to meet the concerns of local residents it would use the provisions of the Localism Act 2011 which gave local communities more control over the ways in which neighbourhoods developed. Therefore, in February 2020 it agreed that a Neighbourhood Development Plan be prepared and set up a Neighbourhood Development Plan Working Group.

From this a Steering Committee and four Working Groups were set up, the latter to look at different aspects of the plan: heritage and housing; environment and open spaces; transport and movement; community facilities, employment and the local economy. Although some Councillors have been involved, much of the work has been carried out by local residents who have freely given of their time to produce the plan you are about to read. It has been a very demanding task and I would like to record my thanks to all of them for the terrific work they have done.

Though most of the work has been carried out during the Covid-19 pandemic we have consulted with residents whenever we can, carrying out surveys and workshops both online and face to face. At the "Picnic on the Green" event in September 2021, for example, we took the opportunity of engaging residents with our most recent survey. I am grateful to all those of you who throughout the process have engaged with us and provided us with vital answers and information.

The Pre-Submission draft Plan was consulted on formally during June and July 2022. All comments received were carefully considered and the Plan amended as necessary. The Submission version Plan was subject to a further round of consultation led by Tunbridge Wells Borough Council.

Following this, the Plan was independently examined and, subject to some minor modifications, was found to meet the Basic Conditions. This final Pembury Neighbourhood Plan will now proceed to a local referendum. A simple majority of residents who vote will lead to the plan being "made".

This means that it will become part of the Development Plan for the Borough and that the policies which it contains will be used to determine planning applications and land use in the Parish for the future.

#### **Cllr. Nigel Stratton**

##### **The front cover photographs were submitted to the Visions of Pembury photo competition:**

1. St Peters Church, Nicola King
2. Pippins Farm Apple orchards, Debbie Garrett/Debbie Muir
3. From Amhurst Bank, John Vale-Taylor
4. Lambs in Spring, Sophie McArthur
5. From Amhurst Bank of pastureland for athletic sheep, John Vale-Taylor
6. Glimmer of sunlight through pines at the graveyard behind school, Philip Davis
7. Bluebells near to Kent Collage, Sophie McArthur
8. The Old Coach Road, far side of A21, Philip Davis
9. Sunset in Pembury, Ahmed Elgamal
10. "Resting Place": a welcome resting place to admire the view, on a long country walk, Peter Chartres

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*The Parish Sign; and local bluebells (c/o Nicola King)*



## 1. INTRODUCTION

- 1.1 This document is the Pembury Neighbourhood Plan (PNP). It sets out planning and land-use policy for the village and wider parish, over the period 2020 to 2038, forming part of the development plan for Tunbridge Wells borough. Tunbridge Wells Borough Council (TWBC), as the local planning authority, [designated](#) the Pembury neighbourhood area on 14 July 2020. The neighbourhood area shares its boundary with that of the Parish (Figure 1.1).
- 1.2 The Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). The Parish Council, as the Qualifying Body, set up a Neighbourhood Plan Steering Group comprising local councillors and volunteers from the community, to lead on the preparation of the Plan. In consultation with the community, local businesses and others, the Steering Group has established a vision and framework for the future of the designated area and set out how that vision will be realised through planning land use and development change over the period 2020 to 2038.
- 1.3 The PNP policies form part of the development plan for Tunbridge Wells borough and must be considered by any interested parties wishing to submit planning applications for development within Pembury parish. The policies also set out how land should be considered, in planning terms, locally, and is a material planning consideration in the determination of applications, alongside the policies of the local development plan.
- 1.4 The process of producing the PNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in Pembury parish. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the green boxes and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the PNP.
- 1.5 Beneath each policy is a conformity reference, listing the relevant policies in the TWBC adopted and emerging Local Plan documents, the relevant objectives of the High Weald Area of Outstanding Natural Beauty (AONB) Management Plan and the paragraphs of the National Planning Policy Framework (NPPF) that the policy conforms to. Regard has also been given to the Government's December [2022 to March 2023 consultation](#) on changes to the NPPF.
- 1.6 The PNP also identifies local community projects that are not met through planning policy but which are important to the well-being of the community. Finally, the Plan sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

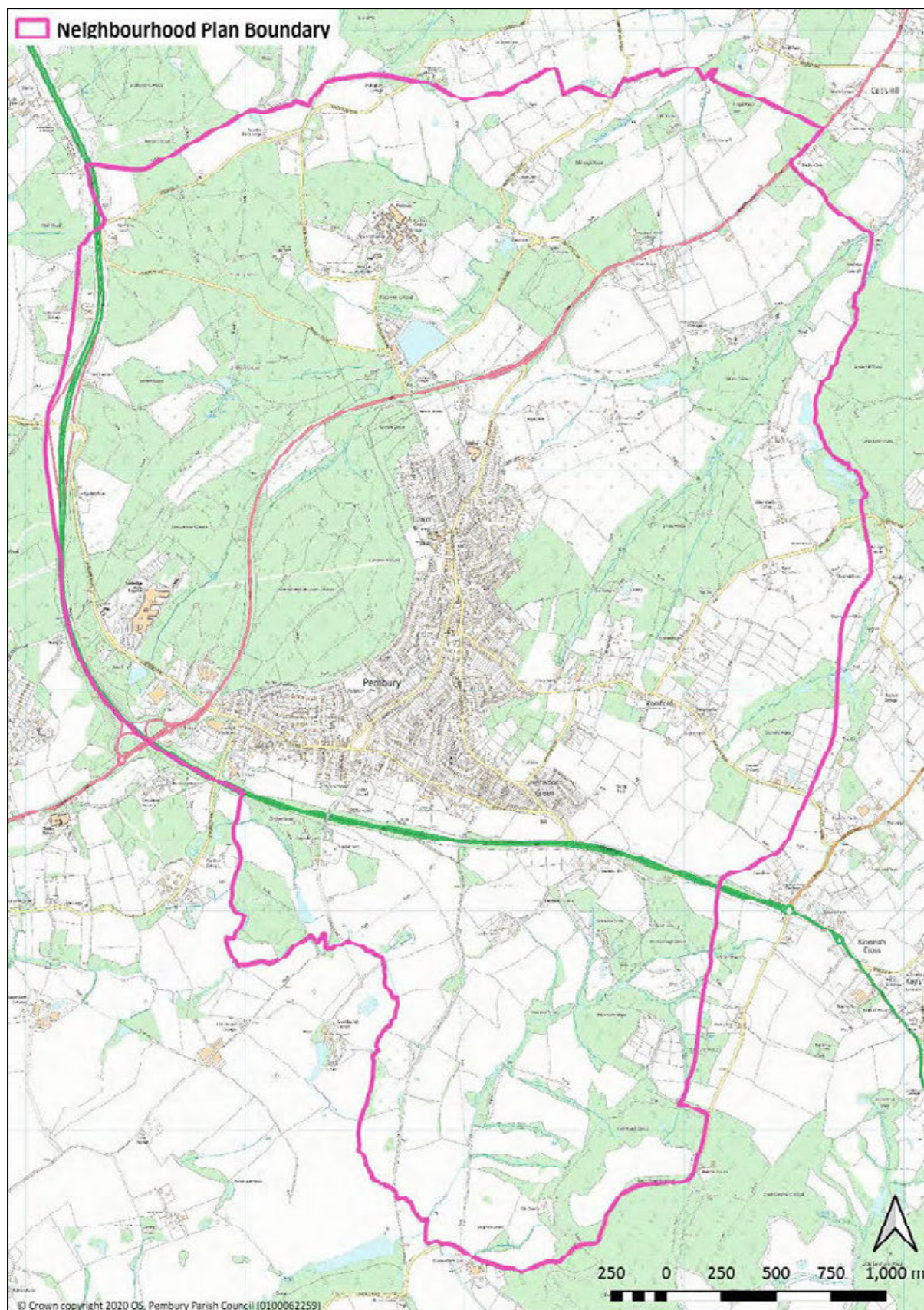
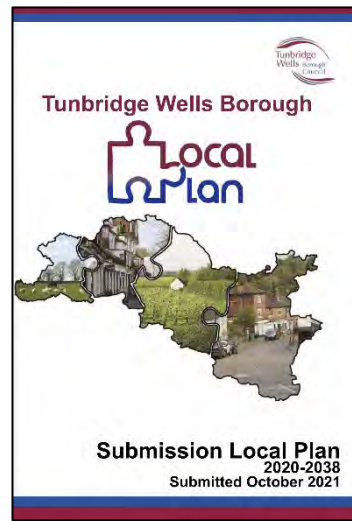
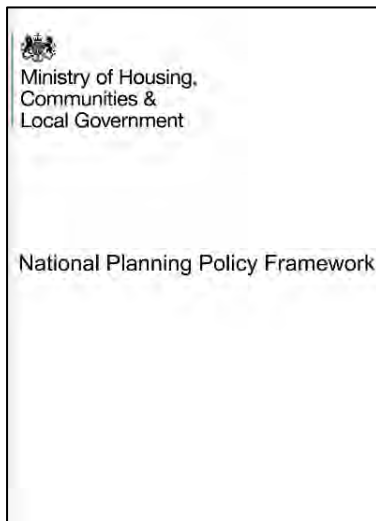


Figure 1.1: Pembury Neighbourhood Plan designated area

## The Planning Policy Context



### National Planning Policy

- 1.7 The PNP has been prepared in accordance with the NPPF (most recently revised in July 2021). Paragraphs 29 and 30 state:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).*

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

- 1.8 Regard has also been given to the Government’s December 2022 to March 2023 consultation on amendments to the NPPF.

### Local Planning Policy

- 1.9 The policies of the Neighbourhood Plan must be in general conformity with the strategic policies of the Development Plan for Tunbridge Wells borough, which comprises the following:

The saved policies of the Local Plan 2006

The Core Strategy (adopted 2010)

The Site Allocations Local Plan (adopted 2016)

The Kent Minerals and Waste Local Plan (adopted 2016, modified in 2020)



‘Made’ Neighbourhood Plans across the borough

- 1.10 A new Local Plan for Tunbridge Wells borough is in the process of being developed. Following the Regulation 19 consultation it was submitted to the Secretary of State for independent Examination on 1 November 2021. Following the Stage 1 and Stage 2 hearing sessions, the Inspector wrote to the Borough Council setting out his initial findings in November 2022.
- 1.11 The latest [Local Development Scheme](#), which sets out the proposed timetable for the emerging Local Plan, [was published in October 2021. It](#) states that the intention is to adopt the new Local Plan in January 2023. A new Local Development Scheme is to be published by TWBC setting out a revised timescale. Once adopted, the new Local Plan will replace the saved policies of the 2006 Local Plan, the Core Strategy (2010) and the Site Allocations Local Plan (adopted 2016).
- 1.12 As the [Submission Local Plan \(SLP\)](#) is well-advanced, its policies carry increasing weight as the Plan goes through the process and are an important consideration in the development of the PNP policies. The draft strategic policies (starting ‘STR’) – and the evidence base sitting behind them – have therefore been used to inform the PNP.
- 1.13 The SLP seeks to deliver, across the borough, a minimum of 12,204 dwellings and 14 hectares of employment (Use Classes B (Business use) and E (Commercial use)) land, together with supporting infrastructure and services over the plan period (Policy STR 1). Pembury village is classified in the adopted Core Strategy as a ‘village’ within the [settlement hierarchy](#). The SLP categorises it within the retail hierarchy as a ‘village settlement’, providing day-to-day facilities primarily to its residents. The proposed strategy (at 1 November 2021) for Pembury is to:
- Deliver approximately 389-417 new dwellings (54 already have planning permission), through allocations;
- Deliver supporting infrastructure improvements, including highways, cycleways, education, health, recreation, allotments and community learning.
- 1.14 Eight sites have been proposed for allocation to accommodate this and these are set out in Appendix A.

**The High Weald AONB Management Plan**

- 1.15 Beyond most of the village boundary itself, Pembury parish falls wholly within the High Weald Area of Outstanding Natural Beauty (AONB). Local authorities with land in an AONB are legally obliged under the Countryside and Rights of Way Act 2000 to produce an AONB Management Plan. [The High Weald Management Plan 2019-2024](#) is used to guide environmental land management and assess the impact of development or other changes on the AONB.
- 1.16 The objectives of the Management Plan have been considered in the development of this Neighbourhood Plan, as has the advice contained in the [High Weald Housing Design Guide](#).



## Community engagement

1.17 From the beginning, work on the PNP has been guided by the need to engage as widely as possible with the local community. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions included presentations, parish surveys, workshops and exhibitions. These are set out in the Consultation Statement, which was prepared alongside the PNP. A timeline of activity is summarised in Figure 1.2.

Date	Milestone	Key activities
2020	Pembury Parish Council decides to prepare a Neighbourhood Plan	Neighbourhood Area is designated Steering Group established Working groups established Engagement and consultation plan prepared 1 <sup>st</sup> Community Survey launched.
2021	Evidence and engagement	Dedicated webpages established 2 <sup>nd</sup> Community Survey launched Visioning and objectives workshop Policy workshops Presentations to local groups Meetings with site promoters/developers
2022	Pre-Submission Version (Regulation 14) Plan published  Regulation 16 Plan published  Examination (into 2023)	SEA/HRA Screening prepared Pre-Submission (Regulation 14) consultation Plan amended appropriately into Submission Version and submitted, with supporting documents to TWBC Regulation 16 consultation run by TWBC
2023	Examination  Referendum	Plan independently examined Plan finalised for Referendum Plan 'made' and forming part of the strategic development plan

*Figure 1.2: Engagement activity timeline*

1.18 Discussions with TWBC and the High Weald AONB have taken place on each of the topic areas covered by the PNP. In addition, communication with local groups and neighbouring parishes has taken place.



*Images from the local consultation events*

### **Sustainability of the Neighbourhood Plan**

- 1.19 The PNP has been screened by TWBC to ascertain whether a Strategic Environmental Assessment (SEA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency from March to April 2022. The Screening Determination Statement has concluded that the PNP is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment.
- 1.20 In addition, the screening determined that the 'appropriate assessment' stage of the HRA process that ascertains the effect on integrity of the European Site) does not need to be undertaken. This conclusion was sent to Natural England for consideration and their response is in agreement.
- 1.21 A copy of the Screening Determination statements is available on the Parish Council website.

## 2. ABOUT PEMBURY

- 2.1. Pembury is a parish on the north-eastern edge of the High Weald Area of Outstanding Natural Beauty. It is approximately 3,500 acres (1,012 ha) in size with a population of about 6,500 people. It is bounded by Royal Tunbridge Wells to the west, Capel parish to the north, Matfield and Brenchley parish to the east, and in the extreme south by the East Sussex district of Wealden.
- 2.2. The overall size of the parish has never changed but the boundaries of the modern civil parish are significantly different from the historic ecclesiastical parish. When the 'new' town of Royal Tunbridge Wells was incorporated in the late 19th century it acquired its land from the surrounding ancient parishes and Pembury lost a large swathe of its south-west corner including most of the historic Bayhall estate and several ancient farmsteads. In compensation Pembury acquired land to the north-west from Tonbridge parish. This was, and still is, largely woodland, being part of the medieval deer park of Southfrith, but also included the local Union Workhouse, now the new hospital. The old parish boundary roughly followed the line of footpath WT231. More recently the boundary in the Woodsgate area has been rationalised.
- 2.3. The built-up area of the parish, that is recognised as Pembury village, is a relatively modern development. Like most Wealden parishes historically there was no nuclear village, just a collection of discrete hamlets situated around the parish. This built-up area, roughly triangular with sides 1 mile long, incorporates the districts of Upper Green, Lower Green, Bo-peep, Henwood Green and also Woodsgate which, historically was in Tonbridge parish. There is a very tight 'Limit to Built Development' boundary drawn round this area, which has been defined by the TWBC Local Plan, and almost everywhere outside it is either in the Green Belt, the AONB or both.
- 2.4. The rural areas of the parish include the historic hamlets of Romford to the east, Hawkwell including the area around the Parish (Old) church to the north and part of Bayhall to the south.
- 2.5. The centre of Royal Tunbridge Wells, with its railway station, is about 3.5 miles away. The station at High Brooms is a similar distance and that at Paddock Wood about 4.5 miles away. All are mainline railway stations. There are regular bus services that currently run to destinations including Royal Tunbridge Wells, Tonbridge, Paddock Wood, and Maidstone. Pembury has access to a range of key services, including local shops, public houses/restaurants, places of worship, a primary school, a library, and a doctors' surgery. The parish includes the Hospice in the Weald located on the northern edge of the settlement, as well as the main Tunbridge Wells Hospital at Pembury, located towards the western side of the parish, close to the strategic highway network and west of Pembury village.
- 2.6. The A21 major trunk road managed by National Highways runs through the parish, towards the south in a roughly east-west direction. The A228 bypasses Pembury village to the west. Some roads are identified as Rural Lanes, as referred to in TWBC's [Rural Lanes Supplementary Planning Guidance](#) (1998).

- 2.7. There are extensive areas of ancient woodland in the parish, which is mostly located within the High Weald AONB. The AONB boundary mostly excludes land that forms the core of the settlement, with a small overlap in places.
- 2.8. Small parts of the parish, including land to the north of the settlement containing the Hospice in the Weald, and in the locality of the Tunbridge Wells Hospital at Pembury, are outside both the defined settlement boundary and AONB.
- 2.9. With the exclusion of land at the settlement of Pembury, the parish is within the Green Belt. A small parcel of land (including a car park), part of a Tesco supermarket at Woodsgate Corner, is not part of the Green Belt, although this is in the AONB. The parish mostly forms part of the Pembury/Capel Forested Plateau Landscape Character Area, with areas to the south/south east of the parish being part of the Bayhall Wooded Farmland Landscape Character Area and Bayham Open Farmland. Part of the parish, to the east, forms part of the Matfield and Brenchley Fruit Belt Landscape Character Area. A large area through the middle of the parish, including Pembury village, is a Groundwater Source Protection Zone.
- 2.10. There are several Local Wildlife Sites in the parish, including Marshley Harbour Wood, Pembury Walks, Newbars Wood and Snipe Wood.
- 2.11. There are 21 miles of Public Rights of Way that run through the parish, both within and around Pembury village itself including two long distance paths. These are part of the Tunbridge Wells Circular and part of the High Weald Landscape Trail (Horsham to Rye). National Cycle Route (Sustrans) 18 from Canterbury to Royal Tunbridge Wells (using existing highways) runs through the parish, north of the A21. There are also small pockets within the parish where high road noise is recorded, particularly around Kipping's Cross along the A21 to the east of Pembury village.
- 2.12. The southern part of Pembury village is a designated conservation area, which includes a number of listed buildings. There are also historic farmsteads across the parish. The parish has been identified as having archaeological potential.



*Images show: Woodland off Stone Court Lane, Downingbury Farm, views over the High Weald, the Hospice in the Weald and the village centre*



### Challenges facing Pembury

2.13. A profile of Pembury is provided in the evidence base accompanying the Plan. In consultation with the community, including the village surveys and visioning and objectives workshop, the Pembury Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community. In summary these challenges are:

Meeting the demands of an ageing population in terms of ensuring housing, services and facilities are accessible and suited to their needs.

The decreasing number of younger people and families in the parish.

The gap between average incomes and house prices within the parish.

Managing the integration of the prospective Local Plan site allocations with the existing village.

Supporting the ongoing viability and vitality of the village centre, including supporting additional car parking to serve local shops.

Supporting employment that exists in the parish, including opportunities for those wishing to work from home or more flexibly.

Safeguarding the valued High Weald landscape setting and important green spaces within it, including its contribution to biodiversity, recreation and local character.

Maintaining the identity of the village, and smaller hamlets, as distinct from Royal Tunbridge Wells and other neighbouring areas.

Conserving the village's historic assets, which contribute to Pembury's local character.

Improving accessibility within the village and to nearby settlements – through the provision and improvement of footpaths, cycle paths, and public transport - in order to help reduce over-reliance on car use.

Encouraging high quality development that contributes to the mitigation of climate change.

### 3. A VISION FOR PEMBURY

#### Vision for the Neighbourhood Plan

3.1. In consultation with the community, the vision for Pembury up to 2038 is:

**In 2038, Pembury Parish will continue to be an engaged and inclusive community, offering a range of facilities and recreational opportunities for all ages, underpinned by an active volunteer base.**

**It will have retained its rural feel, remaining distinct from neighbouring settlements, including Royal Tunbridge Wells. The new housing developments that have emerged will have been sympathetically and sustainably designed and will have provided a range of housing opportunities and prices for those wishing to buy or rent in the Parish, whether newly arriving or relocating locally.**

**The attractive High Weald setting will be safeguarded, including the features that are typical to Pembury, such as the trees and woodland, ponds, orchards and hedgerows. Treasured green spaces and views will be retained for the future. Equally, the history of the Parish will be celebrated through the preservation of historic assets, the features of which will be perpetuated through new developments.**

**The Parish will continue to offer a range of work opportunities, both for those commuting out to work, but also those wishing to work locally or from home.**

**Pembury will be a very walkable and cyclable Parish, with additional footpath connections and improvements to the main paths. Opportunities to improve road safety for all users will have been integrated.**

#### Neighbourhood Plan Objectives

3.2. The objectives of the Neighbourhood Plan are as follows:

**Objective 1: Pembury as a community that people will feel happy to be part of:** retaining the village feel of Pembury, distinct from Royal Tunbridge Wells, and welcoming newcomers (as the village expands) into community life. Within the parish, the smaller 'hamlets' to retain their own feel, as well as looking to the village as the focus for community activity and events.

**Objective 2: The village green and village centre are at the heart of the village:** safeguarding valued facilities and amenities and enabling access to them will mean that everyday needs are catered for locally. There will be a full programme of local events celebrating village life, utilising shared spaces around the parish.

**Objective 3: Pembury reflects the beauty and character of the High Weald:** both in terms of its landscape – orchards, woodland, agricultural fields, ponds – and its built environment – a mix of styles and materials and colours. New developments are well-designed, high quality and sustainable. Local heritage is conserved and opportunities to celebrate it are sought.

**Objective 4: The parish retains its rural feel:** The green infrastructure underpinning the parish plays an integral role in the future of the parish: the contribution, maintenance and expansion of

green spaces, wildlife corridors, landscape features, streams and woodlands is central to any development in Pembury.

**Objective 5: Pembury as a home for life:** new housing meets the needs of local people, meaning that those who live here, or choose to relocate here, can continue to do so for as long as they wish including downsizing in later life.

**Objective 6: People will be able to work locally, without the need to commute if they wish:** by encouraging new developments to support home-working and providing start-up units and flexible shared space for co-working and other uses.

**Objective 7: A parish that offers something for everyone:** children and teenagers are involved in determining what they want and need for the village as they grow up; workers can access fresh air and leisure facilities while working from home; and older people feel included.

**Objective 8: A walkable and cyclable parish:** A cared for and well-promoted network of twittens (a narrow path or passage between two walls or hedges), footpaths, cycle paths, and bridleways, means that local people can get from home to work, to the local facilities and amenities, and to pursue leisure, easily and safely.

## 4. SPATIAL STRATEGY

### Policy P1: Location of development

#### Purpose

- 4.1. This policy sets out the PNP approach to the location of development within the parish. It emphasises the importance of new development being directed to the most sustainable locations, near to local services and amenities, which will help to protect the valued AONB landscape, Green Belt, and important green spaces and green corridors in the area. This will help to avoid sprawl and coalescence notably with Royal Tunbridge Wells to the south-west.

#### Justification

- 4.2. Pembury parish, excluding most of the village, lies wholly within the High Weald AONB. It is also almost entirely covered by the Green Belt, with the village itself excluded and some areas to the very south-east and east of the parish (Figure 4.1).

The PNP engagement process revealed a strong desire among local people to preserve the Green Belt in the parish. The NPPF attaches great importance to Green Belt, the fundamental aim of Green Belt policy being *“to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”* (NPPF, para 137). This importance is supported in the existing Core Strategy, and in the emerging Local Plan. The latter (the TWBC SLP) sets out a need to allocate land for development to address an uplift in housing numbers, and for Pembury, it has identified a series of allocations, which are set out in Appendix A. Figure 4.1 shows the various designations within the parish including the proposed site allocations set out in the SLP and the existing (adopted) and proposed extent of the Limits to Built Development.

- 4.3. The SLP does not identify a housing figure to be delivered through the PNP itself, as it considers that housing supply has been addressed adequately at the strategic level through the strategic allocations. The Neighbourhood Plan therefore does not allocate sites for housing, rather it sets out a series of parameters to support TWBC’s proposed growth strategy. These are:

Conserving and enhancing the nationally important landscape of the High Weald AONB;  
Prioritising the use of brownfield sites (TWBC SLP Policy STR3) and only permitting greenfield development on the edge of the settlement in exceptional circumstances, with clear and strict guidance on what is appropriate;  
providing new dwellings in the period to 2038 on sites in accordance with TWBC’s SLP;  
ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity;  
encouraging small-scale residential developments (windfall) that are sympathetic to their surroundings;  
ensuring that new developments include a mix of housing to meet the needs of local people, considering the current and projected demographic of the parish;  
ensuring that new development is well-connected to the rights of way network, improving and adding to this where possible, to provide pedestrian and cycle links; and  
providing well-designed dwellings that are sympathetic to the character of the settlement.



