

ROYAL TUNBRIDGE WELLS TOWN FORUM

Local Development Framework – Core Strategy - **Strategic Housing Land Availability Assessment (SHLAA)**

Attn: John Spurling, Principal Planning Officer,
Planning Policy, Tunbridge Wells Borough Council

On 24 June 2008 you wrote inviting us to submit, by 25 July 2008, suggestions for sites that we "believe may be suitable for housing, particularly within the Limits to Built Development of Royal Tunbridge Wells." - We are putting forward six suggestions for the first SHLAA exercise:

1.) St John's Road car park / John Street (0.23 ha)

This site has been on the RTW Town Forum's 'GROT SPOT' register. We think there may be scope for the redevelopment of this 0.23 hectare site with a well-managed car park, below ground, with apartments above. Such a project might be explored in more detail, if and when the Council's development partner is appointed, and might be delivered with the next five years.

2.) Bus Depot site, St John's Road (0.66 ha)

This site has been on the RTW Town Forum's 'GROT SPOT' register. This site was identified in the Royal Tunbridge Wells Town Forum's "Position Statement on Planning" (June 2007) as an 'Area of Opportunity'. Timing would depend upon alternative arrangements for the Bus garage and offices.

3.) Hospital site, Mount Ephraim (3.68 ha)

Although part of this large site was allocated in the Local Plan for housing, part was not. Since then, ideas have come forward for a hotel on the former Cinema Site (Mount Pleasant/Church Road), while the Friends of Dunorlan Park have advocated a 'Sunrise Senior Living' Care home on the Hospital site, as an alternative to the Sunrise scheme on the land adjacent to Dunorlan Park. We think that there is a strong case for reviewing the future of this important site as part of the LDF process.

4.) Travis Perkins / Glassworks / Garage site, Tunnel Road/Belgrave Road/Good Station Road (0.39 ha)

Part of this site was also allocated for housing in the Local Plan, although, again, part was not. The former site extended through to Upper Grosvenor Road and we think that there is a case for reviewing this site, too as part of the LDF process.

5.) John Jarvis site, Goods Station Road/Albert Street (0.24 ha)

This site has been on the RTW Town Forum's 'GROT SPOT' register. It is centrally located and has interesting potential that is worthy of further investigation.

6.) Turner's site, Broadwater Lane (2.16 ha)

This site has been on the RTW Town Forum's 'GROT SPOT' register. Again, we do not have information on the possibility of this site becoming available. However, it is a large site with a current use that does not appear to sit wholly comfortably with its surroundings, and it seems to have good housing potential.

7.) Land adjacent to Dunorlan Park (- Sunrise Senior Living planning applications/appeals)

As the appeal was dismissed (22.07.08), we should like a proper review of that whole front garden of the former mansion, as part of the LDF process.

We are enclosing a sheet illustrating the six first suggestions, and should emphasise that these are indicative only. Needless to say, we do not have rights of access to private property, nor to ownership or valuation records. Thus these suggestions are simply intended to be helpful and are offered in the spirit of your letter as being such as we "*believe may [our underling] be suitable for housing*".

We have considered other sites in Royal Tunbridge Wells, such as the Grove Hill Road site opposite Hoopers, but we think other town centre uses to be more appropriate there.

Also some sites, such as the Beech Street car park, or other TWBC car parks in the town, would have been considered but for the 0.2 ha minimum size laid down on the TWBC's SHLAA website page <http://www.tunbridgewells.gov.uk/section.asp?catid=526&docid=5579> .

As you will know from our observations on the SHLAA Methodology, we do NOT agree with the minimum (0.2 ha) set in the town Royal Tunbridge Wells, but we have done our best to keep within the parameters adopted.

We see the provision of Affordable Housing as an important aspect of the SHLAA programme and, in any cases where such provision is deemed unsuitable, we should urge combining those sites with others in more appropriate locations elsewhere.

