



Tunbridge Wells Borough Council

Site Options Analysis

Tunbridge Wells Borough Council Sports Hub

9<sup>th</sup> July 2020

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# Tunbridge Wells Borough Council

## *Site Options Stadia Sports Hub*

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**Appendix B: Tunbridge Wells Borough Council – Small sports Hub Map.**

### 1. Background

- 1.1 This options analysis makes recommendations on the use of Council playing pitch sites across the council's urban area as identified in the Council's Playing Pitch Strategy and considers alternative sites that have the suitability, to provide a new stadia sports hub to serve the Royal Tunbridge Wells urban area.
- 1.2 The Playing Pitch Strategy (PPS) prepared on behalf of the Council looks in detail at the existing provision of sports pitches, the quantity, quality, and configuration for providing for the future population, taking into account housing and population growth and demographics. The Strategy and Action Plan set out within the PPS considers the rationalisation of some of the existing underused or poor-quality playing pitches and the re-provision to create a new quality sports hub to serve the urban area.
- 1.3 The strategy has been endorsed by Sport England and involves the potential re-provision of sports pitches from Culverden Stadium, Cadogan Sports Field, Bayham Sports Field, and Colebrook Sports Field, to be re-provided at a new 'sports hub' at Hawkenbury, offering two senior football pitches (one of which to be 3G/football turf stadium quality), three youth football pitches, and one mini soccer pitch. The strategy is reflected within the following site allocations within the Draft Local Plan, which details the individual sites and proposed future uses.
- 1.4 Therefore, the hub approach recommended in the PPS includes the need to rationalise and redevelop other playing pitches across the town. The sites considered as part of this possible rationalisation of facilities include the following sites which have been identified within the Draft Local Plan - these are set out in Policies AL/RTW21 – Land at Culverden Stadium, Culverden Down, AL/RTW22 – Land at Bayham Sports Field West, AL/RTW23 – Land to the north of Hawkenbury Recreation Ground, AL/RTW24 – Land at Cadogan Sports Field, St Johns Road and Policy AL/RTW25 – Land at Colebrook Sports Field, Liptraps Lane. (Pages 113-123 of the Draft Local Plan).
- 1.5 Other findings from the PPS include:

#### Football

- A need for additional junior football 11 v 11 and 9 v 9 sized football pitches to meet existing demand by teams. Currently there are insufficient pitches of this need available.
- Using the Football Associations scenario based on 38 teams per 3G football turf Pitch for the 2019/20 season - team numbers 259 and 38 teams per 3G pitch. The borough requires 7 x 3G Football Turf Pitches (6.81 rounded up). There are currently 4 x 3G Football Turf Pitches across TWBC area. In 2037 this is projected to be 8 x 3G FTPs (7.3 rounded up).
- Tunbridge Wells is the 3<sup>rd</sup> largest local authority in Kent for junior football 9v9 teams, the second largest for women and girl's teams but 11<sup>th</sup> out of 13 local authorities for adult teams and has the largest number of FA qualified coaches.
- In an audit of 2018/19 season, the FA Whole Game System identified 243 football teams in the borough. An audit of 2019/20 season football teams identifies 259 teams playing football in the borough and an additional 6 teams playing futsal. This is an increase of 16 teams over 1 football season.
- Growth in the women and girls' game is expected to grow by 100% over the plan period. There are currently 17 women and girls' teams (2019/20 season). The projected number of football teams overall in 2037 is 276. The growth in the women's and girls' game will have an impact on the existing provision of changing room accommodation as this is currently male orientated and a requirement for additional football pitches.
- There is a need to maintain the adult game either through 11v11 or the small sided game and grow the women's and girls' game, support the further development of youth and junior football and further increase the development of coaches and volunteers.

### Cricket and Hockey

- England Hockey, England and Wales Cricket Board, Tunbridge Wells Cricket Club and Tunbridge Wells Hockey Club have identified the need to provide a master plan for the Nevill Sports Ground going forward.
- There is a need to consider 2 artificial grass pitches for hockey rather than the 1 currently provided at Hawkenbury Recreation Ground within the Nevill Master Plan.

### Rugby

- Future investment in quality enhancement is required to sustain and grow the clubs based in the Borough of Tunbridge Wells Council area. Improved drainage, floodlights and improvements to rugby pitch drainage and access to 3G world 22 compliant rubber crumb pitches are required.

### Tunbridge Well Local Football Facilities Plan

- 1.6 Since the development of the Playing Pitch Strategy, Local Football Facility Plans have been developed by the Football Association for every Local Authority in England. Tunbridge Wells Borough Council Local Authority Local Football Facility Plan was finalised in March 2020.
- 1.7 The Tunbridge Wells Local Football Facilities Plan sets out all priority projects for potential investment by the Football Foundation and England Football Association. Each is scored against two principal factors: deliverability and outcomes (quality, inclusivity, sustainability, engagement and usage). Local Football Plans do not replace Playing Pitch Strategies, which remain the main document to be used in the Local Plan process.
- 1.8 The investment list will be used flexibly; project 'rating' does not determine the exact order in which it will progress to a funding application to the Football Foundation as many factors influence this. The process for moving a project from this list and into the 'pre- (funding) application stage' will be managed by the Football Foundation. The list of projects can be found at Appendix A to this report.

### Stadia Sports Hub – Not Just a Facility for Pitch Sports Clubs

- 1.9 A stadia sports hub will primarily be used by sports clubs and leagues for training and match play. However, it is also the intention to provide activities and programmes for the general community to increase physical activity and health and wellbeing. The intention would be to provide sport and physical activity programmes for older people, young people, parents, people with disabilities and dementia etc.
- 1.10 Participation in sport and physical activity can have many benefits for both the individual and community. These include:
  - **Health promotion and disease prevention** – sport and physical activity are an enjoyable and effective way to improve health and well-being; they can relieve stress, increase fitness, improve physical and mental health, and prevent the development of chronic diseases. A large amount of evidence points to beneficial impacts of sport and physical activity in terms of prevention of ill health (including cancer, strokes, type 2 diabetes and heart disease), therapeutic and management effects (particularly for people affected by cancer), improvements in strength, balance, gait and motor skills (tending to focus on older or younger people, or on rehabilitative contexts), and maintaining a healthy body weight. Other physical wellbeing outcomes evidenced include improved quality of sleep, increased energy levels, healthy early years development, reduced risky behaviours such as smoking, reduced mortality, effective pain management and improved quality of life in ageing;

- **Skills development** – physical and social skills are some of the many skills that can be developed through participation in recreation and sports activities;
- **Awareness raising, reduction of stigma and social inclusion** – recreation and sports activities are a powerful, low-cost means to foster greater inclusion of people with disabilities; they bring people of all ages and abilities together for enjoyment, and provide people with disabilities the opportunity to demonstrate their strengths and abilities, and promote a positive image of disability; and
- **Empowerment** – recreation and sports activities can empower people by positively influencing their self-confidence and self-esteem.

### Existing Allocations in the Local Plan 2006 and the Site Allocations Local Plan

- 1.11 The Local Plan 2006 allocated a number of sites for future enhanced sport and recreation provision across the borough. Some of these sites were brought forward for sporting uses during the plan period, however 3 sites that were not brought to fruition for the development of sporting provision during the Local Plan period were subsequently reviewed and re-allocated within the Site Allocations Local Plan (SALP) 2016. Policy AL/RTW30 of the SALP allocates Land adjacent to Hawkenbury Recreation Ground and Land adjacent to Rusthall Recreation Ground for sports pitches and other outdoor recreation facilities. Policy AL/VRA3 allocates Land to the South of Sandhurst Avenue, Pembury and Land to the east of Woodside Road, Pembury for sports pitches and other outdoor recreation facilities.
- 1.12 The Independent Inspector who examined the SALP raised no issues or concerns in regard to the continuing allocation of these sites for sport and recreation provision. Since the adoption of the SALP, planning applications have been submitted on all three sites in order to bring forward enhanced sporting provision at these identified 'sporting hubs' within the borough. A summary of the current position of these sites is set out below.
- Land adjacent to Hawkenbury Recreation Ground, Royal Tunbridge Wells – Planning permission was granted in December 2017 under reference 17/03232 for the *Change of use of part of the land to expand existing recreational facilities through the provision of additional sports pitches, together with access, car parking provision, ball stop fencing, changing room facilities and other works*. This has not yet been implemented and the planning permission expires in December 2020.
  - Land adjacent to Rusthall Recreation Ground, Royal Tunbridge Wells – Planning permission was granted in December 2017 under reference 17/03403 for the *Change of use of land to expand existing recreational facilities through the provision of additional sports pitches, together with associated additional car parking, 'ball stop' fencing, and other works*. This has not yet been implemented and the planning permission expires in December 2020.
  - Land to the south of Sandhurst Avenue, Pembury and Land to the east of Woodside Road, Pembury – A planning application was considered by the Council in 2018/19 under reference 18/00074 for the *Change of use of land to expand existing recreational facilities through the provision of additional sports pitches with refurbished and extended changing rooms, together with associated additional car parking provision, ball stop fencing and ground works. Creation of new access from Woodside Road (existing vehicular access to be closed off) with egress onto Hastings Road*. The application was withdrawn by the applicant (Tunbridge Wells Borough Council Property Services) in October 2019 due to significant concerns from Highways England and Kent County Council in relation to access and the proposed junction out of the site being too close to the junction with the A21. Despite negotiations between the LPA and the applicant, the Council was unable to reach a solution for these highways issues and concluded that safe vehicular access cannot be gained to the site and the application was withdrawn.

1.13 The Council (as Local Planning Authority) is currently reviewing these sites as part of the continuing site assessment work through the Local Plan preparation process and considering their suitability for continued allocation for sport and recreation use.

### The Draft Local Plan – Background and Overview

1.14 A number of studies were carried out in relation to the provision of sport and recreation in order to inform the production of the Draft Local Plan. This includes the following;

- Open Space Study – Ethos Environmental Planning (June 2018)
- Built/indoor facilities study – Ethos Environmental Planning (2018)
- The Consultation Strategy – Ethos Environmental Planning (2018)
- Playing Pitch Strategy - Strategic Leisure (November 2017)

1.15 These studies comprehensively assess the current provision of a range of open space, sport and recreation facilities and provide a framework for future provision and management of sports pitches, formal and informal recreational areas to serve existing and new communities across the borough of Tunbridge Wells. The studies together consider the following requirements;

- Open space, including amenity and natural space, parks and recreation grounds, play space, allotments.
- Pitch and non-pitch sports.
- Built sports facilities (primarily sports centres, sport halls and swimming pools).

1.16 To provide further information to that set out at para 1.2, the **PPS** provides a framework for the future provision and management of specific sports pitches to serve existing and new communities across the borough. The PPS assesses existing sports pitches, the future need for sports pitches and opportunities for new provision. Essentially, the objective of the study is to protect suitable existing pitches, enhance and maximise the potential of playing pitch assets and ensure that any investment is directed at sites which will provide the best impact and highest increase in participation.

1.17 Therefore, the PPS provides an assessment of how ‘fit for purpose’ the current sports pitches and facilities are, while identifying opportunities for retaining, reducing or removing this provision and prospects for new provision and partnerships where relevant. The assessment identified specific needs and quantitative and/or qualitative issues are also considered, taking into account issues such as quality/provision of changing rooms, flood lighting, parking and drainage of pitches.

### Consultation and Engagement

1.18 Undertaking comprehensive consultation and engagement with all relevant stakeholders and the wider community is an essential part of this overall process as required by the NPPF and Sport England to ensure that it is a robust piece of evidence to support the Local Plan preparation.

1.19 The **PPS** has been developed in partnership with a range of agencies (who have acted as a Steering Group) including town and parish councils, Sport England, national governing bodies of sport including football, cricket, rugby union and hockey and local football, hockey, rugby union and cricket clubs as well as other key stakeholders.

1.20 As referred to above, part of the process of producing the evidence base in relation to sport and recreation, it is advisable to involve/consult with Sport England throughout the process on all of the studies/strategies and obtain its sign off on the process and that the correct approach has been carried out in-line with the relevant national guidance. The Borough Council has done this, and Sport England has confirmed that the studies have been carried out in the right way and the appropriate bodies/stakeholders have been involved.

- 1.21 Obtaining sign-off from Sport England at an early stage in the process is beneficial in order to reduce any significant challenges to the approach later on in the Local Plan preparation process.

### Sport Strategy Proposals in the Draft Local Plan

- 1.22 The findings of the above studies have been used to inform the emerging strategy in the Local Plan and have been incorporated in to the strategy for each settlement and individual sites and allocations. The work is also incorporated in to the accompanying Infrastructure Delivery Plan.
- 1.23 As previously referred to, the PPS assesses the quality of existing sports pitch provision and sets out the sports pitches which are considered sub-standard and could be considered as part of a wider sports strategy approach. Paragraph 3.10 of the PPS sets out in detail the consideration of 4 existing playing pitches within Royal Tunbridge Wells - Culverden Stadium, Colebrook Recreation Ground, Cadogan Playing Fields and Bayham West in terms of their quality and long-term future as playing pitches. Further to this, paragraph 3.11 refers to the possibility of the playing pitches provided on these 4 sites, being replaced on additional land at Hawkenbury. Therefore, the findings of the Playing Pitch Strategy are that some playing fields are surplus to requirements and could either be left as open space or be sold for redevelopment to provide funds for new improved quality playing fields elsewhere within the borough. These would be referred to as 'Sports Hubs' and will provide grass pitches and where possible 3G football turf pitches.
- 1.24 Further to the above - of most significance in terms of allocations, is the proposed allocation of land to the north of Hawkenbury Recreation Ground for a new sports facility as set out in Policy AL/RTW23 of the Draft Local Plan and the wider aims and aspirations of the Sports Strategy as set out at Paragraph 5.37 of the Draft Local Plan (set out below for ease of reference).

*'The playing pitch strategy (PPS) prepared on behalf of the Council looks in detail at the existing provision of sports pitches, the quantity, quality, and configuration for providing for the future population, taking into account housing and population growth and demographics. The Strategy and Action Plan set out within the PPS considers the rationalisation of some of the existing underused or poor-quality football pitches and the re-provision to create a new quality sports hub to serve the urban area. The strategy has been endorsed by Sport England and involves the re-provision of sports pitches from Culverden Stadium, Cadogan Sports Field, Bayham Sports Field, and Colebrook Sports Field, to be re-provided at a new 'sports hub' at Hawkenbury, offering two senior 3G football turf pitches (one of which to be 3G/stadium quality), three youth football pitches, and one mini soccer pitch. The strategy is reflected within the following site allocations, which detail the individual sites and proposed future uses.'*

- 1.25 Therefore, the hub approach recommended in the PPS includes the need to rationalise and redevelop other playing pitches across the town. These are set out in Policies AL/RTW21 – Land at Culverden Stadium, Culverden Down, AL/RTW22 – Land at Bayham Sports Field West, AL/RTW23 – Land to the north of Hawkenbury Recreation Ground, AL/RTW24 – Land at Cadogan Sports Field, St Johns Road and Policy AL/RTW25 – Land at Colebrook Sports Field, Liptraps Lane. (Pages 113-123 of the Draft Local Plan).

## 2. Sports Hub Site Options Analysis

2.1 There are 20 sites that have been considered as locations for the provision of a new stadia sports hub to serve the urban area of Royal Tunbridge Wells. The 20 sites include sites considered in the Strategic Housing and Economic Land Availability Assessment (SHELAA) and existing playing pitch sites. These are located at:

**Table 2.1 Sites Assessed**

<b>Site No.</b>	<b>Site</b>
<b>Site 1</b>	Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells
<b>Site 2</b>	Mabledon and Nightingale east of A26 and south of the A21, Southborough
<b>Site 3</b>	Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells
<b>Site 4</b>	Tunbridge Wells Golf Club Langton Road, Royal Tunbridge Wells
<b>Site 5</b>	Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells
<b>Site 6</b>	Land at Culverden Stadium, Culverden Down, Royal Tunbridge Wells
<b>Site 7</b>	Cadogan Sports Field, St John's Road, Royal Tunbridge Wells
<b>Site 8</b>	St Marks Recreation Ground Frant Road, Royal Tunbridge Wells
<b>Site 9</b>	Land at Bayham Sports Field West, Bayham Road, Royal Tunbridge Wells
<b>Site 10</b>	Bayham Sports Ground (East), Bayham Road, Royal Tunbridge Wells
<b>Site 11</b>	Colebrook Sports Field, Liptraps Lane, Royal Tunbridge Wells
<b>Site 12</b>	Rusthall Expansion of Southwood Recreation Ground Land, Rusthall
<b>Site 13</b>	Hilbert Recreation Ground, Upper Grosvenor Road, Royal Tunbridge Wells
<b>Site 14</b>	Nevill Sports Ground, Nevill Gate, Warwick Park, Royal Tunbridge Wells
<b>Site 15</b>	Southborough Hub, London Road, Southborough
<b>Site 16</b>	Land at Notcutts Garden Centre, Tonbridge Road, Pembury
<b>Site 17</b>	Kingstanding Way - Land adjacent to Longfield Road, Royal Tunbridge Wells
<b>Site 18</b>	Pembury Road North, Royal Tunbridge Wells
<b>Site 19</b>	Pembury Road South, Royal Tunbridge Wells
<b>Site 20</b>	Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells

2.2 The following two sites have not been considered as sports hubs - Land to the south of Sandhurst Avenue, Pembury and Land to the east of Woodside Road (Paragraph 1.10 bullet point 4 sets out the detail).

2.3 In light of the above there is, however, a need to consider pitch improvements to enable increased capacity at Woodside Recreation Ground Pembury and pitch improvements and changing room improvements to Lower Green Recreation Ground Pembury in order to improve the quality of provision for the settlement of Pembury. These improvements are identified in the Local Football Facilities Plan for TWBC.



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### *Site Options Stadia Sports Hub*

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2.4 The site analysis has looked at the following issues: -

- Site
- Current Use
- Planning Policy
- Planning Constraints
- Access and Transport
- Other considerations

2.5 Comments have been made under each of the issues, with the advantages and disadvantages of each site listed. Where a site is too small or not suitable for a Stadia Sports Hub then no advantages have been detailed and only the disadvantage of the site - too small has been identified. A Stadia sports Hub will require a site of approximately 14Ha.