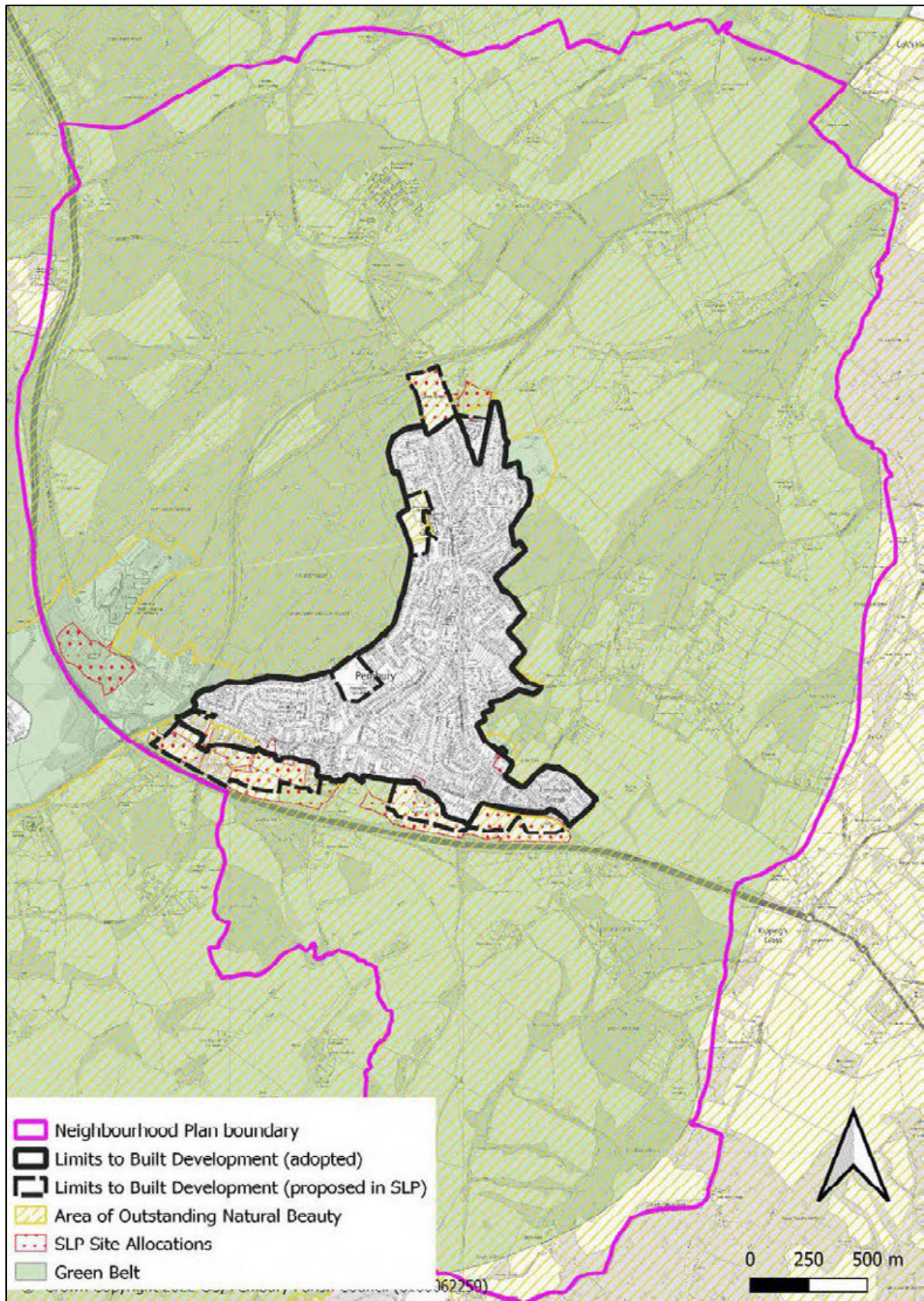


Figure 4.1: Map showing Limits to Built Development (existing and proposed) of Pembury village



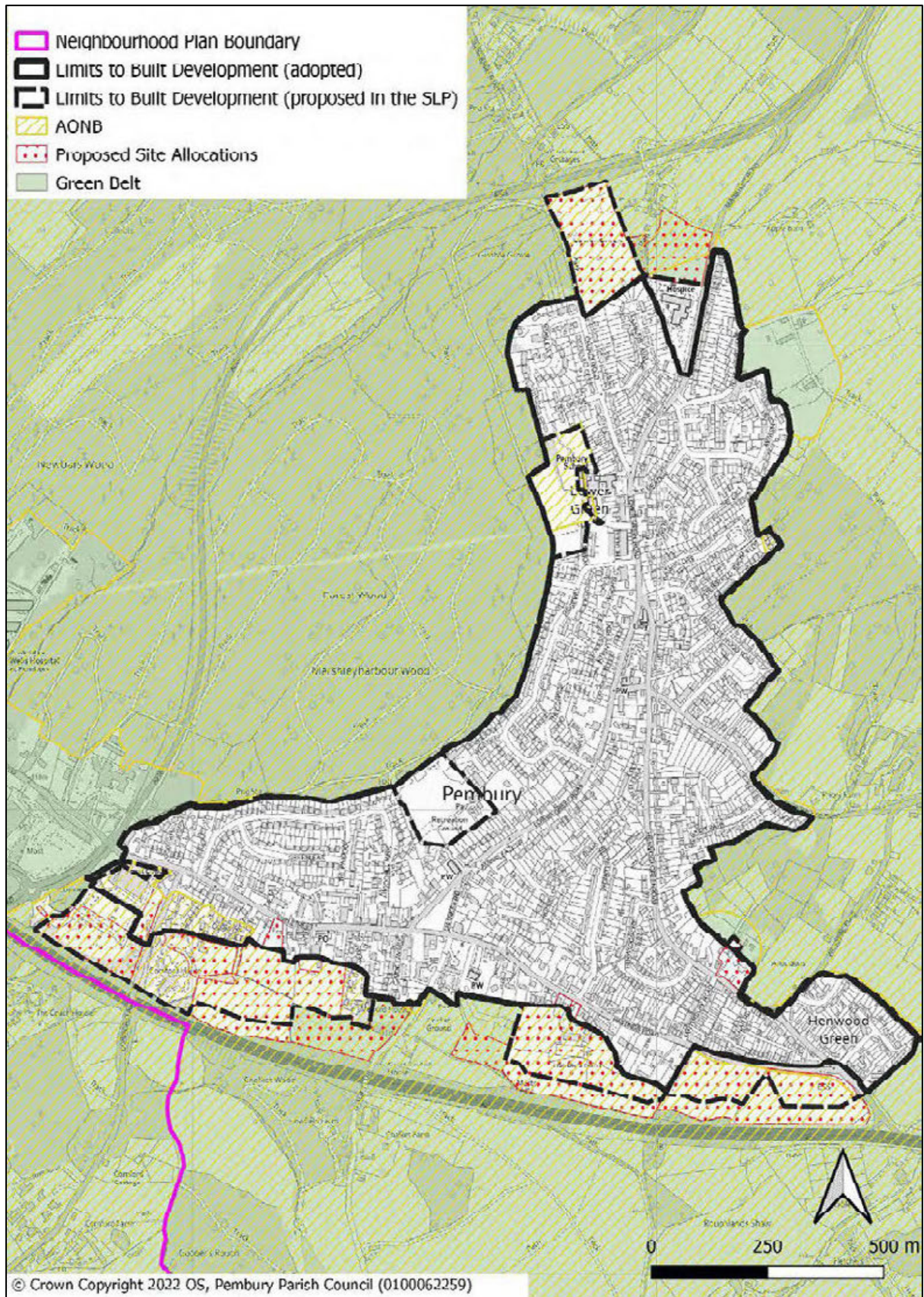


Figure 4.2: Map showing Limits to Built Development (existing/proposed) of Pembury village (inset)



**POLICY P1: LOCATION OF DEVELOPMENT**

**A. Development in the neighbourhood area will be supported within the Limits to Built Development within the solid black line as shown on the map in Figure 4.1, but upon the adoption of the Tunbridge Wells Local Plan the boundary should then include the areas within the black dotted line. Development proposals on brownfield land will be particularly supported, subject to compliance with other policies in this plan.**

**B. Development in the countryside, beyond the Limits to Built Development, will be strictly controlled in the interests of conserving the nationally important landscape of the High Weald AONB (and its setting) and will only be supported where:**

- i. the proposal is necessary to meet a demonstrable agricultural or forestry need or needs of other activities which require a rural location, in accordance with national planning practice guidance; or**
- ii. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; or**
- iii. the proposal is a "rural exceptions scheme" to provide social housing tailored to meet local needs in the parish, supported by appropriate evidence, in accordance with Policy P2 (Meeting Local Housing Needs) of the Neighbourhood Plan, and managed in perpetuity by a social housing provider in accordance with Core Policy 6 of the adopted Core Strategy or in any successor policy; or**
- iv. it relates to limited infilling or the partial or complete redevelopment of previously developed land so long as it meets the criteria set out in paragraphs 149(g) and 177 of the NPPF; or**
- v. the proposal brings redundant or vacant agricultural/farm buildings into use or historic buildings of heritage value back into viable use consistent with their conservation.**

**Such development must:**

- vi. not individually or cumulatively result in physical and/or visual coalescence and loss of separate identity of the individual communities that make up Pembury, in particular coalescence with Royal Tunbridge Wells; and**
- vii. preserve or enhance the character or appearance of the area, with consideration given to how the proposal will mitigate any impacts on the character, or visual amenity, or tranquillity impact on the High Weald AONB; and**
- viii. not, because of traffic generation and parking, adversely affect road and pedestrian safety; and**
- ix. Enhance the biodiversity of the Parish, in accordance with Policy P8 (Green and Blue Infrastructure).**

Conformity Reference: NP objectives: 1, 4; Saved TWBC Local Plan policies: MGB1, LBD1; TWBC Core Strategy: Core Policy 1, Core Policy 2, Core Policy 14; TWBC Submission Local Plan: PSTR/PE1, STR1, STR3, STR9; AONB Management Plan objectives: S2; NPPF: 125, 127, 184, 185

## 5. HOUSING

### Policy P2: Meeting local housing needs

#### Purpose

- 5.1. This policy seeks to ensure that there is a range of general housing that is designed to be capable of meeting the specific housing needs of the parish.

#### Justification

- 5.2. It is important that any new residential development within Pembury parish addresses local housing needs.
- 5.3. Policy H1 (Housing Mix) of the SLP states that *“proposals for residential development should support the creation and maintenance of balanced communities by providing an appropriate housing mix with a range of sizes, types, and tenures of dwellings”*. It suggests that the mix may be informed by intelligence on local housing needs and demands, and such information may be explored as part of a Neighbourhood Plan.
- 5.4. To inform this policy, a [Local Housing Needs Assessment \(LHNA\)](#), contained in the Evidence Base, was prepared for Pembury in December 2021, building on the work of the Strategic Market Housing Assessment at the strategic level as well as national datasets and population forecasts. In addition, a housing survey of the local residents was undertaken. The findings revealed the following:
- 5.5. **There is an imbalance of property sizes available within Pembury.** The Parish has fewer 1- and 2-bedroom properties – particularly market housing – available. In light of the aging population and the proportionately high number of (particularly older 65+ years) people living alone, this lack of smaller (in terms of numbers of bedrooms) homes could restrict opportunities for people to downsize to a more manageable property. This is a concern in Pembury, evidenced by the high percentage of homes that are under-occupied, when compared to the Borough and wider region. Local surveys have revealed that bungalows would be welcomed as part of any housing mix, which is also supported in emerging Local Plan Policy H6 (housing for older people), which states that *“on developments of 20 or more homes, at least 10% should be suited to older people in that they are bungalows or one or two bed flats or houses”*.
- 5.6. Equally, the lack of smaller homes makes it more difficult for first time buyers to purchase locally. This is evidenced by the number of residents in the younger (25-45 age bracket), which has fallen significantly since 2001 and is forecast to fall further by 2041.
- 5.7. Furthermore, there are fewer larger, 3- and 4-bedroom, affordable homes available in the Parish. This could make it difficult for larger families on median to lower quartile incomes to afford to purchase or rent locally. A potential size profile for Pembury, which would help to redress this imbalance, whilst continuing to provide family-sized homes, could be as shown in



Figure 5.1, which does not impact the overall provision, just the provision in terms of market/affordable.

	1-bed	2-bed	3-bed	4+-bed
<b>Market</b>	10-15%	25-30%	35-40%	15-20%
<b>Affordable</b>	30-35%	25-30%	30-35%	5-10%
<b>All dwellings</b>	15-25%	25-30%	30-35%	15-20%

*Figure 5.1: Potential dwelling size mix for Pembury (overall housing on site)*

- 5.8. **The right mix of lower cost market housing, intermediate housing and social/affordable rent is needed locally.** The modelling suggests that the Parish has an estimated affordable housing need for 136 affordable (social or affordable) rented dwellings and 200 lower cost market housing. TWBC Policy PSTR allocates 389-417 new dwellings. Of these, 54 have existing planning permission, leaving 335-363 to be delivered. Using a 40% requirement for affordable housing, this would deliver 155-166 affordable dwellings.

This is a ratio of approximately 1:1.5; affordable rent: affordable sale (lower cost market housing). This equates to a need for a split of approximately 40% affordable rent and 60% affordable sale. This is in contrast to the SHMA, and Policy H3 of the SLP, which suggests the inverse and may be explained by the rural nature of the parish, when compared to more urban parts of Tunbridge Wells. There may be good reasons for the sites to consider the SHMA-wide tenure projections, particularly if it allows TWBC to meet needs that arise elsewhere in the borough.

- 5.9. **Affordability of properties in Pembury is a challenge for many.** The price paid information assembled for the LHNA report indicates that there is a price premium for property in Pembury, in particular for homes at the median and low quartile scale, which makes affordability a greater issue for the Parish than other parts of the Borough. House prices far outstrip average earnings locally, with the median and lower quartile affordability ratios standing at 12.49 and 11.87 respectively in 2019.
- 5.10. The introduction of First Homes presents an opportunity for local authorities to require higher discounts on these affordable homes (intermediate housing) for sale, where the need can be evidenced locally. Within Pembury, the LHNA reveals that there would be a benefit to raising discounts on some or all of the 25% First Homes delivered as part of the affordable housing on the sites, in order to enable those in single-person median and lower quartile earnings the opportunity to enter the housing market. This is particularly important in Pembury, where there is a concentration of keyworkers, for instance at the hospital and hospice, and where there is a particular shortage of affordable homes for sale. TWBC's work on viability suggests that a 30% discount borough-wide would be appropriate. The PNP supports this approach and would also support a greater discount of at least 50% where viable.

5.11. **The number of affordable homes required by the Local Plan must be delivered.** The site allocations for Pembury as set out in the emerging Local Plan would deliver approximately 389 to 417 dwellings, of which approximately 155 to 166 units would be affordable homes. This would not quite meet the need as estimated in the LHNA, although there may be additional affordable homes brought forward through other mechanisms such as infill and rural exception sites. Clearly, it will be important to ensure that the sites do in fact deliver the full quantum of affordable homes as estimated.

5.12. **The Parish Profile considers that the community in Pembury is ageing.** The SLP makes provision for specialist housing including care and extra care spaces, to serve those in the Parish and the wider strategic need. In addition, the [“Housing our Ageing Population Panel for Innovation \(HAPPI\)”](#) has, since 2009, developed a series of principles for good design of housing generally. Many of the principles are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons’ housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

5.13. Good design to deliver these criteria is particularly important for smaller dwellings, including smaller homes (in terms of bedroom numbers), apartments and bungalows. Such developments must ensure that it is aimed at meeting the needs of older people as well as the younger working population.

**POLICY P2: MEETING LOCAL HOUSING NEEDS**

- A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available [Pembury Local Housing Needs Assessment](#). In particular, the following provision will be supported:**
- i. Proposals which provide a mix of dwelling sizes based on the following distributions across the site, to address the needs of single people, young couples, smaller families and those wishing to downsize:**  
  
**Market: 1-bed (10-15%); 2-bed (25-30%); 3-bed (35-40%); 4+bed (15-20%)**  
  
**Affordable: 1-bed (30-35%); 2-bed (25-30%); 3-bed (30-35%); 4+-bed (5-10%)**  
  
**All dwellings: 1-bed (15-25%); 2-bed (25-30%); 3-bed (30-35%); 4+bed (15-20%)**
  - ii. Proposals that deliver an appropriate mix of affordable housing, based on a 40:60 split between social rent and affordable housing for sale (intermediate housing)**
  - iii. At least 25% of the affordable housing units must be delivered as First Homes. Proposals that enable an uplift of 50% to the discounts provided on the First Homes element of the development to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with a local connection to Pembury parish (see Glossary) and key workers.**
- B. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the [Housing our Ageing Population Panel for Innovation \(HAPPI\) principles](#).**
- C. Affordable homes should be well integrated with market housing. The type and size of affordable homes should meet the specific needs identified for the neighbourhood area. Where exceptional circumstances exist to demonstrate that affordable housing cannot be met on-site, a commuted sum will be required to ensure that the provision of affordable units is not lost.**
- D. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.**

Conformity Reference: NP objective: 5; TWBC Core Strategy: Core Policy 6; TWBC Submission Local Plan: PSTR/PE1, H1, H3, H6, H8; AONB Management Plan objectives S1, S2; NPPF: 61, 62, 63, 65

## 6. CHARACTER, HERITAGE, AND DESIGN

### Policy P3: Character and Design of development

#### Purpose

- 6.1. Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. The policy seeks to encourage development proposals within Pembury Parish to comply with the highest design standards, adhere to the High Weald AONB Housing Design Guide and the locally specific Design Guidance and Codes (Appendix B) prepared for the Parish. The policy and its supporting text add greater detail to the Local Plan policies, in particular EN4 which requires development to reflect local distinctiveness but are not specific.

#### Justification

- 6.2. Past generations of people and development have created the features that give Pembury its identity today. This process has been gradual, taking place over many centuries, and the settlement that exists today has a distinctiveness that derives from variety. The village contains heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, both exposed and still beneath the ground.
- 6.3. The importance of good design has received renewed attention over recent years. In October 2019, a [National Design Guide](#) was launched, forming part of the Government's collection of Planning Practice Guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The [National Model Design Guide](#) expands on the ten characteristics and was used in the creation of the Pembury Design Guidance and Codes.
- 6.4. Furthermore, the guide [Building for a Healthy Life 2020](#) is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including [Secured by Design](#). It should be used to inform development proposals along with other policies contained within this plan to achieve the industry standard's 'Building for a Healthy Life' commendation.
- 6.5. It is important that development is designed from a landscape-led perspective and the High Weald AONB Housing Design Guide provides a comprehensive set of advice, specific to the characteristics of the landscape, to promote well-designed places and the conservation and enhancement of the AONB. It focusses policies on three core considerations: respecting the setting of the High Weald, incorporating sympathetic placemaking principles next; encouraging detail design built in towards the end.



*Images show: The High Weald Housing Design Guide and the Design Guidance and Codes for Pembury*

- 6.6. Within the context of the emerging Local Plan and new sites being allocated for potential development in Pembury village, the Neighbourhood Plan Steering Group commissioned AECOM to develop a more localised set of design codes guiding future development in the village.
- 6.7. The [Design Guidance and Codes for Pembury](#) form part of formal policy for the PNP, to support the creation of distinctive places that are well-integrated with the existing settlement in Pembury and to promote high-quality and popular built forms. It draws on the design guidance available at the national, regional, and county level, and that which exists at the local level, such as the Pembury Conservation Area Appraisal. It was also informed by local engagement in the form of a series of ‘walkabouts’ and feedback drawn from the community surveys and workshops. The Pembury Design Guidance and Codes should be applied to all development proposals in the parish including the strategic site allocations.
- 6.8. The 12 principles that the Pembury Design Codes seek to enable are as follows. New development should:
1. Respect and retain existing green assets: trees, woodlands, hedges, hedgerows, wildflowers etc. These will inform the baseline for the design process and shape the design outcome.
  2. Take local character into careful consideration with designs considering scale, layout, density, mass, materials and architectural features, as well as incorporating a high standard of landscaping adding to the quality of the place.
  3. Integrate well into the existing settlement pattern and avoid fragmentation (leaving pockets of unused or isolated space). Practical access points should be agreed and established at the outset. Priority should be given to pedestrian and cycle – and horse riders, where this can be achieved safely - links to foster accessible places.
  4. Respect locally important views.
  5. Prioritise a well-connected green system, creating and connecting green spaces and corridors and promote alternative forms of transportation. Establish an approximate

40m green buffer band parallel to the A21 in order to mitigate visual impact to and from the AONB.

6. Minimise visual intrusion with neighbouring settlements including planting areas acting as mitigation.
7. Improve the connection with the surrounding countryside by enhancing existing links or creating new ones. In edge locations, it is important to connect all streets to the network of public pathways and rights of way. Views toward different landscape characters should also be maintained.
8. Any negative impact from and to the development of the highways and transportation network should be minimised through air and noise pollution buffers.
9. Make use of the surrounding natural landscape by establishing safe accessible paths based on public rights of way and appropriate signage helping people navigate.
10. Existing architectural typologies in the area should be reflected in new development. There is strong presence of semi-detached, detached and bungalows, some blocks of apartments, and few terraced houses. It is important to consider how these typologies can be reinterpreted in a sustainable and modern way.
11. Protect any site of archaeological significance and propose ways to enhance it, contributing to the distinctiveness of the area in which it is located.
12. A mixture of typologies should be encouraged in new development to create variety and interest in the streetscape. This will reflect the 'hotch-potch' of styles that comprises Pembury.

6.9. Figure 6.1 provides an illustration of the design codes in practice across Pembury.

6.10. The commissioned work also included a series of high-level masterplans on the emerging site allocations set out in the emerging Local Plan. The purpose of these is not to dictate design, rather to illustrate how the Design Codes might be applied at the local level. As such they should be used to inform discussions with TWBC and the site promoters/developers. This will help to avoid building design that is inappropriate to the Neighbourhood Plan area.

6.11. Policy P3 has a close relationship with Policy P5 (Energy Efficiency and Design) of this Plan. Where it is appropriate to do so developments should take account of both policies.



Hanging tile and patterned brick



Roofs reminiscent of agricultural past



Modern interpretation  
of local vernacular



Gable roof

*Examples of the variety of architectural styles found in Pembury, described locally as 'hotch-potch'*



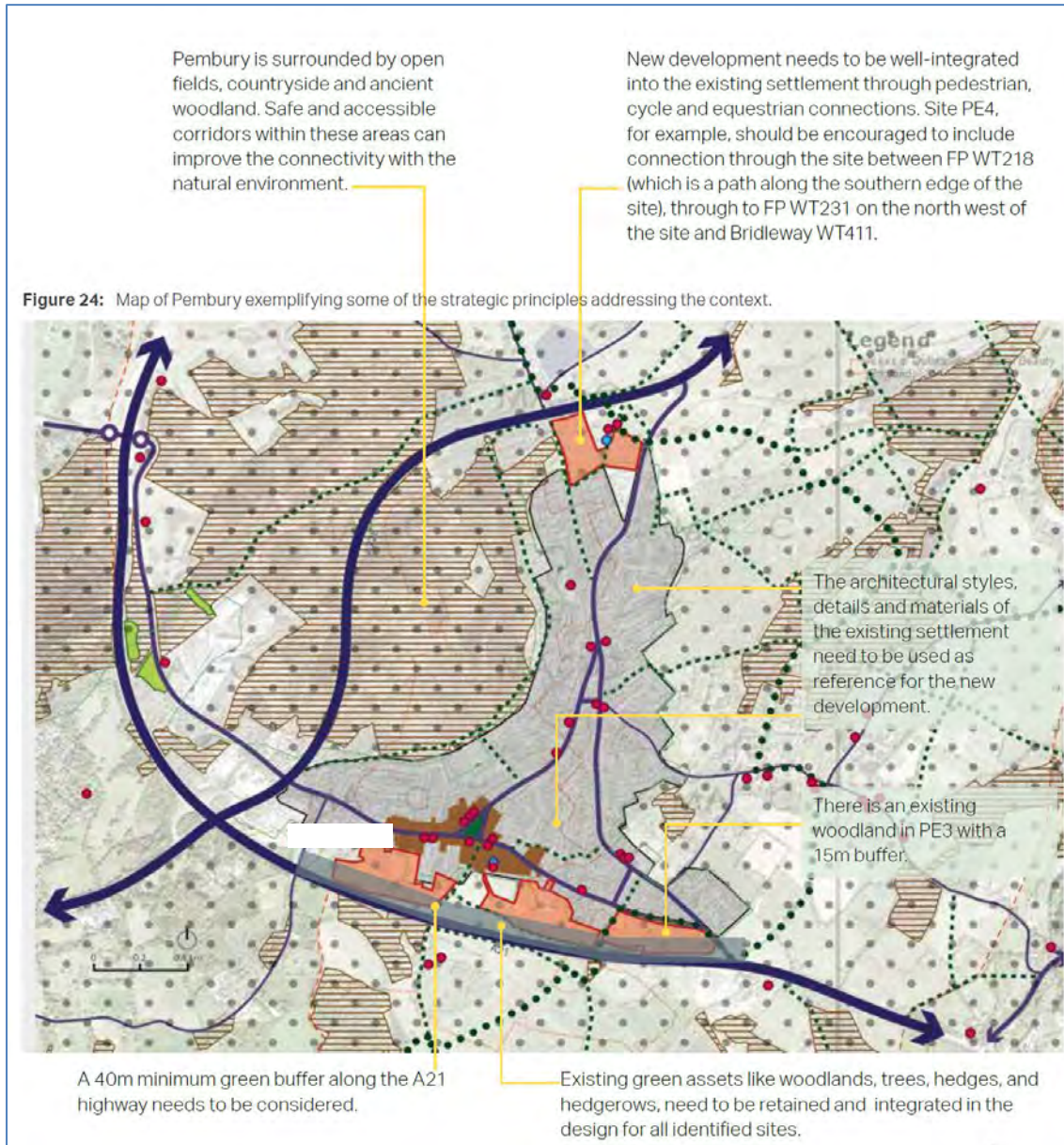


Figure 6.1: Map exemplifying some of the strategic design code principles for Pembury (source: Design Guidance and Codes for Pembury)

### POLICY P3: CHARACTER OF DEVELOPMENT

- A. Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment of the High Weald AONB. The scale, character, and siting of the proposal should respect the landscape and its features, valued views into and out of the settlement, the local streetscape and heritage assets. It should reflect the variety of architectural styles found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a local character area.**

- B. Where relevant, development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:**
- i the Pembury Design Guidance and Codes, the High Weald Management Plan, the High Weald Housing Design Guide, the Kent Design Guide SPD, and the Pembury Conservation Area Appraisal; and**
  - ii make a positive contribution to the visual appearance of the main highway approaches into Pembury village. Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary; and**
  - iii incorporate soft landscaping and other boundary treatments including the retention and enhancement of established trees and hedgerows, or the replacement of these if not possible; and**
  - iv provide adequate vehicular access and space for cycle parking and vehicular off-road parking for residents, visitors and service vehicles, in accordance with the following minimum parking requirements:**
    - 1 bed units: 1 space**
    - 2 bed units: 1.5 spaces**
    - 3 bed units: 2 spaces**
    - 3 bed and above: 2 spaces**
    - Plus 0.2 additional visitor parking spaces per unit; and**
  - v they respect and protect the buildings and environment of the Conservation Area, listed buildings and the other heritage assets (including non-designated assets) of the parish; and**
  - vi there is no unacceptable loss of amenity for neighbouring uses through the loss of privacy loss of light or visual intrusion on the views and surroundings that create the backdrop to an area; and**
  - vii traffic generation and parking does not adversely affect vehicular and pedestrian safety.**
- C. Where development sites abut open countryside, development on the rural boundary edge (which does not include development that backs directly onto the A21) should mitigate any detrimental visual impacts on the countryside. This should be achieved through the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.**

Conformity Reference: NP objectives: 1, 3; Saved TWBC Local Plan policies: EN1, EN5, TP5; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR2, STR6; AONB Management Plan objectives: S1, S2, S3; NPPF: 126 to 132

## Policy P4: Energy efficiency and design

### Purpose

- 6.12. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

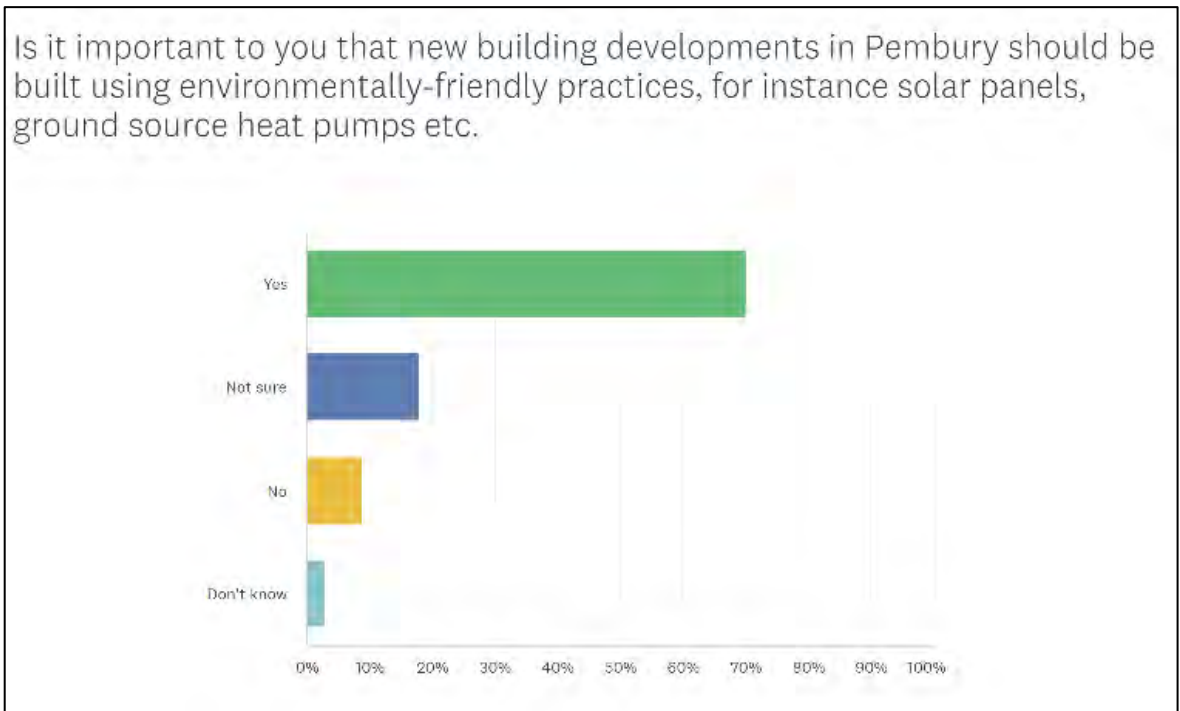
### Justification

- 6.13. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.
- 6.14. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The PNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.



