

A large version of the Local Plan logo, featuring a stylized human figure composed of puzzle pieces in red and blue, with the words "Local Plan" in red and blue text to its right.

# Summary Leaflet

**Consultation period: 20 September –  
1 November 2019**





The Council has prepared a new Draft Local Plan for public consultation, drawing on responses to the earlier 'Issues and Options' document and further evidence gathering.

This is an outline of the Draft Local Plan, explaining where more details can be found and how to comment.

**You can see the Draft Local Plan in full at:**  
**[tunbridgewells.gov.uk/localplan](https://tunbridgewells.gov.uk/localplan)**

The Draft Local Plan proposes a new planning strategy up to 2036, with corresponding development sites and policies. These are in *draft* form to give residents, businesses and others the opportunity to contribute to the plan-making process. **Have your say!**

For details of the Exhibition Programme and how to make comments see back page.

# Draft Local Plan

## Why is the Local Plan needed?

Planning law and national policy require the Council to produce a Local Plan that looks ahead for at least 15 years, and to review it at least every five years to take account of changing circumstances.

Without an up-to-date Local Plan, development will come forward in an unplanned way that may not deliver the important necessary infrastructure or meet local priorities.

## What is in the Draft Local Plan?

The Draft Local Plan aims to meet the need for new homes and economic growth in a way that retains both the key environmental and historic attributes of the borough and its overall quality as a great place to live and work.

Government says that the borough's overall housing need is 678 dwellings per year – more than double the current target of 300 per year.

Therefore, the Draft Local Plan puts forward new sites for future housing. In doing this, it also makes provision for new job opportunities and for the infrastructure needed to support development. There are also a range of policies to ensure that development properly conserves and enhances the special character of the borough.

## Where may I see a copy of the Draft Local Plan?

The Draft Local Plan, its Sustainability Appraisal and Draft Infrastructure Delivery Plan, as well as supporting topic papers (which provide further explanation of the approaches proposed) and evidence studies are all available to view online here:

**[tunbridgewells.gov.uk/localplan](https://tunbridgewells.gov.uk/localplan)**

Paper copies of the main documents may be seen at the following locations during normal opening hours:

- Tunbridge Wells Gateway, 8 Grosvenor Road, Royal Tunbridge Wells TN1 2AB
- Your local town or parish council
- Your local library

## Why is this draft plan so detailed?

The Council considers it is best to consult at this stage on a full draft, so there is absolute clarity on the sites and policies which are being proposed. The responses received during the consultation will be considered when the Council decides whether to make amendments to the Draft Local Plan - and what the amendments should be – before progressing to the final stages of agreeing the Plan.

## The proposed development strategy

The Council is committed to ensuring that the borough has a positive, prosperous and more environmentally sustainable future for its residents, businesses and visitors.

Preparing a new Local Plan that meets this commitment presents substantial challenges, not least in reconciling the need for development with the borough's highly valued assets.

The Draft Local Plan proposes to meet development needs as much as possible within the context of the various constraints in the borough, including the Green Belt, Area of Outstanding Natural Beauty (AONB) and areas of flooding.

The strategy provides support for the development of brownfield sites in and around settlements, and makes allowance for small unidentified 'windfall' sites continuing to come forward.