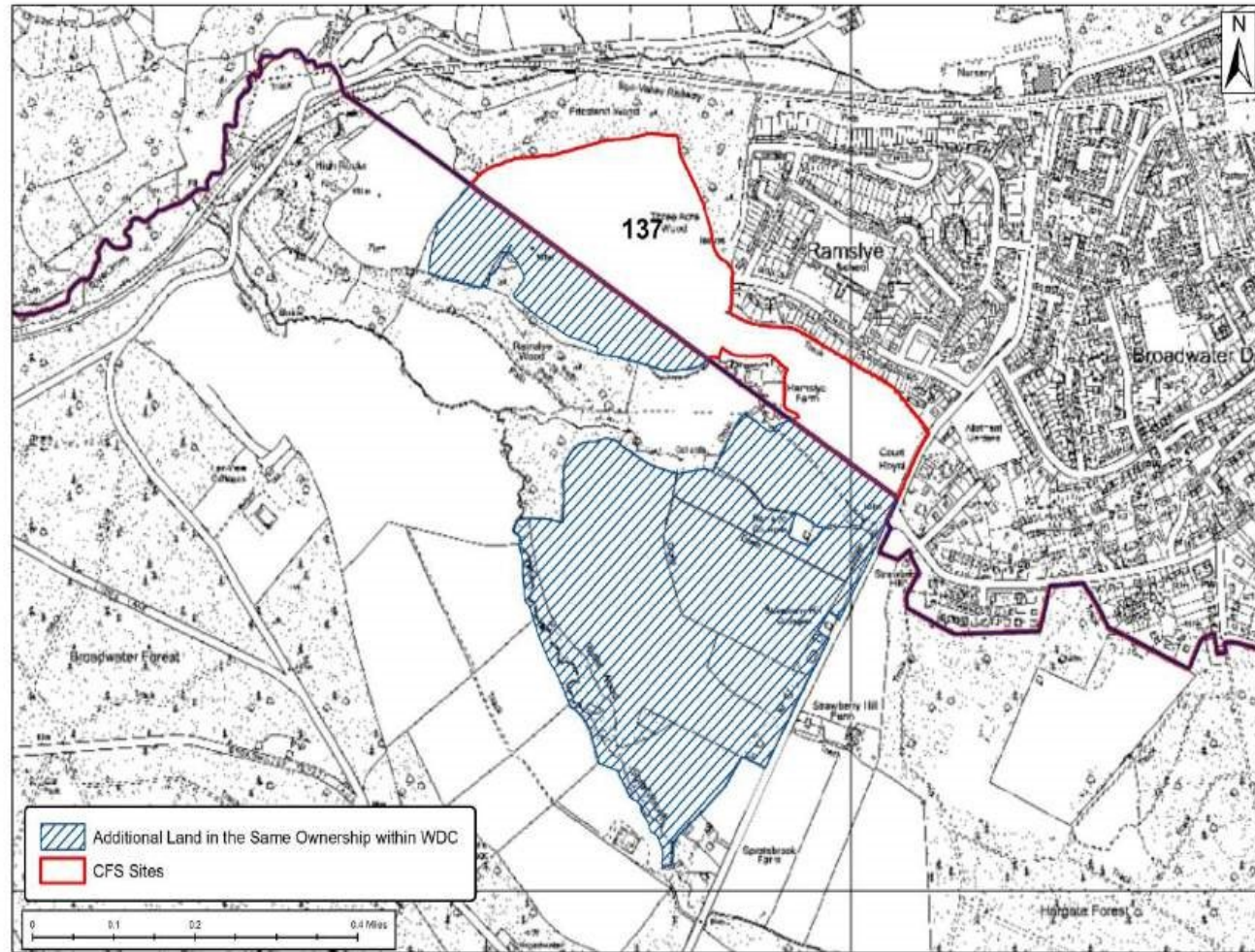
2.6 The following sites have been assessed:

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Site Options Stadia Sports Hub

## Site 1: Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells

Call for Sites 2017 Submission



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Map Dated: Feb 2018

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*Site Options Stadia Sports Hub*

Site 1:	Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells				
Site	Current Use	Planning Policy	Planning constraints	Access and Transport	Other Considerations
<p>Gross Area 55.79.</p> <p>Developable Area 52.38Ha.</p> <p>15.71 ha (within Tunbridge Wells Borough Council).</p> <p>39.68 ha within Wealden District Council).</p> <p>Main Urban Area: Royal Tunbridge Wells.</p> <p>Greenfield site adjacent to LBD.</p> <p>The site is adjoined by residential properties, woodland and fields. Boundaries of the site comprise fences to the backs of the residential properties and hedging alongside the A26, Eridge Road.</p> <p>There are trees along boundaries. There is no defined boundary to the south.</p> <p>Site is available.</p>	<p>The site consists of managed agricultural land. There are no existing buildings on the site.</p>	<p>137 (Draft Local Plan Allocation AL/RTW18 (part site).</p> <p>Site being promoted through Local Plan process for residential led, mixed use development with balance of non-residential land uses to be confirmed following engagement with LA, local people and other stakeholders.</p> <p>Draft Local Plan is proposing 270 homes and a secondary school on the site.</p>	<p>Part of site within AONB.</p> <p>Scheduled Ancient Monument (part) on western extent.</p> <p>Adjacent to LBD and Borough Boundary.</p> <p>Impact on Ashdown Forest SPA.</p> <p>The site is in Flood Zone 1.</p>	<p>Direct access from A26 Eridge Road south of Tunbridge Wells and access also from Ramslye Road.</p> <p>North and east-bound traffic greatest concern.</p> <p>On a bus route and train station 1.4 miles away.</p>	<p>Part of a wider site within Wealden DC – unclear on Wealden’s DC are not currently proposing to allocate this site. However, they have just commenced work on a new approach to their Local Plan.</p> <p>Good access to northern parts of Wealden, including Crowborough. However, wrong side of the town for the majority of football clubs that would be required to use the sports Hub.</p> <p>Site is in Flood Zone 1.</p> <p>The site has a scheduled ancient monument.</p> <p>Draft Local Plan proposes 270 homes and a secondary School.</p>

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## Tunbridge Wells Borough Council

*Site Options Stadia Sports Hub*

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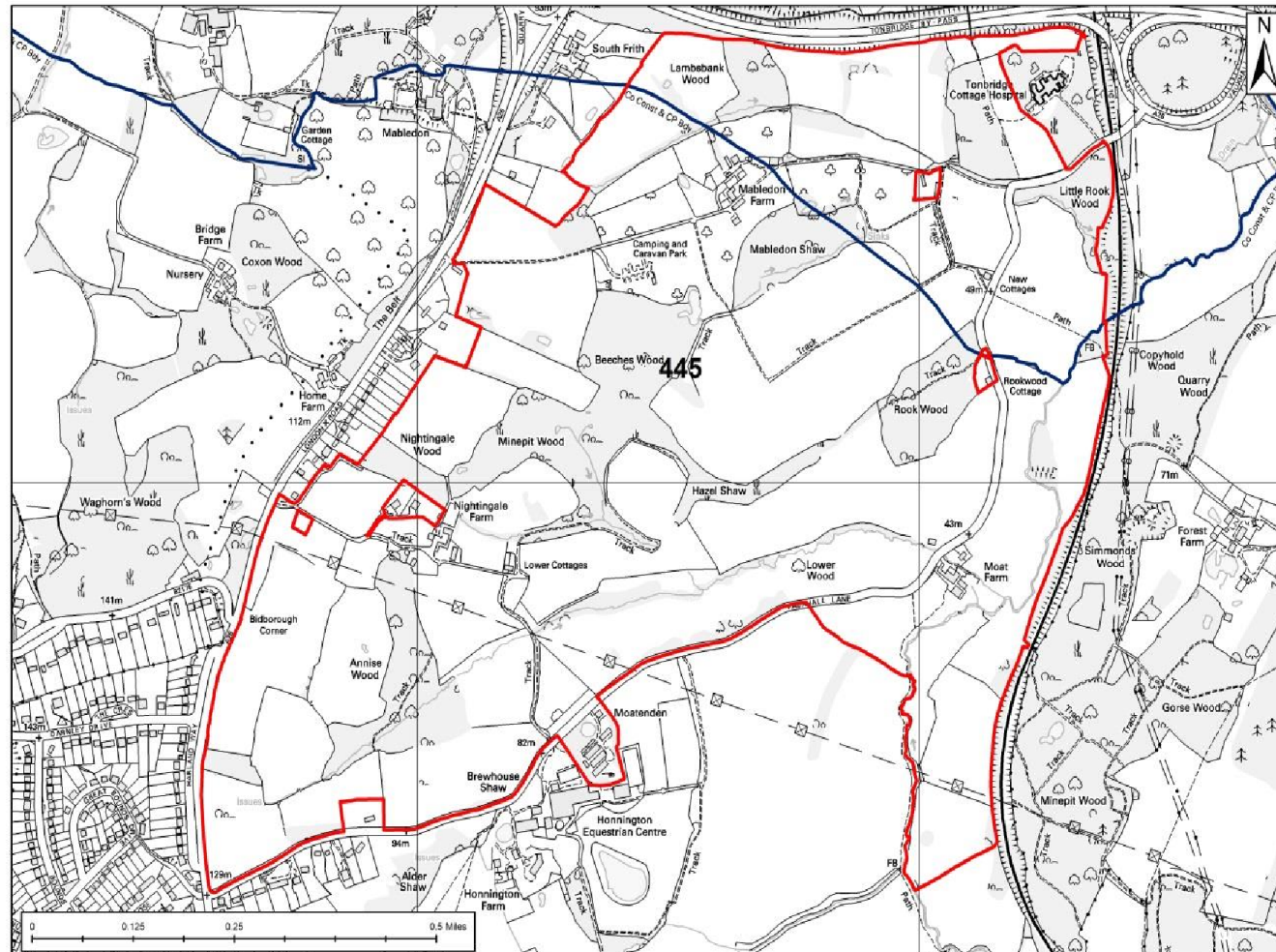
Site 1:	Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells
<p><b>Advantages:</b></p> <ul style="list-style-type: none"><li>• Site is large enough.</li><li>• Main Urban Area: Royal Tunbridge Wells.</li><li>• Good transport links.</li><li>• Direct access from A26 Eridge Road south of Tunbridge Wells and access also from Ramslye Road.</li></ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"><li>• Draft Local Plan is proposing housing and a secondary school on the site.</li><li>• The site has a scheduled ancient monument.</li><li>• Wrong side of the town for the majority of football clubs that would be required to use the sports Hub.</li><li>• North and East bound traffic is a concern.</li><li>• Part of site in the AONB.</li></ul>

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## Site 2: Mabledon and Nightingale east of A26 and south of the A21, Southborough

Call for Sites 2017 Submission



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Map Dated: June 2017

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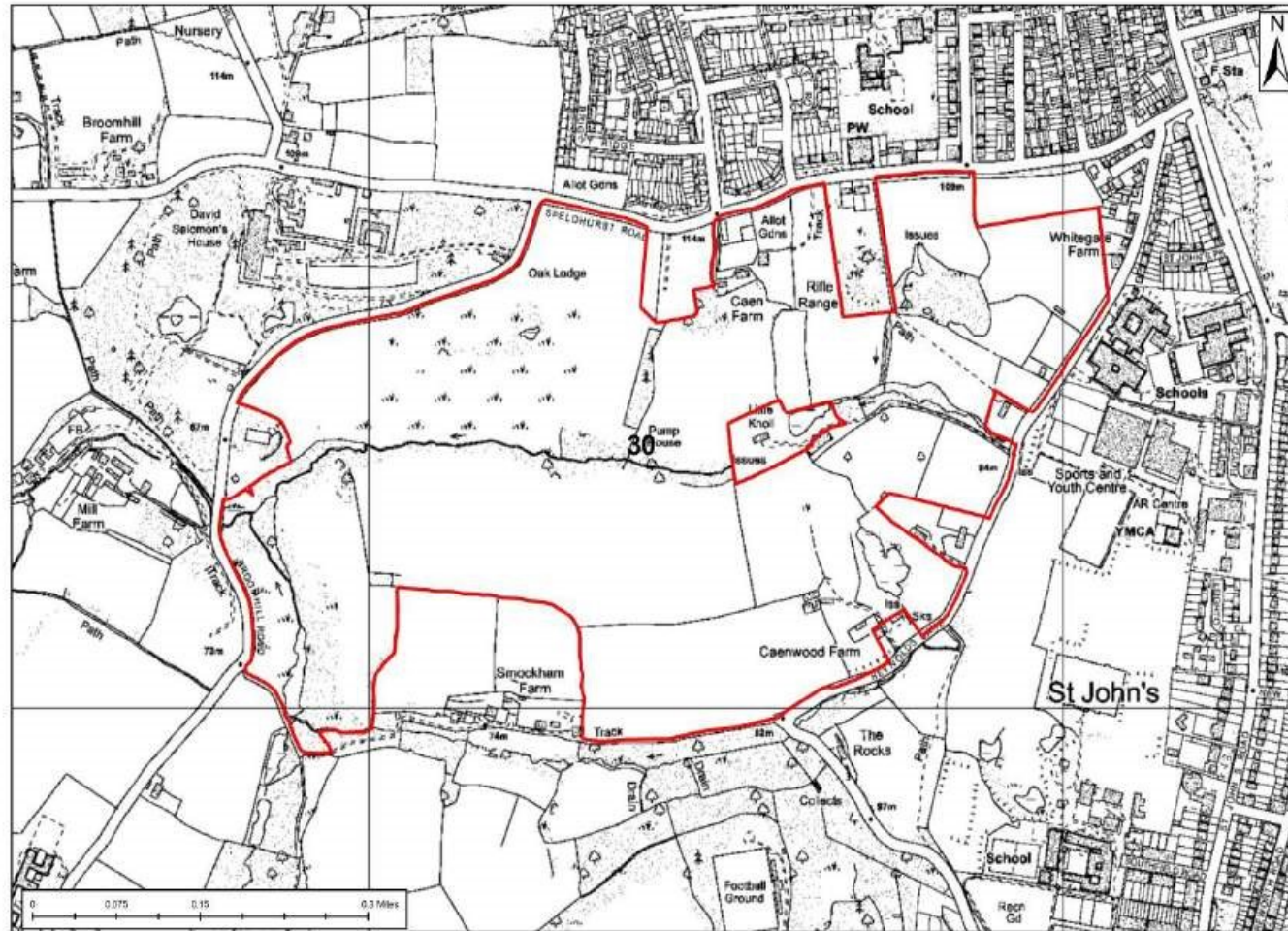
Site 2: Mabledon and Nightingale east of A26 and south of the A21, Southborough					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross Area 171.00Ha.</p> <p>Developable area 125.06 Ha.</p> <p>In proximity to Main Urban Area: Royal Tunbridge Wells/Southborough and Tonbridge.</p> <p>Mix of greenfield and PDL including PDL in proximity to LBD.</p> <p>The site is adjoined by residential uses, agricultural land and the A26, London Road. Boundaries of the site comprise mostly trees and boundaries are open in parts.</p> <p>Site is available and in single ownership.</p>	<p>The site comprises a mix of uses including a farm, private dwellings, woodland, camping/caravan site, isolation hospital and fields.</p>	<p>445 (Draft Local Plan Allocation AL/SO3).</p> <p>Site being promoted through the Local Plan process for residential development and associated mix of employment, community and other uses.</p>	<p>Green Belt.</p> <p>AONB.</p> <p>Topography could be an issue with this site.</p> <p>There are large sites of biodiversity value in the area.</p>	<p>Direct access off the A26 north of Tunbridge Wells and south of Tonbridge.</p> <p>A26 heading south is a recognised problem, with Southborough being a particular restriction when looking at improving car/bus/cycle/ped access.</p> <p>A21 improvements will make this route more appealing from east of the town.</p> <p>Good connections to the road network and footpath and cycle networks.</p>	<p>Further away from built up area and existing bus routes etc.</p> <p>Close to Tonbridge urban area.</p> <p>Topography will be an issue.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Site is large enough.</li> <li>• Site is being promoted for community use as well as housing.</li> <li>• Good transport connections.</li> <li>• Site is available and in single ownership.</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Topography could be an issue with this site.</li> <li>• There are large sites of biodiversity value in the area.</li> <li>• Green Belt and (part of it) in the AONB.</li> <li>• Site is being promoted for housing as well as community use but how much land will be available for community use.</li> </ul>		

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## Site Options Stadia Sports Hub

### Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells.

Call for Sites 2017 Submission



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Map Dated: Feb 2018

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### Site Options Stadia Sports Hub

Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells.					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Developable land 51.78Ha.</p> <p>Main Urban Area: Royal Tunbridge Wells / Southborough.</p> <p>The site consists of predominantly agricultural greenfield land with pockets of woodland. There are existing buildings on the site at Caenwood Farm and Caen Farm.</p> <p>The site is adjoined by a former rifle range, agricultural land, woodland and some residential properties on Reynolds Lane. There are former allotments to the north off Speldhurst Road, school and a sports centre.</p> <p>There is hedging and mature trees around most of the perimeter of the site forming the site boundaries. There are some small watercourses on the site.</p> <p>There are several gates on the site periphery, but no formal access into the site. Pedestrian access to the site is by Public Rights of Way.</p> <p>There is a Public Right of Way towards the north east corner of the site and further ones along parts of the southern and western boundaries. The site has a complex topography. The highest point of the site is in the north with undulating countryside throughout. This site is enclosed.</p> <p>Site is available and in single ownership.</p>	<p>Greenfield site partly adjacent to and in proximity to LBD.</p>	<p>Site being promoted through Local Plan process for residential led development.</p> <p>Site was promoted through the SADPD process but not allocated (partially due to location in Green Belt).</p>	<p>Green Belt.</p> <p>High quality agricultural land (Grade 3) Landscape.</p> <p>Small area of south-western part of the site lies within Flood Zone 2/3.</p> <p>Northern part of site contains pockets of Ancient Semi-natural woodland.</p> <p>Tree Preservation Order.</p> <p>Heritage matters (adjacent to Historic Farmsteads/Listed Buildings).</p> <p>Land contamination (Manufacture of Clay Bricks, Unknown Filled Ground, landfill site).</p>	<p>Access from Speldhurst Road or Reynolds Lane – both rural lanes and accessed from congested A26 St Johns Road. Although Speldhurst Rd/A26/Yew Tree Rd junction has recently been improved, large volumes of traffic onto A26 at this location is concerning.</p> <p>Reynolds Lane very narrow – several stretches where 2 cars cannot pass. No ped facilities.</p> <p>On a bus route.</p>	<p>Site being very strongly promoted for residential use.</p> <p>Site in close proximity to sports centre.</p> <p>Site is near the existing sports hub in Southborough at the Ridgeway, (1 adult 11v11 football pitch, 3 youth 11 v 11 football pitches, 10 x 5v5 mini soccer pitches and 5 x 7 v7 mini soccer pitches and existing 3G Football Turf Pitches at St Gregory's School and Bennet Memorial Diocesan School.</p> <p>Site will pose topography issues.</p> <p>The site has sensitive biodiversity, heritage and landscape features.</p>



**Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells.**

**Advantages:**

- The site is large enough.
- Transport links are good.
- Site is available and in single ownership.

