

**TUNBRIDGE WELLS BOROUGH LOCAL PLAN  
ISSUES AND OPTIONS**

**Consultation 02 May to 12 June 2017**

**RESPONSE FORM**

This response form should be used to make comments on the Local Plan Issues and Options consultation document.

**DATA PROTECTION AND FREEDOM OF INFORMATION**

The information collected via this response form will be used by Tunbridge Wells Borough Council to inform future stages of Local Plan preparation.

When you send us your response to this consultation, your contact details will be added to our consultation database and you will be kept informed of all future consultations on Planning Policy documents.

Please note that your responses will be published by the Borough Council, including on its website. The Council will publish names and associated responses but will not publish personal information such as telephone numbers, e-mails or private addresses.

**Your details (please give full contact details)**

<b>Name</b>	Alan Gaukroger
<b>Company/organisation (if relevant)</b>	Pembury Parish Council
<b>Are you responding as an individual or as an agent on behalf of somebody else?</b>	<input type="checkbox"/> As an individual <input checked="" type="checkbox"/> As an agent
<b>If you are an <u>agent</u>, please specify who you are representing</b>	Pembury Parish Council
<b>Email address</b>	
<b>Postal address</b>	The Limes, Cornford Close,Pembury,
<b>Town</b>	Tunbridge Wells
<b>Post Code</b>	TN2 4QP
<b>Telephone Number</b>	

**You will find details of where to return your completed forms on the next page**

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When you have completed this response form, please email it to:

[planning.policy@tunbridgewells.gov.uk](mailto:planning.policy@tunbridgewells.gov.uk)

Alternatively, you can post it to:

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

You can also make comments directly online via the Council's consultation portal at <http://consult.tunbridgewells.gov.uk>

## SECTION 3: VISION AND OBJECTIVES

### Draft Vision

#### QUESTION 1

Do you agree with the new draft Vision for the borough?

Yes

No

#### QUESTION 2

What suggestions do you have for improving or updating the draft Vision and relating it to 2033?

*Please write your comments here:*

**There is no mention or consideration of the Metropolitan Green Belt that exists to protect villages, such as Pembury, becoming a suburb of their larger neighbour – namely Tunbridge Wells. It is important that Pembury's status as a village (which has been here since the 1200s) should be maintained.**

*Please continue on a separate sheet if necessary*



**QUESTION 3**

**What should we be aiming and aspiring to achieve and why?**

*Please write your comments here:*

**No comment**

*Please continue on a separate sheet if necessary*

## Draft Strategic Objectives

### QUESTION 4

Do you think these are the right Objectives?

Yes

No

### QUESTION 4a

If you answered No to Question 4, please explain why you don't think these are the right Objectives.

*Please write your comments here:*

**The strategic objectives described are very vague – Pembury PC does not feel able to comment because the information provided is not quantifiable.**

*Please continue on a separate sheet if necessary*

**QUESTION 5**

**Are there any amendments required or other Objectives that you think should be included?**

*Please write your comments here:*

**No comment**

*Please continue on a separate sheet if necessary*

## SECTION 4: KEY ISSUES AND CHALLENGES

### NATURAL AND BUILT ENVIRONMENT

#### QUESTION 6a

Have we identified the main environmental issues facing the borough?

Yes

No

#### QUESTION 6b

If No, what environmental issues do you think are missing?

*Please write your comments here:*

**Protecting the Green Belt**

*Please continue on a separate sheet if necessary*



## INFRASTRUCTURE

### QUESTION 6c

Have we identified the main infrastructure issues facing the borough?

Yes

No

### QUESTION 6d

If No, what infrastructure issues do you think are missing?

*Please write your comments here:*

**How is the additional investment going to be funded – developers or Government?**

**How will so many additional 'essential staff' be accommodated in an area of sky-high housing prices?**

*Please continue on a separate sheet if necessary*

## HOUSING

### QUESTION 6e

Have we identified the main housing issues facing the borough?

Yes

No

### QUESTION 6f

If No, what housing issues do you think are missing?

*Please write your comments here:*

**The Plan does not specify what the main housing issues/requirements are – please clarify and identify source of research.**

**‘Affordable’ housing is still too expensive for average local wages – the danger being that local people will be forced out, while people from outside the area move in. What does the Borough council intend to do to counter this issue?**

*Please continue on a separate sheet if necessary*

## ECONOMY

### QUESTION 6g

Have we identified the main economic issues facing the borough?

Yes

No

### QUESTION 6h

If No, what economic issues do you think are missing?

*Please write your comments here:*

**What kind of employment and sectors does the Borough want to attract to Tunbridge Wells?**

**In the first instance, should there be a strategy to fill all the high level of retail and office premises that are currently empty – many for sometime?**

*Please continue on a separate sheet if necessary*

## TRANSPORT AND PARKING

### QUESTION 6i

Have we identified the main transport and parking issues facing the borough?

Yes

No

### QUESTION 6j

If No, what transport and parking issues do you think are missing?

*Please write your comments here:*

**Tunbridge Wells main routes in and out of the town are almost permanently choked. Will the existing problems be tackled before housing and commercial developments attract even more people and traffic comes into the town?**

**Tunbridge Wells and surrounding villages need better public transport links that are suitable to serve an ageing population – currently Pembury bus routes have been cut back!**

**There is not enough parking in Tunbridge Wells as it is – especially problematic at train stations.**

*Please continue on a separate sheet if necessary*

## LEISURE AND RECREATION

### QUESTION 6k

Have we identified the main leisure and recreation issues facing the borough?

Yes

No

### QUESTION 6l

If No, what leisure and recreation issues do you think are missing?

