

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Authority Monitoring Report 2020/21

January 2022



Contents

1.0	Introduction	1
2.0	Planning Context.....	2
	Communities and Housing	2
	Borough Profile	3
	Population	4
	Age Structure	5
	Household Projections	5
	Ethnic composition	7
	Deprivation	7
	School Provision Across the Borough	9
	Crime.....	11
	House Prices	11
	Dwelling Stock.....	14
	Housing Affordability	15
	Economy and Business.....	18
	Unemployment.....	21
	Businesses.....	22
	Environment.....	23
	Historic Environment.....	23
	Natural Environment.....	24
	Flood Risk.....	24
	Energy Use.....	25
	CO ² Emissions.....	26
	Energy Efficiency of Dwelling Stock.....	27
	Commentary.....	28
3.0	Local Plan Preparation.....	30
4.0	Neighbourhood Development Plans (NDPs).....	31
	Neighbourhood Plans Within Tunbridge Wells Borough.....	31
5.0	Duty to Cooperate	33
6.0	Effectiveness of the Core Strategy (2010) Policies	34
	Core Strategy Monitoring Framework.....	34
	Review of Core Policy Indicators.....	39
	Core Policy 1: Delivery of Development	39
	Core Policy 2: Green Belt	40
	Core Policy 3: Transport Infrastructure	47

Core Policy 4: Environment	47
Core Policy 5: Sustainable Design and Construction.....	48
Core Policy 6: Housing Provision.....	53
Core Policy 7: Employment Provision.....	56
Core Policy 8: Retail, Leisure & Community Facilities Provision.....	59
Commentary.....	64
Core Policy 1: Delivery of Development	64
Core Policy 2: Green Belt	64
Core Policy 3: Transport Infrastructure	65
Core Policy 4: Environment	65
Core Policy 5: Sustainability	65
Core Policy 6: Housing Provision.....	66
Core Policy 7: Employment Provision.....	67
Core Policy 8: Retail, Leisure and Community Facilities Provision	68
7.0 Updating and Refinement of Monitoring Frameworks	69
Appendix 1: Submission Local Plan Monitoring Framework	70
Appendix 2: Submission Local Plan Sustainability Appraisal Monitoring Framework	81

Table of Figures

Figure 1: Borough Overview Map	3
Figure 2: Population Projection by Gender for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections).....	4
Figure 3: Population Projection by Age for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections).....	5
Figure 4: Tunbridge Wells Ethnic Composition as at 2011 Census (Source: ONS, 2012)	7
Figure 5: 2019 IMD Scores Across the Tunbridge Wells Borough (Source: MHCLG, 2019) ...	9
Figure 6: School Provision Across the Borough (Source: KELSI, 2021).....	10
Figure 7: Level of Crime Across the Borough, Year Ending December 2020 (Source: ONS, 2021).....	11
Figure 8: Average House Prices in Tunbridge Wells Borough, Kent, and South-East England (Source: HM Land Registry, 2021).....	12
Figure 9: Average House Prices by Dwelling Type in Tunbridge Wells Borough, Kent, and South-East England as at September 2021 (Source: HM Land Registry, 2021).....	13
Figure 10: House Prices by Dwelling Type, and Volume of Sales in Tunbridge Wells Borough (Source: HM Land Registry, 2021).....	13
Figure 11: Dwelling Stock by Dwelling Type as at 31 March 2020 (Source: KCC, 2021)	14
Figure 12: Dwelling Stock by Tenure as at 01 April 2020 (Source: DLUHC, 2021).....	15
Figure 13: 2006-2020 Ratio of Lower Quartile House Prices to Lower Quartile Gross Annual (Where Available) Workplace-Based Earnings in Tunbridge Wells, Kent, and England (Source: ONS, 2021)	16
Figure 14: 2006-2020 Ratio of Median House Prices to Median Gross Annual (Where Available) Workplace-Based Earnings in Tunbridge Wells, Kent, and England (Source: ONS, 2021).....	17

Figure 15: Mean Monthly Private Rent in Tunbridge Wells, Kent, and England for 01 April 2020 – 31 March 2021 (Source: ONS, 2021).....	17
Figure 16: Number of Economically Active People Aged 16 and Over, and Percentage of Economically Active People Aged 16-64 in Tunbridge Wells Borough as at Each April-March Period (Source: NOMIS, 2021)	19
Figure 17: Employee Jobs Within Tunbridge Wells Borough by Industry in 2020 (Source: NOMIS, 2021).....	20
Figure 18: Unemployment Rate of Population Aged 16-64 (%) and Number of Claimants in Tunbridge Wells, South-East England, and Great Britain by Quarter from March 2006 – September 2021 (Source: NOMIS, 2021).....	21
Figure 19: Annual Mean PM10 Monitoring Results for Tunbridge Wells A26 Roadside Monitoring Station 2011-2021 (Source: Kent Air, 2021).....	50
Figure 20: Number of Exceedances Based on 24-Hour Mean PM10 Monitoring Results for Tunbridge Wells A26 Roadside Monitoring Station 2011-2021 (Source: DEFRA, 2021).....	51
Figure 21: Annual Mean NO2 Monitoring Results Across Tunbridge Wells Borough Monitoring Stations 2015-2020 (Source: TWBC Monitoring, 2021)	52
Figure 22: B2, B8 and E uses Total Floorspace Completed (sqm) (Source: TWBC Monitoring, 2021).....	57

List of Tables

Table 1: Population Projection for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections).....	4
Table 2: Household Projections for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections).....	5
Table 3: Projected Household Composition for Tunbridge Wells Borough 2018-2043 (Source: ONS, 2018-Based Projections).....	6
Table 4: 2015-2019 Difference in IMD Rankings Across the Tunbridge Wells Borough by Number of LSOAs (Source: MHCLG, 2019)	8
Table 5: Total Dwelling Stock as at 31 March 2020 (Source: KCC, 2021).....	15
Table 6: Total Number of Jobs and Job Density in Tunbridge Wells Borough 2011-2019 (Source: NOMIS, 2020)	19
Table 7: Employee Jobs in Tunbridge Wells Borough 2011-2020 (Source: NOMIS, 2021) ...	19
Table 8: Total Number of Enterprises in Tunbridge Wells Borough 2011-2021 (Source: NOMIS, 2021).....	22
Table 9: Median Gross Weekly Pay for Full Time Workers From 2006-2021 (Source: NOMIS, 2021).....	22
Table 10: SSSIs in Tunbridge Wells - Condition of Units (Source: Natural England, 2019)...	24
Table 11: Proportion of LWS in Positive Management.....	24
Table 12: Area of Flood Risk Within the Borough (Source: TWBC Monitoring, 2021)	25
Table 13: Energy Consumption Measured in Gigawatt Hours (GWh) by Sector within Tunbridge Wells Borough 2005-2019 (Source: BEIS, 2021).....	25
Table 14: Energy Consumption Measured in Gigawatt Hours (GWh) by Fuel Type within Tunbridge Wells Borough 2005-2019 (Source: BEIS, 2021).....	26
Table 15: Tunbridge Wells Borough CO ² Emissions by Sector Measured in Kilotonnes (Kt), and Per Capita Measured in Tonnes (t) 2005-2019 (Source: BEIS, 2021)	27
Table 16: Energy Efficiency of All Existing and New Domestic Properties in Tunbridge Wells Borough 2011-2020 (Source: DLUHC, 2021)	28
Table 17: Neighbourhood Development Plans Within Tunbridge Wells Borough as at January 2022.....	31

Table 18: Core Strategy (2010) Monitoring Framework Overview Over Period 01 April 2020 to 31 March 2021	34
Table 19: Net Additional Dwellings Complete by Monitoring Year (Source: TWBC Monitoring, 2021).....	39
Table 20: Planning Applications Approved Within the Green Belt in Monitoring Year 01 April 2020 - 31 March 2021 (Source: TWBC Monitoring, 2021)	41
Table 21: Habitat Cover Analysis (Source: KCC, 2012).....	47
Table 22: EA Objections to Applications on Flood Risk Basis 2020-2021 (Source: EA, 2021 and TWBC Monitoring, 2021)	48
Table 23: Renewable Energy Installations, Capacity, Electricity Generated, and Number of Operational Renewable Electricity Generation and Storage Projects in Tunbridge Wells Borough 2014-2020 (Source: BIES, 2021)	49
Table 24: ULEVs Registered Within the Tunbridge Wells Borough 2011-2020 (Source: DfT/DVLA, 2021).....	52
Table 25: Waste and Recycling in Tunbridge Wells Borough 2014/15-2020/21 (Source: DEFRA, 2021).....	53
Table 26: Gross Affordable Housing Completions (Source: TWBC Monitoring, 2021)	54
Table 27: Approximate Housing Density Achieved On-Site (Completions) in Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021)	55
Table 28: Permitted Employment Floorspace Across the Tunbridge Wells Borough for Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021).....	56
Table 29: Gross Employment Floorspace Permitted on Previously Developed Land in Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021).....	57
Table 30: Permitted Floorspace for ‘Town Centre Uses’ in Town Centres and Outside Town Centres in the Tunbridge Wells Borough During Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021)	58
Table 31 - Employment Land Lost to Residential Based on Permissions During Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021).....	59
Table 32: Submission Local Plan Proposed Changes to Centres in Tunbridge Wells Borough	59
Table 33: Completion of Key Infrastructure Projects (Source: TWBC, 2021).....	62
Table 34: Royal Tunbridge Wells Town Centre Uses (Source: TWBC, 2019)	63