**Disadvantages:**

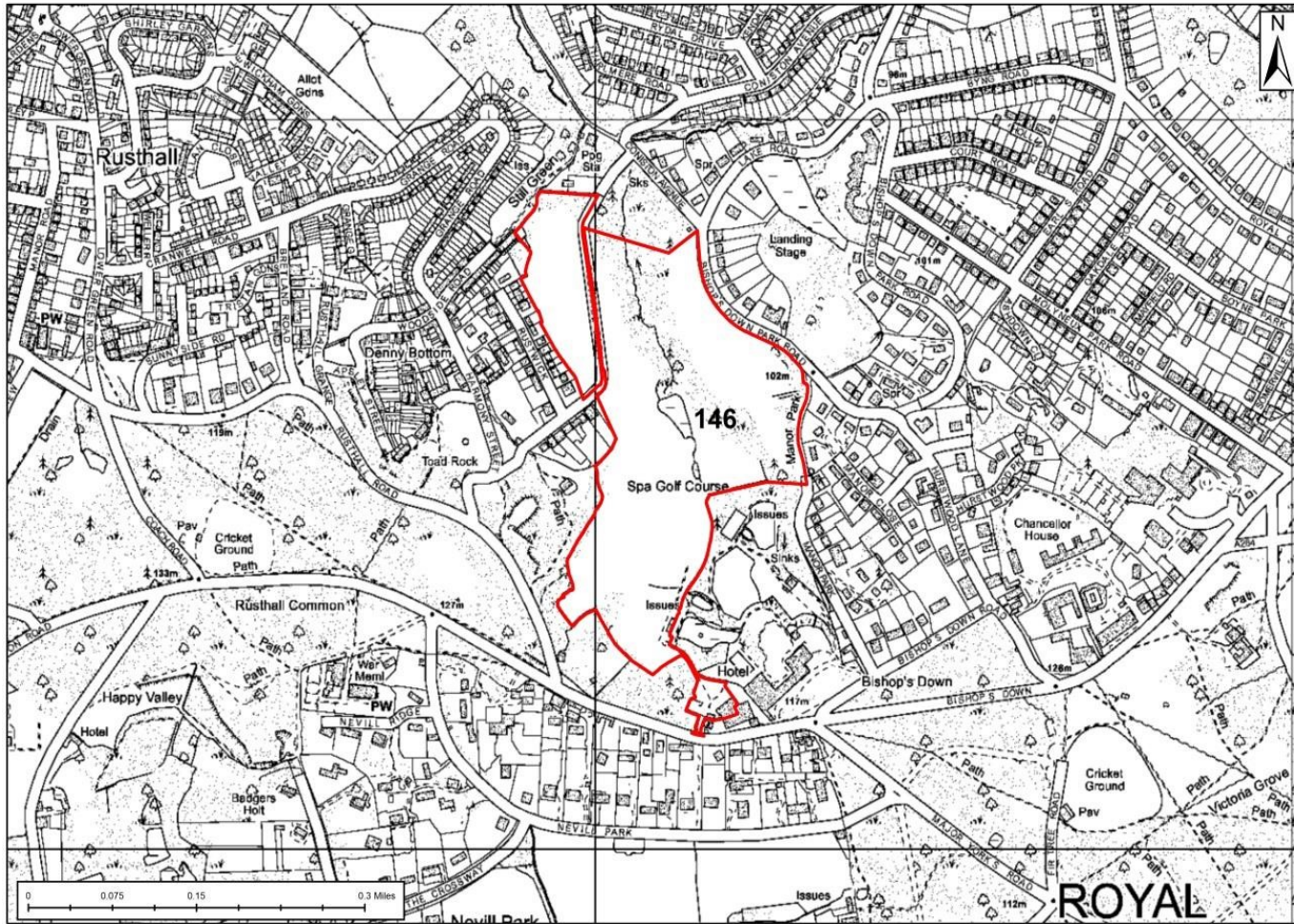
- Site being promoted for residential use.
- Site will pose topography issues.
- The site has sensitive biodiversity, heritage and landscape features.
- Traffic and congestion issues likely to be constraint to this site.
- Site is within the AONB and Green Belt.
- Site is in close proximity to Sports hub at Southborough and other 3G football turf pitches.

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Site Options Stadia Sports Hub

## Site 4: Tunbridge Wells Golf Club Langton Road, Royal Tunbridge Wells

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Map Dated: Feb 2018

## Tunbridge Wells Borough Council

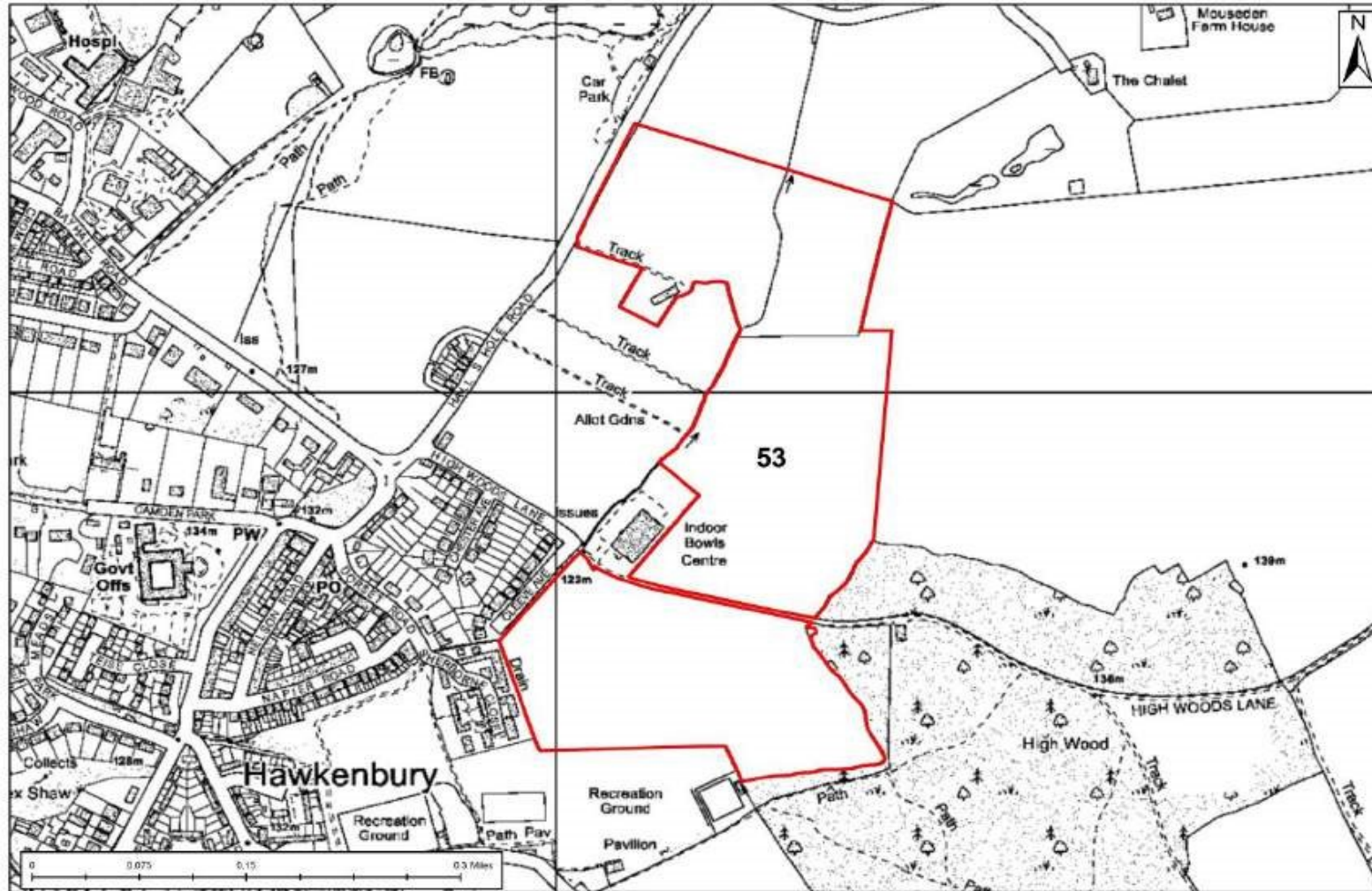
### Site Options Stadia Sports Hub

Site 4: Tunbridge Wells Golf Club Langton Road, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross area 14.13 ha. Developable area 12.45 ha.</p> <p>Part PDL part Greenfield site and adjacent to LBD.</p> <p>In proximity to the main urban area Tunbridge Wells and Rusthall.</p> <p>The site consists of two parcels which comprise a golf course, club house, parking and woodland.</p> <p>Site is available but has restrictive covenants.</p>	<p>Golf Course - a number of buildings on the site including a club house and associated buildings.</p>	<p>This site has not been considered as an allocation in the Draft Local Plan for development for housing.</p> <p>It is considered that allocation of this site is likely to result in coalescence between Rusthall and the main urban area of Royal Tunbridge Wells. In addition, the site scores very high in the Green Belt study if released from the Green Belt.</p>	<p>Green Belt</p> <p>The southern part of the site, adjacent to Langton Road is within the Tunbridge Wells Conservation Area.</p> <p>There are no actual nature conservation designations within the site, although an area to the west and east of the site is identified as a Local Wildlife Site.</p> <p>Number of mature landscape features including a number of mature trees on the site with possible ecological value.</p>	<p>Access to the site from Langton Road is owned by a third party.</p> <p>Owner is confident that a commercial agreement can be reached with the owner.</p> <p>On a bus route and relatively accessible by foot from the Town Centre.</p>	<p>This is a well contained site.</p> <p>There is a restrictive covenant on the site which requires use of the site as a golf course. The owner has taken legal advice and is confident that by way of either negotiation with the beneficiaries, or the Land Tribunal process, the covenant can be discharged.</p> <p>The loss of sporting facilities such as a golf course may bring a Sport England objection but if its replacement was to be a Sports Hub an objection may not be forthcoming.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Developable site area is too small for a stadia sports hub.</li> </ul>		

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 5: Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells



**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

<b>Site 5: Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells</b>					
<b>Site</b>	<b>Current Use</b>	<b>Planning Policy</b>	<b>Planning Constraints</b>	<b>Access and Transport</b>	<b>Other Considerations</b>
<p>Hawkenbury Recreation Ground 7.73Ha.</p> <p>Plot A 7.05Ha.</p> <p>Main urban area Tunbridge Wells</p> <p>Plot A includes part woodland. There are no existing buildings on Plot A.</p> <p>The site is available and is in single ownership.</p>	<p>Hawkenbury Recreation Ground current use:</p> <ul style="list-style-type: none"> <li>- Play area</li> <li>- 3 tennis courts</li> <li>- Artificial Grass Pitch Full Size floodlit suitable for hockey.</li> <li>- Senior grass football pitch (1)</li> <li>- Junior grass football pitch (1)</li> <li>- 1 mini soccer pitch</li> <li>- Cricket Pitch</li> <li>- Stoolball and rounders</li> <li>- Changing facilities</li> <li>- A small car park off Hawkenbury Road.</li> </ul> <p>Plot A – Agricultural land.</p>	<p>Plot A: Currently has planning consent for the change of use of part of the land to expand existing recreational facilities (17/03232/FULL).019.</p>	<p>Plot A:</p> <p>Green Belt considerations.</p> <p>AONB.</p> <p>Landscape Sensitivity Study.</p> <p>Highway matters.</p> <p>ALC: Grade 3.</p>	<p>Hawkenbury Recreation Ground can be accessed by vehicles from Hawkenbury Road or pedestrian access from Dorset Road,</p> <p>Closest bus stop is Forest Road.</p>	<p>Plot A lies adjacent to the LBD and is likely to be sustainable in this context. This would form a logical extension to LBD.</p> <p>The existing topography of the site requires that regrading will be required.</p> <p>There will be highways issues to be addressed.</p> <p>The joining of the existing Hawkenbury Recreation Ground with Plot A would provide the required level of ha for a stadia sports hub.</p> <p>The existing recreation ground is already known as a sports destination.</p> <p>Football Associations Local Football Facilities Plan and TWBC Playing Pitch Strategy both support a Sports Hub at Hawkenbury recreation Ground including the adjacent Plot A land.</p> <p>There is land nearby that could be utilised for additional car parking if required.</p>

**Site 5: Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells**

**Advantages:**

- The joining of the existing Hawkenbury Recreation Ground with Plot A Hawkenbury Road, Royal Tunbridge Wells would provide the required level of ha for a stadia sports hub.
- Plot A lies adjacent to the LBD and is likely to be sustainable in this context. This would form a logical extension to LBD.
- Plot A: Currently has planning consent for the change of use of part of the land to expand existing recreational facilities (17/03232/FULL).019.
- The existing recreation ground is already known as a sports destination and recreation facility for the local community.
- There is land nearby that could be used for additional car parking in TWBC ownership if required.
- Hawkenbury Recreation Ground is in the ownership of TWBC.
- Plot A is available and in single ownership.

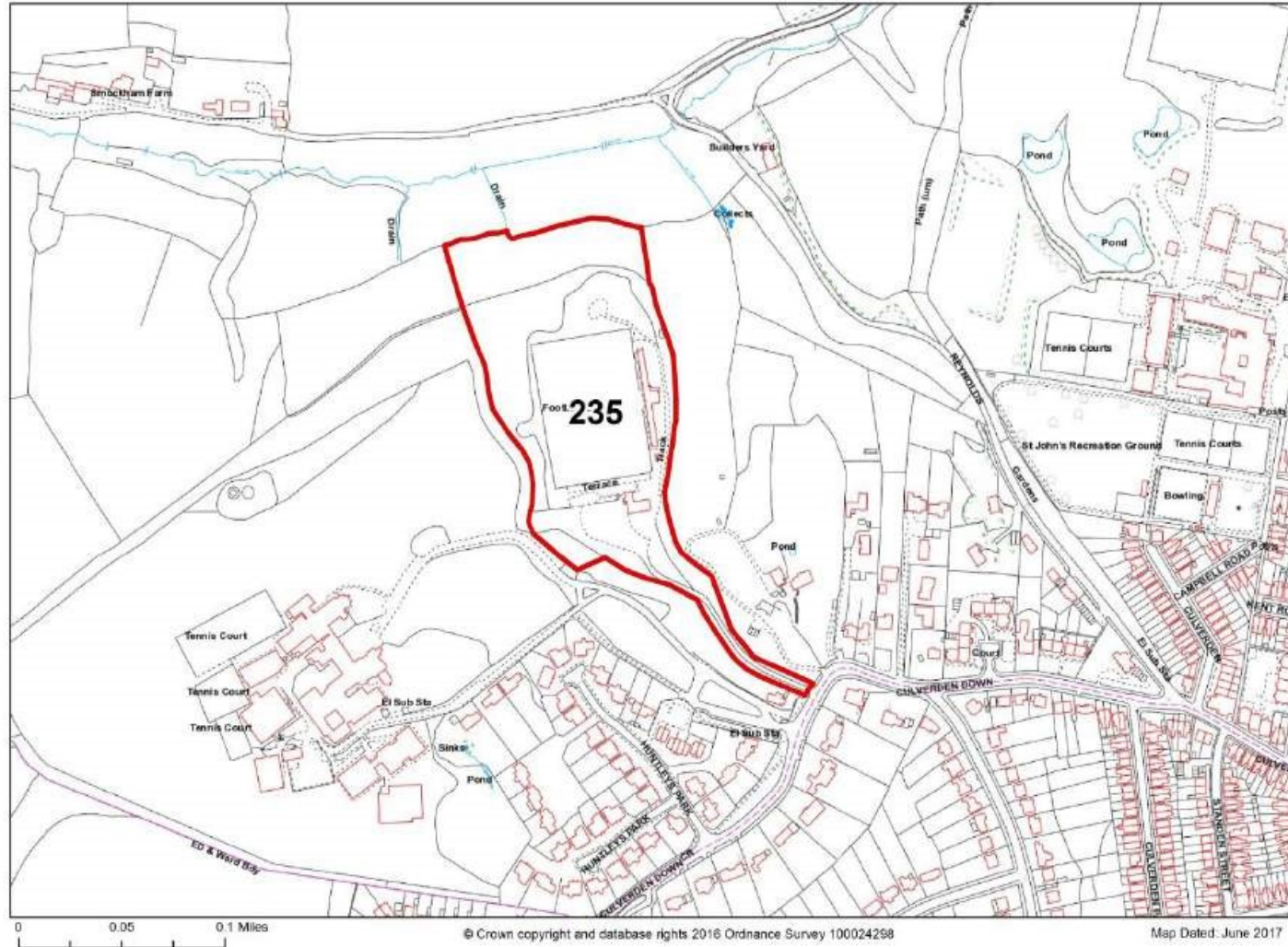
**Disadvantages:**

- The existing topography of the site requires that regrading will be required.
- There will be highways issues to be addressed.
- AONB issues.

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 6: Land at Culverden Stadium, Culverden Down, Royal Tunbridge Wells



## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

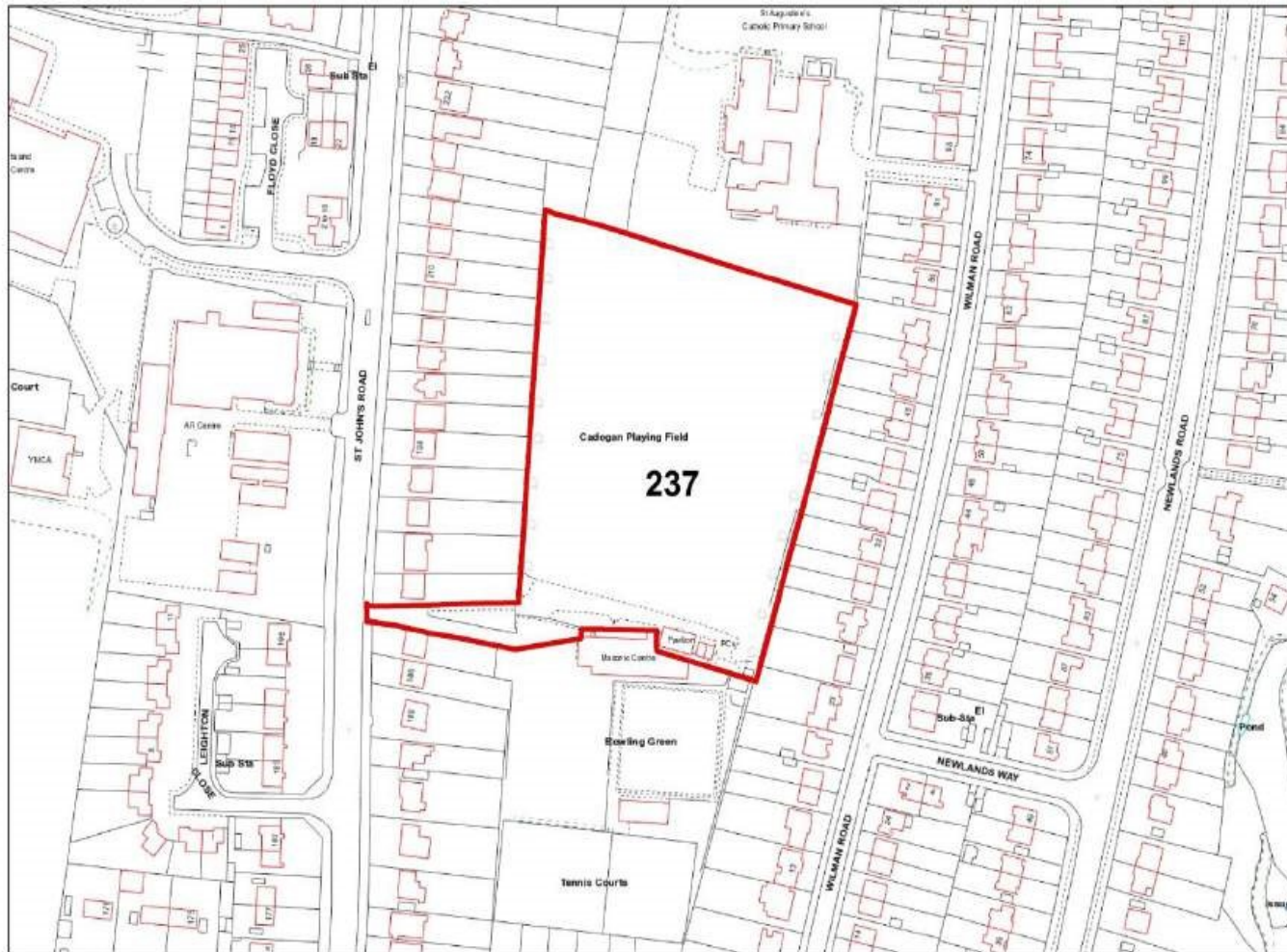
Site 6: Land at Culverden Stadium, Culverden Down, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross area 3.60Ha developable area 2.10Ha.</p> <p>PDL site part adjacent too/in proximity of LBD of main urban area.</p> <p>Main Urban Area: Royal Tunbridge Wells.</p> <p>The site comprises a football stadium and associated land.</p> <p>The site comprises a football stadium and associated land.</p> <p>Owned by TWBC.</p>	<p>The site comprises a football stadium and associated land, owned by Tunbridge Wells Borough Council and leased to Tunbridge Wells Football Club. (Lease will require renewal in the near future).</p>	<p>235 (Draft Local Plan Allocation AL/RTW21.)</p>	<p>Green Belt considerations; AONB character area (2 component parts).</p> <p>Landscape Sensitivity Study (SP13).</p> <p>Ecological interest; notable feature/designation.</p> <p>Rural Fringe designation.</p> <p>Highway matters.</p> <p>Loss of football ground.</p> <p>Adjacent to existing Limits to Built Development.</p> <p>ALC: Grade 3, Urban.</p>	<p>There is direct vehicular and pedestrian access to the site from Culverden Down. Culverden Down is served by pavements.</p> <p>Limited parking on site although improvements may be possible to add to capacity.</p> <p>Bus route adjacent to Huntley Park.</p>	<p>The Playing Pitch Strategy identifies that the site could be allocated for housing development and recommends that the stadia pitch and ancillary facilities are replaced as mitigation as part of a Sports Hub.</p> <p>If the site is to provide housing development. The Stadia and pitch will be required to be replaced as mitigation.</p> <p>If the stadia and pitch are not to be developed, there will be a need to provide major pitch improvements and an extensive upgrade to all ancillary facilities, noting that Tunbridge Wells Football Club have a 10-year plan to reach Conference League level.</p> <p>The site is not considered suitable for a Sports hub site as it is considered too small.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• The site is too small for a stadia sports hub, for example, Stadia 3G football turf pitch and ancillary facilities, community 3G football turf pitch, natural grass football pitches and ancillary facilities providing a modern-day stadia sports hub.</li> </ul>		



# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 7: Cadogan Sports Field, St John's Road, Royal Tunbridge Wells



## Tunbridge Wells Borough Council

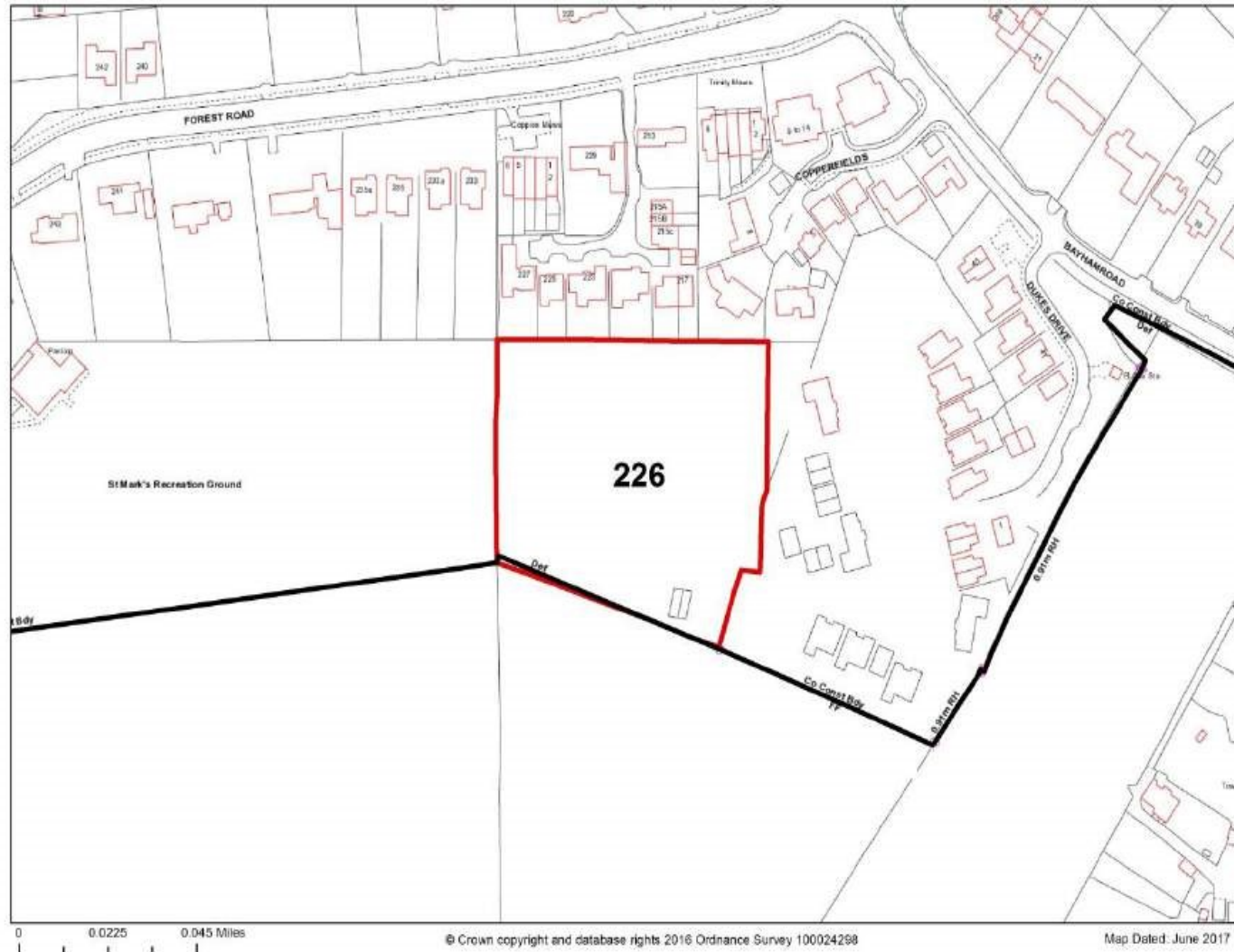
### Site Options Stadia Sports Hub

Site 7: Cadogan Sports Field, St John's Road, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross Area 1.67Ha Developable Area 1.67Ha.</p> <p>Greenfield site within LBD.</p> <p>Available and in single ownership.</p> <p>TWBC owned and playing pitch let on a play and pay basis.</p>	<p>The site comprises a sports ground with 1 football pitch and ancillary facilities. The site has an area of hard standing for parking. The site has a pavilion building on it.</p> <p>The site is adjoined by residential properties, a school, a Masonic Centre and a Tennis and Bowling Club. The boundaries consist of a mix of fencing and hedging primarily. There are some trees around the site boundary and along the entrance drive from the Public Highway. There is a designated cycle route further west of the site.</p>	<p>237 (Draft Local Plan Allocation AL/RTW24).</p>	<p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>Highway matters;</p> <p>Loss of playing pitch.</p> <p>Adjacent to school.</p> <p>ALC: Urban.</p>	<p>Close proximity to A26, although single access into site is constrained.</p> <p>No scope for spectator parking on site. There is a designated cycle route further west of the site.</p> <p>The site is easily accessed by sustainable and active transport modes although any development will increase traffic.</p> <p>Bus routes adjacent to the TA Centre</p>	<p>The playing pitch and ancillary facilities are in need of improvement, refurbishment and or renewal.</p> <p>If developed for housing then playing pitch and ancillary facilities will be required to be replaced as mitigation.</p> <p>Site is within the LBD within proximity of the centre of the main urban area of Tunbridge Wells. The site is considered sustainable in this context for housing development.</p> <p>The site is too small for a Stadia Sports Hub.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• The site is too small for a stadia sports hub.</li> </ul>		

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 8: St Marks Recreation Ground Frant Road, Royal Tunbridge Wells



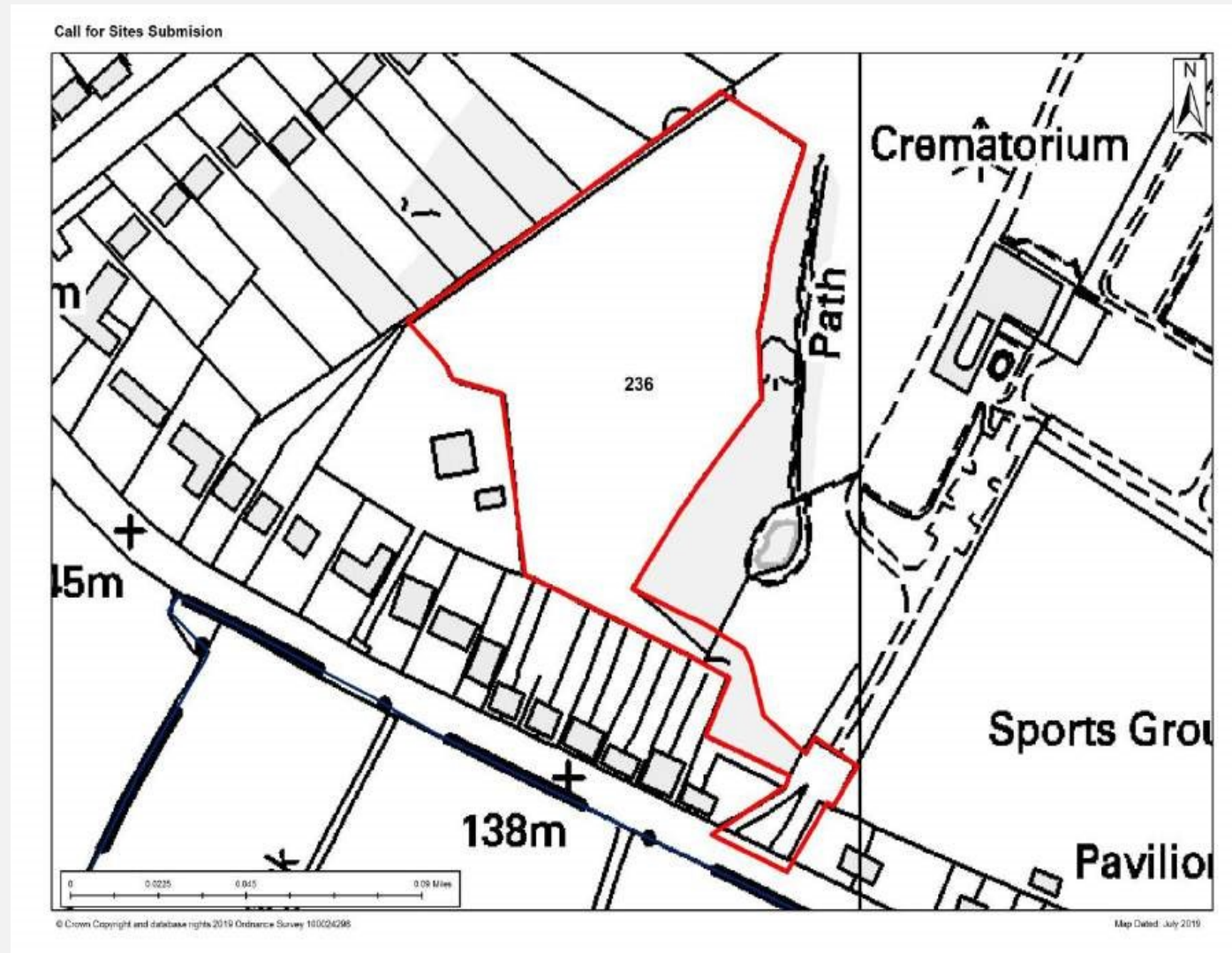
## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

Site 8: St Marks Recreation Ground Frant Road, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross area; 1.07Ha.</p> <p>Developable area: 1.07Ha.</p> <p>Greenfield site close to LBD.</p> <p>Main urban area Royal Tunbridge Wells.</p> <p>The site forms part of a larger recreation Ground and adjoined by the reminder of the recreation ground, residential properties and fields.</p> <p>TWBC owned.</p>	<p>The site forms part of a larger recreation ground. It is used as a rugby pitch. There are no existing buildings on the site but there is currently a net structure associated with the rugby use.</p> <p>Adjacent recreation ground used for rugby and cricket.</p>	<p>The site is considered unusable for housing development. Due to landscape concerns.</p> <p>It is classed as an historic field.</p>	<p>AONB (2 component parts).</p> <p>Ecological interest.</p> <p>Loss of rugby pitch.</p> <p>Adjacent to existing Limits to Built Development.</p> <p>Landscape Sensitivity Study (ES5).</p> <p>Heritage – Conservation Area.</p> <p>Highway matters.</p> <p>ALC: Grade 3, Urban.</p>	<p>Vehicular access and pedestrian access to the site is via the main access to the recreation ground from Frant Road. The site is generally flat with a slight level change to the west and south. This site is exposed.</p> <p>Main route to town. Good access in principle. Traffic volumes at peak times and for matches.</p> <p>Parking capacity is poor.</p>	<p>The Playing Pitch strategy identifies a need to improve drainage of pitches.</p> <p>Rugby Club are currently looking at different alternatives to improve capacity of current pitch stock and looking at off-site pitch provision to supplement what they already have and also looking at a World Rugby Regulation 22 complaint 3G pitch at St Marks.</p> <p>The site needs to remain as rugby and cricket facilities.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>The site needs to remain as a small hub for rugby and cricket.</li> <li>NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages Cons:</b></p> <ul style="list-style-type: none"> <li>The site is too small for a stadia sports hub.</li> </ul>		

**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

**Site 9: Land at Bayham Sports Field West, Bayham Road, Royal Tunbridge Wells**



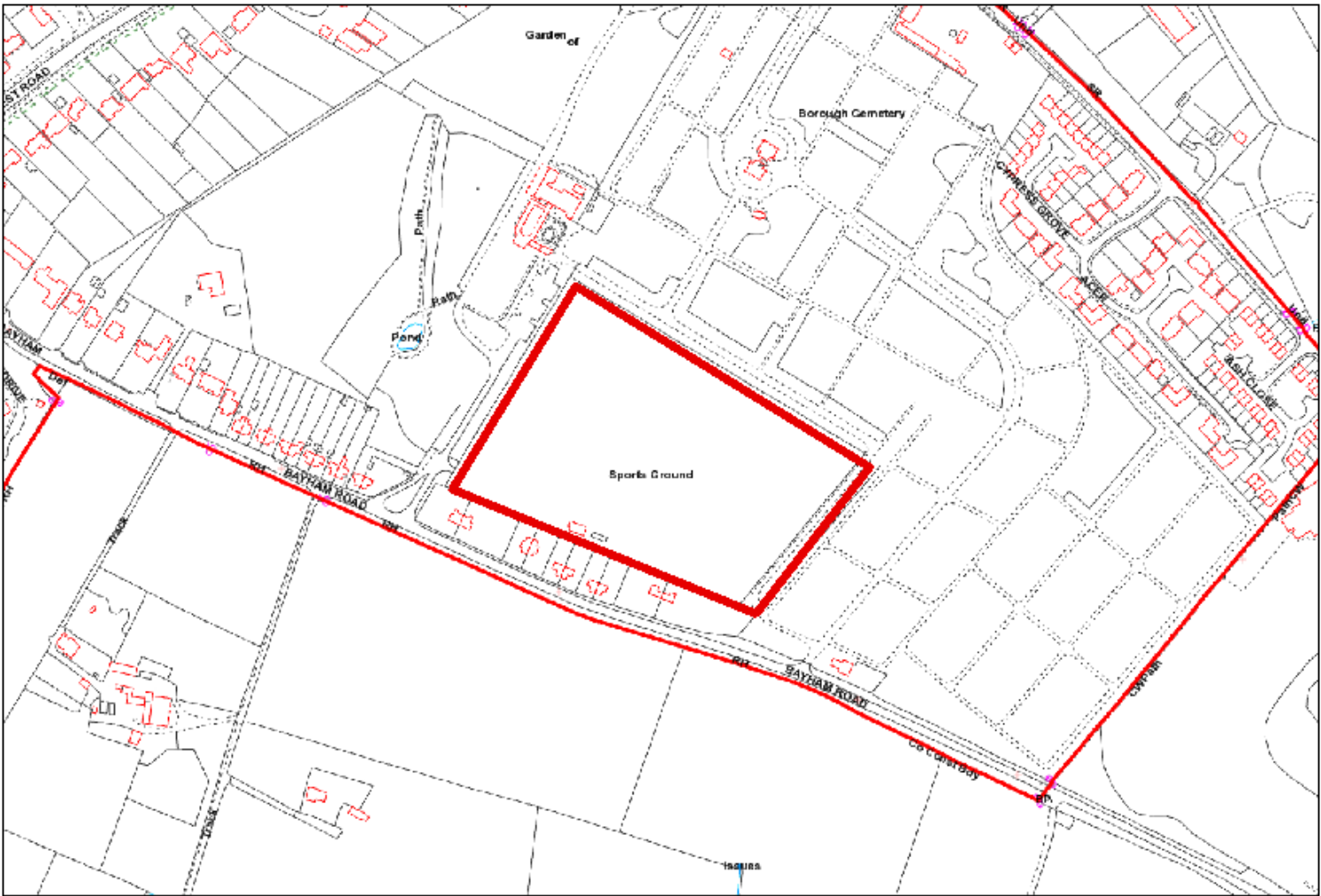
## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

Site 9: Land at Bayham Sports Field West, Bayham Road, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross area; 1.94Ha Developable area: 1.94Ha.</p> <p>Greenfield site close to LBD.</p> <p>Main urban area Royal Tunbridge Wells.</p> <p>The site comprises a (former) playing pitch. there are no existing buildings on the site. The site is surrounded by residential properties and a crematorium to the east.</p> <p>TWBC owned.</p>	<p>1 former adult football pitch.</p>	<p>236 (Draft Local Plan Allocation AL/RTW22.)</p>	<p>AONB (1 component part);</p> <p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>Adjacent to existing Limits to Built Development.</p> <p>Highway matters (access).</p> <p>Loss of playing pitch.</p> <p>Landscape Sensitivity Study (ES6).</p> <p>ALC: Urban.</p>	<p>Vehicular and pedestrian access is currently taken via a grassy track from the crematorium entrance. This is mostly a flat site with a gradual, slight slope down to the west. This site is generally enclosed.</p> <p>There is a lack of pedestrian access along Bayham Road.</p>	<p>The site lies in proximity to existing built development and would form a logical extension to the LBD.</p> <p>Playing pitch strategy identifies 1 former adult pitch that if allocated for housing development, there will be a need to replace as mitigation.</p> <p>The site is too small for a stadia sports hub.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• The site is too small for a stadia sports hub</li> </ul>		