*Examples of discreet solar panels (source: Historic England)*

- 6.15. Kent County Council recognised the UK climate emergency in 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. It supports a range of projects designed to help adapt to climate change and these have informed the Neighbourhood Plan.
- 6.16. TWBC too declared a climate emergency in 2019 and principles are embedded in the emerging local plan. Policy EN 1 of the emerging Local Plan supports development proposals to be designed to enable significant carbon dioxide emissions reductions and more sustainable energy sources, through energy efficiency improvements and facilitating low and zero carbon technology to ensure development supports a path to net zero emissions by 2030.



*Extract from the Pembury Community Survey*

- 6.17. At the local level, the Community Survey revealed that 70.15% of respondents supported sustainable design within new developments. Opportunities to improve and promote sustainability in the neighbourhood area, which would help to deliver the government's climate change targets, include: following basic passive environmental design including use of efficient and insulative materials; integrating renewable energy systems into new development, including existing and new public buildings; reducing water consumption including through grey water systems; and promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

**POLICY P4: ENERGY EFFICIENCY AND DESIGN**

- A. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption, to reduce carbon emissions and climate effects will be supported, subject to compliance with other policies in this Plan.**
- B. Proposals which incorporate the following sustainable design features as appropriate to their scale, nature and location will be strongly supported, where measures will not have a detrimental impact on character, landscape and views:**
- i Siting and orientation to optimise passive solar gain.**
  - ii The use of high quality, thermally efficient building materials.**
  - iii Installation of energy efficiency measures such as loft and wall insulation and double glazing.**
  - iv Incorporating on-site energy generation from renewable sources such as solar panels, ground source heating and energy generation etc.**
  - v Reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.**
  - vi Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
- C. Alterations to existing buildings, including sensitive measures to alter historic buildings, demonstrating designs to achieve energy reduction and compliance with current sustainable design guidance and construction standards, will be supported, subject to other policies in this Plan.**

Conformity Reference: NP objectives: 3, 8; Saved TWBC Local Plan policies: EN1; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR2, STR7; AONB Management Plan objectives: S1, S2, S3; NPPF: 127, 129, 152, 153, 154



## Policy P5: Sewerage and drainage infrastructure

### Purpose

- 6.18. Flooding is predominantly addressed at the strategic level. Policy EN26 of the Tunbridge Wells SLP requires development proposals to include adequate drainage systems and supports the use of Sustainable Drainage Systems (SuDS).
- 6.19. Policy P5 supports this and seeks to ensure that development proposals fully consider the natural environment in Pembury to adequately manage drainage and sewerage.

### Justification

- 6.20. There is a particular problem related to flooding in the village. Southern Water advises that this occurs at the point in the village where domestic sewerage wastewater from the nearby hospital, and, in compliance with the requirements of past Building Regulations, rainwater runoff collect together within the combined sewer system that serves the parish. Residents have reported that at times of heavy rainfall, instances of flooding occur in the A21 area, at Heskett Park and at Ridgeway. This flooding can include raw sewage, which has backed up into basements, causing property damage and with the potential to cause health problems for anyone exposed to it. Pembury School has been required to close on occasion to deal with this, although Southern Water states that no issues relating to the school have been reported to them since 2014.
- 6.21. Clearly flooding is a problem, and the quantum of development anticipated in the SLP will need to be carefully planned. There are several ways to tackle this issue:

**Ensure the combined sewer network is well-maintained:** This is the responsibility of the water company.

**Pursue separation of the foul sewer network:** This is a longer-term strategy that would require significant funding and partnership working between the key agencies (Kent County Council, Southern Water, National Highways, TWBC and the Parish Council).

**Explore alternative drainage routes:** The strategic developments along the A21 could exacerbate the existing network if wastewater, for instance, is connected to the current combined sewer system. KCC recommends that alternative routes should be explored, for instance whether it might be possible to route wastewater underneath the A21. This would accord with Planning Guidance Paragraph 80 (Reference ID: 7- 080-20150323), which states: "Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain; or 4. to a combined sewer".

**Natural flood management and the use of Sustainable Drainage Systems:** Incorporating SuDS into new developments would assist in reducing the amount of rainwater running off into the already overloaded combined sewer network. Policy EN26 of the emerging Local Plan requires the provision of these.

Rainwater runoff, particularly because of heavy rainfall, can quickly overburden the combined sewer system. In these circumstances, it is helpful to reduce the amount of the sediment in the run-off, which will help to maintain the full capacity of pipes; slow the water down so that

there is more time for it to be naturally soaked into the earth; and provide additional opportunities for water to be soaked up into the earth so that it does not enter the pipes in the first place.

In Pembury, this might be achieved by maximising the use of “natural” SuDS features, including swales, streams, storage ponds and reed beds. These natural systems manage flood risk and can also secure other objectives, such as providing additional public open space integrated with cycling and walking routes, providing additional habitat, and contributing to the character of the new “place”.

	<p>Planting additional trees and hedgerows in public green spaces and along verges. Soakaway crates can be installed beneath trees, which serve to capture excess water, slowing its movement until it can be naturally soaked into the earth or taken in by the tree.</p> <p>There are many wide verges in Pembury that could be used in this way. Kerbs beside green spaces can be lowered to enable water to flow into the green space.</p>
	<p>In areas where natural green space is lacking, small rain gardens can be created to capture surface water before it enters the drain.</p> <p>The use of larger stone and cobbles can assist in removing sediment from the water</p>
	<p>The use of ponds and reed beds to capture surface water.</p> <p>Ponds are a natural feature in Pembury and therefore would provide a solution that is in-keeping with the character of the area.</p>

Developers are required to consult as appropriate with the relevant water authority on sewage and drainage infrastructure. They are strongly encouraged to commence pre-application discussions with the water authority at the earliest possible opportunity. In addition, developers of sites within the vicinity of the strategic route network are required to liaise with National Highways at the earliest opportunity with regards drainage matters. In accordance with national policy contained in Department for Transport Circular 2/13, no

surface water from sites may drain onto the strategic route network nor any connections made to the associated drainage system.

**POLICY P5: SEWERAGE AND DRAINAGE INFRASTRUCTURE**

- A. The net increase in wastewater generation and the impact on the local sewerage and drainage network must be carefully considered in any new development proposal. Development will be supported where it is demonstrated that its surface water drainage will not add to existing site runoff, enter the foul-combined sewer network, or cause any adverse impact to neighbouring properties and the surrounding environment.**
- B. Planning proposals will not be supported unless there is sufficient capacity in the local sewerage system and that any new connections will not increase the risk of system back up/flooding or cause any adverse impact to the neighbourhood area environment.**
- C. All development proposals are encouraged to incorporate Sustainable Drainage Systems (SuDS), as set out in the Pembury Design Guidance and Codes, with run-off rates no greater than greenfield sites. Design should be tailored to the landscape character of the High Weald AONB and, where possible, contribute towards the landscaping and biodiversity of the development and with provision made for future maintenance. The hierarchy of discharge option preference is:
  - i. Soakaway or other infiltration system;**
  - ii. Discharge into a watercourse;**
  - iii. Discharge to surface water sewer;**
  - iv. Discharge to combined sewer.****
- D. Proposals which allow surface water drainage into the combined sewer system will not be supported unless the developer can robustly demonstrate that the proposal is unable to make provision for surface water drainage to ground, watercourses or surface water sewers.**

Conformity Reference: NP objectives: 3; Saved TWBC Local Plan policies: EN18; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR5, EN26; AONB Management Plan objectives: G1; NPPF: 20, 167, 169

## Policy P6: Conserving heritage assets

### Purpose

- 6.22. This policy recognises the important contribution that heritage assets – designated and non-designated – make to the local character and distinctiveness of Pembury, both individually and collectively. Where possible, they should be conserved, enhanced and celebrated.

### Justification

- 6.23. The [Conservation Area Appraisal for Pembury](#) includes information about the origins of the settlement.
- 6.24. The first record of Pembury dates to circa 1120, with the mention of the Manors of Pepenbury Magna and Pepenbury Parva. The Parish Church of St Peter was built in the late 11<sup>th</sup>/ early 12<sup>th</sup> century, to the north of the present-day village. The name of the village (and wider parish) itself – also known as Pepenbury and Pepyngbury - is thought to derive from the ‘fort of the Pepings’, a local family or group of people. Its origins were as a clearing in the huge forest, Anderida, which covered southeast England. This area is known today as the Weald and Pembury is situated in the High Weald. Early farming in the parish centred on grazing, with the old road from Pembury to Maidstone being a drove route to drive livestock across the North Downs and into the Weald to forage.
- 6.25. From the 1600s to the 1800s, farming became more widespread with mixed farming (mixed fruits and cereals). Each smallholding had its own hop garden, an activity that was undertaken commercially in Kent from this time, due to the suitability of the soil and availability of wood for hop poles and to provide charcoal.
- 6.26. Situated on a ridgeline, Pembury has, for centuries, sat roughly midway along the main route between London and Hastings. At this time, the Parish comprised a series of small hamlets as opposed to one individual village. The increasing traffic along the historic routeway brought with it trade and the settlements expanded and slowly coalesced, with the village centre providing a focal point for business and activity. It was at this time – during the mid 1700s to early 1800s that the coaching inns were opened, still open today as public houses.
- 6.27. Running across the hamlets, from south to northeast, are two valleys with streams where there were watermills; both were painted by J M W Turner around 1800.
- 6.28. Pembury’s location along the London to Hastings Road led Pembury to be separated from its Parish Church, and in 1847 a new church was built in the centre of the village. Industry-wise, agriculture and farming, notably hops and fruit, along with a number of dairies has provided an important sector. Following the discovery of a clay seam at Lower Green in the early 19th century a large brickworks in the area supplied bricks and tiles across the south-east, in particular the distinctive Kent peg tiles, from the mid- century until the outbreak of WW2. The hop industry also declined significantly after the war.



*Images show: apple orchard in Pembury, a traditional oast house, the Parish Church of St Peter, and an image by Joseph Mallord William Turner of Pembury Mill, Kent c.1806–7.  
(Photo ©Tate CC-BY-NC-ND 3.0 (Unported))*

- 6.29. There are 76 individual/groups of buildings and assets in Pembury parish today that are recognised through a listing for their contribution to national heritage. There are many other heritage assets, however, that contribute to the historic local context and story of the parish, but which are not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government.
- 6.30. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood planning process (Paragraph 018-039). In partnership with the Pembury Society, an audit of local buildings and assets was undertaken to determine non-designated heritage assets, recognising their value to the local character and history of the parish. The following 14 assets have been identified with photographs and descriptions provided in Appendix C:
- |  |  |
|--|--|
| 1. The Horse Trough on the Green         | 9. The Cottage, 70 Lower Green Road                        |
| 2. Gimble Grove, Gimble Way              | 10. Pembury Hall, Pembury Hall Road                        |
| 3. Postillions, Hastings Road            | 11. 138, 140 and 142 Henwood Green Road                    |
| 4. 30 Hastings Road                      | 12. The Waterworks, Old Church Road                        |
| 5. Hawkwell Cottages, Maidstone Road     | 13. York House/'Amberleaze', Lower Green Rd/ Hastings Road |
| 6. The Oast, 36 Henwood Green Road       | 14. Sunhill Place, High Street                             |
| 7. Lavender Cottage, 50 Henwood Green Rd |  |
| 8. Wayland House, 20 High Street         |  |





*Images show: the horse trough on the green and The Waterworks*

- 6.31. Figures 6.2 shows the location of the assets on a map. This list is not exhaustive and additional assets may be identified.
- 6.32. In addition, the [Historic Environment Record](#) contains details of additional assets, some of which are not nationally listed. The record should be consulted by prospective developers and subject to Policy P6.
- 6.33. In parallel with this policy, it is proposed that the identified non-designated heritage assets are considered by TWBC for inclusion on their list of local heritage assets. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.
- 6.34. Further information on the historic landscape of Pembury can be found in the [Parish of Pembury Historic Landscape Characterisation Report, 2016](#).

#### **Local Heritage at Risk**

- 6.35. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. TWBC is in the process of developing an 'at risk' Register to identify these assets and others in the Borough. most recently updated in 2018. Whilst no assets within Pembury have been identified at this time, an audit of buildings and assets should be undertaken to inform the TWBC work.
- 6.36. Opportunities to restore assets should be taken when they arise, in partnership with the owner.

**POLICY P6: CONSERVING HERITAGE ASSETS**

**A. The following buildings and structures as shown on Figure 6.2 are designated as non-designated heritage assets:**

The Horse Trough on the Green  
Gimble Grove, Gimble Way  
Postillions, Hastings Road  
30 Hastings Road  
Hawkwell Cottages, Maidstone Road  
The Oast, 36 Henwood Green Road  
Lavender Cottage, 50 Henwood Green Rd  
Wayland House, 20 High Street  
The Cottage, 70 Lower Green Road  
Pembury Hall, Pembury Hall Road  
138, 140 and 142 Henwood Green Road  
The Waterworks, Old Church Road  
York House/‘Amberleaze’, Lower Green Rd/ Hastings Road  
Sunhill Place, High Street

**B. Development proposals affecting designated heritage assets either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Proposals affecting non-designated heritage assets will be assessed having regard to the scale of any harm or loss against the significance of the heritage asset.**

**C. A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use consistent with their conservation.**

**D. Particular care should be taken in the Conservation Area to ensure that alterations and new buildings conserve or enhance the historic environment, in accordance with the guidance set out in the Pembury Conservation Area Appraisal.**

Conformity Reference: NP objectives: 3; Saved TWBC Local Plan policies: EN5, EN10; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR2, STR8; AONB Management Plan: R1, FH2, LBE2, OQ2; NPPF: 190, 194, 195, 197, 199-204

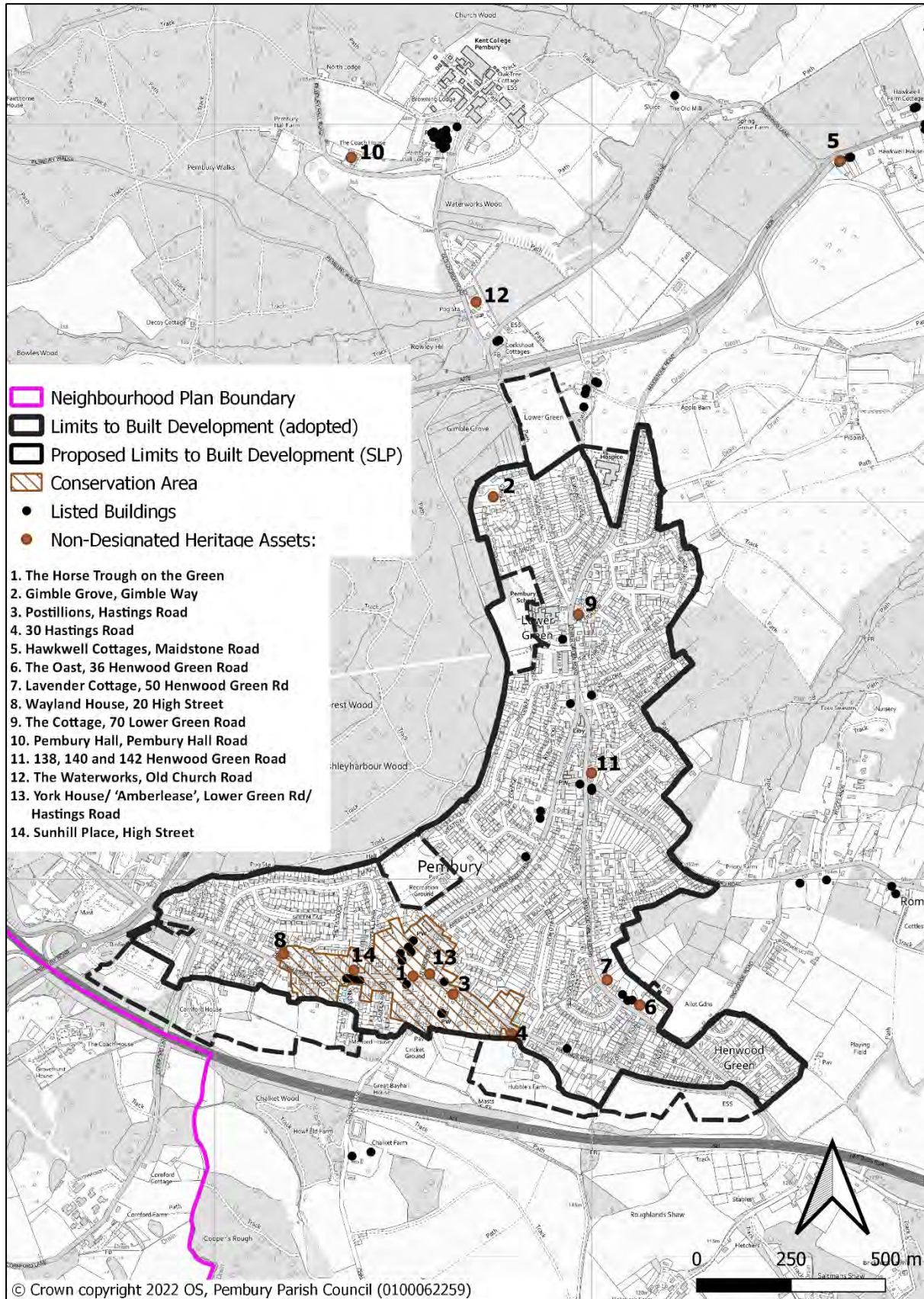


Figure 6.2: Map showing the Conservation Area, designated and non-designated heritage assets in Pembury



## **7. EMPLOYMENT IN PEMBURY**

### **Policy P7: Supporting flexible workspaces and opportunities for homeworking**

#### **Purpose**

- 7.1. This policy recognises the growing contribution of home-based and small-to-medium sized businesses in Pembury and seeks to encourage opportunities for them, including by supporting the provision of start-up and move-on business units as well as the provision of a shared office space. This would provide a greater incentive and opportunity for local people to work locally. Homeworking too has become commonplace for many in the wake of the Covid-19 pandemic.

#### **Justification**

- 7.2. Pembury is defined in the Local Plan as a 'village settlement', capable of providing for the day-to-day needs of its residents. The village centre houses a small range of shops, facilities and public houses and there are also further shops and businesses dotted around the more residential areas.
- 7.3. It is considered important that new opportunities for employment are supported in the Parish, particularly considering the expected growth in housing over the Plan period. There are already several larger businesses and employment providers. Tunbridge Wells Hospital is located in the west of the Parish and is one of the most significant employers in the Borough and wider area. Other employers include local farms, the Tesco supermarket, Notcutts Garden Centre and the Mercure hotel. More locally, the Hospice of the Weald is situated in the northern part of the village. There are also various local amenities including the library and the primary school. SLP Policy ED2 (Retention of employment sites and buildings) seeks to safeguard existing employment sites where they remain viable and encourage new ones in sustainable locations. SLP Policy ED4 (Rural Diversification) supports development that would maintain the viability of rural buildings, while SLP Policy ED12 (Retention of local services and facilities) seeks to protect services and facilities within village settlements while. There is no need to repeat these in the PNP.
- 7.4. A notable feature of Pembury that has been evidenced through the neighbourhood plan work is the number of small businesses and sole traders operating locally, many from their own homes. The Business Survey revealed that some businesses found it a challenge to identify suitable premises locally, when wishing to expand, while others were seeking to expand their existing premises. There was also some support for a shared space offering facilities including co-working space, storage, office and multimedia infrastructure. A key challenge for many of the respondents was the lack of parking in the village and this is explored further in the Transport and Movement chapter of this Plan.
- 7.5. Due to its AONB and Green Belt location, Pembury is fairly limited in its ability to identify land for employment uses. There is an opportunity to explore ways to provide more space for early-stage businesses and start-ups, shared working space and opportunities to enable further homeworking.
- 7.6. For the purposes of the policy, the UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees. While the SME meaning defined by the EU is also



business with fewer than 250 employees, and a turnover of less than £45 million, or a balance sheet total of less than £40 million. Within this umbrella there are three different categories: medium-sized, small, and micro-businesses. These categories are defined by turnover and number of employees. ([www.simplybusiness.co.uk](http://www.simplybusiness.co.uk)).



*Images show: village centre businesses and Tunbridge Wells Hospital*

**POLICY P7: SUPPORTING FLEXIBLE WORKSPACES AND OPPORTUNITIES FOR HOMEWORKING**

**A. Proposals to provide working spaces that encourage homeworking, co-working and creative small industries, for instance through incubator/start-up business space on flexible terms, will be supported through:**

- i. The provision of new buildings or conversion of existing buildings, within the village;
- ii. enabling extensions and garden offices to facilitate homeworking;
- iii. enabling microbusinesses;
- iv. supporting the diversification of rural businesses, in accordance with Policy P1; and
- v. the provision of start-up businesses by enabling low-cost facilities in cooperative clusters.

**As appropriate to their scale, nature and location, proposals for new workspaces should demonstrate the way in which they can be incorporated within their immediate locality without generating any unacceptable impact on the amenity of residential properties and on the capacity and safety of the local highways network.**

Conformity Reference: NP objectives: 6; TWBC Core Strategy: Core Policy 7; TWBC Submission Local Plan: STR2, ED2, ED4, ED12; AONB Management Plan: LBE1; NPPF: 82-85

## 8. ENVIRONMENT AND GREEN SPACE

- 8.1. The Community Surveys revealed that the community feels strongly about retaining the rural character of the parish. The Green Belt, which covers most of the area, is particularly prized with over 95% of people wishing to see it retained where possible. In addition, the parish has many natural features and assets – including trees and woodland, hedgerows, ponds, orchards, roadside verges, and other green spaces - that contribute to local character, provide habitats for biodiversity to flourish and spaces for local people to explore and enjoy.
- 8.2. This section of the PNP proposes policies to ensure identified green infrastructure networks are protected, enhanced and where possible extended; Local Green Space is protected from inappropriate development; the natural features that are typical of the area – trees, woodland, hedgerows, and verges - are protected from damage or loss; and significant local views are safeguarded from inappropriate development.

### **Policy P8: Green and blue infrastructure and delivering biodiversity net gain**

#### **Purpose**

- 8.3. This policy seeks to ensure that the multiple benefits of Pembury's green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

#### **Justification**

- 8.4. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. The Environment Act includes provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain. TWBC has been successful in achieving this, as a minimum, with many developments contributing more than this. The Environment Act also recognises the need to protect what it describes as “Nature Recovery Networks”, joined-up system of places important for wildlife on land and at sea.
- 8.5. Figures 8.1 and 8.2 identify on a map the green stepping-stones and, importantly, the unbroken green and blue corridors within the area. It has been informed by the High Weald Management Plan, the [Borough-wide green infrastructure Framework](#) and information from the Kent and Medway Biological Records Centre (KMBRC). The strategic Weald and Ashdown Forest Ridge green corridor runs rough the south of Royal Tunbridge Wells and north towards Pembury, and Figures 8.1 and 8.2 provide further detail at the Parish level.
- 8.6. These are important spaces and routes for the local community for recreational purposes and for visitors to the area, threading through the village itself. Access to open spaces is important for well being and mental health – over 80% of residents in the Community Survey considered access to natural space as very important. They also provide critical spaces as wildlife refuges and routes for wildlife, such as bats, to prevent species becoming isolated.