1.0 Introduction

- 1.1 This Local Plan Authority Monitoring Report (AMR) is split into sections as set out below and monitors progress in relation to:
- a) the **Planning Context** that serves to highlight key demographic, social, economic and environmental characteristics of the borough, with a commentary on the extent to which any changes over the last year or so bear upon planning policy aims;
 - b) **Local Plan preparation**, having regard to the timetable and milestones set out in the programme previously set out in the [Local Development Scheme \(LDS\)](#);
 - c) the preparation and making of **Neighbourhood Development Plans** in the borough;
 - d) actions undertaken in plan-making to meet the '**Duty to Cooperate**' on strategic matters;
 - e) the **effectiveness of Core Strategy policies** and the extent to which they are successful in achieving the Council's strategic aims for the borough; and,
 - f) the **updating and refinement of monitoring frameworks** that will be used to assess the sustainability of, as well as the effectiveness of, policies in the new Local Plan.
- 1.2 This AMR, in conjunction with the Council's Housing Monitoring Reports ([see Monitoring Information](#)), fulfils the Council's obligation to produce an AMR containing the above information at least annually and to make it publicly available ([see Regulation 34 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)). It relates to the period 01 April 2020 to 31 March 2021 as it coincides with the statistical monitoring period, although in some cases data and commentary is added relating to more recent periods where this is considered to be helpful.
- 1.3 In future years, it is intended that the AMR will be published as soon as the annual monitoring data, including for housing land and development, is available, which is normally anticipated to be around mid-year.

2.0 Planning Context

2.1 This section reviews ‘contextual Indicators’ that relate to the wider social, environmental and economic conditions prevalent within the borough and which provide a broad framework against which to assess the appropriateness of planning policies.

2.2 Reviewing these indicators also fulfils the requirements of Section 13 of the Planning and Compulsory Purchase Act 2004, which states:

‘Survey of area

(1) The local planning authority must keep under review the matters which may be expected to affect the development of their area or the planning of its development.

(2) These matters include—

- (a) the principal physical, economic, social and environmental characteristics of the area of the authority;*
- (b) the principal purposes for which land is used in the area;*
- (c) the size, composition and distribution of the population of the area;*
- (d) the communications, transport system and traffic of the area;*
- (e) any other considerations which may be expected to affect those matters;*
- (f) such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.*

(3) The matters also include—

- (a) any changes which the authority think may occur in relation to any other matter;*
- (b) the effect such changes are likely to have on the development of the authority’s area or on the planning of such development.’*

2.3 In this AMR, a wide variety of contextual indicators are considered and grouped across three broad subject areas:

- **Communities & Housing**
- **Economy & Business**
- **Environment**

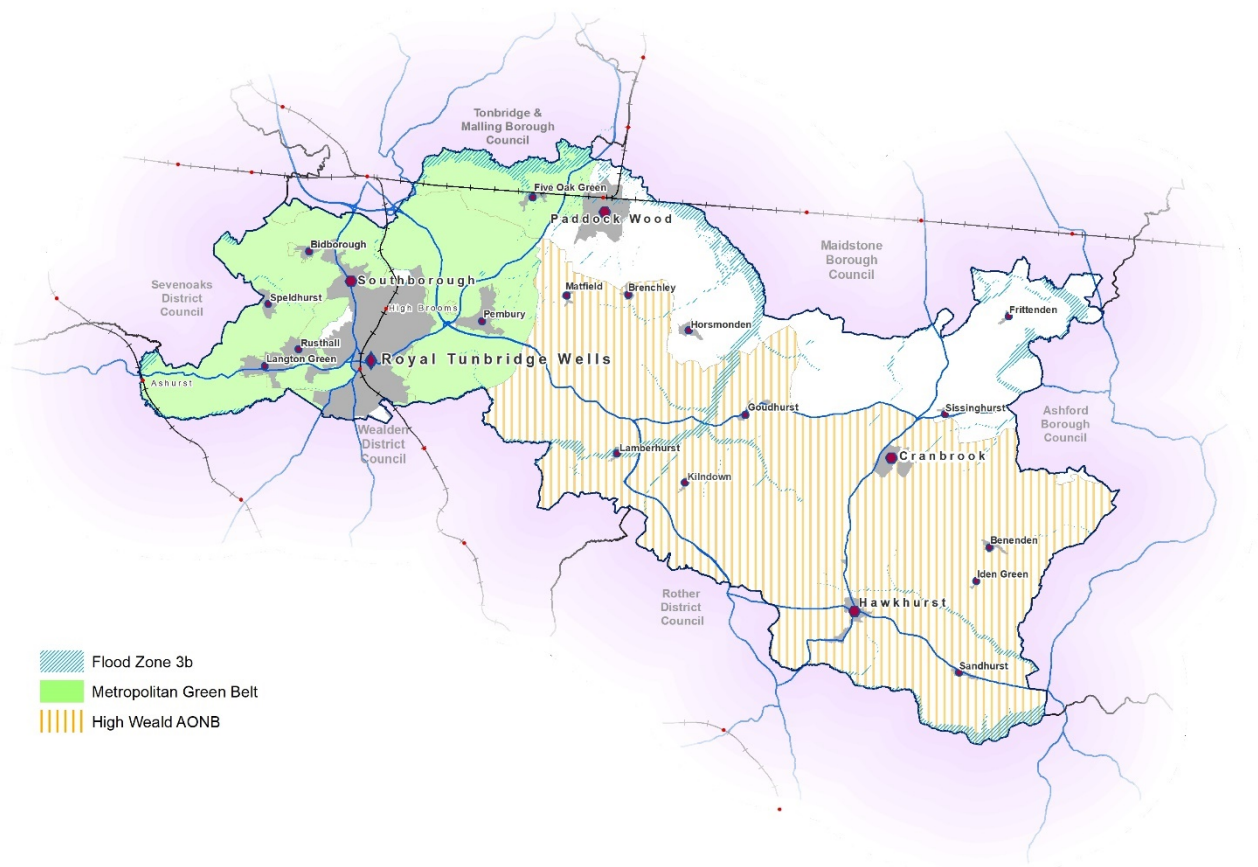
Communities and Housing

2.4 Key indicators are regarded as being around the population size, its age range and spatial distribution, as well as projections for changes in these. Insofar as planning is primarily concerned with the land use implications of meeting people’s evolving

needs, information about household characteristics is also reviewed. Relating to this is information about the affordability of homes, as well as wider measures of prosperity/deprivation.

Borough Profile

- 2.5 Tunbridge Wells borough lies in the south-west of Kent, bordering East Sussex to the south. It covers an area of 326 square kilometres. The borough borders the local authorities of Sevenoaks, Tonbridge & Malling, Maidstone and Ashford in Kent; and Rother and Wealden in East Sussex.
- 2.6 The main town is Royal Tunbridge Wells. Together with Southborough it forms the 'main urban area', with Southborough having a separate, smaller town centre. The towns/settlements of Paddock Wood, Cranbrook, and Hawkhurst also serve a wider rural hinterland, with a range of more local services.



© Crown Copyright and database rights 2020 Ordnance Survey 100024298

Figure 1: Borough Overview Map

Population

Table 1: Population Projection for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections)

Data	2021	2025	2029	2033	2037	2041
Population	119,315	120,879	122,025	123,214	124,602	126,206

2.7 The projections in **Table 1** are those produced by the Office of National Statistics (ONS; [see ONS 2018 Population Projections for Local Authorities: Table 2](#)), using 2018-based data. They suggest that the borough’s population is likely to increase by 6,891 (approximately 5.8%) over a 20-year period 2021-2041. The forecast also provides a breakdown of the population forecast by gender.

