



## LOCAL DEVELOPMENT FRAME WORK CORE STRATEGY

### Environment

Do you agree that the Borough Council should take measures to increase the amount of renewable energy supplied to:

#### Question 1a

New housing developments?

Strongly Agree

Reasons for comment:

“Renewable energy is important in view of climate change”

Summary

“Renewable energy is important in view of climate change”

#### Question 1 b

New commercial developments?

Strongly Agree

Reasons for comment:

“as 1a”

Summary

“Renewable energy is important in view of climate change”

#### Question 2

Do you agree that the use of small-scale renewable energy technologies, such as solar panels or micro domestic wind turbines, is an efficient way of increasing the amount of renewable energy supplied to individual dwellings?

#### Question 3

Do you agree that private developers should contribute financially towards renewable and sustainable energy schemes at a borough level?

Disagree

Reasons for comment:

“question efficiency in current technology and concern about visual clutter”

Summary

“question efficiency in current technology and concern about visual clutter”

## Economy

### Question 4

Do you agree that it is acceptable to continue to allow commercial sites, which generate local jobs, to be converted to, or redeveloped for, housing in Royal Tunbridge Wells/Southborough, Paddock Wood, Cranbrook and Hawkhurst?

Disagree

Reasons for comment:

“in relation to RTW the process has already gone far enough”

Summary

“in relation to RTW the process has already gone far enough”

To what extent do you agree that the Borough needs more of the following type and size of business and commercial premises:

### Question 5a

Large industrial units, e.g. food manufacturers?

Agree

Summary

“No comment made”

### Question 5b

Small industrial units/start-up units, e.g. a mechanic's garage?

Agree

Summary

“No comment made”

### Question 5c

Small office units for less than 10 employees?

Agree

Reasons for comment:

“with caution as we do not want the town to become a collection of new office blocks”

Summary

“with caution as we do not want the town to become a collection of new office blocks”

### Question 5d

Large office units for 10 or more employees?

Disagree

Reasons for comment:

“RTW is not an industrial town and the access is limited”

Summary

“RTW is not an industrial town and the access is limited”

#### Question 5e

Storage and distribution units, e.g. home storage facility?

Disagree

Reasons for comment:

“in relation to RTW, maybe limited scope on industrial estate”

Summary

“In relation to RTW, may be limited scope on industrial estate”

#### Question 6

To what extent do you agree that the Borough Council should take measures to attract more shoppers to Royal Tunbridge Wells town centre in the light of increasing retail competition from neighbouring town centres, such as Maidstone? Please give some suggestions in the comments box as to what you think would attract more shoppers to the town centre.

Agree

Reasons for comment:

“We do not want RTW to become like Maidstone or Crawley or Ashford. It is important to maintain the attractive current mix of multiples stores and independent shops. The unique character of the town is its main attraction. In order to attract more shoppers to the town centre it is important to improve the appearance of the main streets, parking and public transport. Tunbridge Wells needs better and more diverse food shops.”

Summary

“Maintain existing mix and improve the appearance of the town centre”

To what extent do you agree that a greater range and number of job opportunities should be provided in the following towns?

#### Question 7a

Paddock Wood.

No Opinion

Summary

“No comment made”

#### Question 7b

Cranbrook.

No Opinion

#### Question 7c

Hawkhurst.

No Opinion

Summary

“No comment made”

To what extent do you agree that the Borough Council should continue to support the provision of key services, such as post offices, shops, doctor's surgeries and libraries in the following areas of the Borough?

Question 8a  
Villages.

Agree

Summary  
“No comment made”

Question 8b  
Neighbourhood Centres.

Strongly Agree

Summary  
“No comment made”

Question 8c  
Paddock Wood, Cranbrook and Hawkhurst.

Agree

Summary  
“No comment made”

Question 8d  
Royal Tunbridge Wells and Southborough.

Strongly Agree

Summary  
“No comment made”

Question 9  
Do you agree that farmers should be allowed to convert surplus agricultural buildings for commercial use, bearing in mind the possible impact on the countryside and the rural road network?

Disagree

Summary  
“No comment made”

### Question 10

Do you agree that more tourists should be encouraged to visit the Borough? Please give some suggestions in the comments box as to what you think would attract more tourists.