The [Defra biodiversity metric](#) has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10%. Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

- 8.7. The green and blue infrastructure assets of the Parish should be maximised and made properly accessible, where feasible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.
- 8.8. If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 8.9. Planning permission should also be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.



*Both informal and formal green spaces contribute to the green infrastructure network*



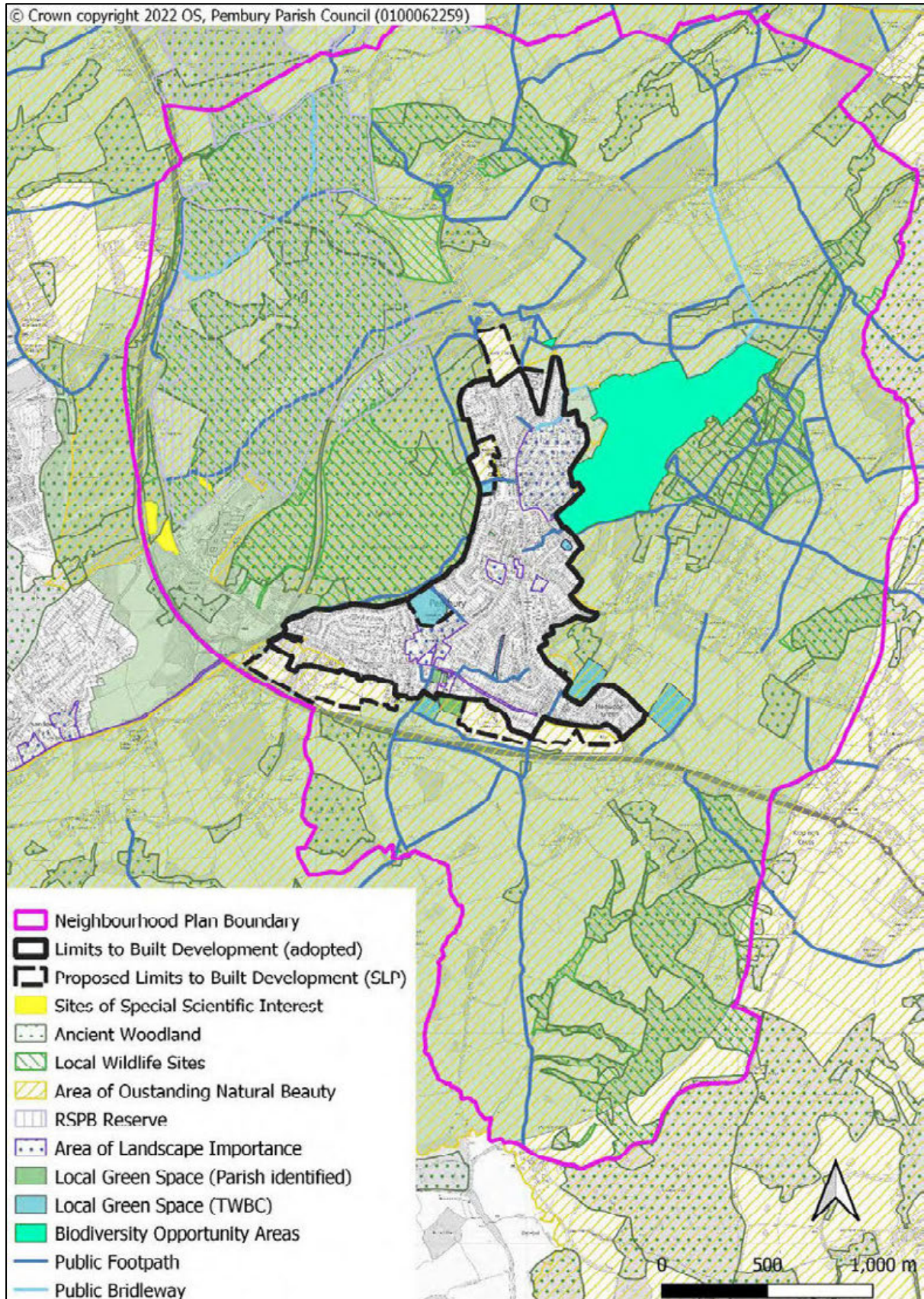


Figure 8.1: Green and blue infrastructure network in Pembury



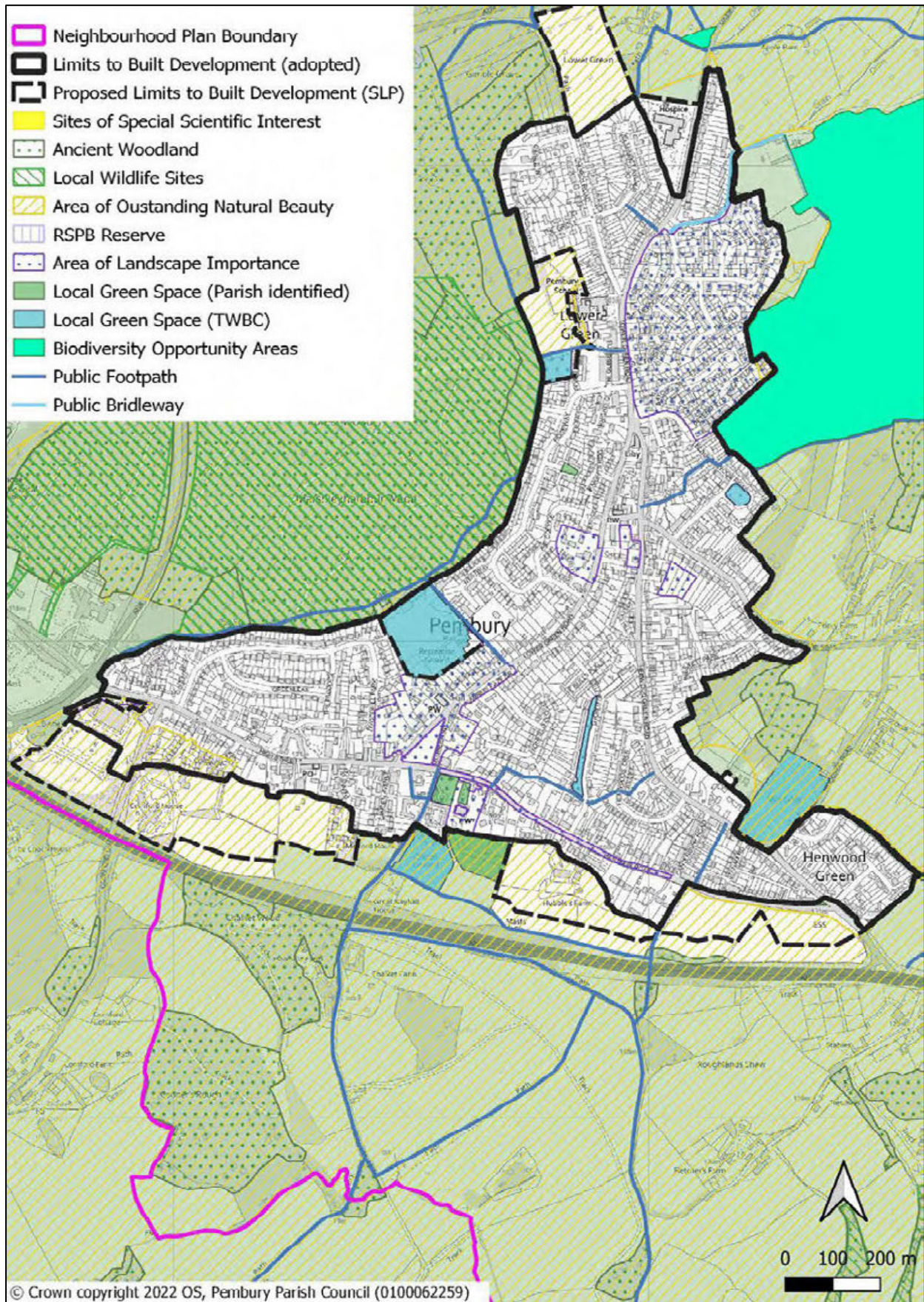
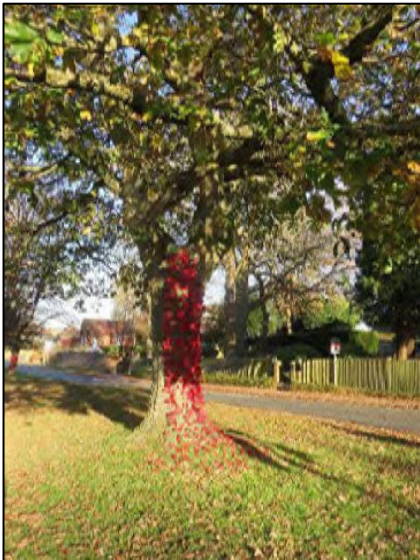


Figure 8.2: Green and blue infrastructure network in Pembury (village inset)



### Trees and ancient woodland

- 8.10. The parish is home to a significant number of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.
- 8.11. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF. They also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.
- 8.12. Within Pembury, Marshley Harbour, Snipes and Bassets Wood belong to TWBC, who are undertaking improvements for biodiversity with the support of Kent High Weald Partnership, the Kent Wildlife Trust and the Woodland Trust.



*Images show: Village green tree and Marshley Harbour Wood*

### Biodiversity opportunity areas within Pembury

- 8.13. Whilst developments are encouraged to deliver their biodiversity net gain on site, this is not always possible; equally there may be opportunities to enhance other parts of the Parish in need of attention. It is therefore useful to consider where Biodiversity Opportunity Areas (BOA) exist within Pembury. [A Pembury Wildlife Group](#) has been established because of the Neighbourhood Plan work, and members have been exploring BOAs, in parallel with those

areas already identified through local organisations such as the Kent Nature Partnership and the High Weald AONB. The main opportunities are as follows:

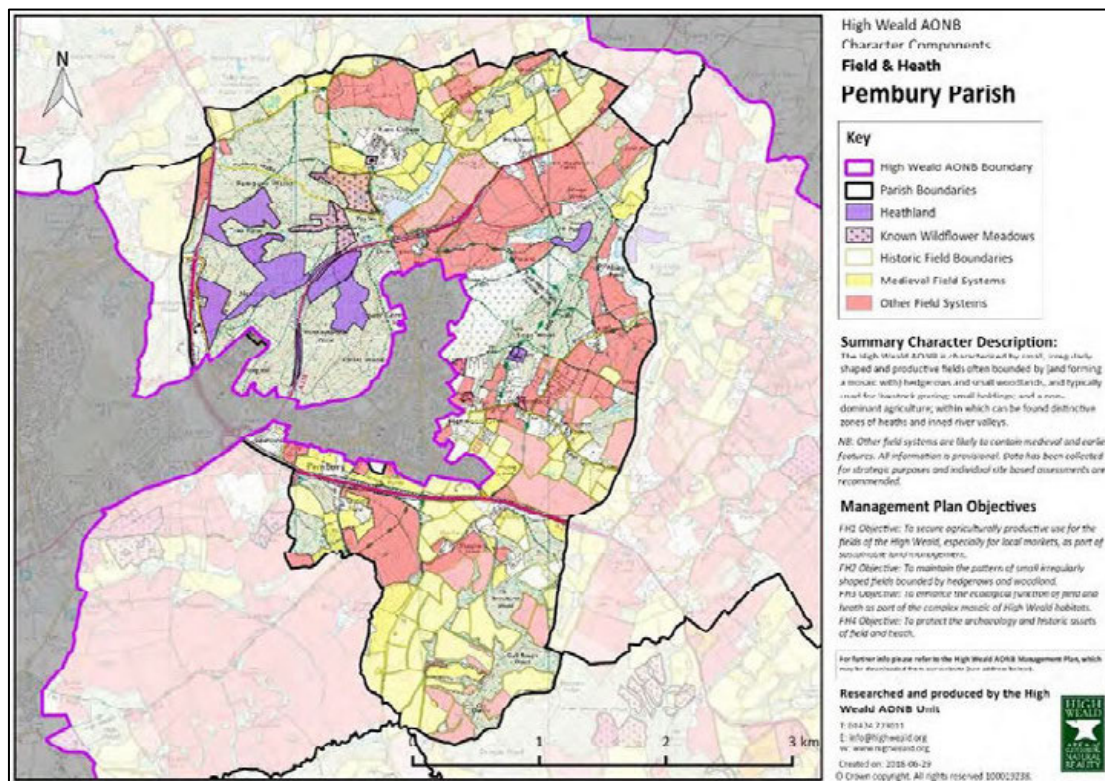


Figure 8.3: Field and heath within Pembury (source: High Weald AONB Unit)

- 8.14. Note that BOA boundaries can change over time, therefore it is recommended that the Kent Nature Partnership is consulted when drafting proposals.
- 8.15. **Heathland and acid grassland restoration** - The majority of the High Weald BOA falls within the wider borough of Tunbridge Wells. It suggests that opportunities should be taken for heathland or acid grassland restoration and enhancement as part of woodland management in the Pembury area. Further detail about the High Weald BOA can be found on the [Kent Nature Partnership website](#) - and a map showing the current areas in Pembury is shown on Figure 8.3.
- 8.16. **Stone Court Orchards** – This is an area comprising woodland and former fruit orchards, located to the north-east of the village. There are a number of public footpaths running through the area. The Pembury Wildlife Group has identified the orchards as a significant site for wildlife and biodiversity within Pembury, which has been left for many years, supporting notably a wealth of birds and small mammals. The RSBP and the Kent Wildlife Trust are working with the Wildlife group to undertake surveys of the area and explore priorities for the site, including how it might be maintained and enhanced from a biodiversity perspective.
- 8.17. **Downingbury Pond** – Ponds are a notable feature of the High Weald landscape. The density of ponds is five times higher than the national average with a wide range of pond types supporting significant species such as great crested newts and emerald dragonflies. Pembury parish has many such water features, one notable example being located toward the northern end of the village at the entrance to Downingbury Farm. The Pembury Wildlife Group is keen

to work with the landowner to enhance the pond, potentially enabling opportunities for local school children to pond dip and learn about local nature.

**POLICY P8: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN**

- A. Where it is appropriate to the type of development being considered, proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green infrastructure, as identified on the Policies Maps, with the aim of delivering a measurable net environmental benefit for local people and wildlife. Proposals must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.**
- B. The appraisal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of at least 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused unless material planning considerations indicate otherwise.**
- C. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the neighbourhood area. Proposals that support the enhancement and management of the identified Biodiversity Opportunity areas will be supported. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**
- D. The planting of additional native species trees and/ or continuous hedgerows to provide wildlife corridors, to offset the effects of air pollution, to assist in absorbing surface water and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.**

Conformity Reference: NP objectives: 3,4; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR2, STR8; AONB Management Plan objectives: S1, W1, R2, OQ3; NPPF: 174, 175, 176, 179, 180



## Policy P9: Local Green Spaces

### Purpose

- 8.18. The policy designates Local Green Spaces within Pembury, that are demonstrably special to the local community.

### Justification

- 8.19. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. Paragraph 102 of the NPPF says that the Local Green Space designation should only be used where the green space is:

in reasonably close proximity to the community it serves;

demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

local in character and is not an extensive tract of land.

- 8.20. A survey of green spaces in Pembury was undertaken by the Environment Working Group. Building on feedback from the local community via the surveys and workshops, they reviewed the green spaces across the Parish to ascertain whether they might be suitable for designation as a Local Green Space. The following 14 areas are considered to fulfil all the criteria of the NPPF:

- |  |   |
|--|---|
| 1. Pembury Allotments                                | 8. Pembury Burial Ground                      |
| 2. Pembury Green Space for Properties (Beagles Wood) | 9. Green Space adjacent to 33 and 37 Ridgeway |
| 3. Pembury Cricket Ground                            | 10. Old Church Burial Ground                  |
| 4. Woodside Recreation Ground                        | 11. Bo Peep Corner                            |
| 5. Lower Green Recreation Ground                     | 12. Church Lawn                               |
| 6. Belfield Road green space                         | 13. War Memorial Lawn                         |
| 7. Lower Green Burial Ground                         | 14. Downingbury Pond                          |

- 8.21. Figure 8.3 shows the location of each of the Local Green Spaces. Detailed maps of each space are shown in Appendix D along with details as to how they each meet the NPPF criteria.

- 8.22. It should be noted that some of the Local Green Spaces identified have also been identified as part of the SLP process. As the new Local Plan has not yet been adopted, the spaces are listed in the Neighbourhood Plan also.

- 8.23. Several green spaces that are considered important to the local community, for instance the Village Green, have not been proposed for designation as Local Green Space. This is because they are already adequately protected from inappropriate development by other mechanisms, such as Village Green Status and ancient woodland.

**POLICY P9: LOCAL GREEN SPACES**

The following are designated as local green space as shown on Figure 8.3:

**Pembury Allotments**

**Pembury Green Space for Properties (Beagles Wood)**

**Pembury Cricket Ground**

**Woodside Recreation Ground**

**Lower Green Recreation Ground**

**Belfield Road green space**

**Lower Green Burial Ground**

**Pembury Burial Ground**

**Green Space adjacent to 33 and 37 Ridgeway**

**Old Church Burial Ground**

**Bo Peep Corner**

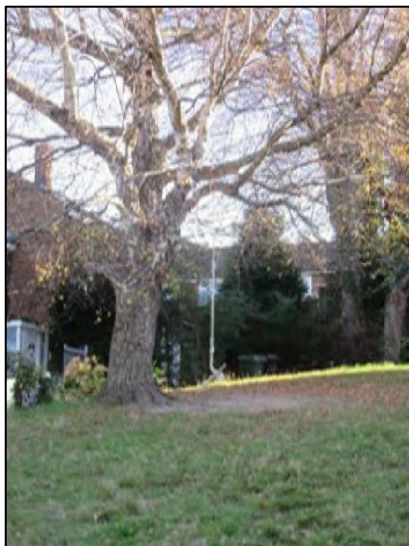
**Church Lawn**

**War Memorial Lawn**

**Downingbury Pond**

**Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.**

Conformity Reference: NP objectives:2, 3, 4; Saved TWBC Local Plan policies: EN22; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR2, STR5; AONB Management Plan objectives: S2; NPPF: 101-103, 147-151



*Images show: the green space adjacent to 33 and 37 Ridgeway and the War Memorial Lawn*

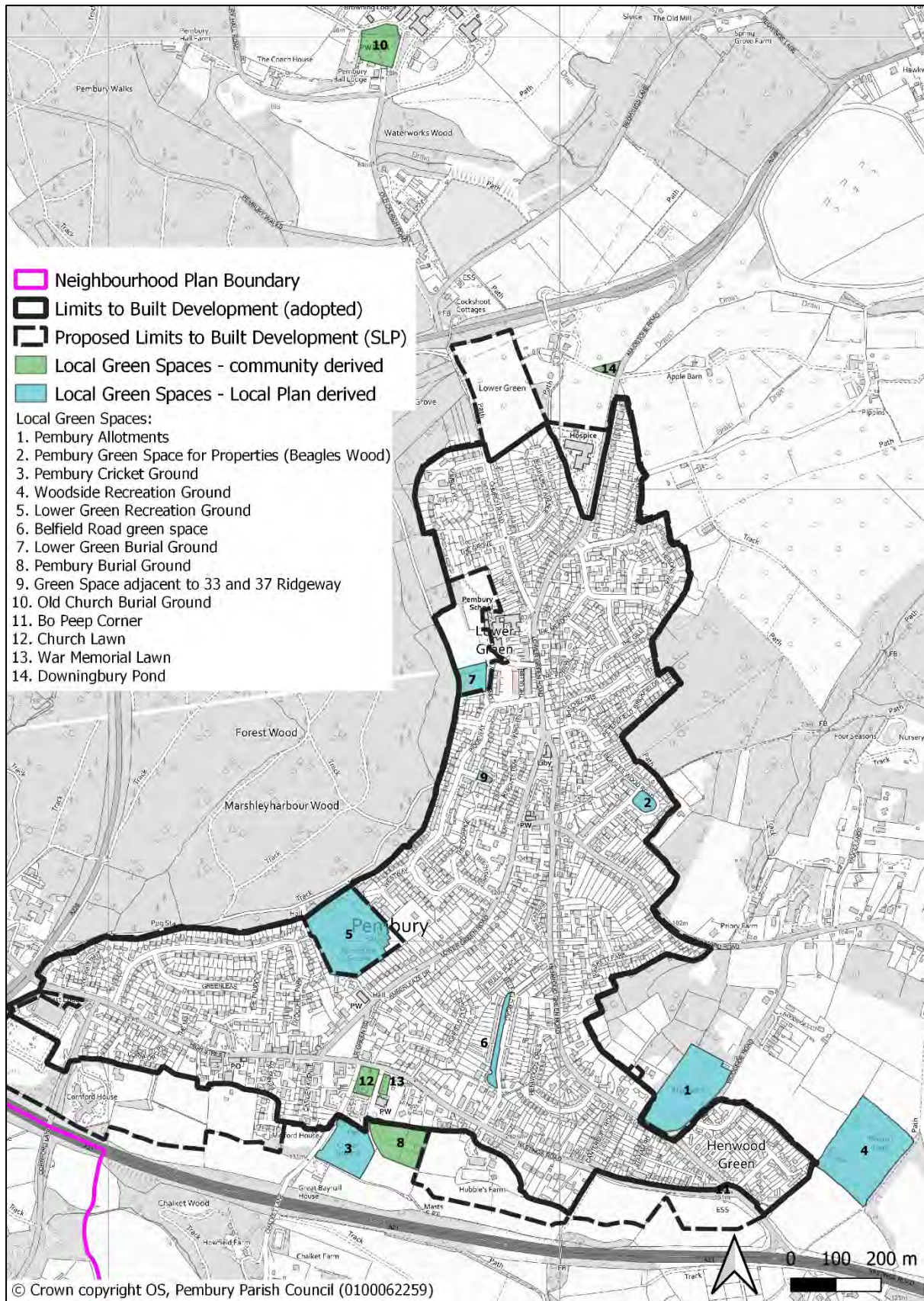


Figure 8.3: Map showing location of the proposed Local Green Spaces



## Policy P10: Managing the environmental impact of development

### Purpose

8.24. This policy seeks to ensure that development proposals have considered how they can enhance the natural environment – both flora and fauna – including the features of it that are particularly distinctive to Pembury. This is particularly important in the context of the Parish being located within the heart of the High Weald AONB and surrounded by Green Belt. It also seeks to ensure that development proposals contribute to the provision of adequate open space.

### Justification

8.25. The NPPF, at para 180, stresses that planning policies and decisions should contribute to and enhance the natural environment including requiring net gain in biodiversity. The local community too place a high importance on this, with 97% agreeing that the natural environment and its features should be protected. Natural assets afforded a level of protection in the Parish are:

Designation	Sites
Green Belt	Covering the majority of the Parish excluding most of the village and areas to the east
High Weald AONB	Covering the majority of the Parish excluding most of the village
Sites of Special Scientific Interest (SSSI)	Pembury Cutting and Pit SSSI
Local Wildlife Sites (LWS)	TW16 Brenchley Wood TW17 Pembury Walks TW18 Tudeley Woods TW45 Gregg's Wood and Pastures, Tunbridge Wells TW48 Bayham Woods TW61 Snipe Wood
Roadside Nature Reserves (RNR)	TW08 A228 New Pembury Bypass
RSPB Nature Reserve	Tudeley Woods
Kent High Weald Partnership managed woodland	Marshley Harbour Woods: 213 acres of mixed conifers and sweet chestnut coppice with open heathy glades. The site has an educational nature trail and a network of paths.  Snipes / Bassetts Wood: located 1/4 mile to the east of Pembury. The Tunbridge Wells Circular Walk runs through the wood



Ancient woodland	Significant areas of ancient woodland, as shown in Figure 8.4.
Local Green Spaces	As set out in Policy P9 (Local Green Space)

8.26. Maps showing the designated sites are available from the [Kent & Medway Biological Records Centre](#).

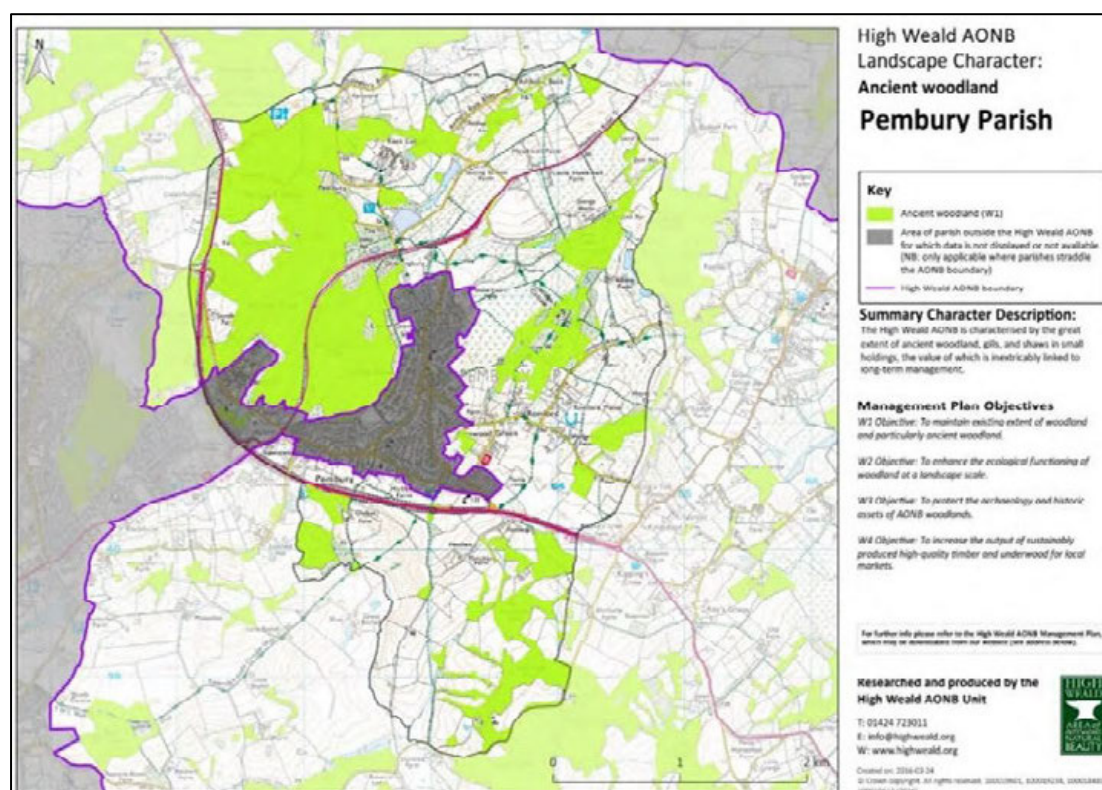


Figure 8.4: Ancient woodland within Pembury (Source: High Weald AONB Unit)

- 8.27. There are other distinctive natural features particular to Pembury that, whilst not protected through statutory designations, provide vital habitats for flora and fauna. This includes veteran and mature trees and established woodland, hedgerows, fruit orchards, ponds and streams, mature planted gardens, and green verges alongside roads. Such features form vital corridors for many animals and birds, especially those migrating, to safely navigate around their domains.
- 8.28. In addition, they support a wide range of small mammals, amphibians, insects, and birds that make their homes in this area. Information from the Kent & Medway Biological Records Centre shows sightings within Pembury of seven of the 15 species of bat found in Kent, and birds including BAP species, such as brent goose, grey partridge, cuckoo, nightjar and linnet. Protected amphibians, reptiles and mammals can also be found in Pembury, including the adder, common lizard, badger and hazel dormouse. There are also numerous protected plant species including mosses, bluebells and various species of orchid.