**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

**Site 10: Bayham Sports Ground (East), Bayham Road, Royal Tunbridge Wells**



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Map date: July 2020

## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

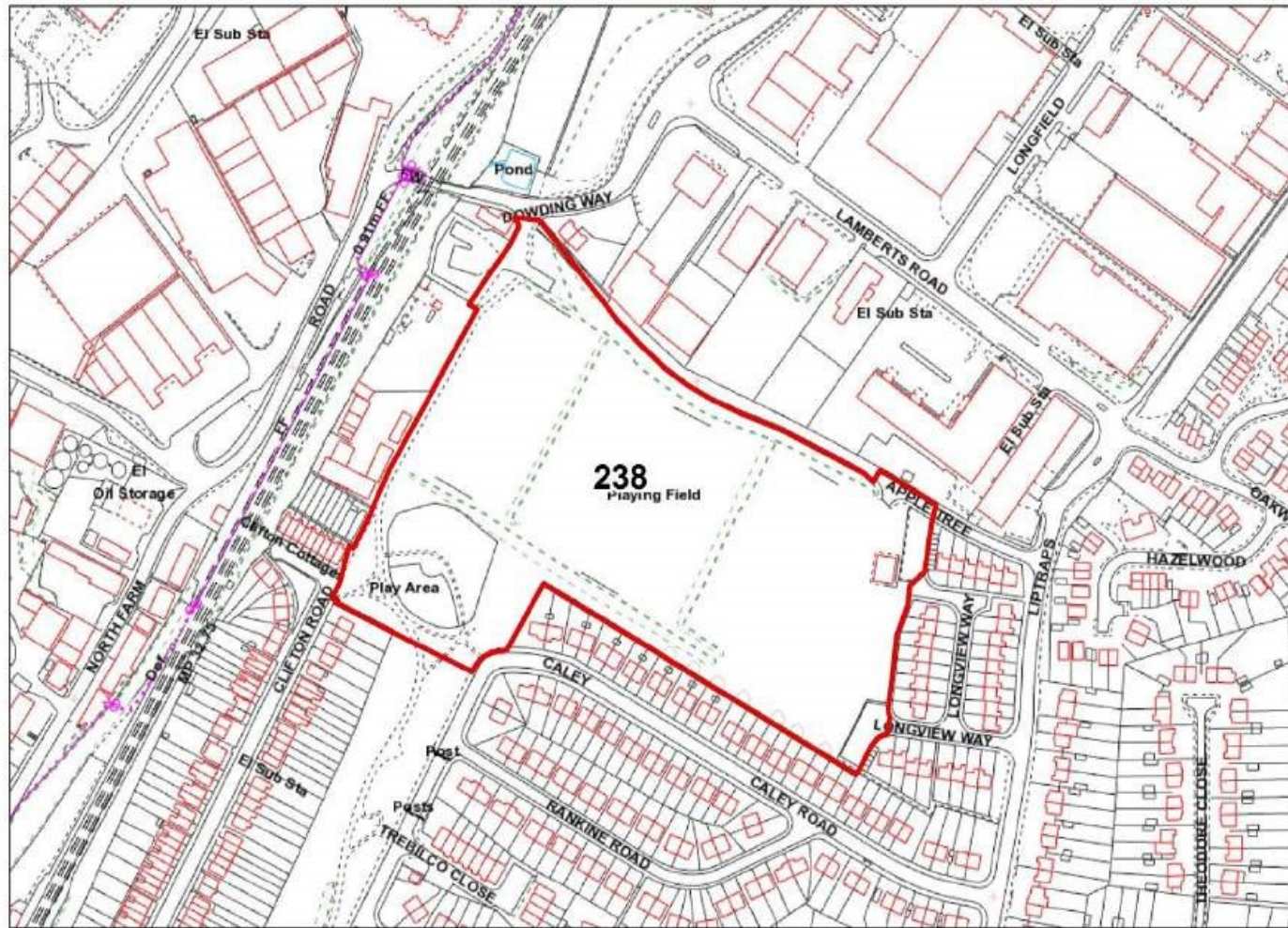
Site 10: Bayham Sports Ground (East), Bayham Road, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross 3.2Ha.</p> <p>The site comprises a (a sports ground with existing football playing pitches.</p> <p>The site is adjacent to a crematorium .and a cemetery.</p> <p>Single ownership TWBC.</p>	<p>The site provides 1 adult 11 v 11. 1 9 v 9, 4 x 7 v 7 and 5 x 5 v 5 football pitches.</p> <p>The pitches are used by Tunbridge Wells Foresters' FC. The club has grown to such a size that the pitches, pavilion and car parking no longer meet its needs.</p> <p>Cricket has been played on the site in the past.</p>	N/A	Adjacent to existing Limits to Built Development; Highway matters (access);	Nearest bus route is adjacent to the cemetery	<p>There may be a need in the future for this site to provide land for additional cemetery use.</p> <p>If lost these pitches would need to be replaced providing improved playing pitches and ancillary facilities.</p> <p>The Local football Facilities Plan identifies a need to improve pitches and changing facilities at the site.</p> <p>Can remain as a small hub for natural grass pitches but needs pitch and changing room improvements.</p> <p>Not considered sustainable for Stadium and or Sports Hub site, due to proximity to the Crematorium/Cemetery.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>The site currently provides a small sports hub for football and cricket.</li> <li>NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>Site is too small for a stadia sports hub.</li> </ul>		



# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 11: Colebrook Sports Field, Liptraps Lane, Royal Tunbridge Wells



Map Dated: June 2017

## Tunbridge Wells Borough Council

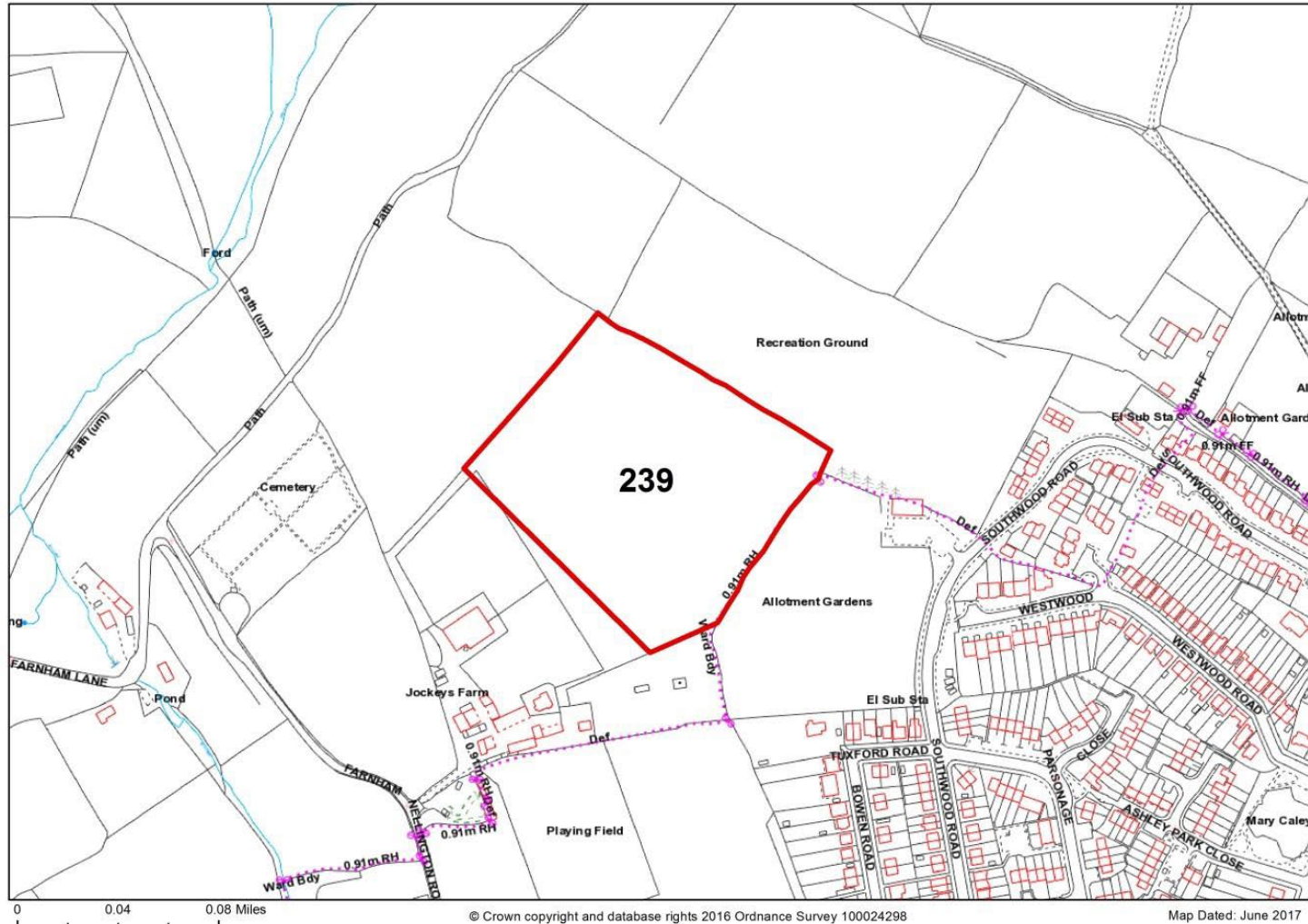
### Site Options Stadia Sports Hub

Site 11: Colebrook Sports Field, Liptraps Lane, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross Area 4.22Ha.</p> <p>Developable Area 3.92Ha.</p> <p>Greenfield site within LBD.</p> <p>The site comprises a playing field and children's play area. There is a pavilion on the site. The site is adjoined by residential properties and industrial uses to the north along Lamberts Road.</p> <p>TWBC owned &amp; let on a pay &amp; play basis for football.</p>	<p>The ground has 1 adult pitch and a mini soccer 7 v 7 pitch. The site is used as a back-up site for cancelled football pitches due to bad weather. The bottom field is undulating but sometimes used for mini soccer training.</p> <p>Children's play area.</p> <p>Pavilion on the site. The site is adjoined by residential properties and industrial uses to the north along Lamberts Road</p>	<p>238 (Draft Local Plan Allocation AL/RTW25).</p>	<p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>EA Flood Zones 2 and 3;</p> <p>Highway matters (access).</p> <p>Loss of playing field/play area.</p> <p>Potential noise issues.</p> <p>Land contamination (Unknown Filled Ground (low risk)).</p> <p>ALC: Urban.</p>	<p>Catchment for pedestrians is good. Ped /cycleway link to town centre. High Brooms rail station nearby.</p> <p>Vehicular access to the site is from Apple Tree Lane. There is pedestrian access to the site from Clifton Road, Apple Tree Lane and Dowding Way.</p> <p>There is a Public Right of Way along the northern boundary of the site along Apple Tree Lane.</p>	<p>The Recreation Ground is built on the site of a waste tip and there is subsidence to the pitches.</p> <p>If allocated for housing development or retained as open space there will be a need to replace the playing pitches as mitigation.</p> <p>The site is too small for a stadia sports hub.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Site is too small for a stadia sports hub.</li> </ul>		

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 12: Rusthall Expansion of Southwood Recreation Ground Land, Rusthall



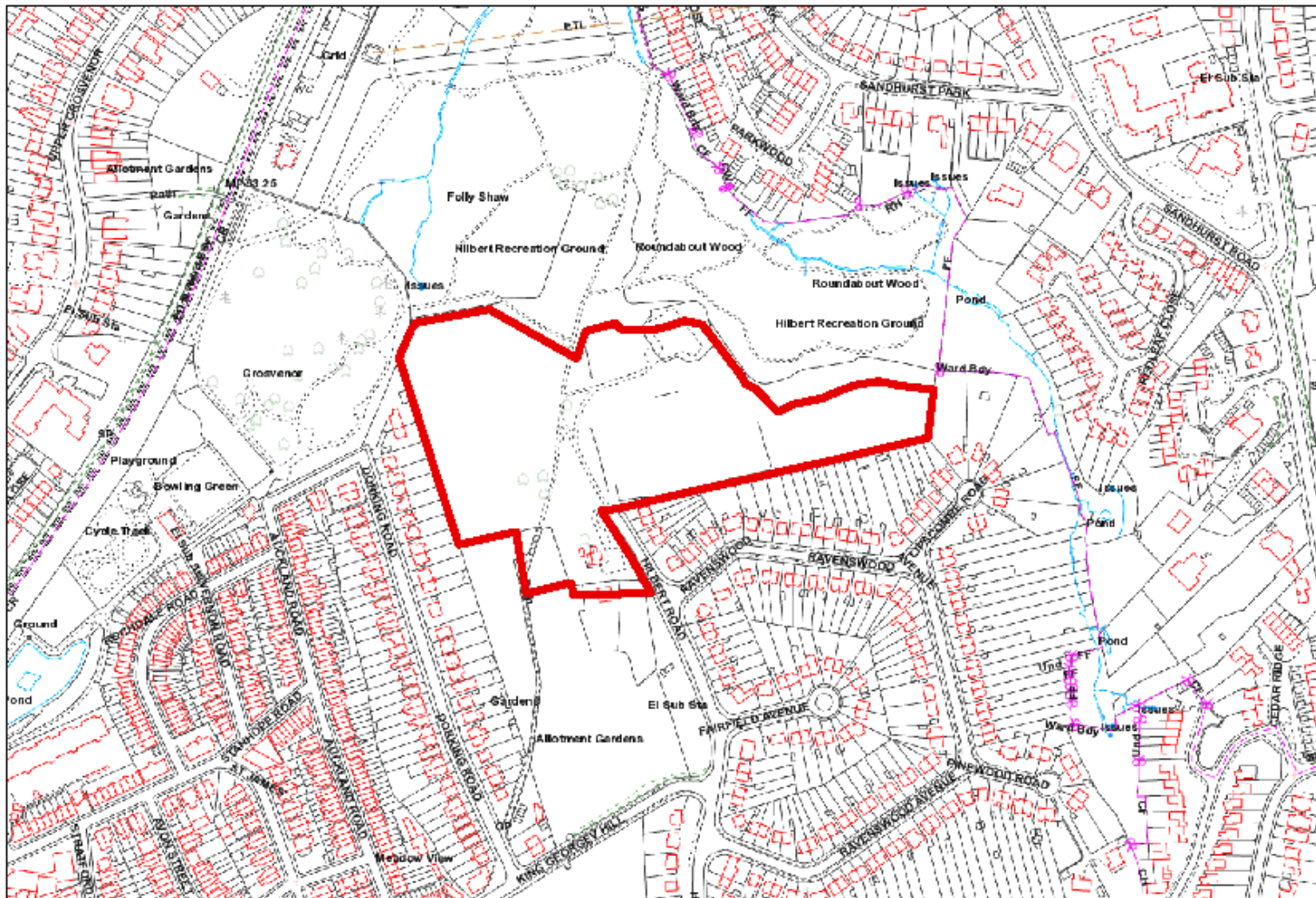
**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

<b>Site 12:</b>		<b>Rusthall Expansion of Southwood Recreation Ground Land, Rusthall</b>			
<b>Site</b>	<b>Current Use</b>	<b>Planning Policy</b>	<b>Planning Constraints</b>	<b>Access and Transport</b>	<b>Other Considerations</b>
<p>Gross Area 3.32Ha.</p> <p>Outside the LBD.</p> <p>Ownership – Jockey Fam.</p> <p>Adjacent land Southwood Recreation Ground in TWBC ownership.</p>	<p>Agricultural Land</p>	<p>17/03403/FULL PROPOSAL:            Change of use of land to expand existing recreational facilities through provision of additional sports pitches, together with associated additional car parking provision, 'ball stop' fencing, and other works</p> <p>The recreational use proposed is in full accordance with the site allocation for this purpose within the Site Allocations DPD 2016.</p>	<p>Greenbelt.</p> <p>AONB.</p> <p>Agricultural Land Grade 3.</p> <p>Biodiversity opportunity area.</p> <p>Public Access Land:</p> <p>.</p>	<p>Access to this extended part of the site would be through a new gap in the hedge via the existing car park. There would be an extended parking area using open grassed areas to the immediate east of the pavilion (11 spaces) plus 37 spaces to the south and west of the multi-use games area. The overall increase would be from 30 to 78 spaces. There is currently a concrete open-air table-tennis table to the east of the pavilion which would need to be re-located.</p>	<p>Adjacent to Rusthall Football Club.</p> <p>Would be the wrong side of Tunbridge Wells for football stadia sports hub.</p> <p>Land would form a Sport hub with Southwood Recreation Ground and Rusthall FC.</p> <p>Local football Facilities Plan identifies the need to improve pitches at Southwood Park and the need for refurbishment of Rusthall FC changing rooms at Jockey Farm.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• The site would assist in providing a small sports hub linked to the recreation ground and Rusthall FC.</li> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Site is too small for a stadia sports hub.</li> </ul>		

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 13: Hilbert Recreation Ground, Upper Grosvenor Road, Royal Tunbridge Wells



0 0.05 0.1 Miles

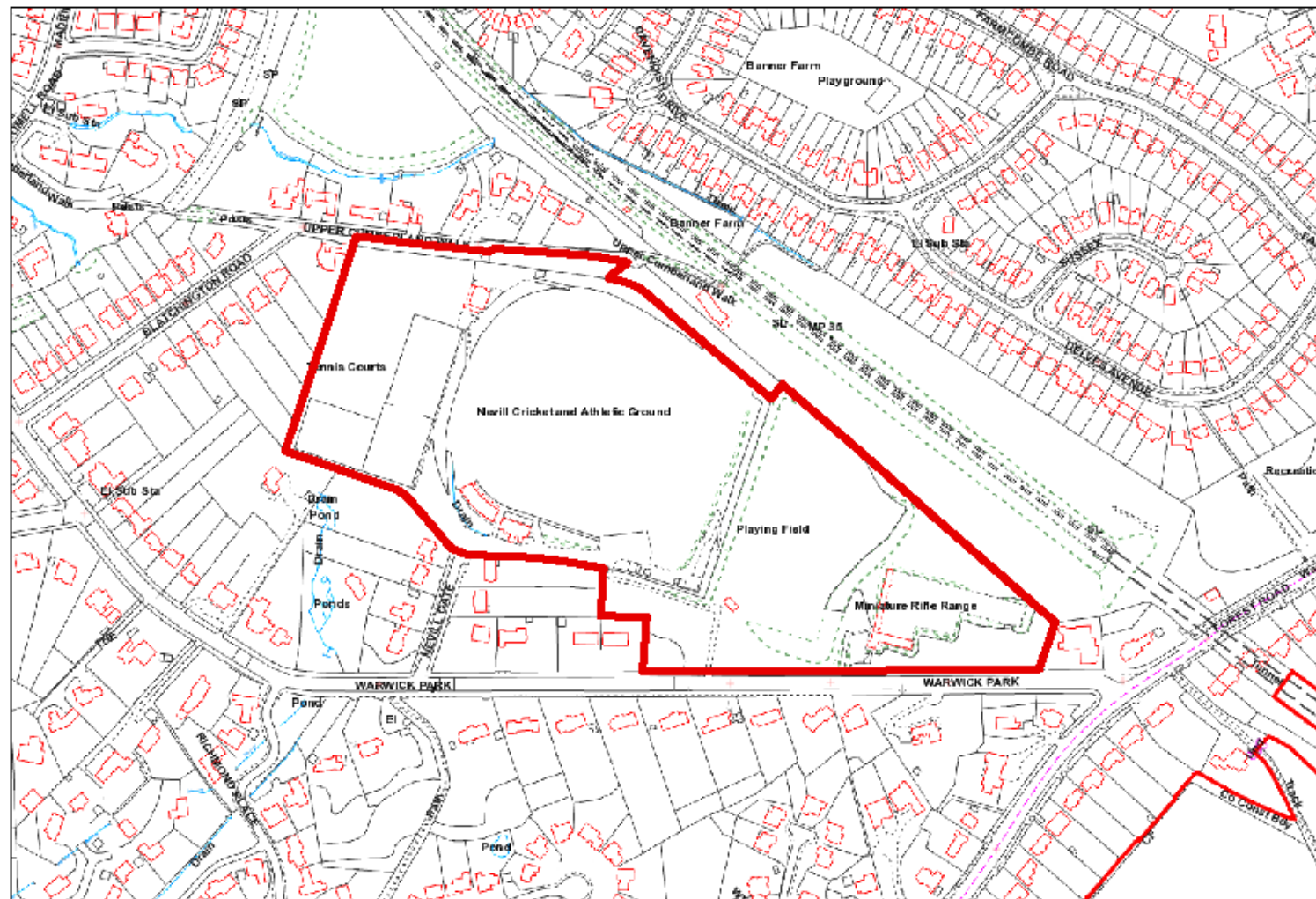
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Map date: July 2020