Strongly Agree

Reasons for comment:

“A suitable nationally known chain hotel would be needed. The appearance of the town centre needs to be improved. (Floral displays, heritage features) More attention should be paid to the provision of attractions and making the most of The Pantiles. Initiatives like the Opera in the Opera House are laudible. The cultural status in general has to be raised (Assembly Hall, Trinity, Pantiles) Maintenance of RTW special character and mix of shops.”

Summary

“Provide of a nationally known chain. Improve the appearance and cultural status of the town, through new initiatives and by making the most of existing attractions (summarised by TWBC).”

## Leisure

### Question 11

Do you agree that the Borough offers an adequate range of leisure facilities?

If not, please state which ones you think are lacking in the comments box.

Disagree

Reasons for comment:

“We think a town centre cinema is missing. An affordable gym in the town centre, an ice skating ring should be considered and better meeting places for community in the town centre and cultural activities”

Summary

“Town centre cinema; affordable gym; consideration to ice skating ring; better community centres; more cultural activities (summarised by TWBC).”

Do you agree that the quality of the following types of Council-owned facilities within the Borough is good?

If you think that certain facilities need improving, please provide details in the appropriate comments box.

### Question 12a

Parks and recreation grounds

Agree

Reasons for comment:

“there are details which would need to be looked into like the undrained footpaths in Dunorlan or the inclining lamp posts in The Grove”

Summary

“Specific details need attention e.g. undrained footpaths in Dunorlan; inclining lamp posts in The Grove (summarised by TWBC).”

### Question 12b

Sports pitches or outdoor courts, e.g. tennis courts.

Agree

Summary

“No comment made”

### Question 12c

Equipped play areas for children up to the age of eight years.

Agree

Reasons for comment:

“agree quality is good where they exist.”

Summary

“agree quality is good where they exist.”

### Question 12d

Equipped play areas for children between the ages of eight and 14 years.

No Opinion

Reasons for comment:

“largely lacking”

Summary

“Facilities largely lacking.”

### Question 12e

Allotments.

Agree

Reasons for comment:

“More effort has to be made to bring the unused allotments up to standard”

Summary

“More effort has to be made to bring the unused allotments up to standard”

### Question 12f

Indoor sports centres/swimming pools.

Agree

Reasons for comment:

“access by public transport from outlying areas can be difficult and expensive for young people”

Summary

“access by public transport from outlying areas can be difficult and expensive for young people”

### Question 12g

Theatres.

Disagree

Reasons for comment:

“It would be important not to separate Council owned theatres from other cultural centres including Trinity Theatre and Arts Centre. There is scope for improvement of programming in the Assembly Hall.”

Summary

“Important not to separate Council owned theatres from other cultural centres. Scope for improving programming in the Assembly Hall (summarised by TWBC).”

Question 12h  
Community centres

Disagree

Reasons for comment:

“There is a lack of Community facilities in RTW and some existing fall below an acceptable standard”

Summary

“Lack of Community facilities in RTW and some existing ones fall below an acceptable standard (summarised by TWBC).”

Question 12j  
Museums/art galleries.

Disagree

Reasons for comment:

“The standard of the Museum falls short of that which should be expected in RTW and some excellent costumes and Art collections are permanently in storage”

Summary

“Museum below expected standard. Some excellent costumes and Art collections are permanently in storage (summarised by TWBC).”

Do you agree that the existing levels of access to the following types of Council-owned facilities within the Borough is good? If you think that access to certain facilities needs improving, please provide details in the corresponding comments box.

Question 13a  
Parks and recreation grounds.

Disagree Strongly

Summary

“No comment made”

Question 13b  
Sports pitches or outdoor courts, e.g. tennis courts.

Disagree

Reasons for comment:

“too much reliance on private cars”

Summary

“too much reliance on private cars”

Question 13c  
Equipped play areas for children up to the age of eight years.

Disagree Strongly

Reasons for comment:

“same as 13b”

Summary - “too much reliance on private cars”

#### Question 13d

Equipped play areas for children between the ages of eight and 14 years.

No Opinion

Summary

“No comment made”

#### Question 13e

Allotments.

Disagree

Reasons for comment:

“same as 13b”

Summary

“too much reliance on private cars”

#### Question 13f

Indoor sports centres/swimming pools.

Disagree

Reasons for comment:

“see 12f”

Summary

“access by public transport from outlying areas can be difficult and expensive for young people”

#### Question 13g

Theatres.