*Trees add colour and biodiversity in the residential areas*

- 8.29. These habitats, and the species they house, have evolved in response to local geology and land use, and can take many hundreds of years to establish. As such they are difficult, often impossible, to replace in any meaningful way. Although they have no statutory protection, they need to be considered in the planning process. Notable features in Pembury are shown below.

	<p><b>Orchards:</b> are typically found in Pembury. Whilst many have been removed over the years to make way for different industries and housing, there are areas which remain – some undisturbed - and these provide a haven for biodiversity as they comprise many habitats including elements of woodland, pasture, meadow grassland. They are often bordered by hedgerows and can also include areas of scrub.</p>
	<p><b>Ponds:</b> provide a valuable habitat for BAP species such as great crested newts and emerald dragonflies. The great number of ponds in Pembury provide connectivity as part of the wider freshwater 'patchwork'. Species such as birds, amphibians and invertebrates use these waterbodies as stepping-stones across the landscape.</p>

	<p><b>Veteran and mature trees:</b> there are several notable trees in the parish, which are special because of their age or historic significance. Examples include pine, sycamore, sweet chestnut and oak.</p> <p>Trees also provide other benefits including supporting natural drainage, providing shade, offering a cooling effect, and shielding against noise from e.g. vehicles.</p> <p>Existing trees should be retained and new ones planted.</p>
	<p><b>Green verges:</b> these can be found throughout the village and are crucial habitats for many rare and declining native species. Many are planted with trees and hedgerows and collectively they form an important part of the green corridor stretching through the more urban areas of the Parish. Green verges also play a vital role as natural drainage systems, which is helpful in an area such as Pembury, where surface water flooding is a problem within parts of the village.</p>

- 8.30. Development proposals are expected to retain, protect, and enhance these and, where appropriate, include a landscape and ecological management plan including a list of trees and native shrubs to be planted to ensure the rural and green character of the parish is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or on roadsides where practical.

**POLICY P10: MANAGING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT**

**A. Development proposals should maintain, enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Where possible, development proposals should seek to incorporate natural features typical of the parish, for instance ponds, fruit trees, orchards, verges and trees.**

**B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:**

**Trees and woodland:**

- i There is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. Ancient woodland and ancient or veteran trees must not be removed except in exceptional circumstances and in that case they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.**
- ii Where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.**

**Hedgerows**

- iii Development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be supported with the exception of removal for vehicular access; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.**

**Fauna:**

- iv The provision of hedgehog holes in new residential fencing will be supported.**
- v Development proposals which provide bird and bat nesting boxes will be supported.**
- vi The provision of a communal pond and wildlife friendly communal 'green spaces' within new major developments will be supported.**

**Incorporate open space that is:**

- vii in usable parcels of land.**
- viii safe, easily accessible and natural barriers would be preferred, where it is necessary for the space.**
- ix is accessible to the general public.**
- x creates a safe environment considering lighting and layout.**
- xi where appropriate, complemented by high quality landscaping schemes.**

Conformity Reference: NP objectives: 3, 4; Saved TWBC Local Plan policies: EN13, EN15, EN21, EN22; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR2, STR8; AONB Management Plan objectives: R2, W1, W2, FH3; NPPF: 174, 175, 176, 177, 179, 180



## Policy P11: Locally significant views

### Purpose

8.31. This policy sets out a series of views in and across the parish, which have been identified by the community as being important to safeguard. The policy seeks to safeguard the views from inappropriate development.

### Justification

8.32. The parish of Pembury comprises the historic village, set within the High Weald AONB. The southern part of the village sits atop a ridgeline, running east-west, and affording views across the High Weald from various locations around the village, including to the ridgeline further north. The topography of the surrounding area means that there are some significant long-distance views which contribute to the character of Pembury both for residents and increasingly for visitors. In particular views take in aspects of the High Weald AONB, adding to the sense of place and sense of rurality.

8.33. In consultation with the community, nine views have been identified, which are felt to be particularly important. Figure 8.5 provides a map of the views and further details about why they are important is contained in Appendix E. The views are:

V1: View from FP WT239A across the cricket field to St. Peter's Upper Church

V2: Long-distance view north from FP WT239A towards the North Downs

V3: View from higher ground near to FP WT233/ WT237 and from the ancient woodland looking north-east towards Matfield

V4: Panoramic views south from the ridgeline extending to Hawkenbury, Crowborough, and Haywards Heath (this view is visible from various locations along the footpath)

V5: The view north along Canterbury Road to the North Downs

V6: View across the Village Green

V7: Panoramic views north towards the North Downs and beyond from FP WT234 (this view is also visible from other points within the view arc)

V8: Traditional High Weald views north-east from the Maidstone Road

V9: Panoramic views taking in Kent College, the reservoir, ancient woodland, the Parish Church of St Peter and across to the North Downs



*Images show: V2 which affords views north across the High Weald and V6 which offers views along the forested and historically important Old Church Road*

- 8.34. The policy requires that development proposals are designed in a way that safeguards, where possible, the locally significant view or views concerned. It attempts to provide the flexibility required for the range of development proposals which will come forward within the Plan period.
- 8.35. In circumstances where the proposed development would be likely to have a significant impact on an identified significant view – which is highly likely for the views coinciding with the allocated sites – the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment. It is accepted that in some areas, views will be compromised, but developers should seek to incorporate glimpses of views within proposals. This will assist in embedding a landscape approach to development and perpetuate a sense of place, connecting with the High Weald.
- 8.36. It is recognised that some of the shaded arcs identified stretch into neighbouring parishes particularly to the south and that it is only views up to the neighbourhood area boundary that can be safeguarded. Nevertheless, it is the intention of the Parish Council to discuss with neighbouring parishes the impact on views in their area, if development is planned for those areas. It is noted that Policy EN1 (Sustainable Design) of the SLP requires proposals to respect site characteristics including its topography, natural features, relationship with immediate surroundings, historic setting, and views into and out of the site.
- 8.37. It is also recognised that two of the views extend across sites to be allocated in the SLP. In these instances, the views are taken from the public footpath and where possible, views from these public locations should be incorporated into the overall design of the development proposal.

**POLICY P11: PROTECTION OF LOCALLY SIGNIFICANT VIEWS**

**The Plan identifies nine locally significant views as shown on Figure 8.5, with descriptions in Appendix E. As appropriate to their scale and nature, development proposals within the shaded arcs of the various views as shown on Figure 8.5 should be designed in a way that demonstrates how it has taken into consideration the importance of the locally significant view or views, in the layout, design or masterplanning of the site(s) and mitigates any adverse impact on those views.**

Conformity Reference: NP objectives: 3,4; Saved TWBC Local Plan policies: EN1; TWBC Core Strategy: Core Policy 4, Core Policy 5; TWBC Submission Local Plan: STR2, AL/PE1, ALPE2, AL/PE3; AONB Management Plan objectives: OQ4; NPPF: 126, 127, 130

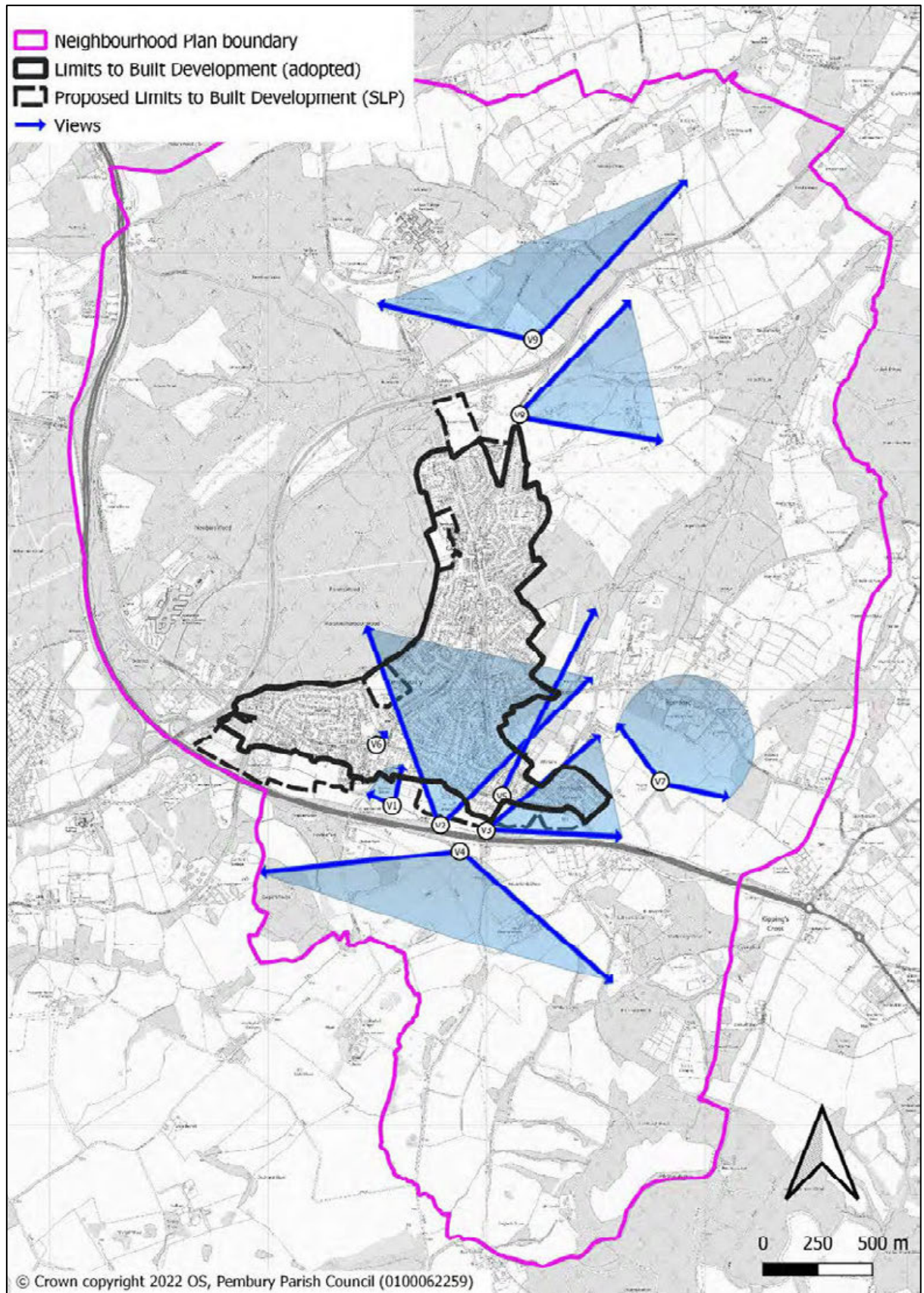


Figure 8.5: Locally significant views in the Parish



## Policy P12: Dark skies

### Purpose

8.38. Situated in the High Weald AONB, parts of Pembury parish provide ideal locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of parish.

### Justification

8.39. Despite its location close to Royal Tunbridge Wells, pockets of the parish remain largely unlit (Figure 8.6), for instance the significant areas of woodland away from the village. The dark night skies in these areas are predominantly unspoilt, and it is important that they are kept that way.

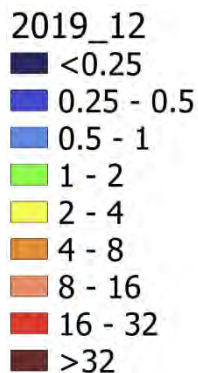
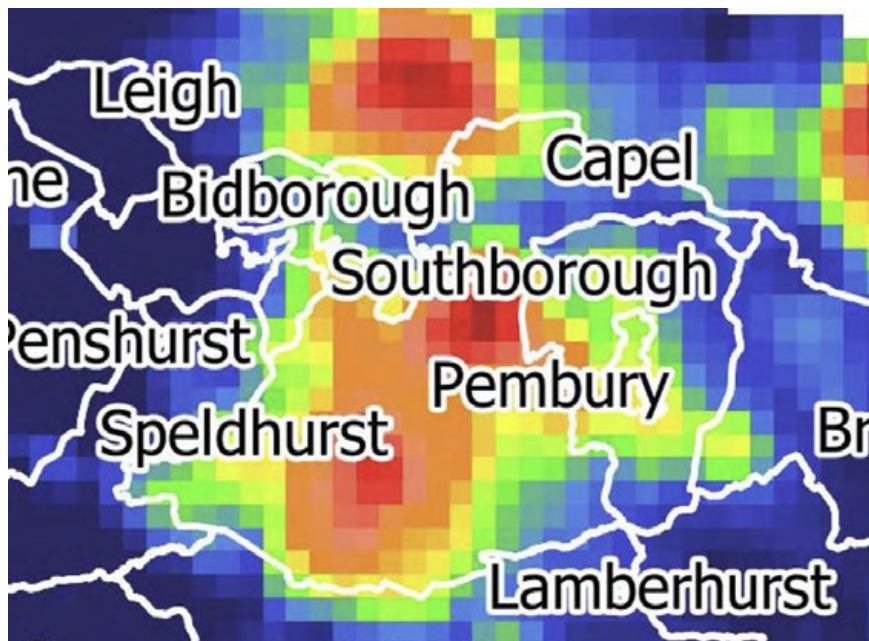


Figure 8.6: Map showing levels of radiance for Pembury Parish, 2019 source: High Weald AONB Unit) Each pixel shows the levels of radiance (night lights) shining up into the night sky

8.40. The benefits derived from the prevention of light pollution include:

Enjoyment and appreciation – improving quality of life and providing creative inspiration



Health – promoting better sleep patterns and reducing stress

Wildlife – supporting a more natural environment for both nocturnal and diurnal animals

Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint

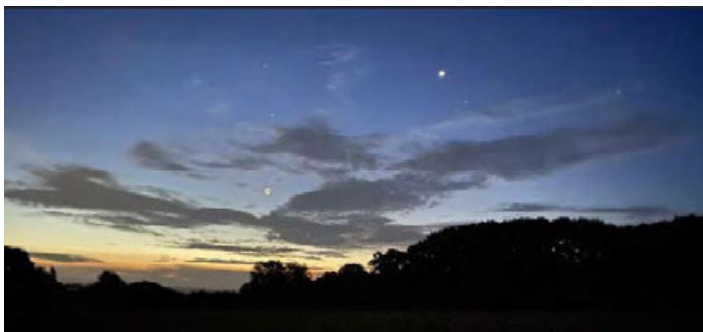
- 8.41. The High Weald AONB Management Plan (Objective OQ4) requires that the special qualities that people value, such as tranquillity, dark skies and clean air, are recognised and taken into account in new developments. It encourages neighbourhood planning groups to include policies that minimise light pollution.
- 8.42. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

#### **POLICY P12: DARK SKIES**

**Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution, where:**

- i. the lighting is necessary for operational, safety or security reasons;**
- ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;**
- iii. impact on nearby residential properties, wildlife, local heritage assets or the wider landscape is minimised; and**
- iv. the guidance on lighting provided in the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions) is adhered to. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.**

Conformity Reference: NP objectives: 4; Saved TWBC Local Plan policies: EN4; TWBC Core Strategy: Core Policy 4; TWBC Submission Local Plan: STR8, EN8; AONB Management Plan objectives: OQ4; NPPF: 185



*Dark sky over Woodside playing fields (c/o Rhiannon Barwick)*

## 9. TRANSPORT AND MOVEMENT

### Policy P13: Improving walking, cycling and equestrian opportunities

#### Purpose

- 9.1. This policy seeks to enhance walking and cycling opportunities along routes which are most likely to encourage a shift away from the private car for short journeys in and around Pembury. This accords with the strategic transport priorities for the area, as set out in [the Local Transport Plan 4: Delivering Growth without Gridlock 2016 to 2031](#) (p.30-31), published by Kent County Council, which support opportunities for active travel.

#### Justification

- 9.2. The rural history of Pembury, combined with its location midway between Hastings and London, has left the parish with a legacy of footpaths and bridleways throughout. Connections within Pembury village and its surrounding hamlets are important as they enable the community access to a range of community facilities such as shops, medical facilities, and the school. They also enable access further afield in particular to Tunbridge Wells.
- 9.3. However, the presence of the A228 and the A21 impact significantly on Pembury. This is particularly notable at peak times or when there have been accidents and delays on the strategic route network, causing traffic to divert through the village and along the more rural roads. Hastings Road and the High Street are affected in this way and reductions in volume and speed of motor traffic along this route, which is heavily used by pedestrians and cyclists must be encouraged. Feedback from the Community Survey and local workshops revealed a particular concern about accessibility and safety through the village centre, where cycle lanes are limited and often filled with parked cars.



*Cars are frequently parked within the cycle lane*

- 9.1. Car ownership within Pembury is high, with 88% of residents owning a car and 51% of residents owning at least two. For some, the hilly nature combined with the distance between facilities, means that using a car is the optimum option. Whilst the Neighbourhood Plan cannot and should not prevent people from using their cars, improvements to and promotion of the 'movement routes' within the village and wider parish will encourage those residents who are able to take short, local journeys on foot or by bicycle to do so. Not only will this help to

alleviate congestion locally and associated air pollution (particularly outside the school and at the main junctions), but it will also have health benefits for residents.

- 9.2. For many, Pembury is a highly walkable and cyclable village. The whole of the village is accessible within 20 minutes by foot and approximately 5 to 10 minutes by bike (Figure 9.1).

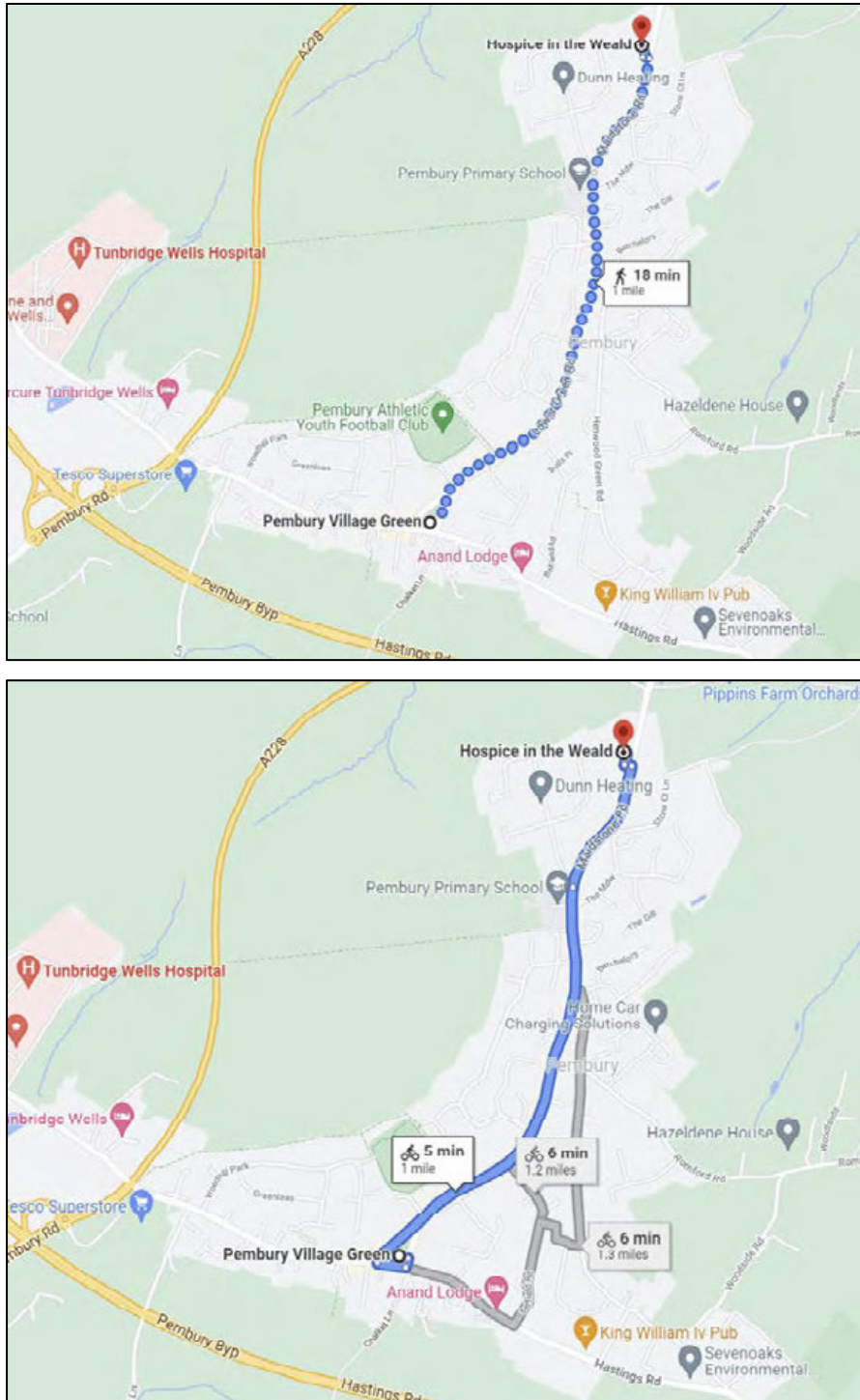


Figure 9.1: Walking and cycling distances in Pembury (source: Googlemaps)

- 9.3. Figures 9.2 and 9.3 show the public rights of way routes within the parish, which connect the main housing areas with the local facilities and which enable sustainable active travel to both the wider countryside and nearby settlements. It is these routes that new development should

seek to link into and which should be maintained for a range of users. It will be these routes that should be prioritised for making more pleasant and attractive, accessible to a range of users and well-maintained and signposted.

9.4. To enhance the active travel network, the maps show the following:

- **Indicative walking and cycling routes** – the proposed site allocations along the southern end of the village are required to incorporate cycle routes that will enable users to traverse east-west without the need to travel along the Hastings Road. There may be potential to continue this eastward to provide a link to the Woodside Recreation Ground. This latter link would be particularly helpful given the limited car parking available at the recreation ground.
- **Areas where improvements to the current network can be made** – the local engagement for the PNP revealed the following potential opportunities to enhance walking and cycling in the parish (letters correspond to those on the maps):

- A. Potential to formalise a footpath on the south side of the A21 to connect the footpath to the east and the bridge to the west.
- B. Potential to improve access to the woodland for horse riders.
- C. Cars frequently parked across the pavement here, creating difficulties for pedestrians and blocking sightlines for cyclists at the junction.
- D. The path at this point needs to be made accessible to horse riders.
- E. Potential to improve footpath links on the southern side of the A21, to open up additional walking opportunities to the south.
- F. The provision of a cycle/walking/riding route connecting Pembury to Hawkenbury is required in the SLP
- G. Location identified as a dangerous spot for cyclists.
- H. Lack of pavements in this stretch identified as creating difficulties for those on foot.
- I. This part of the village centre presents a challenge for those wishing to cross.
- J. Cycle path through high street – “advisory cycle lane” (to access shared cycle path to Tonbridge)

Measures to slow down traffic along the High Street and Hastings Road are supported and the Parish Council is in discussion with KCC Highways, TWBC and site promoters.

Bridleways – Despite its popularity in the area, local riders estimate that there is fewer than half an hour of safe off-road riding to be had in the entire parish. Opportunities to improve this should be sought, where this can be achieved safely for all users, including:

- K. New bridleway links especially from Stone Court Farm to Romford Road. This could possibly run alongside the Tunbridge Wells circular walk. There is a suitable bridge, but an upgrade would be needed from there to the Water Co. pumping station at Bassets Farm. The path here is in poor condition even for walkers. From there the track is good to Romford Rd.



Such improvements might be prioritised as part of any developer contributions or other highways funding.

- **Protection and promotion of twittens** – The parish is home to a network of alleyways, known as twittens. Not only do the twittens provide useful access routes for pedestrians, but they also form an important part of the local character and history. Some of twittens are registered as public rights of way, while others are not and are therefore at risk. Figures 9.2 and 9.3 show the twittens on a map and the Policy seeks to safeguard this important passageway network.

#### **Public Transport in Pembury**

- 9.5. In addition to the proposals set out above, there is a general desire locally to improve access to, frequency and reliability of public transport in the parish, in particular buses. The Community Surveys revealed that the community have concerns about the frequency of buses, particularly in the evenings and at weekends.
- 9.6. Whilst such improvements sit outside the scope of the neighbourhood plan itself, they are noted within the Non-Policy Actions section as activities for the Parish Council and wider community to pursue with private operators and the highways authority.