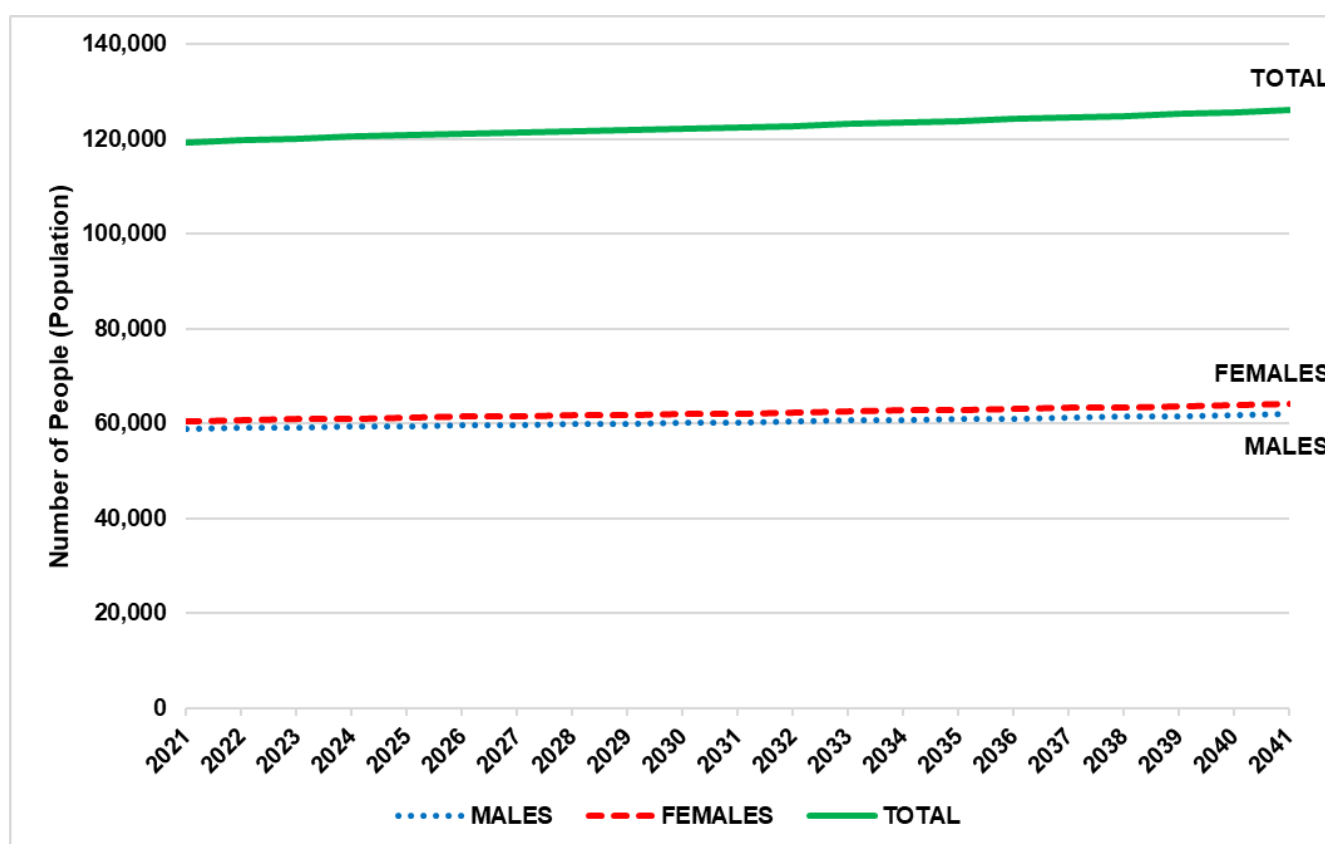


Figure 2: Population Projection by Gender for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections)

2.8 As shown in **Figure 2**, there are very slightly more females than males currently within the borough of Tunbridge Wells (1,580 more females than males in 2021). This gap is predicted to increase to around 2,046 individuals by 2041.

Age Structure

2.9 From the borough population by age ([see ONS 2018 Population Projections for Local Authorities: Table 2](#)), it can be seen that the overall size of the population between 15-64 years of age is predicted to decrease by 1.2% between 2021 and 2041 and the child population (0-14) is set to decrease by around 10.1%. These are relatively modest decreases when compared to the increase of 42.0% in the 65 years and over category. **Figure 3** below illustrates this trend towards an ageing population.

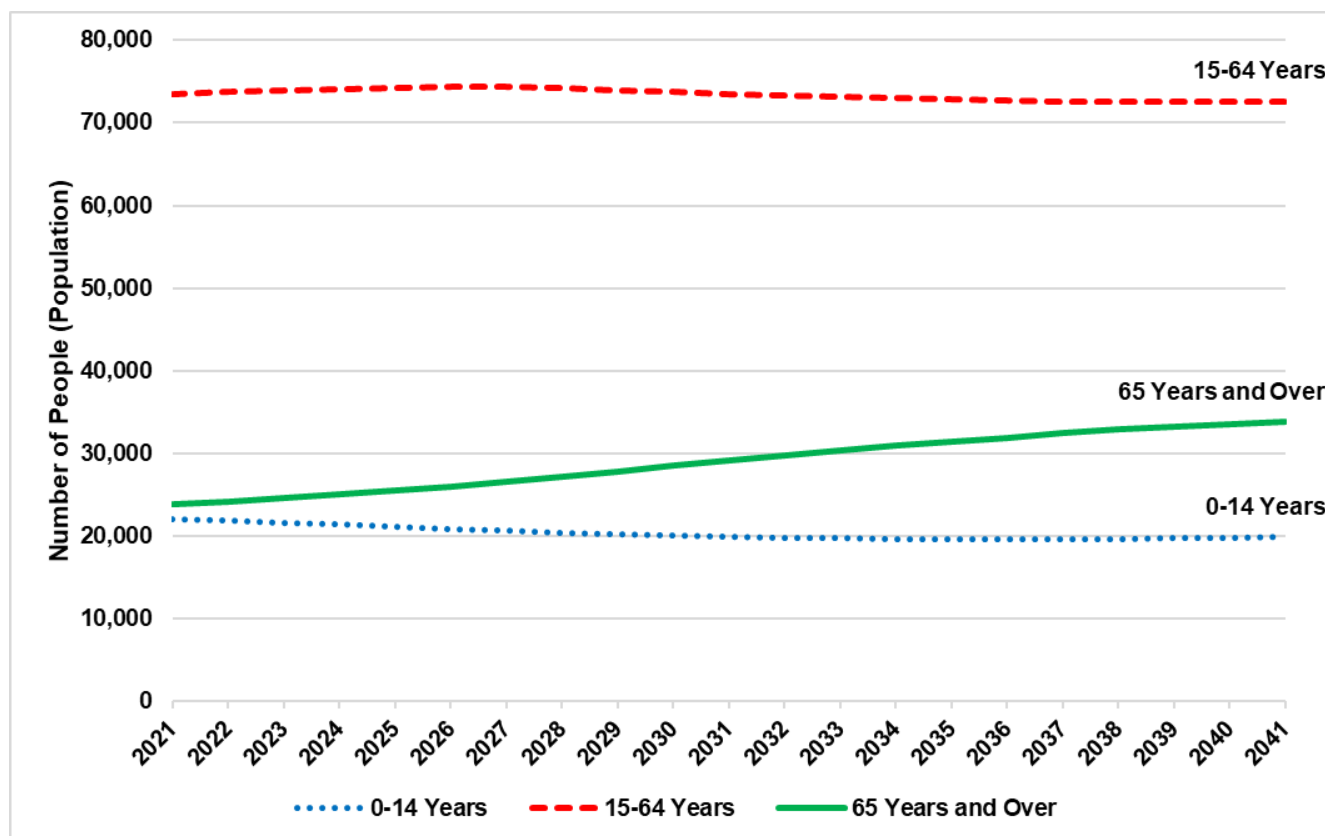


Figure 3: Population Projection by Age for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections)

Household Projections

2.10 **Table 2** below shows that, based on past trends and future estimates, a 12.8% increase in the number of households in the borough is anticipated over a 20-year period to 2041.

Table 2: Household Projections for Tunbridge Wells Borough 2021-2041 (Source: ONS, 2018-Based Projections)

Data	2021	2025	2029	2033	2037	2041
Households	50,170	51,657	53,028	54,272	55,462	56,594

- 2.11 The above figures are based on the most recent, ONS 2018 Household Projections ([see ONS 2018 Household Projections for England](#)). However, it should be noted that the projected increase in households up to 2041 based on the latest 2018 data is much lower than the projected increase in the previous 2014 Household Projections, which are the figures to be used in calculating the objectively assessed need via the standard method unless required otherwise by the Government. This is further explained in the Planning Practice Guidance (see [Housing and Economic Needs: paragraph 005 Reference ID: 2a-005-20190220](#)) which states that *'the 2014-based household projections are used within the standard method to provide stability for planning authorities and communities, ensure that historic under-delivery and declining affordability are reflected, and to be consistent with the Government's objective of significantly boosting the supply of homes'*. It is further added that *'any method which relies on using household projections more recently published than the 2014-based household projections will not be considered to be following the standard method as set out in [paragraph 60 of the National Planning Policy Framework](#) ... it is not considered that these projections provide an appropriate basis for use in the standard method'* (paragraph 015 Reference ID: 2a-015-20190220).
- 2.12 The [Submission Local Plan](#) will therefore aim to meet housing need based on the 2014-based household projections as calculated via the Standard Method. The Council's [Housing Needs Assessment](#) and [Housing Supply and Trajectory](#) Topic Papers, produced for the emerging Local Plan, explain in more detail how this need is calculated.
- 2.13 Projections are also available, albeit over a somewhat longer timeframe, between 2018 and 2043, of changes in types of household ([see ONS 2018 Household Projections for England](#)). As presented in **Table 3**, these show clear trends in increases in the number of one-person and 2 or more person households, as well as a relatively small decrease in the number of households with two and three or more dependent children.