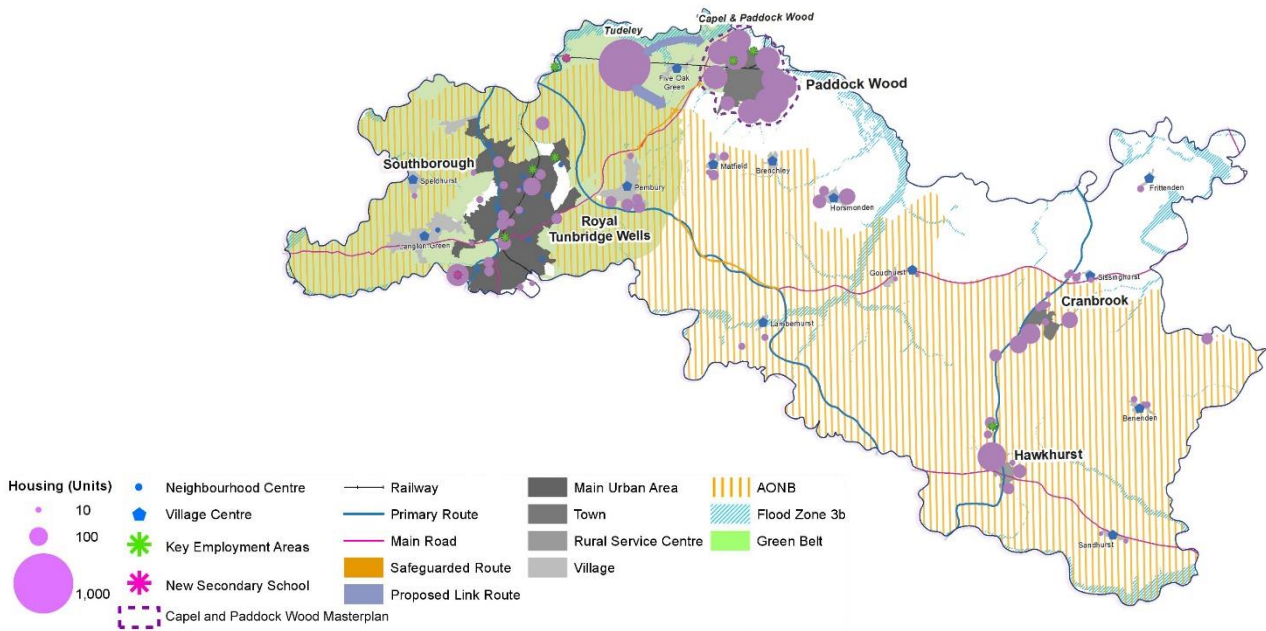
There is little scope for growth outside the High Weald AONB or the Metropolitan Green Belt (that extends around Royal Tunbridge Wells and up to the western edge of Paddock Wood), which together cover some 75 per cent of the borough.

Therefore, following assessment of the contribution of land to Green Belt objectives, a relatively small proportion - about 5.3 per cent - is being released for development.

Most notably, this is for major new or enlarged settlements to be delivered through a masterplanned approach, applying garden settlement principles - see page 6.

An assessment of the capacity for larger developments in towns and villages within the AONB found some scope spread across a number of settlements. However, there is not enough scope to also accommodate any unmet housing needs from adjoining local authorities.

# Key Diagram and Main Proposals



## Southborough

- Approx 50-120 dwellings on allocated sites, plus 85 which already have planning permission
- The Southborough Hub

## Speldhurst

- Approx 18 dwellings on one site



## **Royal Tunbridge Wells**

- Approx 780 dwellings allocated on 17 sites, plus 440 dwellings which already have planning permission
- 14 hectare business park with over 80,000 sqm floorspace
- New secondary school and two primary schools extended
- New sports hub
- New cultural and leisure facilities
- Major new business park adjoining North Farm

## **Pembury**

- Approx 280 dwellings on five sites, plus 19 which already have planning permission
- New car sales complex
- New road to run parallel to the A228 (Colts Hill bypass)

## **Rusthall**

- Approx 15 dwellings on one site

## **Land at Capel and Paddock Wood, and Tudeley**

## **Lamberhurst**

- Approx 55 dwellings on two sites

## **Brenchley & Matfield**

- Approx 121 dwellings on four sites

## **Goudhurst**

- 25 dwellings, all of which already have planning permission
- Removal of Limits to Built Development at Kilndown

## **Horsmonden**

- Approx 265 dwellings on three allocated sites
- Horsmonden is outside the AONB, which has been a factor in the amount of housing allocated here

## **Sandhurst**

- Approx 24 dwellings on two sites

## **Frittenden**

- Approx 28 dwellings on one site

## **Cranbrook & Sissinghurst**

- Approx 697 dwellings in Cranbrook and Hartley (which includes approx 225 at land adjacent to the Crane Valley allocated in the current Local Plan), and 64 which already have planning permission
- Approx 108 dwellings at Sissinghurst and a replacement village hall