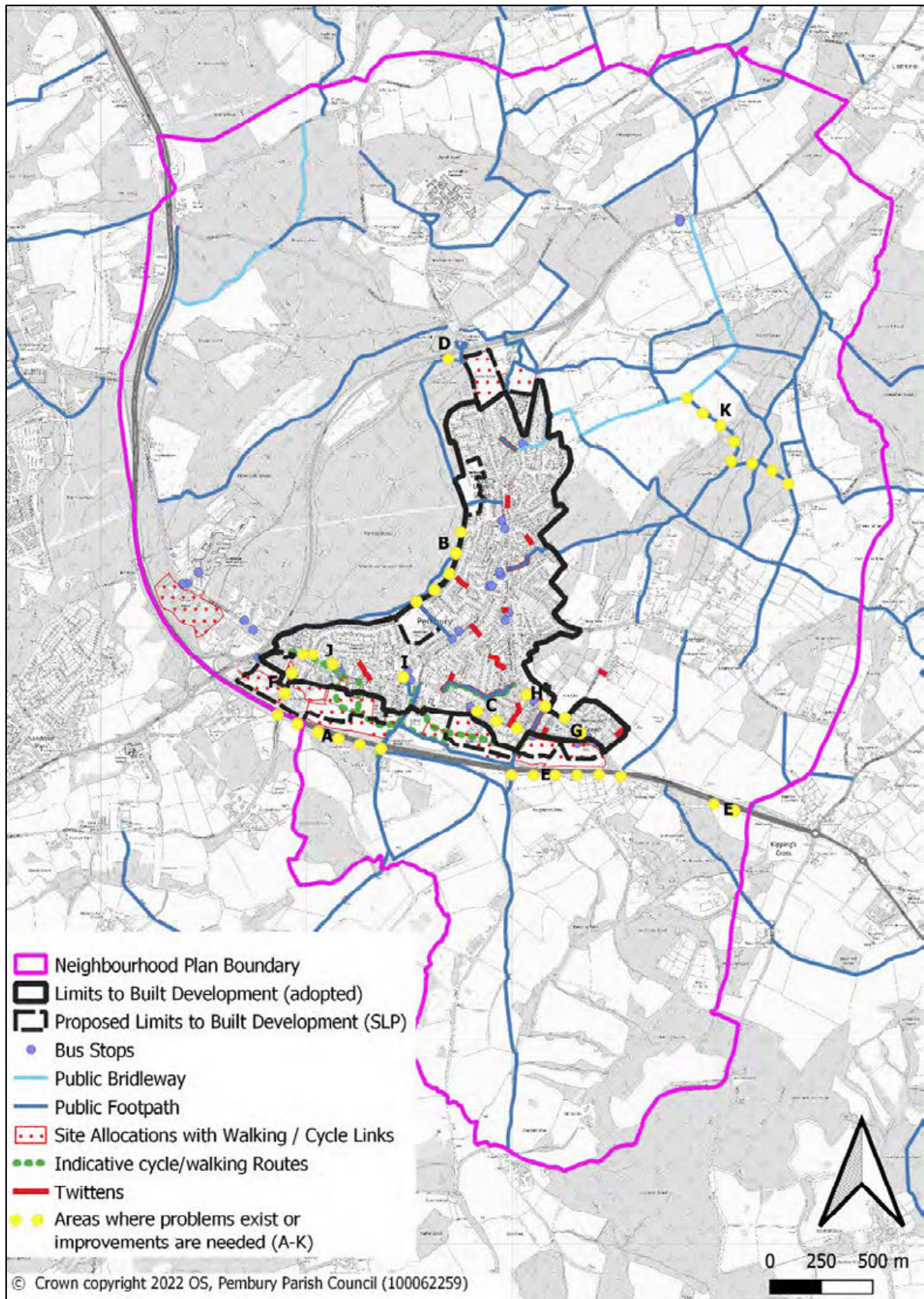


Figure 9.2: Movement map of the Parish



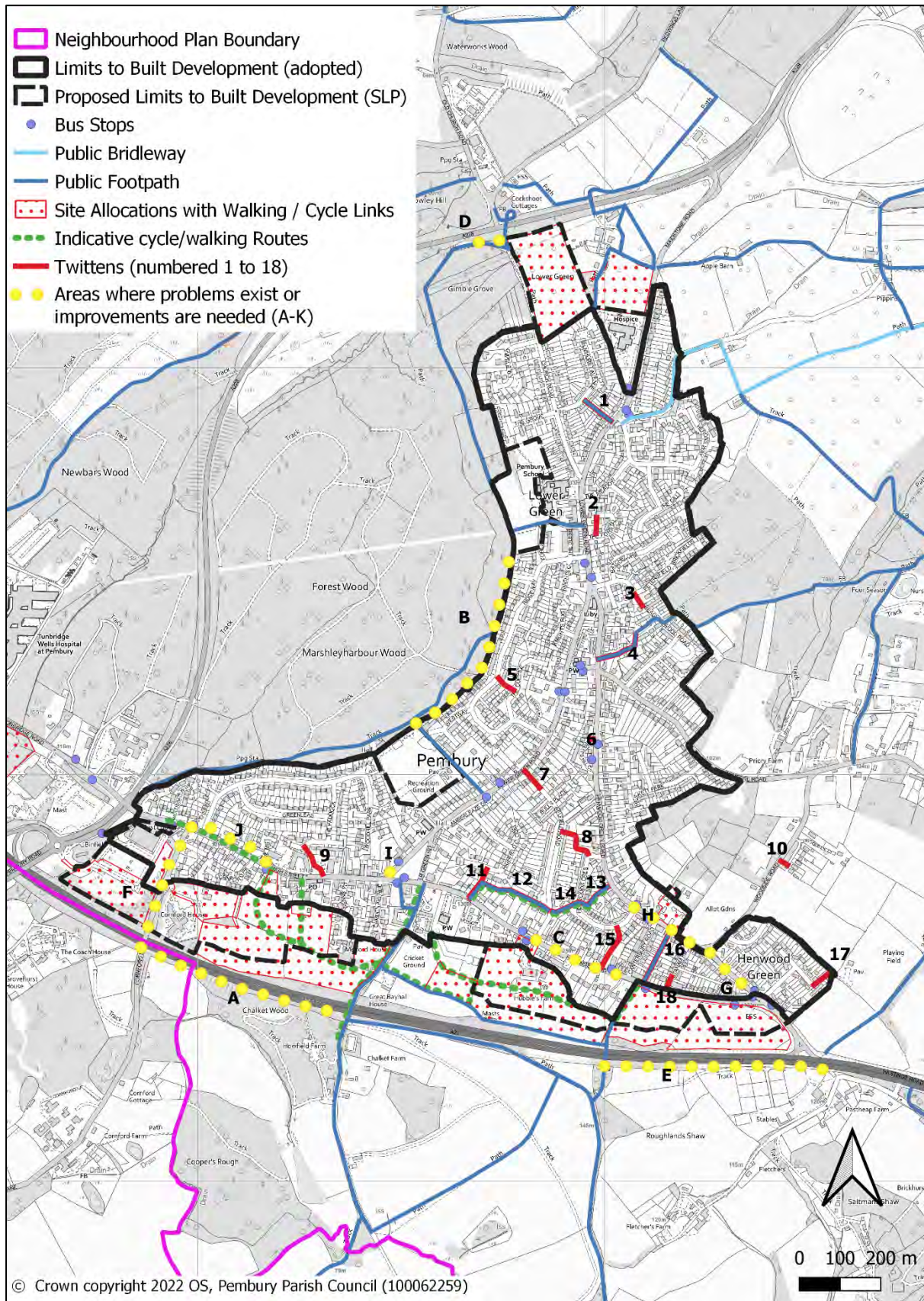


Figure 9.3: Movement map of the Parish (inset)

9.7. In parallel to improving the active travel network, there are a series of factors that may help to improve the environment for walkers, cyclists and horse-riders. Many are beyond the scope of the Neighbourhood Plan but are considered in Section 13 (Non-Policy Actions). They include:

- Using design to slow-down traffic – for example through the introduction of tighter bends into side-roads, as opposed to wide openings; the creative use of planters to narrow lanes; use of modal filters, which allow the passage of some modes of transport but not others. The Pembury Design Codes and Guidance addresses some of these points.
- Introducing slower speed limits in part or all of the village – there is a level of public support for a 20's Plenty scheme, which has been successfully achieved in other settlements across Kent including Tunbridge Wells. However, this sits outside the scope of the Neighbourhood Plan, and is dealt with in Section 13 (Non-Policy Actions).
- Redirecting HGVs away from rural lanes – a dialogue with Kent County Council and National Highways would help to consider ways to re-route vehicles, for instance by altering SatNav guidance provided to private companies.
- Problems associated with rat-running, where Pembury routes are used by drivers to avoid congestion on the A21.
- Working with Kent County Council Highways and private operators to improve public transport provision in Pembury, in terms of routes served, timings and punctuality.
- Working with Kent County Council Highways to help achieve the aims of the [Kent Rights of Way Improvement Plan](#) and the [Framing Kent's Future](#) strategy (2022-2026).

9.8. In addition, the SLP (Policy PSTR/PE 1) is seeking improvements to alleviate highways issues around the Pembury Road/Woodsgate part of the parish. These are supported by the PNP.



**POLICY P13: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES**

- A. To ensure that residents can access social, community, public transport, the school, retail and other important facilities in Pembury and in neighbouring settlements in a sustainable and safe way, all new major residential developments should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in Figures 9.1 and 9.2.**
- B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.**
- C. The design and layout of works related to the widening of footpaths or the provision of traffic-calming measures should enhance the rural, village character, for example retaining and/or providing hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character.**
- D. The network of historic twittens (passageways) across the Parish as shown in Figure 9.3 - will be protected and enhanced. Development proposals that would have an unacceptable detrimental impact on the existing historic network will not be supported.**
- E. Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the village and the wider countryside.**

Conformity Reference: NP objectives: 8; Saved TWBC Local Plan policies: TP1, TP2, TP3, TP18; TWBC Core Strategy: Core Policy 3; TWBC Submission Local Plan: PSTR/PE1; STR6; AONB Management Plan objectives: R1, OQ3; NPPF: 104, 105, 106, 110, 112

## **Policy P14: Publicly accessible parking**

### **Purpose**

- 9.9. The policy seeks to safeguard existing public car parking and support new parking in areas where parking is a challenge. Residential car parking is addressed via the Design Guidance in Policy P3 (Character and Design of Development).

### **Justification**

- 9.10. Whilst the PNP promotes active travel (walking, cycling and equestrian), the parts of the Parish beyond the village itself are largely rural and there is a high car reliance. As noted previously, 51% of residents own at least two cars compared to 39% across the borough and 40% across the wider south-east region. Some journeys are not easy to make by foot or bike and therefore vehicle access to the key services and locations is essential.
- 9.11. The village centre has been highlighted by the community as an area where parking is problematic. The village hall has very limited spaces available and consequently cars are forced to park along residential streets. This frequently results in cars parking inside the cycle lane leading to Tunbridge Wells.
- 9.12. One opportunity for additional parking provision is:
- 9.13. **Extending the village hall car park** - Policy AL/PE1 of the SLP Plan supports the provision of additional car parking space to serve the village hall (and wider village centre) as part of the site allocation. The PNP supports this and would also expect both electric vehicle charging points and secure cycle parking to be provided as part of this.
- 9.14. The provision of electric vehicle charging points across the villag

### **POLICY P14: PUBLICLY ACCESSIBLE PARKING**

- A. Development proposals that would result in an unacceptable loss of existing publicly available off-street car parking spaces will not be supported.**
- B. Proposals that enable the provision of additional, publicly accessible off-road car parking spaces will be supported subject to the policies of this Neighbourhood Plan. In particular proposals which:**
- i. alleviate parking congestion along the Hastings Road and the High Street will be supported; and where**
  - ii. parking spaces are landscaped, ideally with native species, to minimise the visual impact of parked vehicles. They must also not exacerbate or cause additional surface-water runoff.**
- C. At existing locations and alongside any new public car parking provision, the following facilities will be strongly supported to be provided as part of that provision:**
- i. dedicated covered and secure bicycle parking facilities, preferably with e-bike charging points; and**
  - ii. future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities).**

Conformity Reference: NP objectives: 2; Saved TWBC Local Plan policies: TP9; TWBC Core Strategy: Core Policy 3; TWBC Submission Local Plan: STR6, AL/PE1; AONB Management Plan objectives: OQ4; NPPF: 112

## 10. COMMUNITY FACILITIES

### Policy P15: Improving opportunities for community and cultural facilities, sport and recreation

#### Purpose

- 10.1. With the levels of growth expected over the period of the Plan, it is particularly important that development is supported by appropriate provision of community facilities. This policy seeks to ensure that those living in and moving to the parish are adequately served with a range of good quality facilities and activities and that there are opportunities for residents to shape this.

#### Justification

- 10.2. Considering its size, Pembury is well served for community facilities. The parish has traditionally had an active voluntary sector and the community is keen that this continues. Providing good quality facilities will serve to encourage and sustain the voluntary sector.



*Images show: the playground at Lower Green Recreation Ground and the village hall*

- 10.3. Local engagement for the PNP highlighted the following priorities:

**Provision of facilities aimed at teenagers** – Many residents expressed the need for additional activities for young people, with suggestions including covered meeting spaces, a skate park, BMX track. Evidence of this need will be collated by the Parish Council in consultation with the local community, and developers should discuss this with the Parish Council to inform their planning applications.

**Public toilet** - The need for (accessible) toilet facilities available for use by the public was raised in the community survey as a priority, ideally to be located at the Lower Green Recreation Ground. In parallel with this, a public toilet scheme, whereby local shops, restaurants and other facilities enable use of their facilities should be considered.

**Provision of a café at the Lower Green Recreation Ground** – Many respondents raised this as a particular desire.



**Access to natural open space** – 98% of those responding to the Community Survey considered that access to natural open space for informal recreation was important to them.

**Additional benches, shaded areas** – For instance at the recreation grounds and within children’s play areas.

**Provision of improved and additional sports pitches** - The TWBC Playing Pitch Strategy identified a shortfall in playing pitch provision in the parish, notably football pitches. Whilst original plans to extend provision near to Woodside Recreation Centre were abandoned due to highways access concerns, the PNP support such provision if access challenges can be overcome. It also supports the improvement of existing pitches – both at Woodside Recreation Ground and Lower Green Recreation Ground – for instance improving drainage, improvements to the pavilion and facilities at Woodside Recreation Ground, and pitch expansion.

**Support for the church hall** to address the deficit of meeting places for local groups.

- 10.4. Whilst the scope of the strategic allocations is set out in the SLP, opportunities to provide these facilities should be sought. There may be opportunities to do so as part of windfall development.

**POLICY P15: IMPROVING OPPORTUNITIES FOR COMMUNITY AND CULTURAL FACILITIES, SPORT AND RECREATION**

- A. Proposals for new community, recreational, cultural and leisure facilities, or the improvement of existing facilities - in particular facilities for teenagers, new café and public toilet facilities at Lower Green Recreation Ground, improved and additional sport pitches and improvements to the church hall - will be supported where:
- i. the proposal is, where relevant, consistent with Green Belt policy and contributes to the AONB and its setting; and
  - ii. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and
  - iii. the proposal would not have significant adverse impacts upon the local road network; and
  - iv. the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility.
- B. The provision of new and upgraded play areas to serve the needs of children of all ages, in accordance with [Tunbridge Wells Borough Council’s Local Plan/Open Space Study standards](#) Local Plan policy OSSR2 (or its successor), will be supported. Where possible, these should incorporate areas for ‘natural play’ (defined as play provision with natural environments as opposed to ‘man-made’ ones).
- C. Proposals that would result in the loss of community, leisure and recreational facilities will only be supported if either the facility is surplus to requirements and there is no longer a

**proven need for such a facility or alternative and equivalent facilities demonstrate by comparison to the existing facility that:**

- i. the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;**
- ii. reprovion of these facilities will incorporate adequate safeguards for delivery; and**
- iii. satisfy all other relevant policy expectations of this neighbourhood plan.**

Conformity Reference: NP objectives: 2, 7; Saved TWBC Local Plan policies: R1; TWBC Core Strategy: Core Policy 8; TWBC Submission Local Plan: STR5, STR10; AONB Management Plan objectives: OQ3; NPPF: 92, 93

## 11. IMPLEMENTATION AND PLAN REVIEW

- 11.1. Pembury Parish Council is the qualifying body responsible for the Neighbourhood Plan.
- 11.2. Once the Plan has been 'made', there will be a series of actions that to be undertaken to ensure that the policies within the PNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

- 11.3. Specific actions to be undertaken are as follows:

Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 13, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.

Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the PNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at TWBC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.

Monitoring the application of the PNP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.

Maintaining a dialogue with TWBC regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the PNP policies. The adoption of the new Local Plan may trigger a light-touch review of the PNP.

Maintaining a dialogue with TWBC and the promoter/developers of the sites allocated within the Local Plan.

- 11.4. Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.

Maintaining a dialogue with neighbouring parishes on cross-boundary projects.

Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.

- 11.5. Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.
- 11.6. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.
- 11.7. The Parish Council will consider how best to progress these actions.



## **12. INFRASTRUCTURE IMPROVEMENTS AND PROVISION**

12.1. The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

12.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.

A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.

The Community Infrastructure Levy (CIL), if adopted by TWBC, would be a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and levied by the Borough Council. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from neighbourhood area.

12.3. Spending and infrastructure priorities for Pembury Parish are included within the TWBC Infrastructure Delivery Plan, and within the emerging TWBC Local Plan, the strategic parish policy for Pembury, PSTR/PE1, and the strategic policy on infrastructure and connectivity, Policy STR5.

12.4. The Parish Council intends to regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Parish Council website and in relevant literature.

### 13. NON POLICY ACTIONS

Ref.	Issue	Possible Actions	Lead agencies / partners
1.	Understanding local housing needs	Undertake a Local Housing Needs Survey on a semi-regular basis. Amend the Local Housing Needs Survey once the Census has been updated with the latest 2021 information.	PC, TWBC Housing Team, local estate agents
2.	Delivery of strategic housing sites	Support engagement between the site developers/promoters and the local community and local groups, to ensure that views are heard in relation to how the proposals are shaped.	PC, local community groups and organisations (for example the British Horse Society)
3.	Localised flooding	Maintain a dialogue with key partners to explore improvements to the existing drainage network and potential for alternatives. Explore funding to enable projects that will enhance natural surface water drainage – tree planting, water gardens, lowering kerbs etc.	PC, TWBC, KCC Flood Team, Environment Agency, National Highways, local community, Southern Water
4.	Heritage at Risk	Undertake an audit of heritage assets in the Parish to provide a baseline against which to assess upkeep and maintenance of heritage assets.	PC, Pembury Society, private owners, TWBC
5.	Provision of shared working hub	Explore options for the provision of a shared space for remote working. Establish a local business network (perhaps building on those that already exist or used to exist).	PC, business owners
6.	Shopfronts not always in-keeping with local character	Undertake an audit of shop signage and explore ways to encourage owners to follow local TWBC guidance on signage.	PC, Pembury Society, business owners, TWBC

7.	Providing shade in the Parish	Explore opportunities to provide additional trees in and around the playground at Lower Green Recreation Ground.	PC, Pembury Wildlife Group
8.	Enhancing biodiversity locally	<p>Undertaking audits of areas where biodiversity could be improved, to provide a baseline of information and potential project list.</p> <p>linking up the green corridors throughout the village, for instance through tree planting, provision of open space (with wildflowers or other crops), linking up hedgerows, greening on footpaths and twittens etc.</p> <p>Replanting the damaged KCC-owned verge along Romford Road near Alban's Lodge, with the appropriate vegetation that used to be there recently. This would restore lost pollinator habitat, and improve biodiversity. It would also act as traffic calming on this part of the rat run, and help to lessen the number of accidents on Wish Hill.</p>	Pembury Wildlife Group, AONB Unit, RSBC, local residents, The Rat Run Group, private land owners
9.	Safeguard dark skies	Undertake a dark skies audit to gather baseline information about light pollution in the Parish.	Local community, AONB Unit
10.	Speeding traffic	Consider a 20mph scheme either along the High Street/village centre, or throughout the village.	PC, KCC, TWBC, local residents, developers
11.	Encouraging active travel and improvements to public transport	<p>Signage audit of the footpaths and bridleways throughout the village and improving these as necessary. A map is currently being produced.</p> <p>Consider where improvements can be made to enable more use of the footpath network, e.g. clearing undergrowth, improving surfacing, planting flowers etc.</p> <p>Explore feasibility and local support for a one-way scheme for motor-traffic along Hastings Road. This would make it possible to install wider pavements and fully grade-segregated bi-directional cycle tracks and reduce car dependency.</p> <p>Install rentable 'Pigloo' bike storage units along non-arterial residential streets.</p>	PC, Sign Design Society, KCC Public Rights of Way Team, local residents, the British Horse Society, local transport providers (bus operators)

		<p>Explore locations to install benches.</p> <p>Lobby for a ban on pavement parking</p> <p>Audit of footpaths in the parish. Consider where paths can be improved or, where required, rerouted (for instance to avoid muddy gullies).</p> <p>Liaise with public transport providers to explore options for improvements in terms of additional services, reliability, access.</p> <p>The points above could form part of a Local Cycling and Walking Infrastructure Plan for the Parish, to be explored with TWBC.</p>	
12.	Rat-running through Pembury, especially when traffic problems on the strategic routes	Explore opportunities to manage better A21 rat run traffic using Henwood Green Road, Romford Road and King's Toll Road. Investigate options for traffic calming measures on all these roads as a whole, and implement where possible.	KCC Highways, PC, The Rat Running Group
13.	Traffic parking along village routes, blocking pavements and cycle routes	Potential to install double-yellow lines along Hastings Road, the High Street, Tonbridge Road and Lower Green Road. This will not only discourage cars from parking in the exiting cycle lane, but enable to provision of additional cycleways along these routes, to link to those provided in the new strategic developments.	KCC Highways, PC
14.	Provision of public toilets	Explore options for a site to house a public toilet, ideally at the Lower Green Recreation Ground. In parallel, investigate options for a community toilet scheme.	PC, local businesses, community facilities
15.	Youth facilities	Undertake additional engagement with teenagers living in Pembury about the particular facilities they would like to see. This could help to inform provision such as at Woodside Recreation Ground and equestrian related.	PC, Youth Council, local community groups, parents, site promoters/developers, local equestrian groups
16.	A desire to see more local events	Explore additional community events that could be run locally and volunteers to support these.	PC, Pembury Society, churches, community groups
17.	Local realm tidying	Explore ways to encourage people to keep the roads and pavements clean, for instance of dog waste and glass, e.g.	PC, TWBC, KCC Rights of Way



		through local campaigns, provision of additional bins, greater enforcement.	
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## 14. POLICIES MAPS

The maps on the next two pages show the designations in the Parish.