Table 3: Projected Household Composition for Tunbridge Wells Borough 2018-2043 (Source: ONS, 2018-Based Projections)

Category of Households	2018	2043	% Change
One Person Households: Female	7,779	10,073	29.5%
One Person Households: Male	6,918	8,258	19.4%
Total: One Person Households	14,697	18,331	24.7%
Households with One Dependent Child	5,816	5,819	0.05%
Households with Two Dependent Children	5,595	5,357	-4.3%
Households with Three or More Dependent Children	2,623	2,496	-4.8%

Category of Households	2018	2043	% Change
Other Households with Two or More Adults	20,392	25,158	23.4%

Ethnic composition

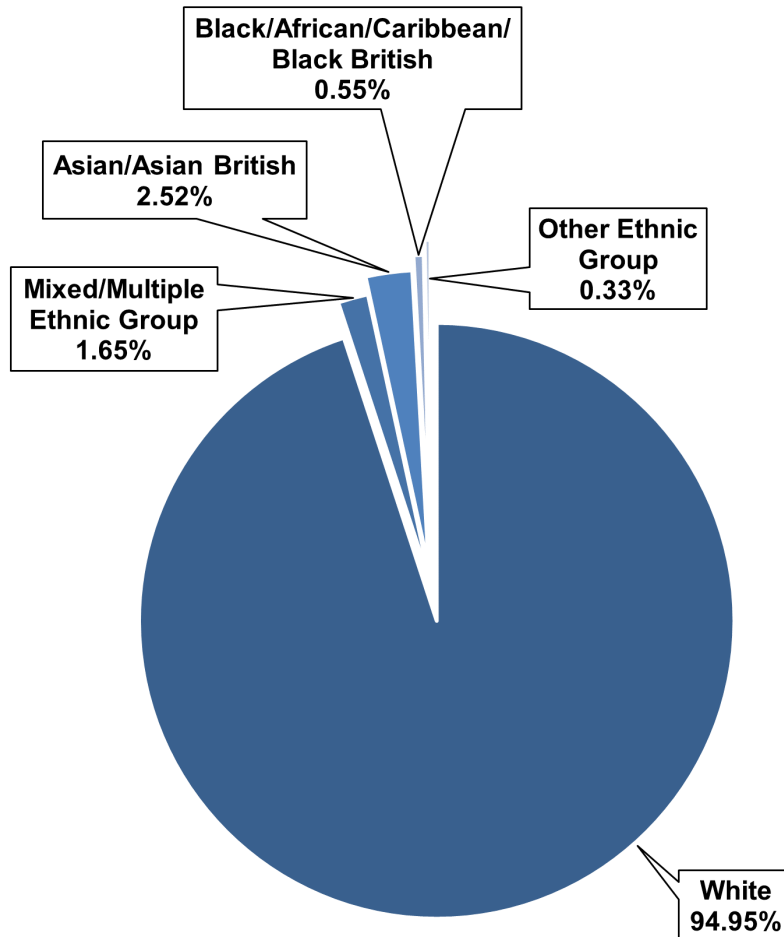


Figure 4: Tunbridge Wells Ethnic Composition as at 2011 Census (Source: ONS, 2012)

2.14 As shown in **Figure 4**, in 2011, 94.95% of the population was classified as White, which is slightly lower than in the 2001 Census at 97.53% (ONS, 2012; [see 2011 Census: Key Statistics for Local Authorities in England and Wales](#)).

Deprivation

2.15 The Index of Multiple Deprivation (IMD) provides a weighted average figure for the levels of deprivation in an area (MHCLG, 2019: [see English Indices of Deprivation](#)). It is reported at the spatial scale of Lower Super Output Areas (LSOAs). The IMD consists of six separate 'domain' indices, which are weighted as follows in order to

arrive at an overall IMD value: Education, Skills Training 13.5%, Employment 22.5%, Crime 9.3%, Health Deprivation & Disability 13.5%, Barriers to Housing and Services 9.3%, Income 22.5%, and Living Environment 9.3%.

2.16 Based on their IMD value, it is possible to rank all LSOAs across the country with a view to assessing relative deprivation. **Table 4** identifies the 2015-2019 difference in IMD rankings across the borough by number of LSOAs, and **Figure 5** shows where the LSOAs in Tunbridge Wells fall within the overall national ranking of LSOAs in 2019; the lower the percentage, the more deprived an area is. One LSOA, in Sherwood ward, falls within the 0-20% most deprived category; five LSOAs (in the Broadwater, Southborough and High Brooms, Rusthall and Sherwood wards) fall within the 20.01-40% most deprived category. There has been a small decline in the 60-100% least deprived categories across the borough, with more areas now scoring <60%.

Table 4: 2015-2019 Difference in IMD Rankings Across the Tunbridge Wells Borough by Number of LSOAs (Source: MHCLG, 2019)

No. of Lower Super Output Areas				
Level of Deprivation	Percentage	2015	2019	Change
Most Deprived	0.00-20.00	1	1	0
	20.01-40.00	3	5	+2
	40.01-60.00	13	15	+2
	60.01-80.00	21	18	-3
Least Deprived	80.01-100.00	30	29	-1

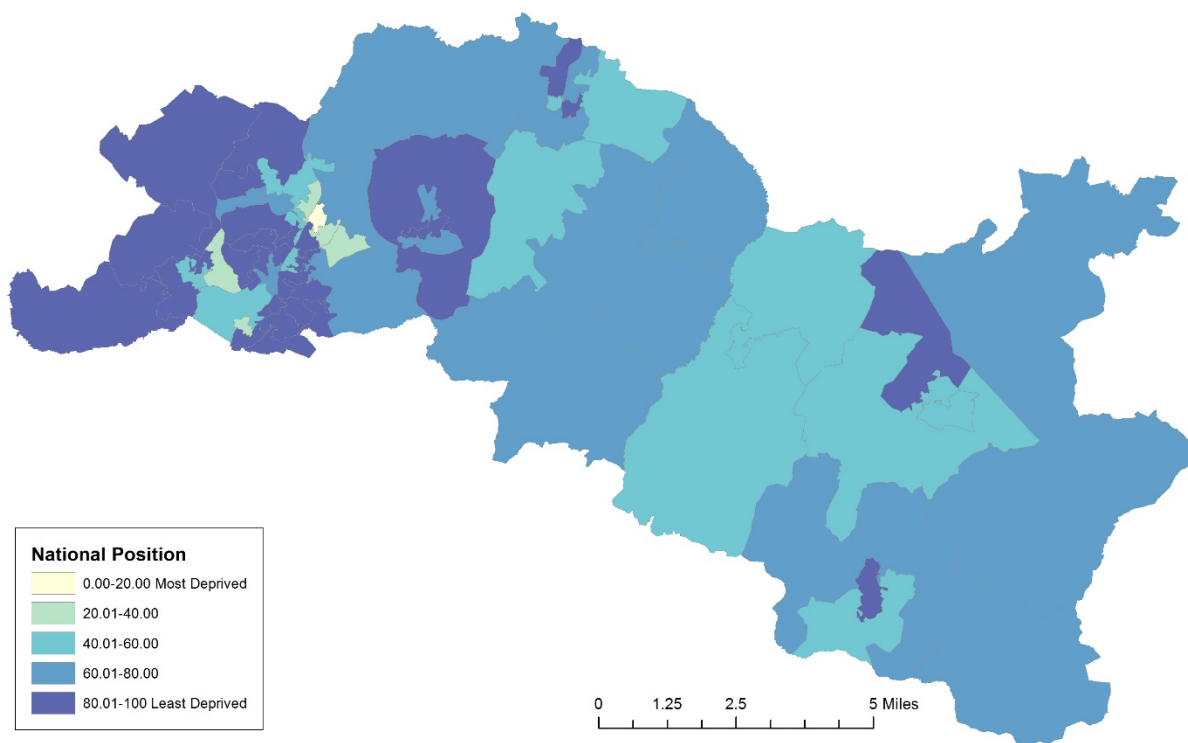


Figure 5: 2019 IMD Scores Across the Tunbridge Wells Borough (Source: MHCLG, 2019)

School Provision Across the Borough

- 2.17 **Figure 6** illustrates the number of pupils currently on roll as well as the capacity of schools at both primary and secondary level (KELSI, 2021; see [Facts and Figures](#)). The dashed lines represent the space availability (%) at both primary and secondary schools across the borough.
- 2.18 **Figure 6** shows that, while the number pupils on roll have increased consistently for secondary school pupils, the number of primary school pupils on the roll has observed a small decline between 2020 and 2021. The availability of places has been able to keep up with demand. There has generally been an increase in the availability of primary school capacity within the borough over the previous 8 years and has remained stable since 2017. While secondary school space availability has fallen to 4.30% (from 9.93% in 2019) as a result of consistent increases in the number of secondary school pupils on roll, there has consistently remained sufficient secondary school capacity. It should be noted that while this presents the borough-wide position, there may be local variations.