**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

<b>Site 13: Hilbert Recreation Ground, Upper Grosvenor Road, Royal Tunbridge Wells</b>					
<b>Site</b>	<b>Current Use</b>	<b>Planning Policy</b>	<b>Planning Constraints</b>	<b>Access and Transport</b>	<b>Other Considerations</b>
Hilbert Recreation Ground adjoins Grosvenor Recreation Ground.  Owned by TWBC.  Playing pitches hired on a pay and play basis.	Recreation ground providing 1 adult football pitch and 2 x 7 v 7 mini soccer pitches.		Adjacent to a Local Nature Reserve.  Historic Natural Green space.		Site is too small for a stadia sports Hub.  Playing Pitch Strategy and Local Football Facilities Plan recommend improvements to drainage of the pitches.
<b>Advantages:</b>			<b>Disadvantages:</b>		
<ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<ul style="list-style-type: none"> <li>• Site is too small for a stadia sports hub.</li> </ul>		

**Site 14: Nevill Sports Ground, Nevill Gate, Warwick Park, Royal Tunbridge Wells.**



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Map dated: July 2020

## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

Site 14: Nevill Sports Ground, Nevill Gate, Warwick Park, Royal Tunbridge Wells.					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>The Nevill Sports Ground is a cricket ground at Royal Tunbridge Wells..</p> <p>The main entrance is Nevill Gates.</p> <p>It is owned by Tunbridge Wells Borough Council.</p>	<p>There is currently a critical mass of sports participation e.g. cricket, grass field hockey, tennis, running and shooting.</p> <p>Also used by Kent County Cricket for a cricket week each year. and attracts large numbers of spectators. This event requires first class cricket facilities with additional temporary parking, hospitality facilities and ambulance and first aid facilities.</p>		<p>Inside the LBD</p> <p>It is envisaged that any future development on the Nevill Sports Ground will need to ensure that change is managed to respect local character and consider the existing landscape, the listed K1 telephone box and historical importance of the 1913 pavilion.</p>	<p>Pedestrian and vehicle access is from Nevill Gate off Warwick Park to the Nevill Sports Ground.</p> <p>There is a car park with limited parking.</p> <p>Temporary parking is provided on the top field during the Kent Cricket Week and Tunbridge Wells Lawn Tennis Club has access to additional car parking off Upper Cumberland Walk.</p>	<p>Limited site to consider a stadia sports hub.</p> <p>Has the potential to provide a different spot hub for cricket, tennis and hockey and possibly netball and athletics (running).</p> <p>TWBC Playing Pitch strategy recommends that the aim would be to provide a sustainable facility for cricket and hockey to meet the club's ambitions of improving their status in their sport and increasing participation by the local community.</p> <p>The feasibility study needs to consider provision for the following facilities:</p> <ul style="list-style-type: none"> <li>- 2 Hockey full size artificial grass pitches fit for purpose.</li> <li>- 2 Cricket Squares with sufficient pitches fit for purpose.</li> <li>- Non grass artificial cricket pitch Cricket nets.</li> <li>- Stand</li> <li>- Clubhouse fit for purpose with</li> <li>- Appropriate male and female changing accommodation.</li> <li>- Car parking</li> <li>- Grounds up keep facilities and storage.</li> </ul>



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## Tunbridge Wells Borough Council

*Site Options Stadia Sports Hub*

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### Site 14: Nevill Sports Ground, Nevill Gate, Warwick Park, Royal Tunbridge Wells.

#### Advantages:

- Sports hub for cricket, tennis and hockey in its own right. The site requires a study on how stakeholders and partners can improve the Nevill Sports Ground and could be allocated within the Draft Local Plan to confirm future enhancement of the site for sports provision as part of the sports strategy approach.

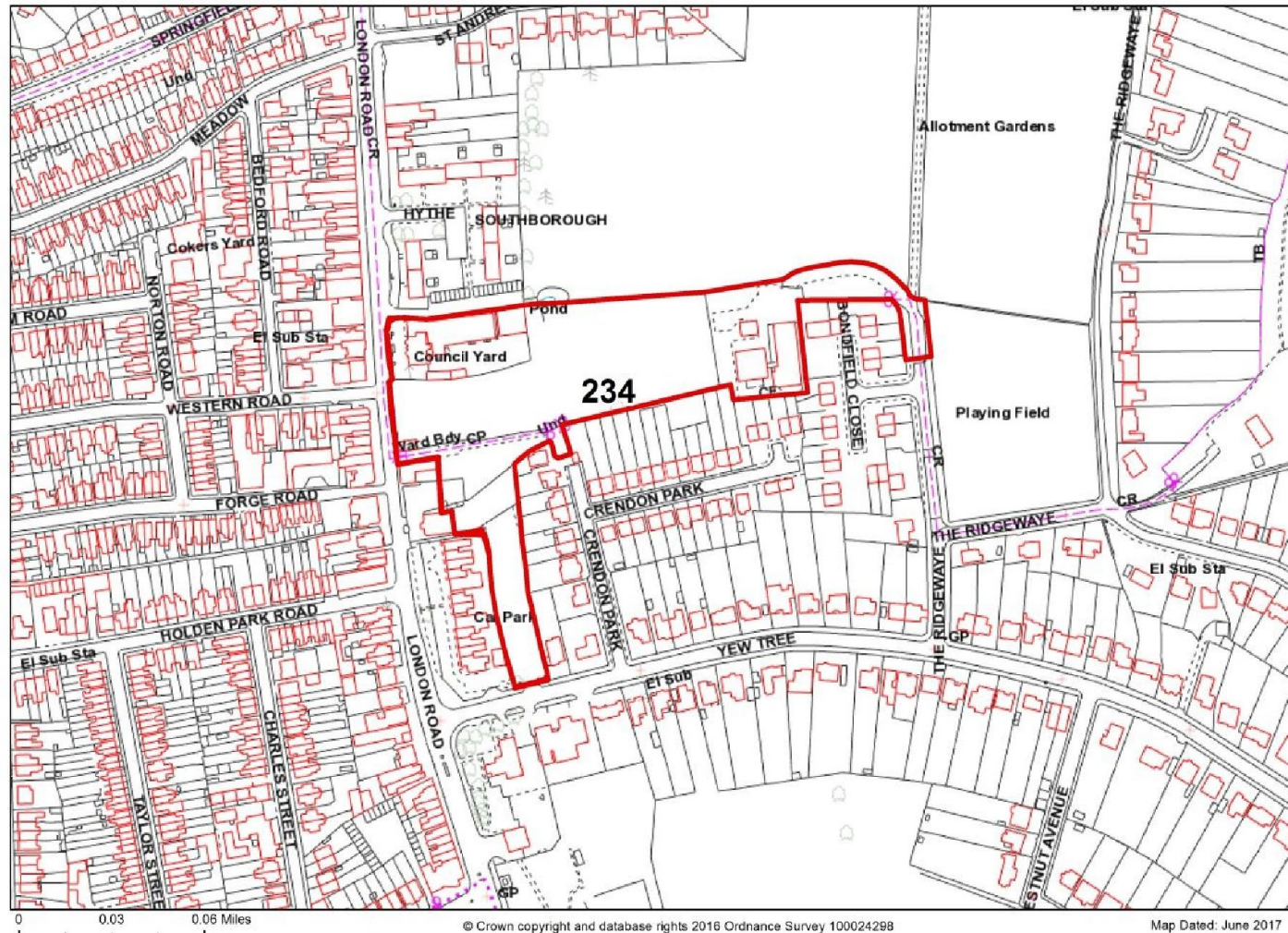
#### Disadvantages:

- Site is not suitable for a stadia sports hub.

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

Site 15: Southborough Hub, London Road, Southborough.



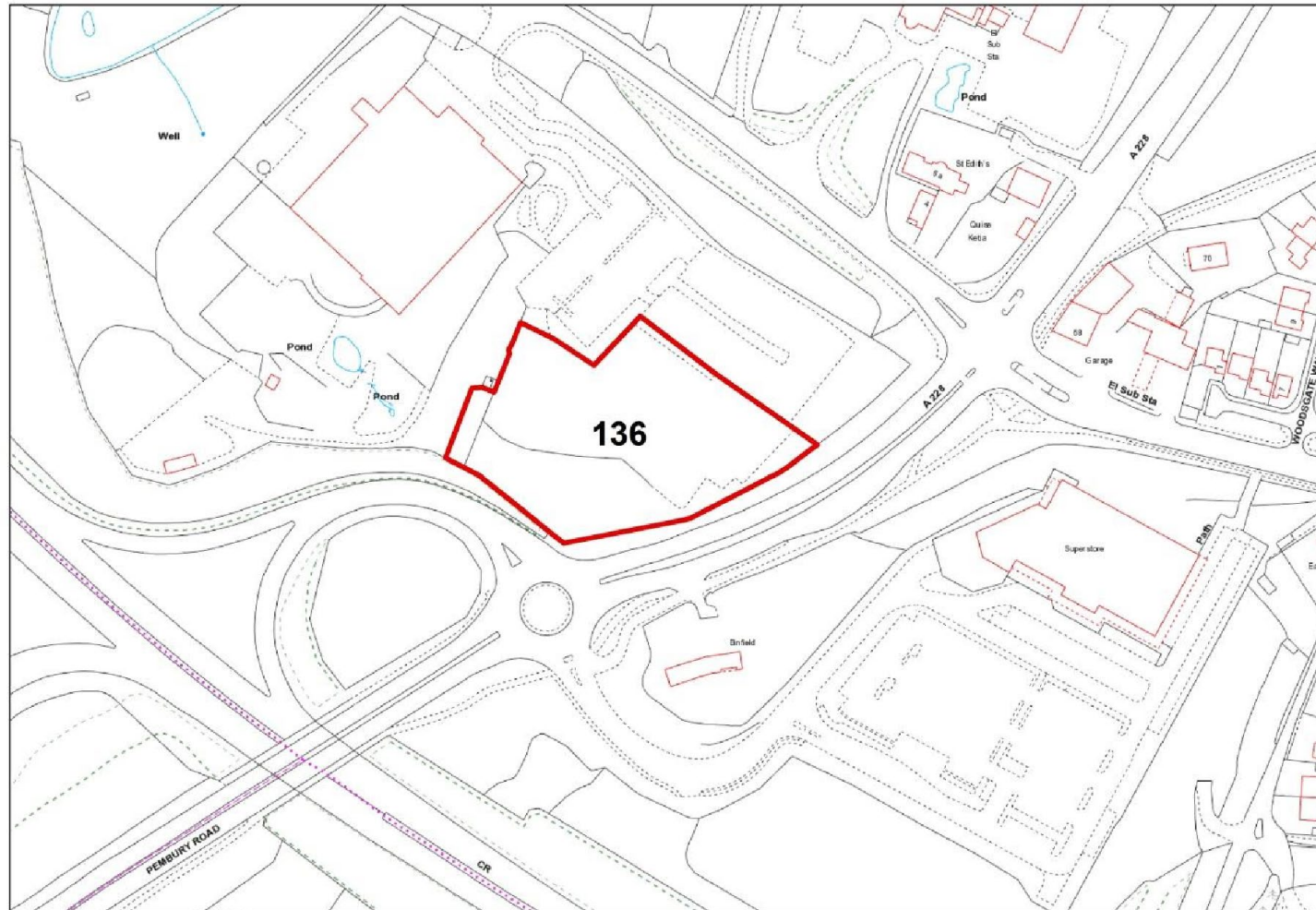
**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
Developable Area 1.79HA  Part PDL/part greenfield site within LBD.		This site currently has planning consent for a new, mixed use Community Hub (18/03558/FULL)			As part of the community hub site a pavilion will be provided for the ridgeway playing pitches.  Once completed the site will provide a sports hub in its own right for the Southborough area.
<b>Advantages:</b> <ul style="list-style-type: none"> <li>• The site is a sports hub in the Southborough area in its own right.</li> <li>• NA – no advantages considered as site is too small</li> </ul>			<b>Disadvantages:</b> <ul style="list-style-type: none"> <li>• The site is too small for a stadia sports hub.</li> </ul>		

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 16: Land at Notcutts Garden Centre, Tonbridge Road, Pembury



0 0.0225 0.045 Miles

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Map Dated: June 2017

## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

Site 16: Land at Notcutts Garden Centre, Tonbridge Road, Pembury					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross area; 0.72Ha Developable area: 0.72Ha.</p> <p>PDL site in close proximity to LBD.</p> <p>There are no existing buildings on the site. The site is adjoined by Notcutts Garden Centre, road network (A21 junctions, Pembury Road), Pembury Hospital and a hotel.</p> <p>Single ownership.</p>	<p>The site is currently used for car parking associated with a garden centre.</p> <p>Has been used in the past for parking for hospital workers.</p>	<p>136 (Draft Local Plan Allocation AL/PE6).</p>	<p>Green Belt considerations.</p> <p>AONB (2 component parts).</p> <p>Landscape Sensitivity Study (PE4).</p> <p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>Highway issues.</p> <p>Potential road noise considerations.</p> <p>In proximity to national cycle route.</p> <p>ALC: Grade 3.</p> <p>Non-Agricultural.</p>	<p>The site frontage along Pembury Road runs adjacent to National Cycle Route 18.</p> <p>Vehicular access to the site is currently through the Nottcutts Garden centre. The site has a frontage with Pembury Road.</p> <p>Pedestrian access is currently limited, through the garden centre. There are pavements in the locality but not directly to the site. The site is flat but raised from the existing public highway with a slight slope down to the north.</p>	<p>Site is partly developed in proximity to the LBD and has pedestrian access to the centre of Pembury.</p> <p>Site is too small for a sports hub.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• The site is too small for a stadia sports hub.</li> </ul>		



## Tunbridge Wells Borough Council

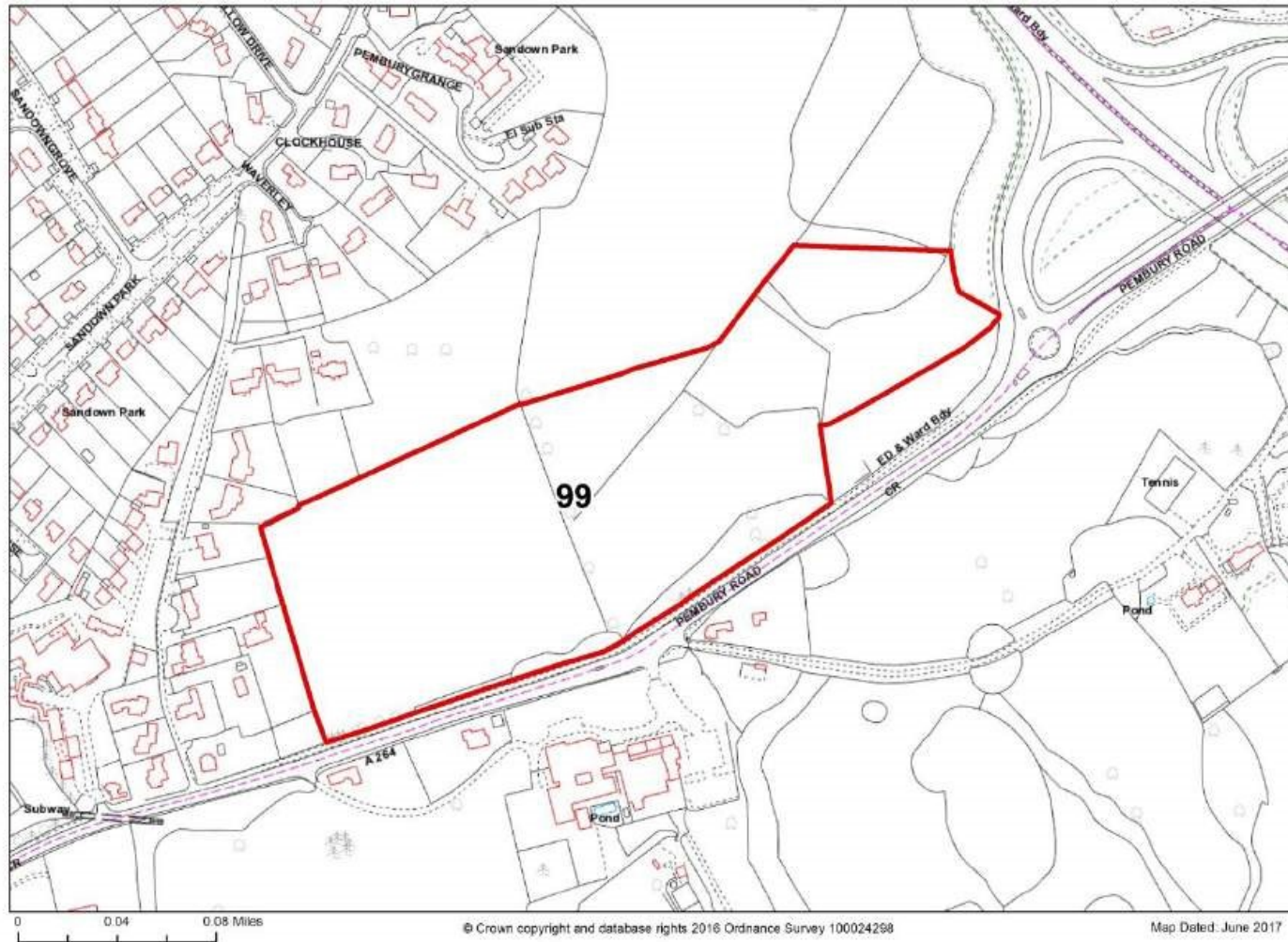
### Site Options Stadia Sports Hub

Site 17: Kingstanding Way - Land adjacent to Longfield Road, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross Area 22.30Ha.</p> <p>Developable Area 16.91Ha.</p> <p>Greenfield site adjacent to LBD.</p> <p>Main urban area Royal Tunbridge Wells.</p> <p>The site comprises a parcel of undeveloped land that includes ponds, a stream and woodland. There are no existing buildings on the site. The site is adjoined by a business park and fields and Longfield Road adjoins the site to the south.</p> <p>The site is available and in single ownership.</p>	<p>Undeveloped land that includes ponds, a stream and woodland.</p>	<p>57 (Draft Local Plan Allocation AL/RTW12).</p>	<p>Highway matters.</p> <p>Green Belt considerations.</p> <p>AONB (4 component parts).</p> <p>Landscape Sensitivity Study (PE3).</p> <p>Adjacent to existing Limits to Built Development.</p> <p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>Tree Preservation Order.</p> <p>ALC: Grade 3, Grade 4.</p>	<p>There is an existing access into the site off Longfield Road along the southern boundary.</p> <p>There are pavements along Longfield Road on the opposite side of the site. Pavement is lacking along the site frontage.</p> <p>There is a Public Right of Way on the site towards the northern end of the site.</p>	<p>Site has a complex topography. The site rises northwards from Longfield Road.</p> <p>The site is being considered for economic use in a ward with one of the highest unemployment rates in the borough and adjacent to an existing economic area.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• The site is large enough for a stadia sports hub.</li> <li>• Adjacent to existing Limits to Built Development.</li> <li>• The site is available and in existing ownership.</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• May be impacted upon by ponds and stream on the site.</li> <li>• The site has a complex topography.</li> <li>• The site is being considered for economic use as adjacent to an economic area.</li> <li>• There are tree preservation orders and ecological interest.</li> <li>• AONB.</li> </ul>		