Key to Policies map:

	Neighbourhood Plan Boundary
	Limits to Built Development
	Green Belt
	High Weald AONB
	Ancient woodland
	SSSI
	RSPB Reserve
	Local Wildlife Sites
	SLP site allocations
	Public footpath
	Public bridleway
	Conservation Area
	Non-designated heritage assets (Policy P6)
	Biodiversity Opportunity Areas (Policy P8)
	Local Green Space - community (Policy P9)
	Local Green Space - TWBC (Policy P9)
	Area of landscape importance
	Indicative walking/cycling routes



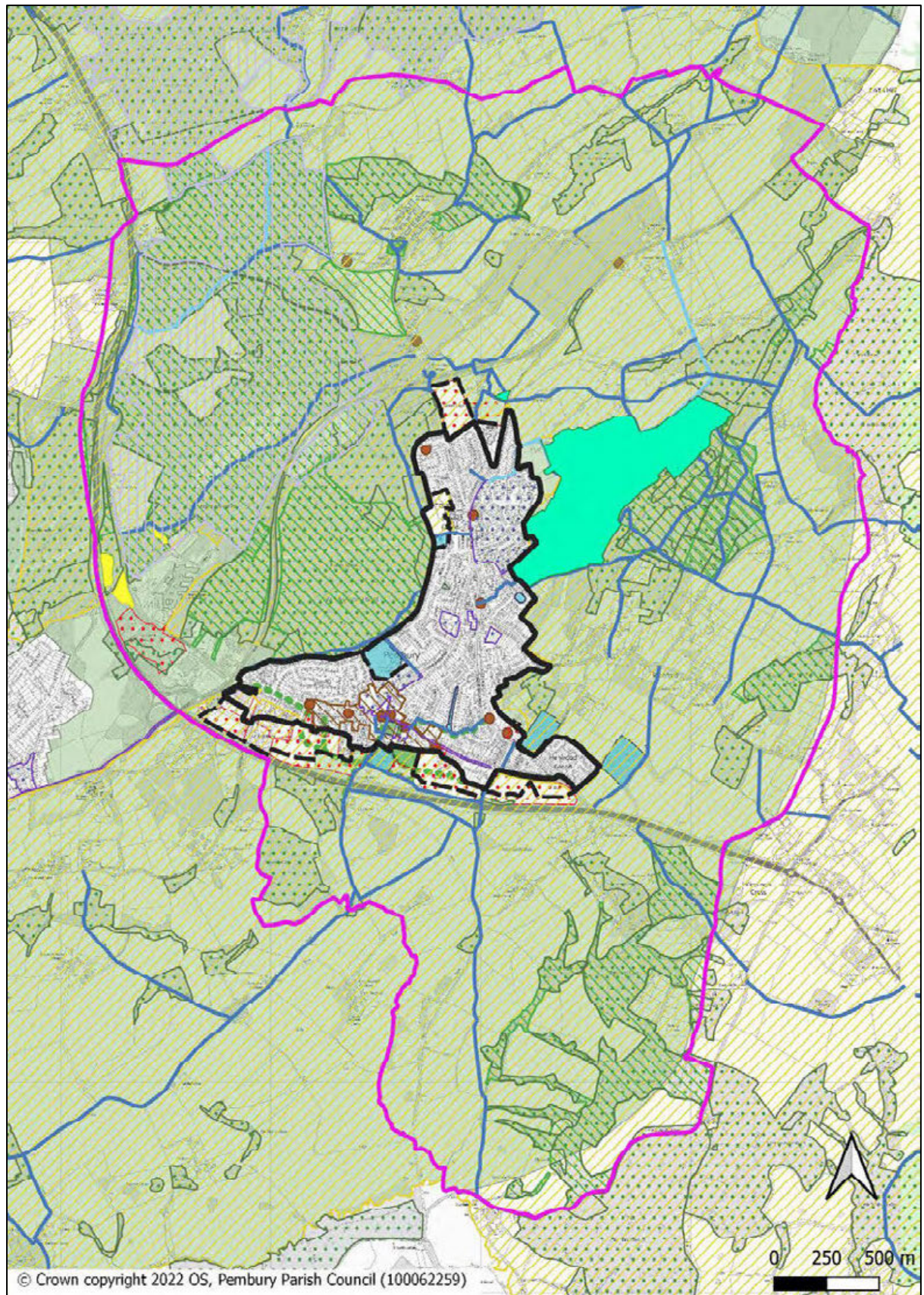


Figure 14.1: Policies Map



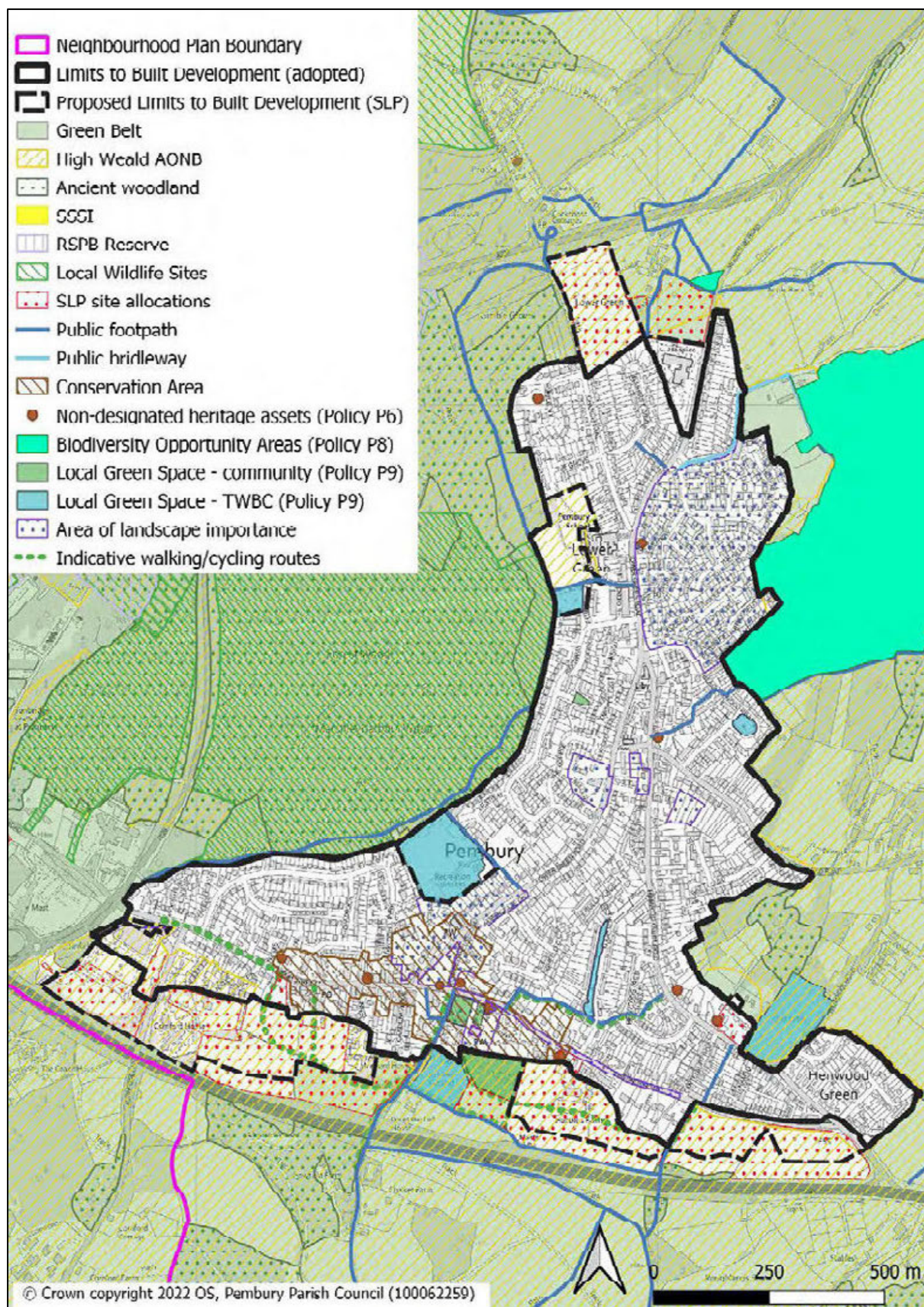


Figure 14.2: Policies Map (inset)



## 15. GLOSSARY

**Active travel:** as defined in the Kent Active Travel Strategy: Active Travel means walking or cycling as a means of transport, in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog (Welsh Government (2014) Active Travel: Walking and Cycling [www.gov.uk/government/statistics/active-travel-financial-year-ending-march-2015](http://www.gov.uk/government/statistics/active-travel-financial-year-ending-march-2015))

**Affordable housing:** Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market

**Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.

**Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".

**Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and would be set, once adopted, by TWBC.

**Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation

**Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Kent County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.

**Limits to built development (LBD):** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas. The PNP shows both the current, adopted LBD and those as proposed in the TWBC Submission Local Plan. As the TWBC

Local Plan remains at examination, there is potential for the LBDs to change through the modifications process if the Inspector considers this necessary.

**Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the [Borough Council's standard allocation procedures](#) with priority given to applicants who can demonstrate that they have a local connection to the parish of Pembury at the time of occupation.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.

**Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.

**Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.

**Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.

**Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

**Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.

**SMEs (Small to medium-sized enterprises):** The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees. While the SME meaning defined by the EU is also business with fewer than 250 employees, and a turnover of less than €50 million, or a balance sheet total of less than €43 million. Within this umbrella there are three different

categories: medium-sized, small, and micro-businesses. These categories are defined by turnover and number of employees.

**Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.

**Twitten:** a narrow path or passage between two walls or hedges.

**Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

## 16. LIST OF EVIDENCE DOCUMENTS

All links correct at August 2022. Evidence documents relating to the engagement activities that took place are also available on the [Pembury Parish Council website](#).

Document/ Evidence	Author	Year
<a href="#">Weald &amp; Downs Ancient Woodland Survey</a>	High Weald AONB	2007
<a href="#">AddressPollution.org</a>	Imperial College London	2021
<a href="#">Ancient tree guide 4: What are ancient, veteran and other trees of special interest?</a>	Woodland Trust	2008
<a href="#">Biodiversity metric</a>	Defra	2021
<a href="#">Building for a Healthy Life 2020</a>	Design for Homes	2020
<a href="#">Census</a>	Office for National Statistics	2011
<a href="#">Climate Change Act 2008</a>	HM Government	2008
<a href="#">Environment Act 2021</a>	HM Government	2021
<a href="#">Framing Kent's Future</a>	Kent County Council	2022-2026
<a href="#">Green Infrastructure Framework for Draft Local Plan – Regulation 18 Consultation Date of publication</a>	TWBC	2021
<a href="#">Heritage at Risk Register</a>	Historic England	ongoing
<a href="#">High Weald Housing Design Guide</a>	High Weald AONB	2019
<a href="#">The High Weald AONB Management Plan</a>	High Weald AONB	2019 to 2024
<a href="#">Historic Environment Record</a>	Historic England in partnership with <a href="#">ALGAO</a> and <a href="#">IHBC</a>	ongoing
<a href="#">Housing our Ageing Population Panel for Innovation (HAPPI)</a>	Housing LIN	2012
<a href="#">Housing Standards Review</a>	HM Government	2012 (and amended)
<a href="#">Levelling-up and Regeneration Bill: reforms to national planning policy (Consultation)</a>	Department for Levelling Up, Housing & Communities	Published December 2022
<a href="#">Local Transport Plan 4: Delivering Growth without Gridlock 2016 to 2031</a>	Kent County Council	2016 to 2031
<a href="#">Localism Act 2011</a>	HM Government	2011
<a href="#">Minerals and Waste Local Plan</a>	Kent County Council	adopted 2016, modified in 2020
<a href="#">National Design Guide</a>	Department for Levelling Up, Housing & Communities and Ministry for Housing, Communities and Local Government	2021



Document/ Evidence	Author	Year
<a href="#">National Heritage List for England (NHLE)</a>	Historic England	ongoing
<a href="#">National Model Design Code</a>	Department for Levelling Up, Housing & Communities and Ministry for Housing, Communities and Local Government	2021
<a href="#">National Planning Policy Framework (amended July 2021)</a>	HM Government	Amended 2021
<a href="#">Neighbourhood Development Planning Regulations 2012 (as amended)</a>	HM Government	2012
<a href="#">Pembury Local Housing Needs Assessment</a>	AE Consulting	2021
<a href="#">Planning and Compulsory Purchase Act 2004</a>	HM Government	2004
<a href="#">Rights of Way Improvement Plan (ROWIP)</a>	Kent County Council	2018-2028
<a href="#">Rural Lanes Supplementary Planning Guidance</a>	TWBC	1998
<a href="#">Secured by Design</a>	UK Police Service	various
<a href="#">Submission Local Plan 2020 to 2038</a>	TWBC	Submitted October 2021
<a href="#">Town and Country Planning Act 1990</a>	HM Government	1990
<a href="#">The parish of Pembury historic landscape characterisation</a>	TWBC	2016
<a href="#">Tunbridge Wells Borough Council Playing Pitch Strategy 2017 -2033</a>	TWBC	November 2017
<a href="#">Tunbridge Wells Core Strategy</a>	TWBC	2010
<a href="#">Tunbridge Wells Borough Council Local Development Scheme</a>	TWBC	October 2021
<a href="#">Tunbridge Wells Local Plan 2006 (saved policies)</a>	TWBC	2006
<a href="#">Tunbridge Wells Local Plan 2020-2038 – Submission Version</a>	TWBC	2021
<a href="#">Tunbridge Wells Site Allocations Local Plan</a>	TWBC	2016
<a href="#">Urban Air Quality</a>	Woodland Trust	2012
<a href="#">Use Classes</a>	Planning Portal	2021

## Appendix A – Pembury Proposed Site Allocations in the Submission Local Plan

The Submission Local Plan seeks to build approximately 389-417 new dwellings in Pembury to 2038, of which 54 have existing planning permission.

The sites allocated are as follows (information accurate to 1 April 2021):

Site Reference	Proposed units (approximate)
AL/PE1 Land rear of High Street and west of Chalket Lane	50 to 60
AL/PE2 Land at Hubbles Farm and south of Hastings Road	80
AL/PE3 Land north of the A21, south and west of Hastings Road	80
AL/PE4 Land at Downingbury Farm, Maidstone Road	25
AL/PE5 Land at Sturgeons fronting Henwood Green Road	19
AL/PE6 Woodsgate Corner, Pembury	Up to 80 (specialist care C3) or 120 care home (C2) Or combination
AL/PE7 Land at Cornford Court, Cornford Lane	68 suite health care facility (C2)
AL/PE8 Owlsnest, Tonbridge Road	76 bed care home

Sites AL/PE1 to AL/PE4 are anticipated to deliver 40% affordable housing.

Sites AL/PE 5 and AL/PE 6 (if Use Class C3) are anticipated to deliver 30% affordable housing.

Sites AL/PE7 and AL/PE8 would deliver Use Class C2, and an affordable housing quota is not required.

**Note:** That it is likely that site AL/PE4 will be considered as two individual sites on the recommendation of the Local Plan inspector; the parcel to be allocated for residential development and the parcel to be safeguarded for use to expand the hospice.

## **Appendix B – Pembury Design Guidance and Codes**



The Design Guidance and Codes for Pembury forms an integral part of the Pembury Neighbourhood Plan, underpinning a number of the policies.

The document can be accessed on the Parish Council website:




<https://pemburyparishcouncil.gov.uk/neighbourhood-plan/>

## Appendix C – Non-Designated Heritage Assets




The following buildings and structures are identified as non-designated heritage assets.

Ref.	Name and why important	Photograph
1	<p><u>The Horse Trough on the Green</u></p> <p><b>Address:</b> southern side of the village Green, Hastings Road</p> <p><b>Type:</b> Agricultural; Street Furniture; Public</p> <p><b>Importance:</b> This horse trough was erected in 1909 as a memorial to the Protestant martyr, Margery Polley, a lifelong resident of Pembury, who was burnt at the stake in 1555. She was the first female Marian martyr. It is now owned by the Parish Council.</p>	
2	<p><u>Gimble Grove, Gimble Way</u></p> <p><b>Address:</b> TN2 4BX</p> <p><b>Type:</b> Domestic, large house (occupied)</p> <p><b>Important:</b> Built in c1882 as a Dower House for Mrs Louisa Woodgate (d1916) the widow of Rev Stephen Woodgate (d 1889), the second of three Woodgate vicars of Pembury.</p>	






3	<p><u>Postillions, Hastings Rd</u></p> <p><b>Address:</b> Postillions, 2 Hastings Road, Pembury, Tunbridge Wells, Kent, United Kingdom, TN2 4PD</p> <p><b>Type:</b> Domestic house (occupied)</p> <p><b>Importance:</b> Possibly the building has 15<sup>th</sup> century origins which, given its position, is perfectly feasible. It has had numerous names over the years. In 1637 it was a house &amp; Croft to the south of Copping Crouch Green called Wilmotts and in the early 20<sup>th</sup> century, when it was known as Church House, Gen Sir John Glubb (Glubb Pasha) lived there.</p>	
4	<p><u>30 Hastings Rd</u></p> <p><b>Address:</b> 30 Hastings Rd, Pembury, Tunbridge Wells TN2 4PD</p> <p><b>Type:</b> Domestic house (occupied)</p> <p><b>Importance:</b> This was built by Robert Hubble c1780 as the farmhouse to the farm that he owned and still bears his name.</p> <p>This is the one building in Pembury that TWBC have acknowledged as a Heritage Asset in the emerging LDP, although it is yet to be adopted, hence is included in the Neighbourhood Plan.</p>	
5	<p><u>Hawkwell Cottages, Maidstone Rd</u></p> <p><b>Address:</b> 4 and 5 Hawkwell Cottages, Maidstone Rd, Pembury, Tunbridge Wells TN2 4DE</p> <p><b>Type:</b> Cottages (occupied)</p> <p><b>Importance:</b> 1,2 &amp; 3 (prob 16<sup>th</sup> cent) and 6 &amp; 7 (prob mid 19<sup>th</sup> cent) are listed, but 4 &amp; 5 which are probably the same date as 6 &amp; 7 are not. The whole row needs to be thought of as a single collection.</p>	

6	<p><u>The Oast, 36 Henwood Green Rd</u></p> <p><b>Address:</b> 36 Henwood Green Rd, TN2 4LF</p> <p><b>Type:</b> Cottage (occupied)</p> <p><b>Importance:</b> All the other buildings associated with Bailey's Farm are listed (Farmhouse (46 HGR) and what was a row of 4 cottages but is now 2 (44 &amp; 38)). This oast completes the group. It post-dates the Tithe map but is on land adjacent to 'Oast house field'. Several other surviving Oasts in the village are listed.</p>	
7	<p><u>50 Henwood Green Rd (Lavender Cottage)</u></p> <p><b>Address:</b> 50 Henwood Green Road, TN2 4LH</p> <p><b>Type:</b> Cottage (occupied)</p> <p><b>Importance:</b> This is older than it looks and reputedly dates from 1783. In the Tithe schedule it is described as 'Porters Lodge &amp; Garden'.</p>	
8	<p><u>Wayland House, 20 High Street</u></p> <p><b>Address:</b> 20 High Street, TN2 4NY</p> <p><b>Type:</b> Domestic house (occupied)</p> <p><b>Importance:</b> Although not as old as some people think - there is no evidence until after the 1881 census - it is a very impressive building. It was originally called Brookessville and became Wayland House in the 1920s.</p>	

9	<p><u>The Cottage, 70 Lower Green Road</u></p> <p><b>Address:</b> 70 Lower Green Road, TN2 4EF</p> <p><b>Type:</b> Domestic house (occupied)</p> <p><b>Importance:</b> This probably dates from 18<sup>th</sup> cent and in early 19<sup>th</sup> was home to Stephen Dickenson, a founder member and benefactor of the Baptist Church in Pembury. The congregation met here before the chapel was built in 1834.</p> <p>The Old PO (72 Lower Green Rd), which was always a shop until recently, is of the same date.</p>	
10	<p><u>Pembury Hall, Pembury Hall Road</u></p> <p><b>Address:</b> TN2 4At</p> <p><b>Type:</b> Domestic house (occupied)</p> <p><b>Importance:</b> It was built as a Vicarage in the early 19<sup>th</sup> cent by the Woodgate family who provided three Vicars for Pembury spanning almost the whole of the 19<sup>th</sup> cen. The family continued to own it until the 1970s. It is currently subject to significant alteration and refurbishment.</p>	
11	<p><u>138, 140 &amp; 142 Henwood Green Road</u></p> <p><b>Address:</b> TN2 4LR</p> <p><b>Type:</b> Cottages (occupied)</p> <p><b>Importance:</b> This very old terrace of 3 Cottages is aligned at right-angles to the highway. They are possibly 17<sup>th</sup> century or even earlier. No. 138 has a Victorian extension.</p>	



12	<p><u>The Waterworks, Old Church Road</u></p> <p><b>Address:</b> Old Church Road, TN2 4AS</p> <p><b>Type: Industrial</b></p> <p><b>Importance:</b> The Waterworks building dates from the mid-1880s and provides a good example of Victorian industrial architecture.</p>	
13	<p><u>York House/‘Amberleaze’</u></p> <p><b>Address:</b> <u>Lower Green Rd/ Hastings Road</u></p> <p><b>Type: Large domestic house</b> (occupied)</p> <p><b>Importance:</b> The late owner always said this house was very old but from the outside it looks like an ordinary large early/mid Victorian house and its present structure seems to have existed since at least 1840. However, recent photos posted online by an estate agent in connection with the sale of the property indicate roof beams that are much older.</p>	
14	<p><u>Sunhill Place</u></p> <p><b>Address:</b> High Street</p> <p><b>Type:</b> Residential, large house now flats</p> <p><b>Importance:</b> This is a large Victorian residence built in 1855 by local solicitor W H Wall and externally it remains largely unaltered. In 1828 renowned artist C T Dodd painted a house entitled ‘House in Pembury’. With its distinctive front porch it was almost certainly the for-runner to the house that Mr Wall rebuilt.</p>	





## APPENDIX D – Local Green Spaces

The list of Local Green Spaces (LGS) has been developed and tested following the Locality guidance [“Making local green space designations in your neighbourhood plan”](#).

Members of the Environment Working Group drew up a long list of potential green spaces. This included:

Spaces that had previously been put forward as part of the Local Plan process for inclusion in the Local Plan

Spaces identified from desk-top research and local walkabouts

Spaces proposed by the community through the two surveys and local workshops.



A high-level review of the spaces was undertaken. Some of the spaces were considered to be already adequately protected, while others were not felt to meet the strict LGS criteria, for instance where they are verges. Of the spaces proposed for designation, seven are included in the SLP. As the SLP has yet to be adopted, it was considered prudent to include them in the Neighbourhood Plan.

The tables below provide the justification for the Local Green Space designations. These use the methodology promoted by Locality to assess spaces.

Designations could be e.g. Site of Special Scientific Interest, Local Nature Reserve.

### 1. Pembury Allotments


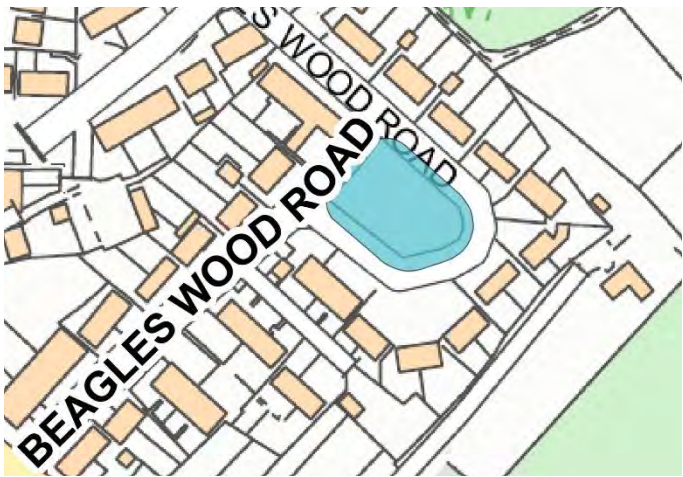
<b>Address and location</b>	Woodside Road Allotments (also known as Pembury Allotments), Woodside Road is situated at the southern end of Pembury, off Henwood Green Road, before you get to the A21 at Bo-peep.
<b>Ownership details</b>	Pembury Parish Council
<b>Description and purpose / current use</b>	Pembury Parish Council own and manage 71 plots at their Woodside Road allotment site.
<b>Any designations</b>	Green Belt; Area of Outstanding Natural Beauty
<b>Site allocations in Local Plan</b>	No - although adjacent to site PE5 Land at Sturgeons (19 dwellings).
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it</b>	Although on the eastern edge of the village the site is surrounded on two sides by housing and will be adjacent to the new housing proposed on land at Sturgeons.

<b>serves (in meters)</b>	The Tunbridge Wells to Ashford National Cycle Route runs along its eastern boundary.
<b>Demonstrably Special?</b>	<p><b>Recreation:</b> As the only allotments in the parish, the site is demonstrably special to the local community as a means for residents to grow vegetables and fruit, for physical exercise and mental health. Such values of allotments is set out in the NPPF.</p> <p><b>Wildlife:</b> The allotment has been in this position for many decades and as such provides a habitat and green corridor for a range of flora and fauna.</p>
<b>Local in character?</b>	1.74 ha. Integral to the community and, although on the south eastern side of the village, surrounded by housing.
<b>Photo</b>	
<b>Location map</b>	

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## 2. Pembury Green Space for Properties (Beagles Wood)


<b>Address and location</b>	Beagles Wood Road (TWBC SLP LGS Site 187). TQ 63184 41306
<b>Ownership details</b>	KCC
<b>Description and purpose / current use</b>	Open grassed area surrounded on four sides by estate road with housing. It has great views out ward and is used as an informal 'play out' area, with a rope swing in a tree, by local children.

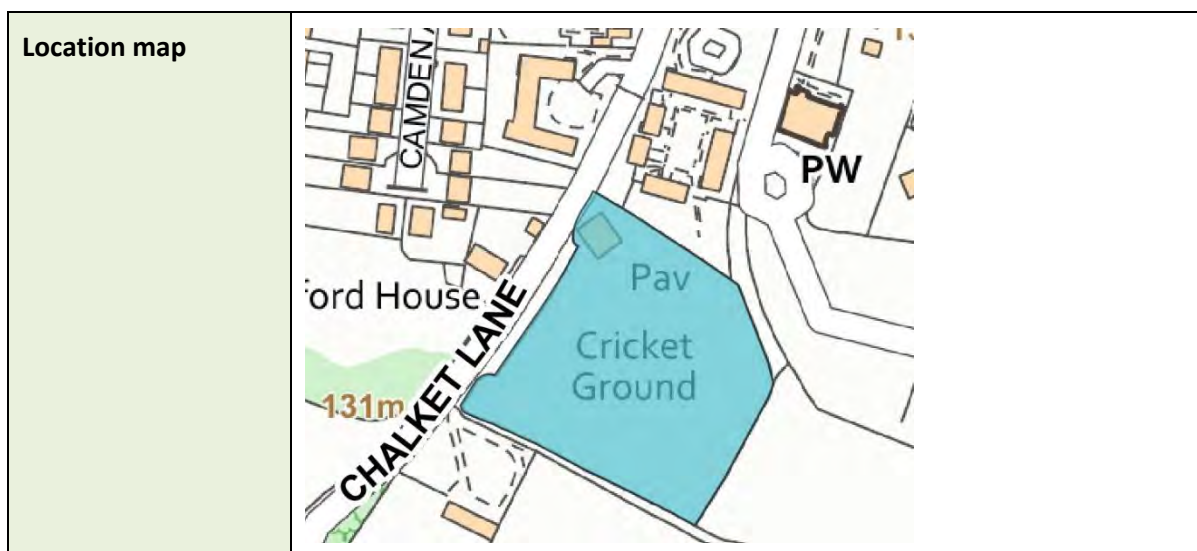
Any designations	None
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Surrounded by homes, within Limits to Built Development and 800m from village green. Fully accessible on four sides – no fencing - by Beagles Wood Road.
Demonstrably Special?	<b>Recreation:</b> This is an area of amenity grassland with three mature trees. It is attractive and gives character to what would otherwise simply be a mid 20 <sup>th</sup> Century council housing developments. It is clearly used by local children to ‘play out’ as there is a rope swing in the trees.
Local in character?	0.146ha
Photo	
Location map	

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### 3. Pembury Cricket Ground

<b>Address and location</b>	Cricket Ground, off Hastings Road with entrance from Chalket Lane TQ 62530 40545
<b>Ownership details</b>	Local farmer / landowner
<b>Description and purpose / current use</b>	The cricket ground or cricket field is solely used for cricket in terms of sport, although is also used by dog walkers. There is a pavilion that is used for clubs and activities in addition to cricket.
<b>Any designations</b>	Recreational Open Space; Green Belt; Public Right of Way; Area of Outstanding Natural Beauty
<b>Site allocations in Local Plan</b>	No – but adjacent but not included in site PE2 Hubbles Farm.
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	Very close to the centre of the village and the village green although on the edge of the limits to built development.  Public footpath WT 240 runs along the western boundary of the site along Chalket Lane.
<b>Demonstrably Special?</b>	Recreation: Set on the southern boundary of the village but in a prominent position on high ground with views to the south and north. The site is well-used by villagers for cricket matches.  Historic: Cricket has been played at the ground for over 100 years
<b>Local in character?</b>	150 metres from the village green. 0.956ha
<b>Photo</b>	



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#### 4. Woodside Recreation Ground


<b>Address and location</b>	Accessed via Henwoods Mount, TQ 63674 40544
<b>Ownership details</b>	Pembury Parish Council
<b>Description and purpose / current use</b>	The recreation ground comprises a large grassy areas with a sports pavilion and two football pitches.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	On the eastern edge of the village, with limited access particularly for cars during the week. A car park for sports teams is unlocked and made available at weekends. Popular with dogwalkers. Footpath WT234 runs along the eastern boundary of the site
<b>Demonstrably Special?</b>	<p><b>Recreation:</b> Very rural setting for informal recreation (dog walking, picnics, play) with long views. Formal recreation includes football with two pitches and large sports pavilion.</p> <p><b>Tranquillity:</b> The site is located at the edge of the village and affords long-distance views towards the North Downs.</p>
<b>Local in character?</b>	Although at quite a distance from the centre of the village it is still close to the homes on the eastern edge of the village. The site is well used and very accessible via footpath. 2.55 ha