## **Benenden**

- Approx 43 dwellings at Benenden, plus 12 which already have planning permission
- Approx 47 dwellings at East End (outside the AONB) plus 22 which have planning permission

- Site allocations correspond with those in the Benenden Neighbourhood Plan
- Removal of Limits to Built Development at Iden Green

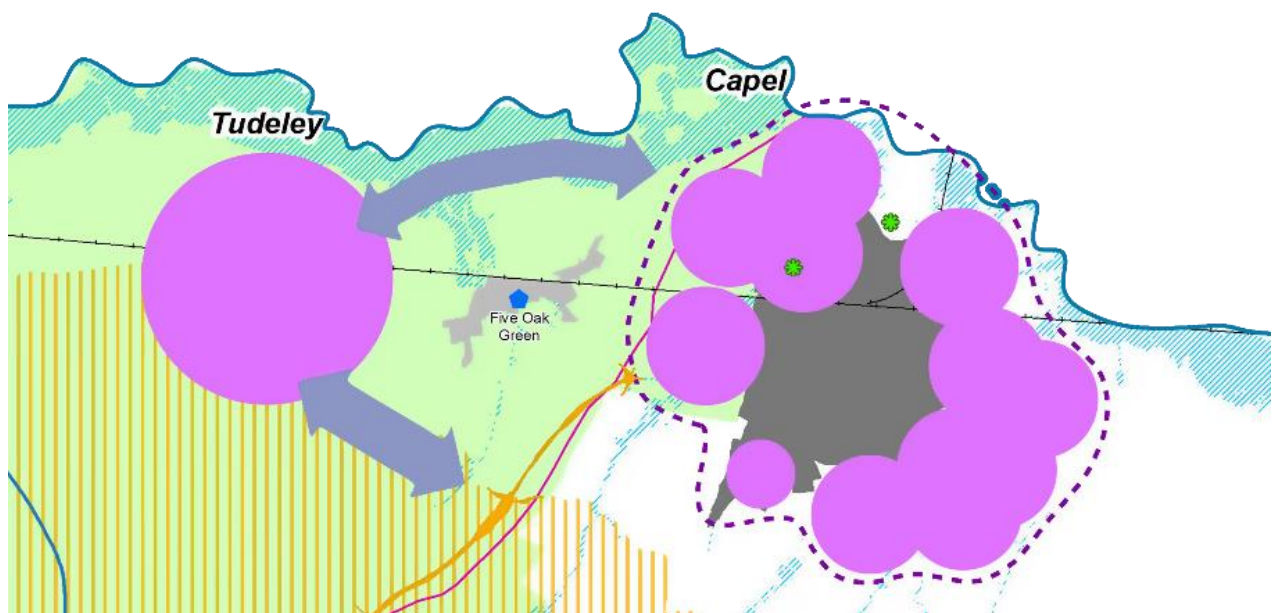
## Hawkhurst

- Approx 681 dwellings, plus 25 which already have planning permission
- At Highgate, the provision of a new link road across the Hawkhurst Golf Course, enabling the closure of the northern arm of the crossroads
- New village hall, doctor's surgery, parking and expansion of Gill's Green employment area



# Strategic Sites

## Land at Capel and Paddock Wood, and Tudeley



### Tudeley

As well as the 4,000 new homes for Capel and Paddock Wood (see opposite) the Draft Local Plan proposes a garden village at Tudeley of up to 2,800 homes, to include employment and other facilities. It is anticipated that 1,900 of these homes will be built before 2036.

A masterplan approach with community involvement is key to this proposal.

### Capel and Paddock Wood

The Draft Local Plan proposes additional employment and approximately 4,000 new homes on land at Capel and Paddock Wood, including a rejuvenated Paddock Wood town centre.



In 2018 the government published a new garden settlement prospectus which may be seen on the Council's website. It said that garden towns and villages should be vibrant, creative and affordable communities.

The Draft Local Plan proposes that the design and layout of the new settlements in Capel and Paddock Wood are masterplanned on these garden settlement principles, with the community involved and engaged in the process.

There are considerable challenges to this masterplan approach, including how flooding and transport issues are addressed. Equally it represents great opportunities to revitalise Paddock Wood town centre and the surrounding area, and to ensure that these developments are planned comprehensively from the outset.