Agree

Summary

“No Comment Made”

#### Question 13h

Community centres.

No Opinion

Reasons for comment:

“variable refer as well to 12h”

Summary

“Variable. RTW lacks community facilities and some existing ones fall below an acceptable standard (summarised by TWBC).”

Question 13j  
Museums/art galleries.

Disagree

Reasons for comment:

“Access to Museum is not adequate”

Summary

“Access to Museum is not adequate”

## **Crime**

Question 14

Do you agree that using appropriate design measures ("designing out crime") will be effective in reducing crime and the fear of crime? - If you can think of any other measures that would help to reduce this, please describe them in the comments box.

Agree

Reasons for comment:

“more police and park wardens could help”

Summary

“more police and park wardens could help”

## **Transport**

To what extent do you agree that the following measures would be effective in reducing congestion in Royal Tunbridge Wells/Southborough?

Please state which option you think would be most effective in the corresponding comments box.

Question 15a

Addressing deficiencies in the frequency, coverage and quality of bus services.

Strongly Agree

Summary

“No comment made”

Question 15b

Addressing deficiencies in the frequency, coverage and quality of train services.

Strongly Agree

Summary

“No comment made”

Question 15c

Improving cycling facilities.

Strongly Agree

Summary

“No comment made”

Question 15d

Improving footways.

No Opinion

Summary

“No comment made”

Question 15e

Improving the interchanges between bus, rail, car and cycle facilities.

Strongly Agree

Summary

“No comment made”

Question 15f

Continuing to pursue the provision of Park and Ride facilities.

Strongly Agree

Summary

“No comment made”

Question 15g

Minor highway improvements (e.g. junction improvements where feasible).

Agree

Summary

“No comment made”

Question 15h

Major highway improvements (e.g. A21 dualling, Colts Hill improvements).

Agree

Summary

“No comment made”

Question 15j

Introducing congestion charging.

Agree

Summary

“No comment made”

#### Question 15k

Significantly increasing car parking charges.

Disagree

Summary

“No comment made”

#### Question 16

Do you agree that there may be measures, other than those suggested in Question Transport 1, that would persuade you to travel into Royal Tunbridge Wells town centre without your car?

Please specify what measures in the comments box.

No Opinion

Reasons for comment:

“better Public Transport and better marketing of Public Transport”

Summary

“better Public Transport and better marketing of Public Transport”

### **Housing**

#### Question 17

To what extent do you agree that new housing should be provided, as far as possible, on previously developed land?

Agree

Reasons for comment:

“with the emphasis on 'as far as possible' and avoiding 'garden grabbing”

Summary

“with the emphasis on 'as far as possible' and avoiding 'garden grabbing”

#### Question 18

To what extent do you agree that increasing the density of housing (subject to good quality design and layout) is preferable to taking more greenfield land and countryside to meet housing requirements?

Agree

Reasons for comment:

“but the caveats are 'subject to good quality design and layout', Conservation area considerations and subject to improving the infrastructure.”

Summary

“Subject to good quality design and layout, Conservation area considerations and improving infrastructure (summarised by TWBC).”

Do you agree that open space should be provided with each of the following types of dwelling?  
In the corresponding comments box, please specify which of the following types of open space would be most appropriate in each case: private balcony/yard; private garden; or communal outdoor space.

Question 19a  
Flats.Agree

Reasons for comment:  
“private gardens”  
Summary  
“to be provided with private gardens”

Question 19b  
Small houses (1-2 bedrooms).

Agree

Reasons for comment:  
“private gardens”  
Summary  
“to be provided with private gardens”

Question 19c  
Larger houses (3+ bedrooms).

Agree

Summary  
“No comment made”

Question 20  
To what extent do you agree that it is important for new housing to have private/on-site car parking, where communal or on-road spaces are available?

Agree

Summary  
“No comment made”

Currently, developers are only required to provide affordable housing where the site is capable of accommodating 15 or more dwellings. To what extent do you agree that this should be changed to the following suggested thresholds?

Question 21 a  
Three or more dwellings.

No answer

Question 21 b  
Five or more dwellings.

No answer

Question 21c  
10 or more dwellings.

No answer

Question 21d  
15 or more dwellings, as at present.

No answer

Question 21e  
Variable threshold, depending on whether the site is in a town or village.