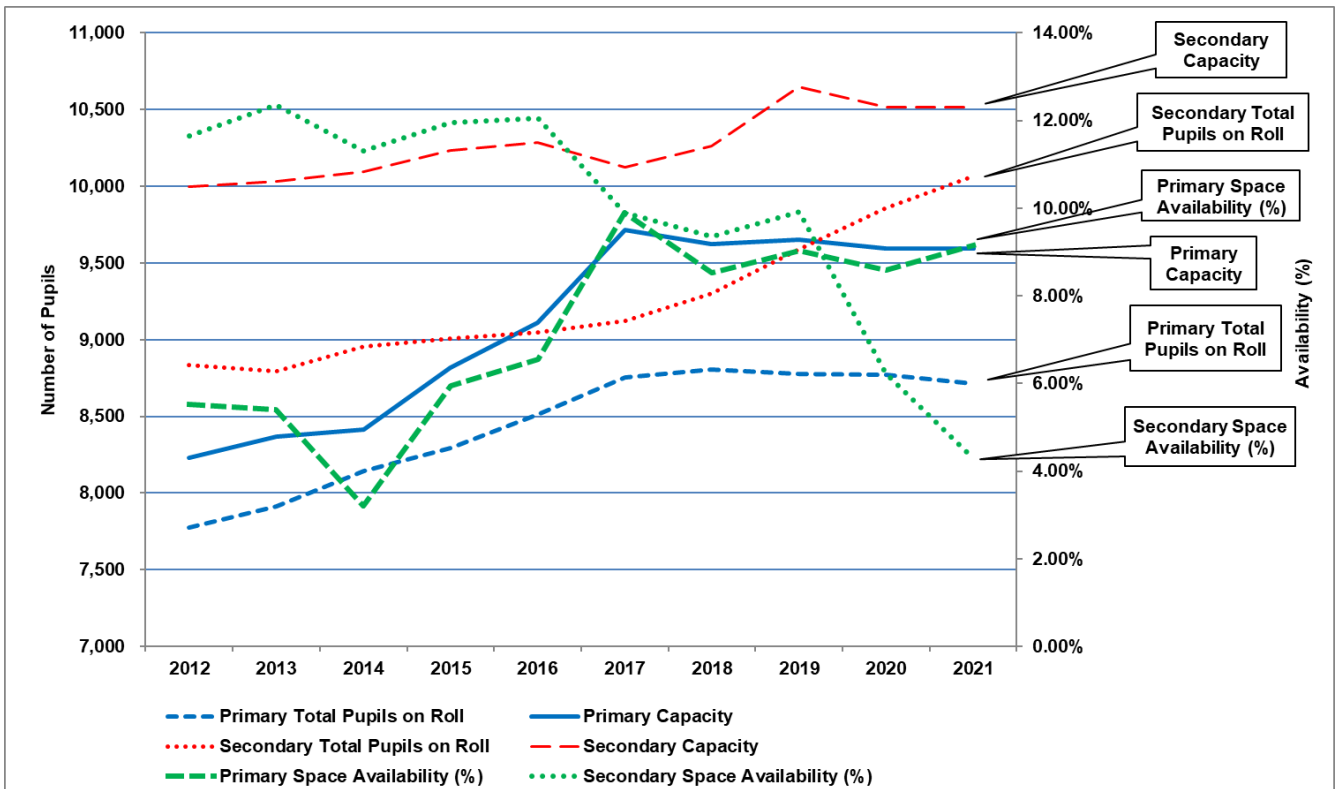


Figure 6: School Provision Across the Borough (Source: KELSI, 2021)

Crime

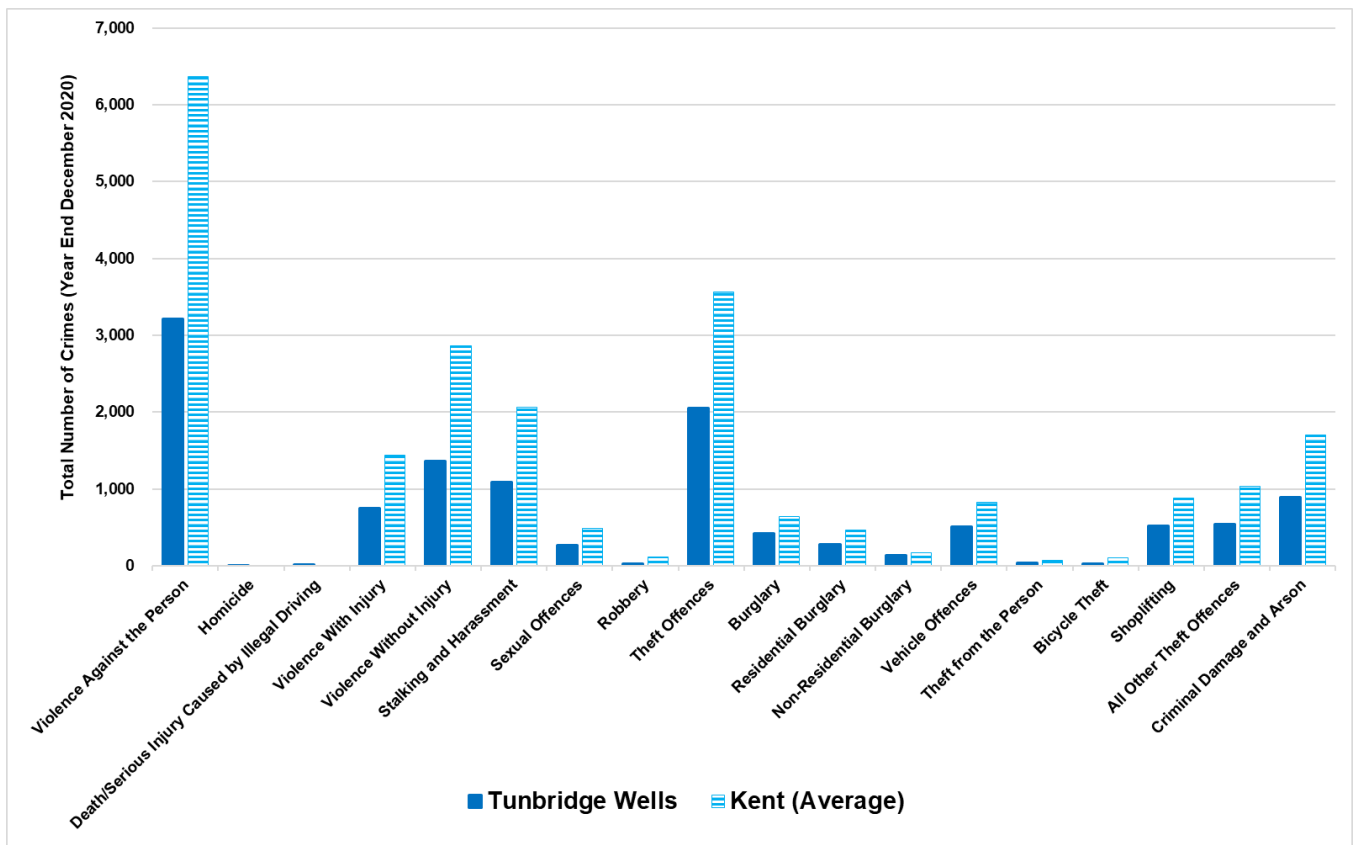


Figure 7: Level of Crime Across the Borough, Year Ending December 2020 (Source: ONS, 2021)

2.19 The borough experiences a lower level of crime than the average found across the county of Kent (in most cases around half the average). **Figure 7** illustrates the differences in crime rates between Tunbridge Wells and the Kent average (ONS, 2021; [see Recorded Crime Data by Community Safety Partnership Area](#)). It can be seen that differences exist across all crime types.

House Prices

2.20 **Figure 8** below shows average house prices across Tunbridge Wells, Kent and South-East England by quarter from January 2006 to September 2021 (HM Land Registry, 2021; [see UK House Price Index](#)). It shows that Tunbridge Wells borough continues to have higher average house prices than the average for Kent and South-East England. It also shows that average house price trends in all three areas have followed a similar pattern. Since March 2006, the average price of a house in Tunbridge Wells has increased by £189,633; an increase of 80%. Comparatively, increases of 80% (£147,075) and 83% (£168,160) have been seen across Kent and South-East England respectively.