Example: - It might be that if the Affordable Housing requirement was found to militate against the proper planning of the land adjacent to Dunorlan Park, combination of that site with one of these other identified sites could prove beneficial. On the one hand, desirable Affordable Housing could be provided in a suitable location, while, on the other hand, the setting of the registered park and the character of the Conservation Area, could be enhanced.

It needs hardly be said that, at this early stage, we have had no discussions with owners, developers, or others concerning these tentative suggestions that are, as has been said, simply intended to be helpful.

Lastly, it should just be observed that your letter of 24 June 2008 post-dated the Town Forum's 19 June meeting. Our July meeting is not due until Thursday 31 July, which is after the 25 July deadline set. This paper will, of course, be available to any interested member at the July meeting of the Town Forum and, should any changes to it result from that meeting, then we will immediately let you know.

23.07.08

Previous submissions to LDF - Core Strategy

22 March 2008 - **Tunbridge Wells Borough Council — LDF - Core Strategy**

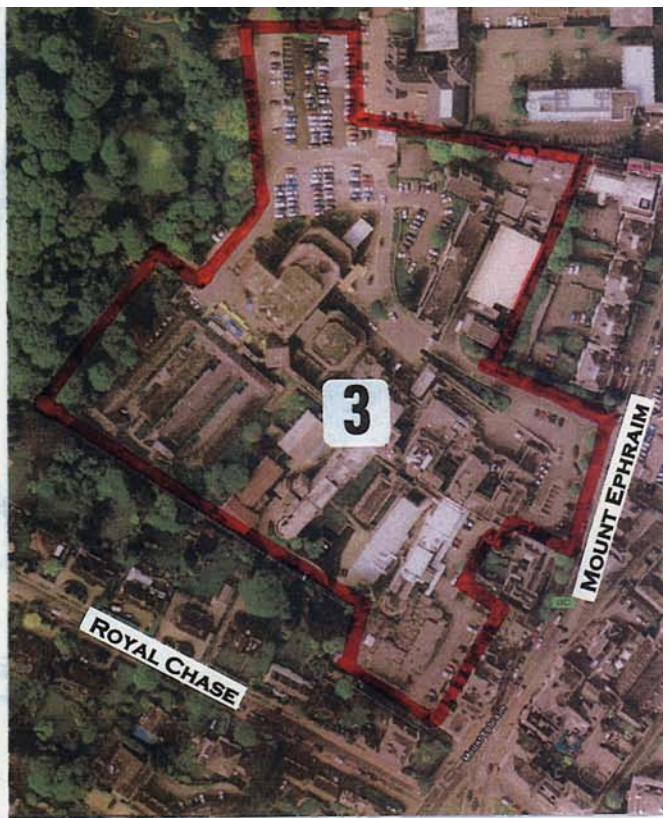
– **3rd stage:** "STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) METHODOLOGY"
(Consultation 30 February - 24 March 2008)
www.townforum.org.uk/consultation/corestrategystage3-rtwtfcomments220308.pdf

10 January 2008 - **Tunbridge Wells Borough Council — LDF - Core Strategy**

– **2nd stage:** "PREFERRED OPTIONS REPORT" (Consultation 30.11.07 – 11.01.08)
www.townforum.org.uk/consultation/corestrategy-rtwtfcomments100108.pdf

19 March 2007 - **Tunbridge Wells Borough Council — LDF -Core Strategy**

– **1st stage:** "ISSUES AND OPTIONS REPORT" (Consultation Feb/March 2007)
www.townforum.org.uk/consultation/ldf-corestrategy-comments190307.pdf



1. ST JOHN'S ROAD CAR PARK, JOHN STREET (0.23 HA)
2. BUS DEPOT, ST JOHN'S ROAD (0.66HA)
3. HOSPITAL SITE, MOUNT EPHRAIM (3.68HA)
4. TRAVIS P. / GLASSWORKS TUNNEL ROAD (0.39HA)
5. JARVIS' SITE, GOODS STATION ROAD (0.24HA)
6. TURNER'S SITE, BROADWATER LANE (2.16 HA)



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JULY 2008