No answer

Currently, on sites that trigger the (15 dwelling) site threshold for affordable housing provision, 30% of the total number of new houses built must be affordable. To what extent do you agree that this should be changed to the following suggested percentages?

Question 22a  
30%, as at present.

No answer

Question 22b  
35%, as per regional target.

No answer

Question 22c  
40%, as recommended by Housing Needs Study.

No answer

Question 22d  
Variable, based on local needs.

Agree

Summary  
“No comment made”

Question 23  
In addition to providing affordable housing on Rural Exception Sites, to what extent do you agree that it is appropriate to specifically allocate similar sites for this purpose?

Agree

Summary  
“No comment made”

To what extent do you agree that the identified need for small dwellings in the Borough should be met by the following?

Question 24a

Building new flats.

Agree

Reasons for comment:

“to be seen at its own merit”

Summary

“to be seen at its own merit”

Question 24b

Sub-dividing existing large houses into flats.

Agree

Reasons for comment:

“to be seen at its own merit”

Summary

“to be seen at its own merit”

Question 24c

Building small houses.

Agree

Reasons for comment:

“to be seen at its own merit”

Summary

“to be seen at its own merit”

To what extent do you agree that either of the following approaches should be used to meet the need for Gypsy and Traveller Sites?

Question 25a

Allocate specific sites for Gypsies and Travellers.

Agree

Summary

“No Comment Made”

Question 25b

Respond to individual applications using a criteria-based approach, as at present.

No Opinion

Summary

“No comment made”

## Spatial Strategy

To what extent do you agree that the following approaches to development are acceptable, given the issues identified in this document?

Please give brief reasons for your answers in the corresponding comments boxes.

### Question 26a

Building in the Green Belt.

Disagree

Reasons for comment:

“presumption against development on green land but depends on particular circumstances”

Summary

“presumption against development on green land but depends on particular circumstances”

### Question 26b

Building in areas subject to AONB and/or SLA landscape designations.

Disagree Strongly

Summary

“No comment made”

### Question 26c

Building in areas subject to SSSI, SNCI, SLNCV and LNR nature conservation and biodiversity designations.

Disagree Strongly

Summary

“No comment made”

### Question 26d

Allowing some types of development (e.g. business and non-residential uses) to be accommodated in areas that are vulnerable to flooding, subject to flood risk analysis and suitable mitigation measures.

No Opinion

Reasons for comment:

“RTW not in flood plain”

Summary

“RTW not in flood plain”

### Question 26e

Allowing residential development to be accommodated in areas that are vulnerable to flooding, subject to flood risk analysis and suitable mitigation measures.

No Opinion

Reasons for comment:

“RTW not in flood plain”

Summary

“RTW not in flood plain”

#### Question 26f

Continuing to allow the intensification of development within existing towns and villages, whilst respecting both conservation areas and listed buildings.

No Opinion

Reasons for comment:

“to be seen at its own merit, emphasis on 'respecting Conservation Areas”

Summary

“to be seen at its own merit, emphasis on 'respecting Conservation Areas”

#### Question 26g

Allowing some expansion into the countryside around villages with good existing services and public transport facilities.

No Opinion

Summary

“No comment made”

#### Question 26h

Building on public open spaces within existing housing areas (e.g. wide verges, spaces between dwellings that are not formal playing areas, or private gardens).

Disagree

Reasons for comment:

“opposed to 'garden grabbing' where there is a detriment to the character of the area”

Summary

“opposed to 'garden grabbing' where there is a detriment to the character of the area”

#### Question 26j

Redevelopment of existing houses with large gardens for higher density housing development.

Disagree Strongly

Summary

“No comment made”

### **Spatial Strategy**

To what extent do you agree that each of the following Options would provide an appropriate Spatial Strategy for the Borough? - Please give reasons for your answers in the corresponding comments boxes.

#### Question 27a

Option 1: Concentration of development at the main urban areas of Royal Tunbridge Wells and Southborough.

No answer

Question 27b

Option 2: Main focus of development at the main urban areas of Royal Tunbridge Wells and Southborough, with modest development at the small rural towns of Paddock Wood, Cranbrook and Hawkhurst.

Agree

Reasons for comment:

“the strategy should be a combination of options 2, 3 and 4”

Summary

“the strategy should be a combination of options 2, 3 and 4”

Question 27c

Option 3: Disperse development throughout the Borough's settlements.

See 27b

Question 27d

Option 4: New/expanded town.

See 27b