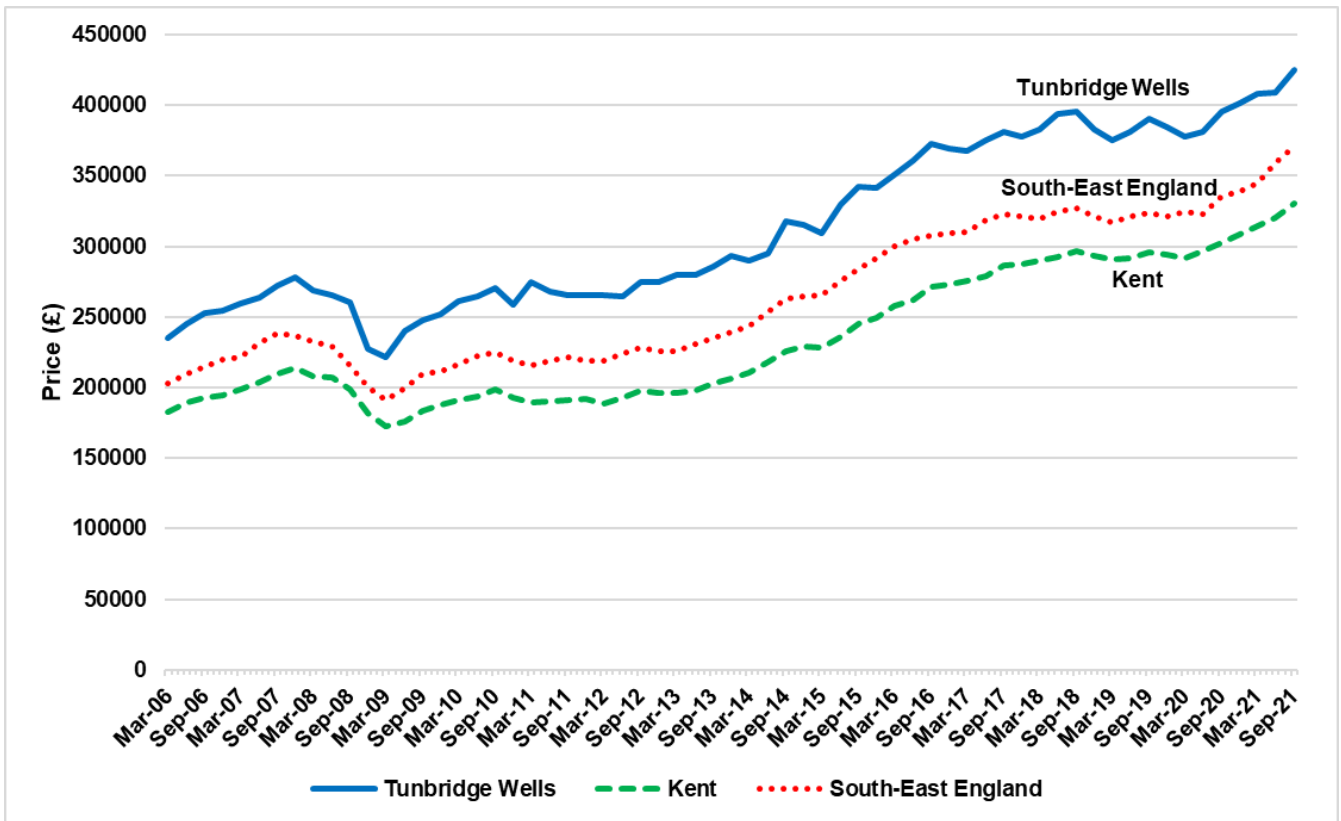


Figure 8: Average House Prices in Tunbridge Wells Borough, Kent, and South-East England (Source: HM Land Registry, 2021)

2.21 **Figure 9** shows that the higher relative house prices in the borough applies across all house types as at September 2021 (HM Land Registry, 2021; [see UK House Price Index](#)).

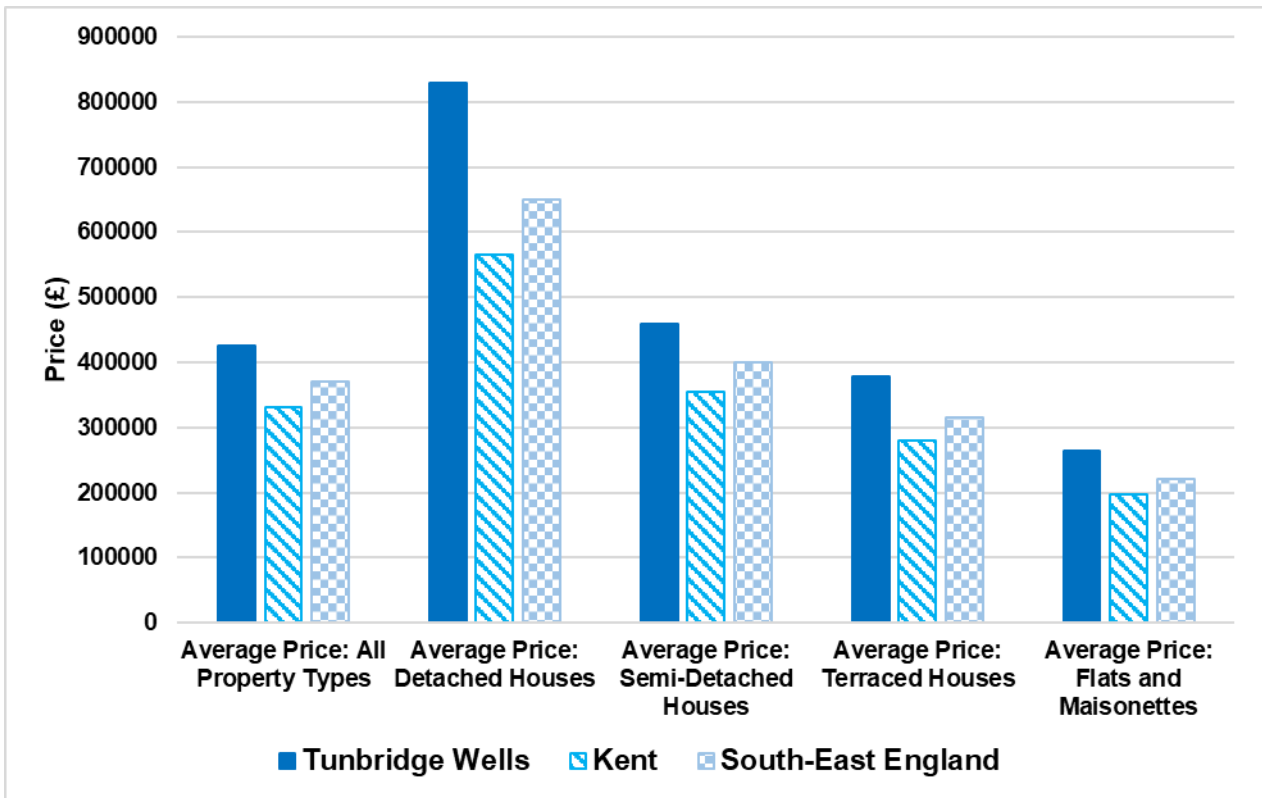


Figure 9: Average House Prices by Dwelling Type in Tunbridge Wells Borough, Kent, and South-East England as at September 2021 (Source: HM Land Registry, 2021)

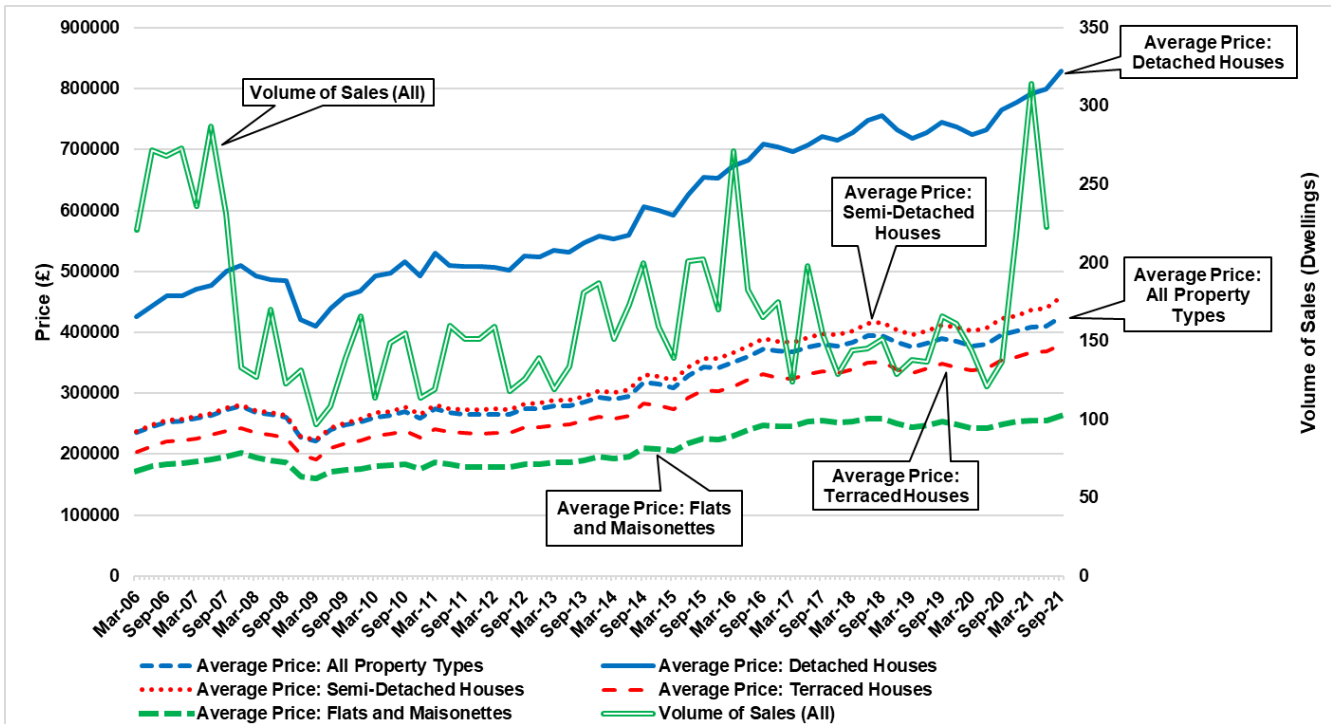


Figure 10: House Prices by Dwelling Type, and Volume of Sales in Tunbridge Wells Borough (Source: HM Land Registry, 2021)

2.22 **Figure 10** shows that, following a fall in average house prices for all types of dwelling around the end of 2008, all types have experienced a rising trend in

average prices (HM Land Registry, 2021; [see UK House Price Index](#)). The largest increase was in the price for detached dwellings, which was 94.6% higher in September 2021 than in March 2006. In terms of the volume of sales, **Figure 10** also shows that in March 2021 the highest number of sales since 2006 was recorded (314), however, this fell significantly by June 2021. Despite this, the volume of sales has increased by 84% between June 2020 and June 2021, interrupting the trend of consistently low sales since the start of 2008.