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 18: Pembury Road North, Royal Tunbridge Wells





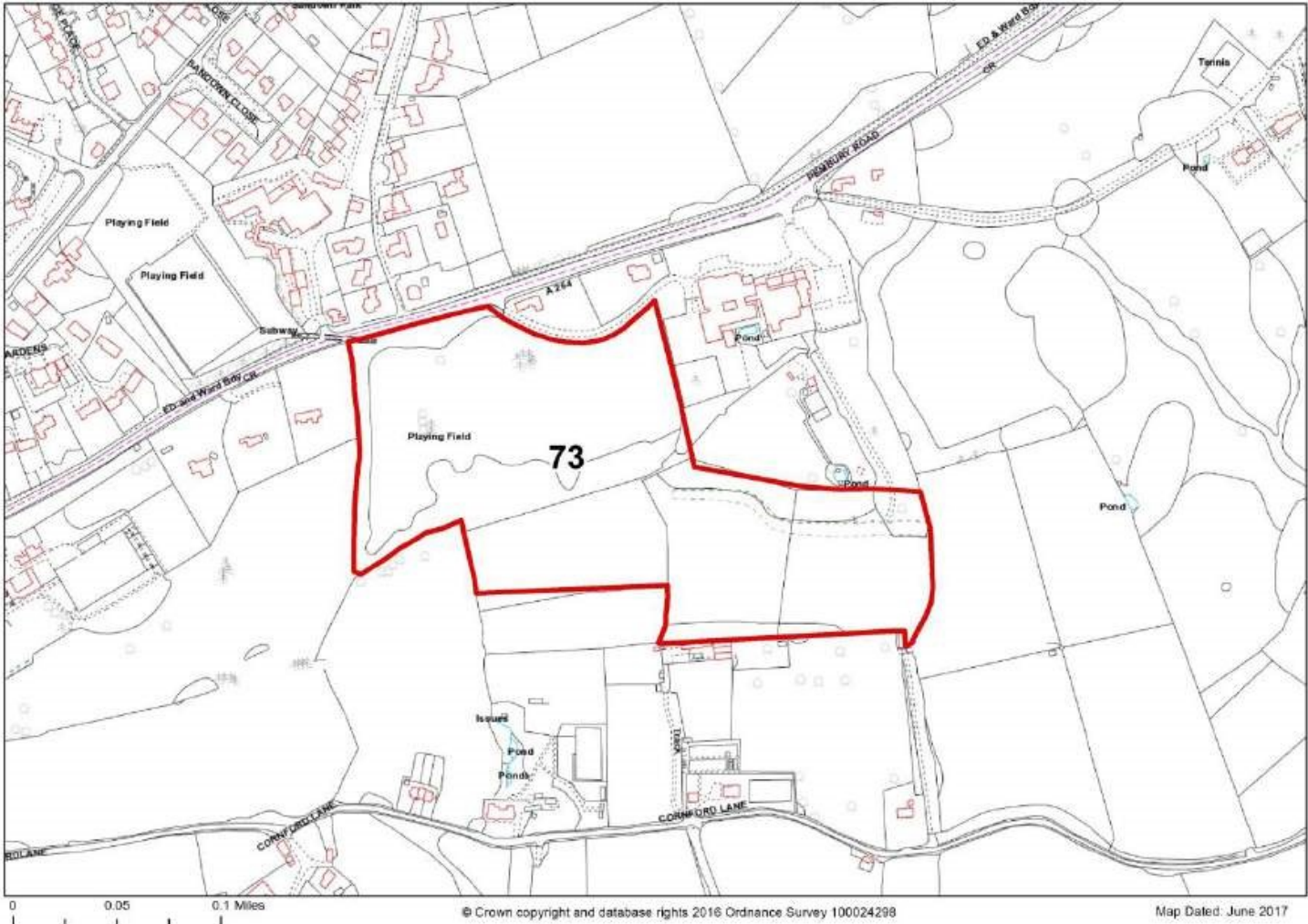
## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross Area 6.57Ha.</p> <p>Developable Area 6.57Ha.</p> <p>Greenfield site part of adjacent LBD.</p> <p>Main urban area Royal Tunbridge Well's.</p> <p>The site is an unmanaged greenfield to the east and west with a woodland parcel in between. There are no existing buildings on the site. The site is adjoined by agricultural use to the north and there is residential visible to north (Pembury Grange) and west. Pembury Road is to the south.</p> <p>Site is available and in single ownership.</p>	Unmanaged green fields.		<p>Green Belt considerations.</p> <p>AONB (1 component part).</p> <p>Landscape Sensitivity Study (PE4)</p> <p>Potential road noise.</p> <p>Tree Preservation Orders.</p> <p>Adjacent to existing Limits to Built Development.</p> <p>Heritage matters (part within / adjacent to Conservation Area).</p> <p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>Highway matters.</p> <p>In proximity to national cycle route.</p> <p>ALC: Grade 3, Urban.</p>	There is currently a lack of vehicular and pedestrian access to the site.	<p>The frontage of the site is within a conservation area.</p> <p>There is a concern regarding highway issues.</p> <p>The site is too small to accommodate a stadia sports hub.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• The site is too small for a stadia sports hub.</li> </ul>		

**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

**Site 19: Pembury Road South, Royal Tunbridge Wells**



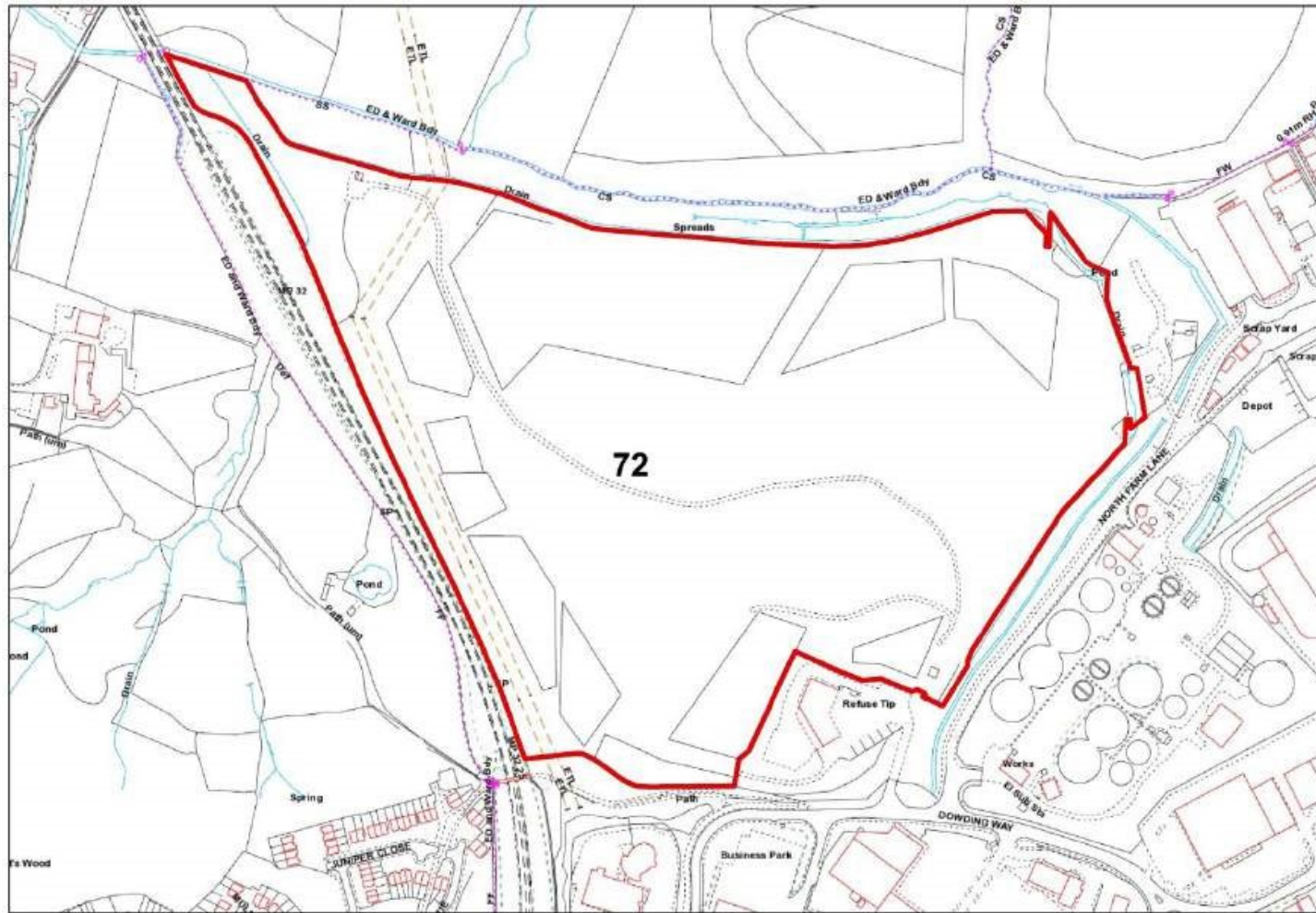
**Tunbridge Wells Borough Council**  
*Site Options Stadia Sports Hub*

<b>Site 19: Pembury Road South, Royal Tunbridge Wells</b>					
<b>Site</b>	<b>Current Use</b>	<b>Planning Policy</b>	<b>Planning Constraints</b>	<b>Access and Transport</b>	<b>Other Considerations</b>
<p>Gross Area 7.12Ha.</p> <p>Developable Area 7.12Ha.</p> <p>Greenfield site part of adjacent LBD.</p> <p>Main urban area Royal Tunbridge Wells.</p> <p>The site consists of an unmanaged green field.</p> <p>There are no existing buildings on the site.</p> <p>The site is adjoined by residential properties to the north, with Oakley School to the east.</p> <p>There is intermittent scattered development to the west and south.</p> <p>Site is available and in single ownership.</p>	<p>Unmanaged green field.</p>		<p>Green Belt considerations.</p> <p>AONB (3 component parts).</p> <p>Landscape Sensitivity Study (BA3).</p> <p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>Tree Preservation Order.</p> <p>Heritage issues (part within the Conservation Area).</p> <p>Local Plan Landscape designation.</p> <p>Highway issues (access); In proximity to national cycle route.</p> <p>Adjacent to Limits to Built Development.</p> <p>ALC: Grade 3, Urban.</p>	<p>The site frontage along Pembury Road runs adjacent to National Cycle Route 18.</p> <p>Vehicular and pedestrian access to the site is down a private residential driveway to 'Oakley Lodge', which leads to Oakley School.</p>	<p>There is significant landscape concern associated with this site as well as potential highway concerns.</p> <p>The site is too small to accommodate a stadia sports hub.</p>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• NA – no advantages considered as site is too small</li> </ul>			<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• The site is too small for a stadia sports hub.</li> </ul>		

# Tunbridge Wells Borough Council

Site Options Stadia Sports Hub

## Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells



## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells					
Site	Current Use	Planning Policy	Planning Constraints	Access and Transport	Other Considerations
<p>Gross Area 20.19Ha.</p> <p>Developable Area 20.07Ha.</p> <p>Former landfill site adjacent to / in proximity of LBD.</p> <p>Main urban area Royal Tunbridge Wells.</p> <p>The site comprises a former landfill site. It is currently grassed over, and part of the site is sometimes used for grazing. There are pockets of trees.</p> <p>There are no existing buildings on the site.</p> <p>The site is adjacent to Tunbridge Wells household refuse and recycling centre and other commercial uses.</p> <p>There is open land to the north and a sewage works to the east of site. There is a railway line to the west.</p> <p>Site boundaries comprise the railway line to the west, trees and hedging.</p> <p>Site is available and in single ownership.</p>	<p>Grassed over former landfill site and part of the site is sometimes used for grazing.</p>	<p>72 (Draft Local Plan Allocation AL/RTW14)</p>	<p>Green Belt considerations.</p> <p>Land contamination (Railway Land, landfill site).</p> <p>Rural Fringe designation.</p> <p>Mostly adjacent to existing Limits to Built Development.</p> <p>Landscape Sensitivity Study (PE2).</p> <p>Ecological interest.</p> <p>Notable feature/designation.</p> <p>EA Flood zones 2 and 3.</p> <p>Highway matters.</p> <p>Noise considerations.</p> <p>Minerals and waste.</p> <p>ALC: Grade 3, Grade 4.</p>	<p>The site has a frontage with North Farm Lane.</p> <p>There is an access to the site off Dowding Way.</p> <p>There are pavements along North Farm Lane, and public footpaths in close proximity.</p>	<p>The site is a relatively steep sloped mound.</p> <p>The site is generally exposed.</p> <p>The site has been considered for possible Solar Farm usage and/or economic development use as the site lies within the Longfield Road Key Employment Area.</p>

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## Tunbridge Wells Borough Council

*Site Options Stadia Sports Hub*

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### Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells

#### Advantages:

- Site is large enough for a stadia sports hub.
- Site is within the limits of built development.
- Site is available and in ~single ownership.

#### Disadvantages:

- The site is a relatively steep sloped mound and generally exposed and would have landscape implications.
- Landfill site.
- Greenbelt considerations.
- Landscape, ecological and highways issues.
- The site has been considered for possible Solar Farm usage and/or economic development use as the site lies within the Longfield Road Key Employment Area.

### 3. Site Considerations

- 3.1 As previously stated in Section 1 Background. The sports hub approach recommended in the Playing Pitch Strategy includes the need to rationalise and redevelop other playing pitches across the town. The rationalisation of playing pitches could provide funding for new enhanced provision through the possible redevelopment of existing surplus sites for housing development or the return of land to open space. The sites considered as part of this possible rationalisation of facilities include the following sites which have been identified within the Draft Local Plan - these are set out in Policies AL/RTW21 – Land at Culverden Stadium, Culverden Down, AL/RTW22 – Land at Bayham Sports Field West, AL/RTW23 – Land to the north of Hawkenbury Recreation Ground, AL/RTW24 – Land at Cadogan Sports Field, St Johns Road and Policy AL/RTW25 – Land at Colebrook Sports Field, Liptraps Lane. (Pages 113-123 of the Draft Local Plan).
- 3.2 In addition, the development of a stadia sports hub would also provide for additional sports pitches to meet demand for the future, from women and girls football, youth 11 v 11 and junior 9 v 9 football. The use of 3G Football Turf Pitches would allow for some football typologies to be played at the same time, for example, a 3G football turf pitch can accommodate 4 games of 5 v 5 at the same time, 2 x 7 v 7 games, 2 x 9 v 9 games and can be used for adult 11 v 11 and youth 11 v 11. Compared to natural grass pitches the usage is all day 7 days a week for training and match play.
- 3.3 The stadia sports hub would also provide additional natural grass soccer pitches to meet the requirements of possible loss of pitches identified in paragraph 3.1 through mitigation. It is considered a stadia sports hub will require 14Ha to meet the loss of existing pitches and provide new pitches for future demand, as a result of a growing population and increased development of the women’s, girls and youth football.
- 3.4 The required optimum size of the stadia sports hub to provide all of the necessary pitch requirement and figuration discounts some of the sites assessed in Section 2 of this report. The sites that have been assessed as being too small to accommodate a stadia sports hub are shown in the table below.

**Table 3.1: Sites Assessed as Too Small to Accommodate a Stadia Sports Hub**

Site No.	Site
Site 4	Tunbridge Wells Golf Club Langton Road, Royal Tunbridge Wells
Site 6	Land at Culverden Stadium, Culverden Down, Royal Tunbridge Wells
Site 7	Cadogan Sports Field, St John’s Road, Royal Tunbridge Wells
Site 9	Land at Bayham Sports Field West, Bayham Road, Royal Tunbridge Wells
Site 11	Colebrook Sports Field, Liptraps Lane, Royal Tunbridge Wells
Site 13	Hilbert Recreation Ground, Upper Grosvenor Road, Royal Tunbridge Wells
Site 16	Land at Notcutts Garden Centre, Tonbridge Road, Pembury
Site 18	Pembury Road North, Royal Tunbridge Wells
Site 19	Pembury Road South, Royal Tunbridge Wells

- 3.5 Some sites assessed are already considered suitable as small sports hubs in their own right for a range of sporting uses and have been assessed as being too small to accommodate additional playing pitches and ancillary facilities. These sites are:

**Site 8: St Marks Recreation Ground Frant Road, Royal Tunbridge Wells**– Land at this site provides an opportunity to provide additional land to supplement a rugby and cricket sports hub at St Marks Recreation Ground.

**Site 14: Nevill Sports Ground, Nevill Gate, Warwick Park, Royal Tunbridge Wells** – The Nevill is a sports hub providing for cricket, hockey, tennis and bowls. The TWBC Playing Pitch strategy identifies that the Nevill required a feasibility study to look at enhancing the facilities to ensure they are fit for purpose and future proof working with all stakeholders and partners including Kent county Cricket, England and Wales Cricket Board and England Hockey.

**Site 10: Bayham Road Sports Ground (East), Bayham Road, Royal Tunbridge Wells** – this site is too small for a stadia sports hub. However, the site already provides a small sports hub for natural grass football and can be used for cricket. The TWBC Playing Pitch Strategy and Local Football Facilities Plan identify the site for pitch and changing room improvements. The site has additionally been discounted as it may be required as additional cemetery space in the future.

**Site 12: Rusthall Expansion of Southwood Recreation Ground Land, Rusthall** – expansion of land at Southwood Recreation Ground. The land in question is too small for a stadia sports hub and would be the wrong side of town. However, this land in conjunction with Southwood Recreation Ground and Rusthall FC would form a smaller sports hub in the Rusthall area.

**Site 15: Southborough Hub, London Road, Southborough** – although the site is too small, the Southborough Hub will amongst other facilities provide a pavilion for the playing pitches at the Ridgeway that have been recently improved and additional pitches provided. This provides a sports hub in the Southborough area.

3.6 The sites considered small sports hubs in their own right are shown on a map in Appendix B.

3.7 The remaining 6 sites are considered to be large enough to accommodate a stadia sports hub. These are:

**Site 1: Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells**

**Site 2: Mabledon and Nightingale east of A26 and south of the A21, Southborough**

**Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells**

**Site 5: Hawkenbury Recreation Ground and adjacent land, Plot A Hawkenbury Road, Royal Tunbridge Wells**

**Site 17: Kingstanding Way - Land adjacent to Longfield Road, Royal Tunbridge Wells**

**Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells,**

### Catchment Population Considerations

3.8 The catchment population identifies that a site has sufficient population to support usage of the site. The stadia sports hub will not just be for use of sports clubs but will also promote activities to increase physical activity and health and wellbeing within the community.