<b>Photo</b>	
<b>Location map</b>	

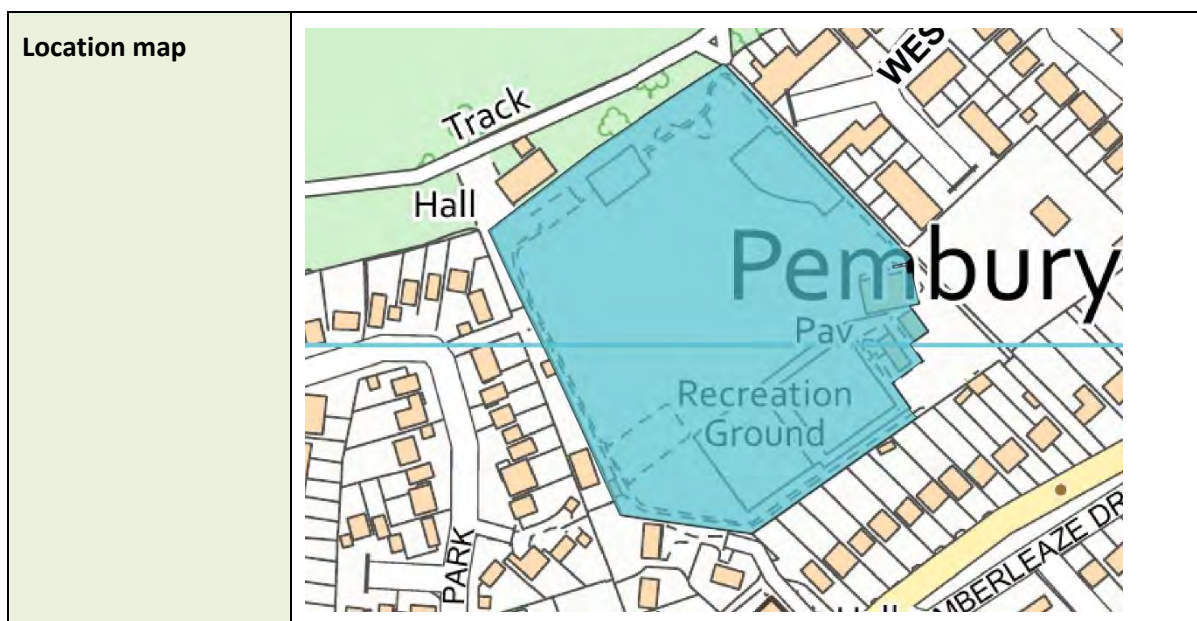
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## 5. Lower Green Recreation Ground

<b>Address and location</b>	Accessed from Lower Green Road, TQ 62524 41032
<b>Ownership details</b>	Pembury Parish Council
<b>Description and purpose / current use</b>	The recreation ground incorporates football pitches, basketball court / multi-use games area, children's play area, tennis courts, bowling green and pavilion, and outdoor gym. It is well-maintained although does suffer from drainage issues.
<b>Any designations</b>	Recreational Open Space; Area of Landscape Importance(2%); Public Right of Way

<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	Surrounded on three sides by housing with open countryside on the north western boundary. 150m from the village green. The site is fully publicly accessible and has public footpath WT 231 along its north western boundary.
<b>Demonstrably Special?</b>	<b>Recreation:</b> The ground provides a range of facilities for both formal and informal recreation. It is very popular with families and groups from across the parish.
<b>Local in character?</b>	It is very close to homes and businesses and is popular with dog walkers as well as children, families and sports clubs. 2.43 ha
<b>Photo</b>	







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## 6. Belfield Road green space


<b>Address and location</b>	Belfield Road, TQ 62860 40761
<b>Ownership details</b>	KCC
<b>Description and purpose / current use</b>	Village green type grass verge running for 200 metres along Belfield Road providing a green frontage and character to homes. Well kept and attractive. Could be scope for wild flower planting and changing mowing to less frequent (once or twice a year) to encourage wildlife.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	Homes running along western boundary, Belfield Road on eastern side with more homes, within Limits to Built Development and 300m from village green. Fully accessible on four sides and fronts onto Belfield Road.
<b>Demonstrably Special?</b>	<p><b>Recreation:</b> This large green space is surrounded by houses and provides access to open space. Low-level peg fencing has been placed around the edge to mark out the space. It is well-used by local residents including children.</p> <p><b>Historic:</b> The space was designed as part of the housing in the area as a green finger running through the area.</p>

<b>Local in character?</b>	This is an area of amenity grassland much wider than a simple verge with mature trees (possibly TPO). It is attractive and gives character to what would otherwise simply be a mid 20 <sup>th</sup> Century council housing developments. It has the 'feel' of a village green. 0.257 ha.
<b>Photo</b>	 A photograph showing a grassy area with mature trees and a road in the background. The grass is green with some fallen leaves. A tall utility pole stands in the foreground. In the background, there are houses and parked cars.
<b>Location map</b>	 A map showing a residential street layout. A blue-shaded area is highlighted along a road. The map includes labels for 'BULLS', 'BEFIELD ROAD', 'HENWOODS CRESCENT', and 'FIELD CLOSE'.

## 7. Lower Green Burial Ground

<b>Address and location</b>	Lower Green Road, TQ 62806 41582
<b>Ownership details</b>	Pembury Parish Council


<b>Description and purpose / current use</b>	Former burial ground now a tranquil space and short cut from homes in Ridgeway and Forest Way to the primary school and nearby woodlands.
<b>Any designations</b>	Area of Landscape Importance; Public Right of Way; Tree Preservation Order(0.26%)
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	Immediately adjacent to homes on Forest Way and the Ridgeway.  There is a paved footway running through the site although the formal public right of way WT 229 runs along it's northern boundary. Another public footpath WT 231 runs all along the western boundary of the village and Forest Wood also runs along its western boundary.
<b>Demonstrably Special?</b>	<b>Wildlife:</b> Although its wildlife value is not known, as a small informal site with trees and close to extensive woodlands the site is likely to provide a home for typical woodland fringe wildlife.  <b>Historic:</b> As a former burial ground the historic gravestones are still evident.  <b>Tranquil:</b> The space provides a private, secluded spot on the edge of an otherwise residential area.
<b>Local in character?</b>	This Victorian burial ground (opened in 1856) was probably more convenient for burials than the Old Church Cemetery. It is now a short cut to local woodland walks and to the primary school and as such it has a special significance to the local community. The area also includes a number of large/ significant trees which contributes to the character/setting and local visual amenity of the settlement/surrounding housing development. 0.255 ha.

<b>Photo</b>	
<b>Location map</b>	

## 8. Pembury Burial Ground

<b>Address and location</b>	Adjacent to St Peter's Church, Hastings Road, TQ 62621 40562
<b>Ownership details</b>	Pembury Parish Council
<b>Description and purpose / current use</b>	Pembury Burial Ground is situated behind St. Peter's Upper Church in Hastings Road and is owned and managed by Pembury Parish Council. It is in a beautiful and tranquil location which provides a lovely place for remembrance. Several memorial benches are there for friends and family for quiet reflection in a rural setting. The Parish Council Groundsmen keep the grounds beautifully and take an enormous pride in their work there.




<b>Any designations</b>	Area of Important Open Space (32%); Conservation Area (35%); Green Belt (65%); Area of Outstanding Natural Beauty (65%); Listed Building
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	Although on the southern edge of the village it is close to the village centre 180m. Close to WT 239A and may provide off-road cycling and walking route of part of development plans for PE2&3.
<b>Demonstrably Special?</b>	<p><b>Historic:</b> As the principal and current burial ground for the parish it is demonstrably special to the local community.</p> <p><b>Tranquil:</b> The space provides a tranquil spot away from the main village centre.</p> <p><b>Wildlife:</b> As a well-tended burial ground, the space provides a habitat for a range of flora and fauna.</p>
<b>Local in character?</b>	It is open space close to the village centre and with the neighbouring cricket ground and close to the village green, church and war memorial lawns creates a sense of a green heart to the village.
<b>Photo</b>	



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#### 9. Green space adjacent to 33 and 37 Ridgeway

<b>Address and location</b>	Ridgeway, TQ 62829 41364
<b>Ownership details</b>	Possibly a residents' association or the local authority.
<b>Description and purpose / current use</b>	A small green surrounded on three sides by homes with their gardens fronting onto the 'green'. Very local in nature but creates a focal point and a shared public area for children and families. All of the greenspaces within this development are an important and integral part of the street scene. There is a rope swing from the large tree there.
<b>Any designations</b>	Tree Preservation Order (33.21%)
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	<p>Set amongst housing on, but offset from, the Ridgeway, 600ms from the village green.</p> <p>As the site is 600m from the village green and 400m from the recreation ground it provides a valuable area of green space for local children and families. There is a homemade swing hanging from the branches of a mature birch. There are other trees and a hedge at the top end.</p>

<b>Demonstrably Special?</b>	<b>Recreation:</b> A very local greenspace that provides amenity and an attractive setting to an otherwise standard housing estate. The space is used for informal recreation and there is a swing in the tree on the site.
<b>Local in character?</b>	Fully accessible to the adjacent homes. 0.031 ha.
<b>Photo</b>	 A photograph showing a grassy area with several trees, some with autumn-colored leaves. In the background, there are red-brick houses. The sun is visible through the trees on the left.
<b>Location map</b>	 A map showing a residential area with streets labeled 'RIDGEWAY' and 'KNIGHT'S RDG'. A green-shaded area indicates the location of the site, situated between these two roads.


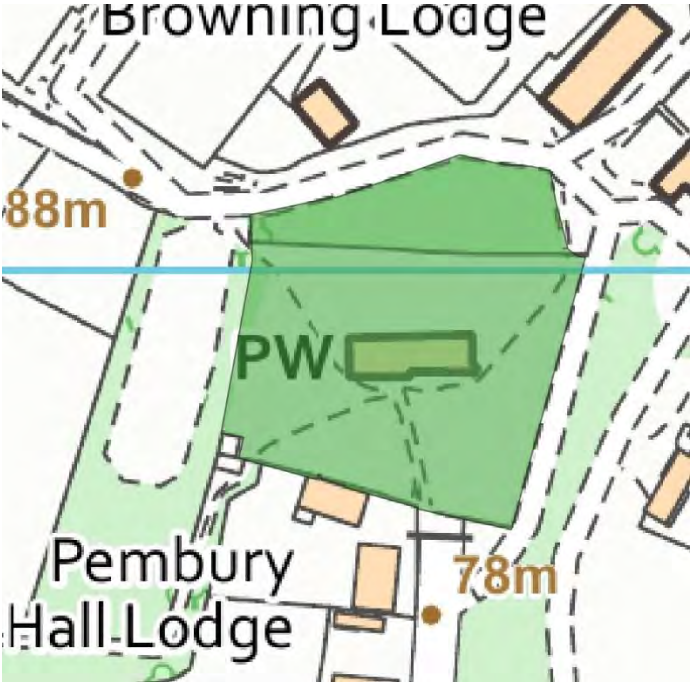
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#### 10. Old Church Burial Ground

<b>Address and location</b>	Old Church Road, TQ 62603 43004
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<b>Ownership details</b>	Pembury Parish Council
<b>Description and purpose / current use</b>	Although now never used for interments, it is managed to support wildlife. Between May and September each year in some areas the grass is allowed to grow to encourage an impressive array of butterflies and wildflowers. Kent Wildlife Trust have designated it as a Local Wildlife Site due to the special plants that can be found there.
<b>Any designations</b>	Listed Building; GreenBelt; Public Right of Way; Area of Outstanding Natural Beauty; Local Wildlife Site
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	<p>Although, as is common in this part of Kent, the church and churchyard is at some distance from the village, it is very close to and serves the students and staff of Kent College Preparatory School as a peaceful and beautiful space for quiet contemplation.</p> <p>The PROW WT 212 circles the churchyard and joins with WT 209 (Tunbridge Wells / Pembury Circular Walks) and WT 204A and other nearby paths to make up the Pembury Walks.</p>
<b>Demonstrably Special?</b>	<p><b>Historic:</b> The site is the setting for the Parish Church, or Old Church, which has probably existed since Saxon times, but the current building has 12th century origins with 14th century additions paid for by the Colepepper family.</p> <p><b>Tranquil:</b> The site provides a secluded spot for relaxing and contemplation.</p> <p><b>Wildlife:</b> As a Local Wildlife Site, there are important species and habitats here.</p>
<b>Local in character?</b>	The site is 2.25km from the village green. 1 ha.




<p><b>Photo</b></p>	
<p><b>Location map</b></p>	

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#### 11. Bo Peep Corner

<p><b>Address and location</b></p>	<p>Bo Peep Corner, Junction of Henwood Green Road and Hastings Road. TQ 63350 40456</p>
<p><b>Ownership details</b></p>	<p>Kent County Council.</p>



<b>Description and purpose / current use</b>	This is an open, grassy area with a bench, post box and village sign. At the eastern part of the village, it provides a space for residents to sit as well as being an attractive entranceway to Pembury.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	Situated at the eastern end of the village, the space is adjacent to housing, within the Limits to Built Development and 950 m from Village Green (centre).  Fully accessible on three sides.
<b>Demonstrably Special?</b>	<b>Recreation:</b> The space has a bench and is used by residents.  <b>Beauty:</b> This pretty entrance way to the village, has a striking sign with its name, is regularly used for signs promoting village events and has a postbox and bench – all evidence of its amenity.
<b>Local in character?</b>	The space is located at the eastern end of the village, very close to residential properties and local amenities. 0.017ha
<b>Photo</b>	



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## 12.Church Lawn



<b>Address and location</b>	Church Lawn (alongside Postillions and St Peter's Church, Hastings Road). TQ62613 40700
<b>Ownership details</b>	Parish Council.
<b>Description and purpose / current use</b>	This is a raised lawn with ornamental trees important to the setting of St Peter's Church. It is well-maintained and provides a focal point in the centre of the village.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	<p>The lawn is bordered by the driveway leading to the church which despite being on the southern boundary of the village is close to housing and is just off the Hastings Road.</p> <p>The public footpath WT240 on Chalket Lane runs along the western boundary of the site.</p>
<b>Demonstrably Special?</b>	<p><b>Beauty:</b> the lawn provides an important to the setting of the church, viewed from the high street (Hastings Road).</p> <p><b>Historic:</b> the site forms an important, historic feature of Upper St Peter's Church.</p> <p><b>Tranquil:</b> the space provides a green haven within the busy high street and otherwise urbanised setting of the centre of the village.</p>
<b>Local in character?</b>	It is part of the setting of the church and the adjacent war memorial. 0.109ha.

Photo	
Location map	

### 13. War Memorial Lawn

Address and location	Hastings Road, TQ 62580 40730
Ownership details	Pembury Parish Council.
Description and purpose / current use	Site of war memorial but an extensive area of lawn with silver birch trees, daffodils (spring) and soldier silhouette sculptures (temporary). Adjacent to Church Lawn although separated from it by leylandii trees.
Any designations	Within Conservation Area, AONB and Greenbelt.
Site allocations in Local Plan	No
Planning permissions?	No





<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	Centrally located. Public footpath WT 240 runs along Chalket Lane on the western boundary of the site.
<b>Demonstrably Special?</b>	<b>Recreation:</b> The site is used informally for picnics and events. <b>Historic:</b> The site houses the war memorial.
<b>Local in character?</b>	At the centre of the village diagonally opposite village green. 0.257 ha.
<b>Photo</b>	
<b>Location map</b>	

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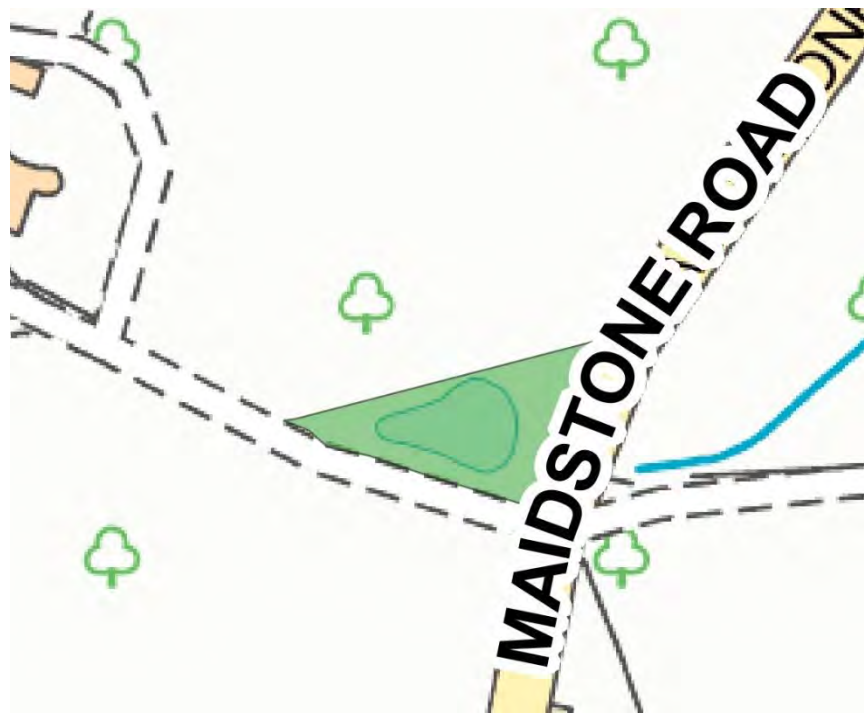
#### 14. Downingbury Pond

<b>Address and location</b>	At the northern end of the Maidstone Road. TQ 63103 42261.
<b>Ownership details</b>	Downingbury Farm (privately owned)

<p><b>Description and purpose / current use</b></p>	<p>The pond is an attractive and much-valued feature at the entrance to the driveway to Downingbury farm shop and café. It has been left to wild.</p> <p>The pond has been in place since at least the late 1890s, as shown on the map below:</p>  <p>(Source: Kent Heritage Maps, <a href="https://webapps.kent.gov.uk/">https://webapps.kent.gov.uk/</a>)</p> <p>It provides an important habitat for wildlife and has the potential to be improved for use by the local community and as an educational facility. It could be used by the local primary school, for instance, which is located within walking distance, and other members of the public as an observation area over the seasons.</p> <p>The Pembury Wildlife Group and the High Weald AONB Unit take an interest in the pond and are keen to encourage its improvement.</p> <p>Whilst the pond is located within the Green Belt, paragraph 010 Reference ID: 37-010-20140306 of the planning practice guidance states that LGS status can still be applied. This site is considered to be of particular importance to the local community for its wildlife, recreational and historic value. It is located on the edge of the Green Belt and located next to an area that is included as a site allocation within the Submission Local Plan. Designated it as a Local Green space would provide assurance of its continued presence and provide local recognition to help to proactively manage it.</p>
<p><b>Any designations</b></p>	<p>Within the Green Belt.</p>
<p><b>Site allocations in Local Plan</b></p>	<p>No – although adjacent to PE4 Downingbury Farm but not included in the site boundary.</p>
<p><b>Planning permissions?</b></p>	<p>No</p>

<p><b>Access &amp; proximity including how close to the community it serves (in meters)</b></p>	<p>The pond is located at the northern entrance to the village, close to the Limits to Built Development and along a popular walking route. The primary school is approximately five minutes walk away.</p> <p>FPs WT 219 and WT217B form a triangle around the site. WT217 is part of the Tunbridge Wells/Pembury Circular Walks, an 'Explore Kent Promoted Route'</p>
<p><b>Demonstrably Special?</b></p>	<p><b>Wildlife:</b> The pond and bankside although overgrown with willow scrub forms part of an attractive entrance to the Downingbury Farm Shop and Café. The pond is also the foundation and starting point of Tudeley Brook. The pond is in need of some restoration management (clearing of scrub) to realise its full wildlife and landscape potential.</p> <p>There is a high level of bullrushes growing in the pond together with some trees and considerable tree and shrub growth around the banks.</p> <p><b>Recreation:</b> The feature is adjacent to two public rights of way including the circular walk of Pembury and Tunbridge Wells. The farm shop is the only significant alternative for food shopping to the large Tesco supermarket at the north western edge of the village and the only shop for locally grown produce. The café is also the only café in the village and is popular with visitors and patients from the Hospice in the Weald which is next door.</p> <p><b>Historic:</b> The pond has been a feature of the village since the late 1800s.</p>
<p><b>Local in character?</b></p>	<p>The pond is located at the northern end of the village, a short walk from the hospice and local primary school. It is part of Downingbury Farm, which has a popular farm shop and café on site. The pond and bankside is very much a local beauty spot and is enjoyed by walkers. 0.72 ha.</p>
<p><b>Photo</b></p>	

Location map





## Appendix E – Locally significant views

The following views have been identified as locally significant in Pembury.

### V1: View from FP WT239A across the cricket field to St. Peter's Upper Church



This view is taken from the public footpath looking north towards the cricket field and beyond to St Peter's Upper Church. It is taken from a bench, which has been placed in this location due to being part way along the footpath route and to take advantage of the view. The footpath itself connects to the ancient coach-road leading south. The view of the church, on approaching Pembury, would have served as a geographic location marker to denote that the village was close by.

### V2: Long-distance view north from FP WT239A towards the North Downs





This view is taken from the public footpath, where there are many views afforded northwards. The footpath is located along a natural ridgeline and whilst views south at this point are blocked by hedgerows, the views north are particularly stunning. To the west, St Peter's Upper Church is visible through the trees, providing a welcome marker to walkers from the ancient coachroad (WT239). Scanning eastwards, one is able to take in panoramic views across Colts Hill and Matfield up to and including the North Downs and the Medway Valley. The Hop Farm at Beltring is visible, as is the church at East Peckham. The field directly in front of the footpath is included as a site allocation in the SLP. Whilst views may not be wholly safeguarded, glimpses of the panorama should be, where possible, retained. This could include from the existing footpath and also from the cycle paths to be incorporated as part of the proposal.

**V3: View from FP WT233/ WT237 from ancient woodland looking north-east towards Matfield**



The view is taken from the top right corner (north-east) of the field allocated as part of Site AL/PE4. It is this corner that is likely to remain undeveloped due to the proximity to ancient woodland and the topography of the site. From this high spot, views are afforded north towards Matfield and the North Downs beyond. At the junction with the ancient coach road, the footpath here would have historically presented travellers with a view over the village, announcing their impending arrival.

**V4: Panoramic views south from the ridgeline extending to Hawkenbury, Crowborough, and Haywards Heath**



Prior to the construction of the A21, FP WT239 would have crossed this point and joined up with what is now called FP WT239A. Extending south, this formed part of the old coach road. The path crosses through ancient woodland and rises as it goes northwards until it reaches the ridgeline, running east west to the south of Pembury village. The views south are panoramic and far-reaching offering views of Hawkenbury, Crowborough and, on a clear day, Haywards Heath.

**V5: The view north along Canterbury Road to the North Downs**





The long-distance view from the top of Canterbury Road is considered to be special as it provides a direct glimpse towards the North Downs in the distance. This helps to provide a sense of rurality to Pembury.

#### **V6: View across the Village Green**



The village green is located at the heart of the village. It takes in the grassy green enclosed to the north by mature trees. The area is surrounded by some of the taller, more substantial residential dwellings in the village. The view has remained unchanged for many years and residents are keen to ensure that this continues.

#### **V7: Panoramic views north towards the North Downs and beyond from FP WT234**



Footpath WT234 runs northwards alongside the Woodside Recreation Ground, through woodland. As it reaches parallel with the north-east corner, walkers cross a stile, beyond which they are afforded a beautiful panoramic view extending many miles towards the North Downs. The juxtaposition between dense woodland and the open landscape at this high point in the parish emphasises the beauty of the view.



#### **V8: Traditional High Weald views north-east from the Maidstone Road**



FP WT217 is located at the northern entrance to Pembury village and crosses the Maidstone Road. Looking northeast towards Pippins Farm and beyond affords a quintessential view of the High Weald countryside, taking in traditional apple orchard, mature trees, farmland and the white tips of oast houses. This particular view is frequently commented on by residents and visitors alike and the location forms part of the Tunbridge Wells Circular Walk.

#### **V9: Panoramic views taking in Kent College, the reservoir, ancient woodland, the Parish Church of St Peter and across to the North Downs**



This view is taken from FP W218 on the northern side of the A21 and takes in a mixture of features and sites of importance to Pembury. The reservoir in the foreground supplied the Tunbridge Wells area and is surrounded by ancient woodland. Scanning east takes in the Parish Church of St Peter and near to it, Kent College, which has been sited here since 1939. Continuing to span around, the view opens out to sweep across to the distance North Downs.

## Appendix F – Twittens in the Parish

From	To
	
Maidstone Road, just N of Church Road (Map Ref 1)	Elmhurst Avenue
	
13 The Forstal (Map Ref 2)	19 The Forstal
	
NW part of Beagles Wood Road (Map Ref 3)	South East part of Beagles Wood Road



From	To
	
Beagles Wood Road (Map Ref 4)	Junction of Henwood Green Road and Romford Road
	
The Ridgeway (Map Ref 5)	The Coppice
	
Sweeps Hill Close (Map Ref 6)	Henwood Green Road
	
Lower Green Road (Map Ref 7)	Bulls Place



From	To
	
Belfield Road (Map Ref 8)	Henwoods Crescent
	
The Paddock (Map Ref 9)	The High Street
	
Woodside Close (Map Ref 10)	Woodside Road
	
Highfield Close (Map Ref 11)	Stable Dene Way



From	To
	
Belfield Road (Map Ref 12)	Stable Dene Way
	
57 Henwood Green Road (Map Ref 13)	Henwoods Crescent
	
Henwoods Crescent (Map Ref 14)	Belfield Road
	
9 Henwoods Crescent (Map Ref 15)	Hastings Road by King William IV pub

From	To
	
31 Henwood Green Road (Map Ref 16)	Hastings Road
	
Sandhurst Avenue, SE corner (Map Ref 17)	Henwoods Mount next to playing fields
	
Stanam Road (Map Ref 18)	Hastings Road