Dwelling Stock

2.23 **Figure 11** shows that, as at 31 March 2020, Tunbridge Wells Borough has a slightly higher overall percentage of household spaces in flat/maisonettes, detached, and semi-detached dwellings compared to the percentage for England, South-East England, and Kent, accounting for approximately 74% of the total dwelling stock in the borough (KCC, 2021; [see Strategic Commissioning Statistical Bulletin, October 2021; Housing Stock 2020: Kent Local Authorities](#)). However, the borough has a lower overall percentage for terraced housing (19%) and Bungalows (6%) compared to the percentage for England, South-East England, and Kent.

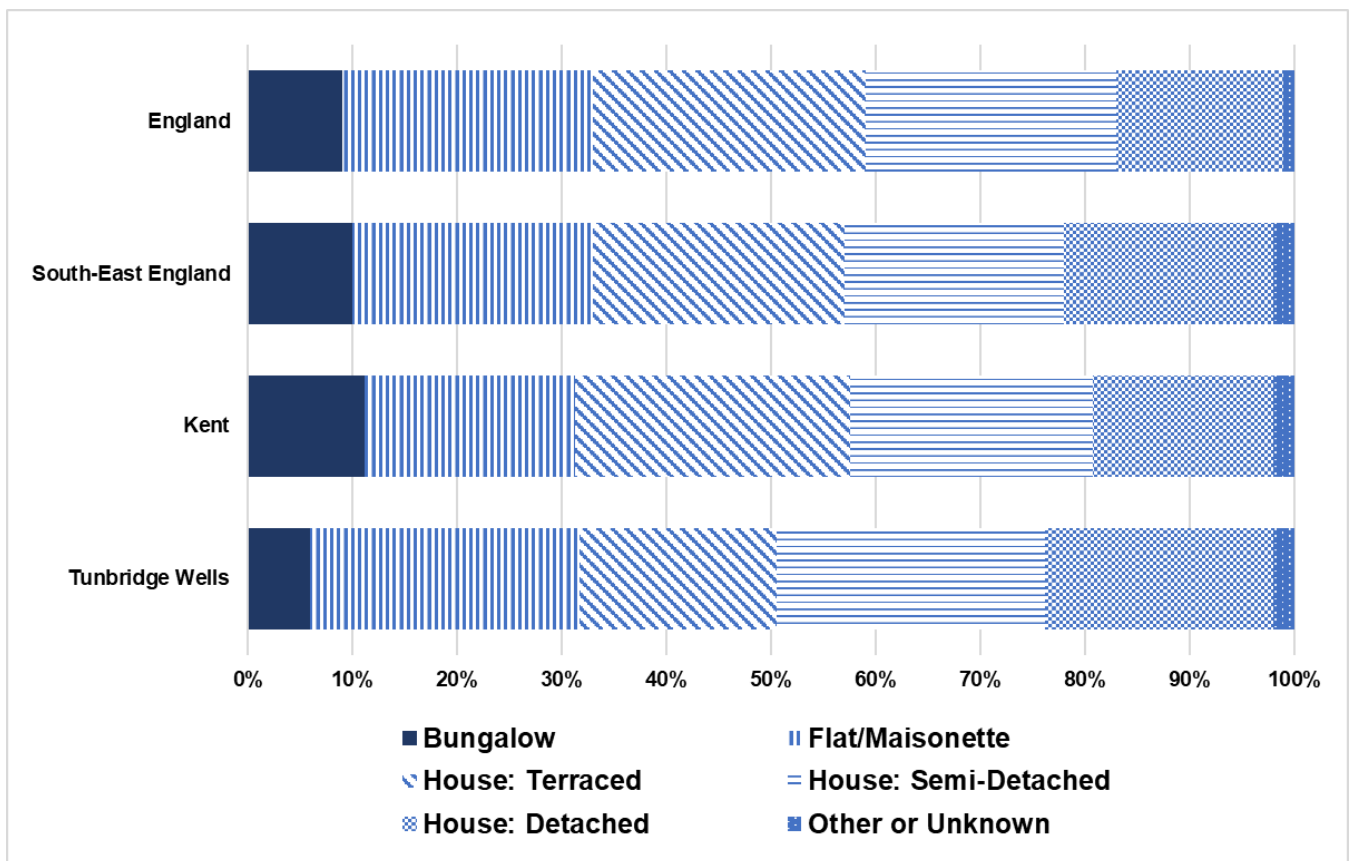


Figure 11: Dwelling Stock by Dwelling Type as at 31 March 2020 (Source: KCC, 2021)

2.24 As shown in **Figure 12**, in terms of tenure balance, as at 01 April 2010 approximately 85.93% of the dwelling stock within the Borough is owner occupied or private rented accommodation, which is higher than the average for England at

82.97%, but less than that for Kent at 86.77% (DLUHC, 2021; [see Live Tables on Dwelling Stock \(Including Vacants\)](#)). The majority of the remaining stock in the borough is owned by Private Registered Providers (13.96%). Only 0.11% of the dwelling stock in the borough is owned by the Local Authority, compared to 4.60% and 6.42% in Kent and England respectively.

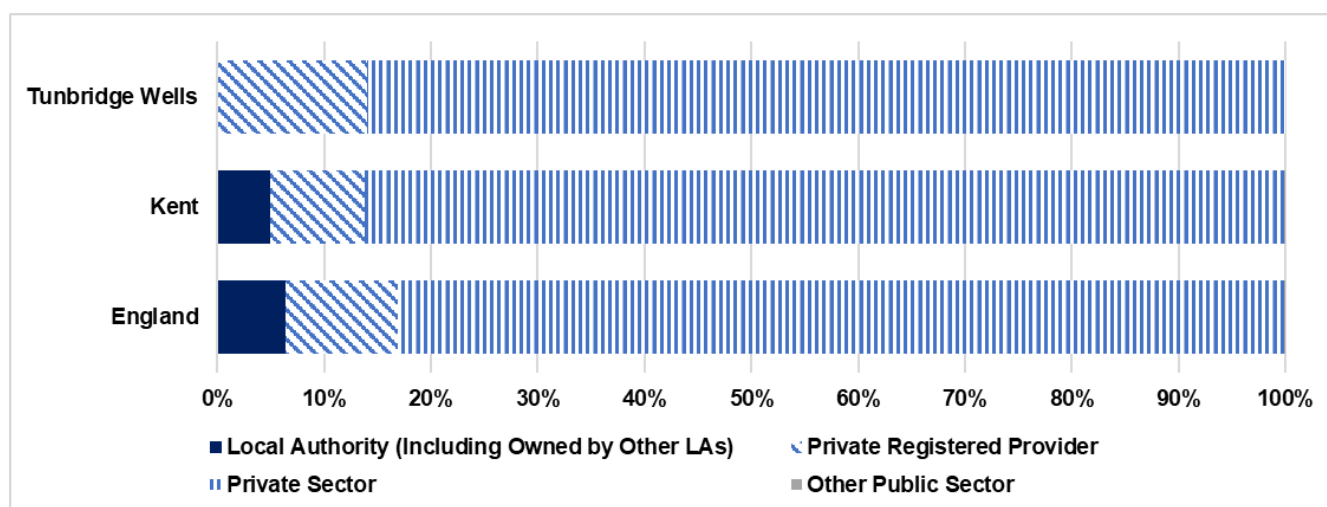


Figure 12: Dwelling Stock by Tenure as at 01 April 2020 (Source: DLUHC, 2021)

2.25 **Table 5** shows the annual increase in the dwelling stock in Tunbridge Wells borough, Kent, and England over the last 5 years (KCC, 2020; [see Strategic Commissioning Statistical Bulletin, October 2021; Housing Stock 2010: Kent Local Authorities](#)). This indicates a similar level of increase at 3.9% for both Tunbridge Wells and England, and slightly higher at 4.4% for Kent.

Table 5: Total Dwelling Stock as at 31 March 2020 (Source: KCC, 2021)

Area	2016	2017	2018	2019	2020
Tunbridge Wells	49,880	50,340	50,790	51,340	51,813
Kent	656,760	663,970	672,010	678,860	685,640
England	23,732,627	23,949,972	24,172,253	24,414,130	24,657,900

Housing Affordability

2.26 Affordability ratios provide an important indication of the level of housing affordability in an area, measured at the ratio of house prices to annual workplace-based earnings; therefore, generally, the lower the ratio, the more housing is considered to be affordable in relation to incomes. **Figure 13** shows that in 2020, the lower quartile affordability ratio was 12.80 in Tunbridge Wells, representing a 25% increase since 2006, from 10.24 (ONS, 2021; [see House Price to Workplace-Based Earnings Ratio](#)). Indeed, the relative affordability of homes in Kent as a whole has followed a similar negative trend in both absolute terms and relative to the rest of England, albeit has remained below the ratio in Tunbridge Wells. This

trend is likely to largely reflect the relative economic strength of London and its housing market.