*Please write your comments here:*

**Where will the land/space be allocated for additional leisure facilities?**

**What kind of leisure facilities are planned? They should suit all ages – especially teenagers, who are being underserved in this respect at the moment.**

*Please continue on a separate sheet if necessary*

## SUSTAINABILITY

### QUESTION 6m

Having regard to the prepared Sustainability Appraisal Scoping Report, have we identified the main sustainability issues facing the borough?

Yes

No

### QUESTION 6n

If No, what sustainability issues do you think are missing?

*Please write your comments here:*

Once again, the Green Belt is not mentioned and must be maintained to serve the purpose for which it was originally intended.

With regard to other issues, we require more information before we feel able to comment.

*Please continue on a separate sheet if necessary*





## SECTION 5: STRATEGY CONSIDERATIONS

### CROSS-BOUNDARY STRATEGIC PLANNING AND DUTY TO COOPERATE

#### QUESTION 7

Are there any specific cross-boundary planning issues that you think the Council should consider in preparing a new Local Plan?

Yes

No

#### QUESTION 7a

If Yes, what are the specific cross-boundary planning issues that you think the Council should consider in preparing the new Local Plan?

*Please write your comments here:*

**No comment**

*Please continue on a separate sheet if necessary*

## SETTLEMENT GROUPINGS

### QUESTION 8

Do you agree with the suggested groupings of settlements?

Yes

No

### QUESTION 8a

If No, what changes do you suggest to the groupings of settlements and why?

*Please write your comments here:*

**Why has Pembury suddenly appeared in Group A when previously the village was in Group C? We would like more information on Group criteria.**

*Please continue on a separate sheet if necessary*

## DEVELOPMENT BOUNDARIES

### QUESTION 9

Should the policy approach of defining settlement 'Limits to Built Development' continue in principle?

Yes

No

### QUESTION 9a

Should the defined Limits to Built Development as currently drawn be retained in their current form in order to maintain settlement patterns, or be removed to enable the delivery of suitable sites?

Should be retained

Should be removed

### QUESTION 9b

If the currently defined limits are to be reviewed/redrawn, what criteria do you think should be applied in redrawing the boundaries?

*Please write your comments here:*

*Please continue on a separate sheet if necessary*

## STRATEGIC OPTIONS

### QUESTION 10

Please let us know your preferred option or combination of options in order of preference (where 1 is most preferred and 5 is least preferred). If you tick the 'A combination of options' box, please state your preferred combination of Options in Question 10a.

Option 1

Option 2

Option 3

Option 4

Option 5

A combination of options

**A: We are very concerned about Option 4 because it will change the entire dynamic of Pembury Village – in fact Pembury would no longer be a village but merely a suburb of Tunbridge Wells. Pembury's identity is at risk of being obliterated entirely – and we strongly oppose this.**

### QUESTION 10a

If you prefer a combination of options, please state which ones.

*Please write your preferred combination of options here:*



**QUESTION 11**

**What views do you have about the possibility of a new settlement somewhere in the borough providing for future development needs?**

*Please write your comments here:*

**No comment**

*Please continue on a separate sheet if necessary*

**QUESTION 11a**

**Where do you think a possible new settlement could be located?**

*Please write your comments here:*

**Eastern part of the Borough would be a far more suitable place to build a New Settlement – simply because the transport links afforded by Ashford are far superior to those to the West of the Borough. There is an international hub, with access to London via the M20 (just 9 miles away) and trains every few minutes to several London mainline stations. Whereas the West of the Borough is relatively poorly served by comparison.**



**QUESTION 12**

**Do you think we have considered and identified all reasonable options for accommodating future development growth within the borough?**

**Yes**

**No**

**QUESTION 12a**

**If No please set out what other options for accommodating future development growth within the borough you think should be considered.**

*Please write your comments here:*

*Please continue on a separate sheet if necessary*



## SECTION 6: DEVELOPMENT MANAGEMENT POLICIES

### QUESTION 13

Which policies do you consider are suitable for continued use?

*Please write your comments here:*

**We have not been given the information we need to be able to answer.**

*Please continue on a separate sheet if necessary*

### QUESTION 14

Which policies do you think may be out of date or no longer necessary?

*Please write your comments here:*

**As Q13**

*Please continue on a separate sheet if necessary*

**QUESTION 15**

**Which policies do you think could be updated or amended, and how?**

*Please write your comments here:*

**As Q13**

*Please continue on a separate sheet if necessary*

**QUESTION 16**

**Considering the topic areas shown in the green box, are there any other topics that you think the new Tunbridge Wells Borough Local Plan should include?**

*Please write your comments here:*

**Suitable housing for older people so they are happy to downsize, freeing up larger family homes.**

**Plans to enable our young people to afford to stay in the area – buying options, not just rental.**

*Please continue on a separate sheet if necessary*

**QUESTION 17**

**Are there any topics that you consider do not require any further detailed development management policies because there is sufficient coverage already in place, i.e. in national guidance (the NPPF)?**

*Please write your comments here:*

**No comment**

*Please continue on a separate sheet if necessary*

**QUESTION 18**

**Are there any specific planning issues affecting the borough of Tunbridge Wells that you consider are not adequately covered by the NPPF or already referenced in this chapter and which you would like to see addressed in a policy?**

*Please write your comments here:*

**Yes – no mention of Green Belt.**

*Please continue on a separate sheet if necessary*

## GENERAL COMMENTS

### QUESTION 19

Are there any other planning and development matters that you think the new Local Plan should consider or cover that have not been mentioned in this Issues and Options document? You can also make any general comments here.

*Please write your comments here:*

**Yes – no mention of protecting the Green Belt.**

*Please continue on a separate sheet if necessary*

**END OF QUESTIONS**