3.9 Sport England advocate that assessment of catchment areas should be 20-minute drive times and 20-minute walk times for urban facilities. Sport England also recognise distance decay in usage of facilities. Research identifies that the further a user is from a facility, the less likely they will travel to use the facility.

3.10 Analysis has been undertaken of 20-minute walk times and 20-minute drive times for each of the sites.



## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

3.11 The table below provides the walk times for the facilities. The walk time table is broken down into 10-minute drive time and 20-minute walk times. This is shown to establish the local catchment to the facility. As referred to in paragraph 1.9 the stadia sports hub will be providing activities and programmes for the local community to access physical activity and wellbeing. The local catchment is important to identify the possible local catchment usage of the stadia sports hub as well as the sports pitch teams.

**Table 3.2: 20-Minute Walk Time Catchments**

Walk Time Minutes	Site 1: Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells	Site 2: Mabledon and Nightingale east of A26 and south of the A21, Southborough	Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells	Site 5: Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells	Site 17: Kingstanding Way - Land adjacent to Longfield Road, Royal Tunbridge Wells	Site 20: Former North Farm Landfill Site, North Farm Lane, Tunbridge Wells
0 - 10	784	0	1906	1494	0	0
10 - 20	2351	1819	7666	2498	317	1718
<b>Total</b>	3135	1819	9572	3992	317	1718
<b>Ranking</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>5</b>

3.12 **Site 3:** Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells is ranked No 1, with 1,906 population within a 10-minute walk time catchment and a further 7, 666 persons within 10 minutes – 20 minutes’ walk time catchment.

3.13 **Site 5:** Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells is ranked No 2, with 1,494 population within a 10-minute catchment and a further 2,498 persons within 10 minutes – 20 minutes’ walk time catchment.

3.14 **Site 1:** Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells is ranked No 3, with 784 population within a 10-minute catchment and a further 2,351 persons within 10 minutes – 20 minutes’ walk time catchment.

3.15 **Site 2:** Mabledon and Nightingale east of A26 and south of the A21, Southborough, Site 17: Kingstanding Way - Land adjacent to Longfield Road, Tunbridge Wells and Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells, have 0 catchment population within a 10-minute catchment. These sites are deemed not suitable as they have a limited walking catchment.

3.16 20-minute drive time catchments are shown in the table below.

# Tunbridge Wells Borough Council

## Site Options Stadia Sports Hub

Table 3.3: 20-Minute Drive Time Catchments

Drive Time Minutes	Site 1: Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells	Site 2: Mabledon and Nightingale east of A26 and south of the A21, Southborough	Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells	Site 5: Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells	Site 17: Kingstanding Way - Land adjacent to Longfield Road, Royal Tunbridge Wells	Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells
0 - 10	59174	74960	81887	66356	84556	70968
10 - 20	90986	122715	118257	111747	118353	115442
<b>Total</b>	150160	197675	200144	178103	202909	186410
<b>Ranking</b>	<b>6</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>3</b>

- 3.17 When considering drive time catchment Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells is ranked No 1, with 200,144 population within a 20-minute drive time catchment.
- 3.18 **Site 17:** Kingstanding Way - Land adjacent to Longfield Road, Tunbridge Wells and Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells, are ranked 2 and 3 within a 20-minute drive time catchment.
- 3.19 **Site 5:** Hawkenbury Recreation Ground and adjacent land Plot A Hawkenbury Road, Royal Tunbridge Wells is ranked No 5 out of 6, with 178,103 population within a 20-minute drive time catchment.
- 3.20 From the above catchment analysis, Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells is the most suitable.
- 3.21 The advantages and disadvantages of the above sites are provided in the table below:

# Tunbridge Wells Borough Council

## Site Options Stadia Sports Hub

Table 3.4: Advantages and Disadvantages of Sites Considered Large Enough for a Stadia Sports Hub

Site	Advantages	Disadvantages	Site Consideration	Suitability of site
<b>Site 1: Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells</b>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Site is large enough.</li> <li>• Main Urban Area: Royal Tunbridge Wells.</li> <li>• Good transport links.</li> <li>• Direct access from A26 Eridge Road south of Tunbridge Wells and access also from Ramslye Road.</li> <li>• Ranked 3 for walk time catchment.</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Draft Local Plan is proposing housing and a secondary school on the site.</li> <li>• The site has a scheduled ancient monument.</li> <li>• Wrong side of the town for the majority of football clubs that would be required to use the sports Hub.</li> <li>• North and East bound traffic is a concern.</li> <li>• Part of site in the AONB.</li> <li>• Ranked 6 for drive time catchment.</li> </ul>	<ul style="list-style-type: none"> <li>• The Draft Local Plan is proposing housing and a secondary school on the site.</li> <li>• The site has a scheduled ancient monument.</li> <li>• The site is the wrong side of the Town for the majority of football clubs that would use the facility.</li> <li>• Ranked 6 for drive time population catchment.</li> </ul>	<b>Not Suitable</b>
<b>Site 2: Mabledon and Nightingale east of A26 and south of the A21, Southborough</b>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Site is large enough.</li> <li>• Site is being promoted for community use as well as housing.</li> <li>• Good transport connections.</li> <li>• Site is available and in single ownership.</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Topography could be an issue with this site.</li> <li>• There are large sites of biodiversity value in the area.</li> <li>• Green Belt and (part of it) in the AONB.</li> <li>• Site is being promoted for housing as well as community use but how much land will be available for community use.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is being promoted for housing and community use. It is unknown how much land will be available for community use.</li> <li>• Topography and biodiversity could be an issue with this site</li> <li>• Ranked 4 for walk time and drive time population catchment.</li> </ul>	<b>Not Suitable</b>

## Tunbridge Wells Borough Council

### Site Options Stadia Sports Hub

Site	Advantages	Disadvantages	Site Consideration	Suitability of site
		<ul style="list-style-type: none"> <li>Ranked 4 for walk time and drive time population catchment.</li> </ul>		
<b>Site 3: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells</b>	<b>Advantages:</b> <ul style="list-style-type: none"> <li>The site is large enough.</li> <li>Transport links are good.</li> <li>Site is available and in single ownership.</li> <li>Highest Drive time and walk time catchment. Ranked 1 for both.</li> </ul>	<b>Disadvantages:</b> <ul style="list-style-type: none"> <li>Site being promoted for residential use.</li> <li>Site will pose topography issues.</li> <li>The site has sensitive biodiversity, heritage and landscape features.</li> <li>Traffic and congestion issues likely to be constraint to this site.</li> <li>Site is within the AONB and Green Belt.</li> <li>Site is in close proximity to Sports hub at Southborough and other 3G football turf pitches.</li> </ul>	<ul style="list-style-type: none"> <li>Site is being promoted for housing.</li> <li>Although the site has the highest drive time and walk time population catchment. The site is near the existing sports hub in Southborough at the Ridgewaye, (1 adult 11v11 football pitch, 3 youth 11 v 11 football pitches, 10 x 5v5 mini soccer pitches and 5 x 7 v7 mini soccer pitches and existing 3G Football Turf Pitches at St Gregory's Catholic School and Bennet Memorial Diocesan School.</li> </ul>	<b>Not suitable</b>
<b>Site 5: Hawkenbury Recreation Ground and adjacent land Plot Hawkenbury Road, Royal Tunbridge Wells</b>	<b>Advantages:</b> <ul style="list-style-type: none"> <li>The joining of the existing Hawkenbury Recreation Ground with Plot A would provide the required level of ha for a stadia sports hub.</li> <li>Plot A lies adjacent to the LBD and is likely to be sustainable in this context. This would form a logical extension to LBD.</li> </ul>	<b>Disadvantages:</b> <ul style="list-style-type: none"> <li>The existing topography of the site requires that regrading will be required.</li> <li>There will be highways issues to be addressed.</li> <li>AONB issues.</li> <li>Ranked 5 for drive time population catchment.</li> </ul>	<ul style="list-style-type: none"> <li>There are far more advantages than disadvantages for this site.</li> <li>The recreation ground is an existing playing pitch destination.</li> <li>Plot A currently has planning consent.</li> </ul>	<b>Suitable</b>

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Site	Advantages	Disadvantages	Site Consideration	Suitability of site
	<ul style="list-style-type: none"> <li>Plot A: Currently has planning consent for the change of use of part of the land to expand existing recreational facilities (17/03232/FULL).019.</li> <li>The existing recreation ground is already known as a sports destination and recreation facility for the local community.</li> <li>There is land nearby that could be used for additional car parking in TWBC ownership if required.</li> <li>Hawkenbury Recreation Ground is in the ownership of TWBC.</li> <li>Plot A is available and in single ownership.</li> <li>Ranked 2 for walk time population catchment.</li> </ul>		<ul style="list-style-type: none"> <li>Ranked 2 for walk time population catchment. This is seen as providing additional value to the local community than being ranked 5 for drive time population catchment. The further away from a facility the less likely people will travel to the facility.</li> <li>The TWBC Playing Pitch strategy and Local football Plan support the site as a Stadia Sports Hub Site for the future.</li> <li>There will be issues with topography, highways and AONB.</li> </ul>	
<b>Site 17: Kingstanding Way - Land adjacent to Longfield Road, Royal Tunbridge Wells</b>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>The site is large enough for a stadia sports hub.</li> <li>Adjacent to existing Limits to Built Development.</li> <li>The site is available and in existing ownership.</li> <li>Ranked 2 for drive time population catchment.</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>May be impacted upon by ponds and stream on the site.</li> <li>The site has a complex topography.</li> <li>The site is being considered for economic use as adjacent to an economic area.</li> </ul>	<ul style="list-style-type: none"> <li>Site is being considered for economic use.</li> <li>Complex topography, ponds and stream.</li> <li>Ranked 6 walk time population catchment. Very low walk time population catchment.</li> </ul>	<b>Not suitable</b>

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Site	Advantages	Disadvantages	Site Consideration	Suitability of site
		<ul style="list-style-type: none"> <li>• There are tree preservation orders and ecological interest.</li> <li>• AONB.</li> <li>• Ranked 6 for walk time population catchment.</li> </ul>		
<p><b>Site 20: Former North Farm Landfill Site, North Farm Lane, Royal Tunbridge Wells</b></p>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Site is large enough for a stadia sports hub.</li> <li>• Site is within the limits of built development.</li> <li>• Site is available and in single ownership.</li> <li>• Ranked 3 for drive time population catchment.</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• The site is a relatively steep sloped mound and generally exposed and would have landscape implications.</li> <li>• Landfill site.</li> <li>• Greenbelt considerations.</li> <li>• Landscape, ecological and highways issues.</li> <li>• The site has been considered for possible Solar Farm usage and/or economic development use as the site lies within the Longfield Road Key Employment Area.</li> <li>• Ranked 5 for walk time population catchment.</li> </ul>	<ul style="list-style-type: none"> <li>• Site is a relatively steep sloped mound and generally exposed.</li> <li>• The site has been considered for possible Solar Farm usage and/or economic development use as the site lies within the Longfield Road Key Employment Area.</li> <li>• Ranked 5 for walk time population catchment. Low walk time population catchment.</li> </ul>	<p><b>Not suitable</b></p>

#### 4. Conclusion

- 4.1. When considering the advantages and disadvantages in the site assessment Table 3.2 above, the most advantageous site is Site 5: Hawkenbury Recreation Ground and adjacent Plot A Hawkenbury Road, Royal Tunbridge Wells. This is based on the consideration of a number of factors, including site and planning constraints, other suitable sized sites being considered for other more appropriate land uses within the Draft Local Plan or are topographically challenging when taking into account the specific site requirements of a stadia sports hub. Some of the sites are also considered to be positioned on the wrong side of the town or too close to other smaller existing sports hubs and existing 3G football turf pitches.
- 4.2. Although Site 3 Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells has the highest catchment area it is in close proximity to football provision at and around Southborough, for example, Ridgeway - 1 adult 11 v 11 football pitch, 3 youth 11 v 11 football pitches, 10 x 5 v 5 mini soccer pitches and 5 x 7 v 7 mini soccer pitches; Yew Tree Playing Fields – 2 adult 11 v 11 football pitches and 1 youth 11 v 11 football pitch and existing 3G Football Turf Pitches at St Gregory's Catholic School (3G pitch football only) and Bennet Memorial Diocesan School (3G pitch for football and rugby union). It is considered that the provision of a stadia sports hub on this site will have a negative impact on the existing football pitches and 3G football turf pitches in the area and the new pavilion facility currently being built at the Southborough Hub or alternatively impact negatively on the business case for a new stadia sports hub.
- 4.3. **Site 5:** Hawkenbury Recreation Ground and adjacent Plot A Hawkenbury Road, Royal Tunbridge Wells is on the right side of the town for the clubs that would use such a facility.
- 4.4. In addition, Hawkenbury Recreation Ground is an established recreation ground providing existing sports facilities. These include:
- 3 tennis courts - 1 hard surface, and 2 grass
  - Full size artificial grass pitch floodlit for five-a-side and hockey
  - Grass football pitches - 1 senior, 1 junior, and 1 mini
  - Cricket pitch
  - Stoolball and rounders
  - Changing facilities
  - Toilets located in the centre of the park
  - A small car park off Hawkenbury Road
- 4.5. The addition of land at Plot A, Site 53 (Local Plan Allocation) to Hawkenbury Recreation Ground would provide the necessary additional land to meet the requirements of a stadia sports hub. Plot A already has planning permission for a recreation site to provide playing pitches and the TWBC Playing Pitch Strategy and the Football Associations Local Football Facilities Plan support the site as a Stadia sports Hub Site for the future.
- 4.6. As with all sites there are disadvantages such as constraints for example landscape, AONB and highways issues to be overcome.
- 4.7. **Site 5:** Hawkenbury Recreation Ground and adjacent Plot A Hawkenbury Road, Royal Tunbridge Wells is ranked 2nd after Site 3 Land at Caenwood Farm and Whitegates Farm, Reynolds Lane Royal Tunbridge Wells for 20-minute walk time catchment which is positive in terms of sustainable and active travel modes to access the facility from a large local population This provides a local catchment usage for community physical activity, which will be in addition to the pitch sports club usage for training and match play.

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- 4.8. Participation in sport and physical activity can have many benefits (paragraph 1.10) for both the individual and community and on the basis of the above, it is considered that the site at Hawkenbury is the most suitable and deliverable.



### Appendix A:

## Tunbridge Wells Borough Council – Local Football Facilities Plan List of Investment Opportunities

The projects for potential investment identified are:

- Hawkenbury - Rationale: Potential football hub comprising 2 x 3G FTPs– a strategic business case currently being developed and if pursued would be partially funded from S106. Tunbridge Wells FC currently have a lease on Culverden Stadium, which is on the 'call for sites' list. There is a possibility of relocating to new playing field land which is currently being pursued by Tunbridge Wells Borough Council adjacent to Hawkenbury Recreation Ground with possible provision of a stadia 3G FTP, community 3G FTP, associated stands and facilities to support Step 3 football, grass pitches and ancillary provision.

N.B.: a significant amount of project costs would be funded by proceeds from the sale of existing site . New stadia elements would be ineligible for FF funding.

- Hawkenbury existing grass pitch improvements - Rationale: Pitches highlighted for natural grass pitch improvement. The onsite drainage system may need to be enhanced on site. The site has good quality ancillary facilities (new pavilion was provided for 7 years ago).
- Tunbridge Wells Grammar School for Boys - Rationale: The full size 3G FTP, which is used for both school and community use, was laid in 2010 and requires resurfacing. The school have a partial sinking fund in place to complete. St Gregory's Catholic School, which is located next to Tunbridge Wells Grammar School for Boys, has a Football Foundation funded full size 3G FTP, therefore any potential investment at Tunbridge Wells Grammar School for Boys needs to be considered in light of this. The school is also currently building a new sports hall which is due to open Autumn/Winter 2020 - there is the potential to invest into futsal link markings and goals at the site.
- Paddock Wood 3G Pitch FTP - Rationale: Potential sports hub with 3G provision, preferred location for this is Eastlands, Maidstone Road. Included within the Paddock Wood Town Council Neighbourhood Plan. The facility also has support in the Tunbridge Wells Local Plan - policy AL/CA3 & AL/PW1 'in support of circa 4,000 new dwellings, provision of open space, youth and children's play and sports facilities, including a new outdoor sports hub'. Paddock Wood FC is intrinsically linked to Mascalls Academy full size 3G FTP (Football Foundation funded facility) and therefore any potential sustainability issues of the Mascalls site needs to be considered before any potential Football Foundation funding is considered in Paddock Wood.
- West of the Borough - Rationale: Potential for the location of 3G FTP at Langton Green Recreation Ground, Rusthall or a location in the west of the borough (Land at Rusthall adjacent to Southwood Road Recreation Ground and Jockey Farm or Southwood Recreation ground are identified in the local plan) A business case was being considered regarding the purchase of land (2.9Ha) at Rusthall adjacent to Southwood Road Recreation Ground and Jockey Farm. .
- Bayham Road Playing Fields Pitch Improvements and changing room improvement's - Rationale: Highlighted for natural grass pitch improvement, rated as standard quality in the PPS. At present, only half of the site has enhanced drainage. The local authority are currently undertaking condition surveys on its built assets. There is an opportunity to provide new ancillary facilities to support junior football.
- Chequer Field – Pitch Improvements Rationale: Poor quality as per 2017 PPS. Goudhurst Parish Council have been in discussions with Tunbridge Wells Borough Council with regards to the quality of Chequers Field.

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- Elmtree Playing Fields Pitch Improvements Rationale: Whilst the senior pitch has been levelled and reseeded (2019), and the Club has purchased a mower for the site the onsite maintenance is still limited and the site may benefit from an enhanced maintenance regime. The club has undertaken a refurbishment of its clubhouse. The club is in discussion with the Town Council regarding provision of a rail and post fence around the senior pitch.
- Jockey Farm refurbish changing pavilion - Rationale: The grass pitches were rated as good quality as per PPS. The local authority has provided capital investment to the club towards pitch upgrades (including stand, path around the pitch and floodlighting) to help Rusthall FC meet the requirements to move up to step 5 of the league system. The local authority are currently undertaking condition surveys on its built assets. The ancillary facilities require refurbishment as per consultation with the club.
- Ashurst Recreation Ground pitch improvements and changing room improvements - Rationale: Grass pitches are rated as poor quality in the PPS (2017). Consultation revealed the onsite ancillary provision requires refurbishment. The local authority are currently undertaking condition surveys on its built assets.
- Lower Green Recreation Ground pitch improvements and changing room improvements - Rationale: Key site for affiliated football in Pembury (one of two sites). Pitches rated as standard quality in the PPS. Consultation revealed the onsite ancillary provision requires refurbishment. The local authority are currently undertaking condition surveys on its built assets.
- Woodside Recreation Ground pitch improvements - Rationale: Key site for affiliated football in Pembury (one of two sites). The pitches were rated as standard quality in the PPS. The business case regarding the planned purchase of land adjacent to Woodside and expand playing pitch provision has been put on hold following objections for Kent Highways and Highways England and therefore any potential investment into the site needs to be considered in light of this.
- Hilbert Recreation Ground pitch improvements - Rationale: Requires natural grass pitch improvement following consultation.
- Rusthall Playing Fields Southwood Road pitch improvements - Rationale: Considered a key site for affiliated football.
- Grosvenor and Hilbert Park – potential to enhance the site to support informal and recreational football.

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## Site Options Stadia Sports Hub

### Appendix B: Tunbridge Wells Borough Council – Small Sports Hub Map