# Policy Themes

The Draft Local Plan contains new and updated planning policies against which future planning applications may be determined.



Some key policies are:

## Economic Development

- Identification of key employment areas and retention of existing sites
- Provision for business, tourism and recreation development in rural areas
- More flexible approaches to commercial centres, including more support for the retention of local shops and services

## Housing

- Increased affordable housing provision on larger greenfield sites and financial contributions from smaller sites, with higher levels to be provided as social rented housing
- New policy promoting the housing needs of older people
- Updated policies for householder proposals

## Environment

- New design policy
- New targets for more sustainable buildings, adaptive to climate change
- Requirements to conserve heritage assets
- New approach promoting dark skies in rural areas
- New, positive approach to biodiversity, including principle of net gains
- Over 200 Local Green Space designations across many settlements
- Wide-ranging recognition of landscape quality, including the AONB
- New green infrastructure policy and supporting framework

## Transport

- Further promotion of active travel (walking and cycling)
- Increased parking standards
- Safeguarding land for road and rail schemes

## Open Space, Sport and Recreation

- Identification of existing open space areas and facilities to be protected
- Standards for new publicly accessible open space and recreation alongside new development

# Infrastructure

The Council recognises that growth needs appropriate infrastructure to support it, and for this to be delivered in line with development.

The requirement for the timely delivery of infrastructure - such as schools, health facilities, community facilities, sports provision, cultural facilities and the natural environment - to be funded by developers, is a clear thread that runs through the Draft Local Plan.

The masterplanning of strategic sites would allow infrastructure to be planned strategically and holistically.

Throughout the preparation of the Draft Local Plan the Council has been liaising with infrastructure providers to identify what will be required and when.

All key infrastructure schemes and requirements are identified in the Draft Infrastructure Delivery Plan which can be seen here [tunbridgewells.gov.uk/localplan](http://tunbridgewells.gov.uk/localplan)

## Key elements of infrastructure include:

- Two new secondary schools (between Tonbridge and Tudeley, and at Spratsbrook, south of Royal Tunbridge Wells)
- A new road to run parallel to the A228 (Colts Hill bypass)
- Flood mitigation measures, particularly at Capel and Paddock Wood

# Exhibition Programme

## Saturday 21 September

**Capel Community Centre**, Falmouth Place, Five Oak Green, TN12 6RD

10am-2pm

## Tuesday 24 September

**Main Hall, Mascalls School**, Maidstone Road, Paddock Wood, TN12 6LT

4:30pm-8pm

## Thursday 26 September

**Royal Victoria Place Shopping Centre**, Tunbridge Wells (exhibition space on Level 1)

10am-3pm

## Friday 27 September

**Vestry Hall, The Old Fire Station**, Stone Street, Cranbrook, TN17 3HF

4pm-7pm

## Saturday 28 September

**Royal Victoria Place Shopping Centre**, Tunbridge Wells (exhibition space on Level 1)

10am-3pm

## Monday 30 September

**Royal British Legion Unity Hall**, High Street, Hawkhurst, TN18 4AG

4pm-7pm





## **Tuesday 1 October**

**Horsmonden Village Hall**, 7 Back Lane, Horsmonden, TN12 8LQ

4pm-7pm

## **Wednesday 2 October**

**Pembury Village Hall**, 49 High Street, Pembury, TN2 4PH

4pm-7pm

## **Thursday 3 October**

**Main Hall, Mascalls School**, Maidstone Road, Paddock Wood, TN12 6LT

4:30pm-8pm

## **Friday 4 October**

**Lamberhurst Village Hall**, The Broadway, Lamberhurst, TN3 8DA

4pm-7pm

# Commenting on the Draft Local Plan

It's quick and easy to comment online.

Alternatively, a comments form can be downloaded.

For details of how to comment, see [tunbridgewells.gov.uk/localplan](http://tunbridgewells.gov.uk/localplan)

**Comments must be received by 5pm on Friday 1 November 2019.**

All comments received within this period will be considered and will inform the final, pre-submission version of the new Local Plan.

## Next steps

### Local Plan Timescales