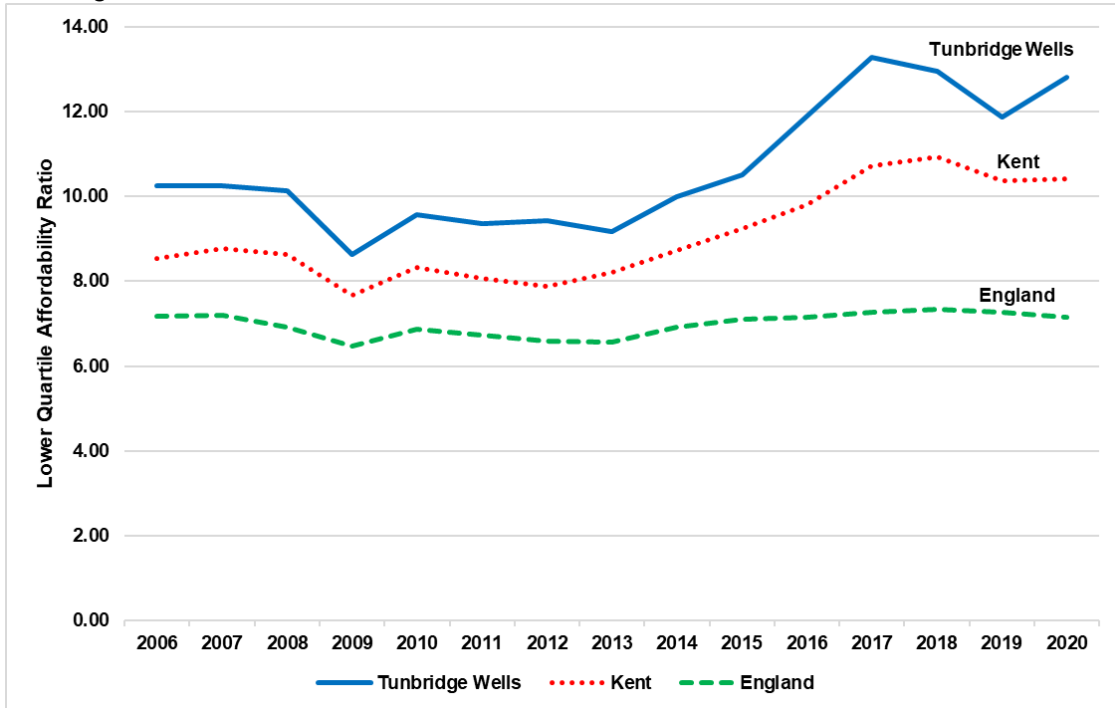


Figure 13: 2006-2020 Ratio of Lower Quartile House Prices to Lower Quartile Gross Annual (Where Available) Workplace-Based Earnings in Tunbridge Wells, Kent, and England (Source: ONS, 2021)

2.27 As shown in **Figure 14**, for the median house price to median gross annual workplace-based earnings ratio, a very similar pattern can be identified, with Tunbridge Wells’ affordability ratio being worse off than both the County and Country. Indeed, in 2020, the median affordability ratio was 13.27 in Tunbridge Wells, representing a 33.8% increase since 2006, from 9.92. This therefore means that relative to those in Tunbridge Wells on median incomes, an increasing housing unaffordability is observed compared to those on lower quartile incomes since 2006.

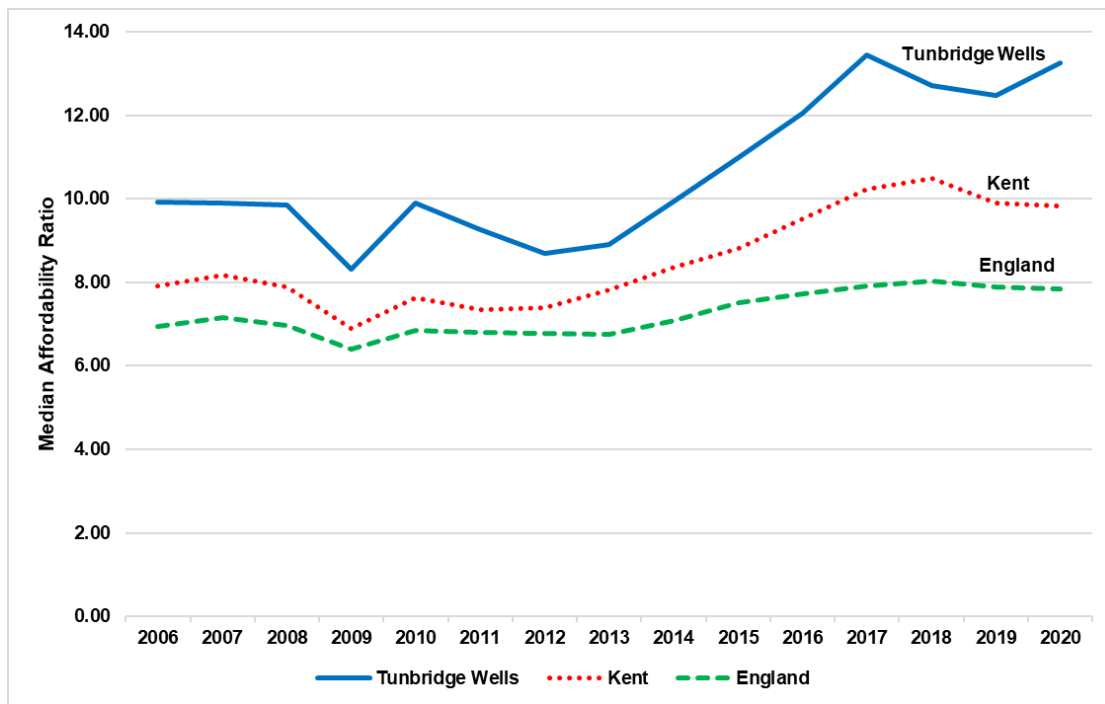


Figure 14: 2006-2020 Ratio of Median House Prices to Median Gross Annual (Where Available) Workplace-Based Earnings in Tunbridge Wells, Kent, and England (Source: ONS, 2021)

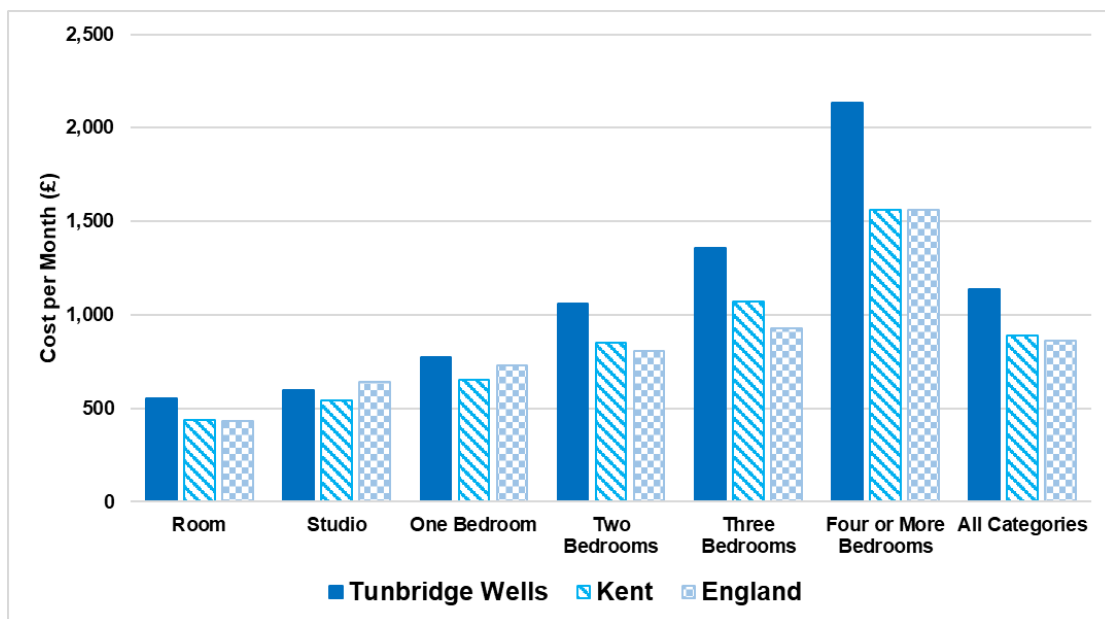


Figure 15: Mean Monthly Private Rent in Tunbridge Wells, Kent, and England for 01 April 2020 – 31 March 2021 (Source: ONS, 2021)

2.28 **Figure 15** shows that it is also more expensive to rent all types of property in Tunbridge Wells borough with the exception of studio flats when compared with Kent and England figures, with the mean rent for all dwelling types in Tunbridge Wells being 27.4% higher than in Kent, and 33.4% higher than in England (Office for National Statistics (ONS), 2021; [see Private Rental Market Summary Statistics in England: April 2020 to March 2021](#)). The largest difference between Tunbridge Wells and Kent is found on four or more bedroomed properties, where the

mean/average monthly private rent is 37% greater in Tunbridge Wells than in Kent. On the other hand, the largest difference between Tunbridge Wells and England is found on three bedroomed properties, where the mean/average monthly private rent is 50% greater in Tunbridge Wells than in England.

Economy and Business

- 2.29 The data in this sub-section is obtained from NOMIS (2021; [see Labour Market Profile – Tunbridge Wells](#)). **Figure 16** shows that the number of people in Tunbridge Wells borough who are economically active (i.e., those in work or actively seeking work) has fluctuated significantly from April 2004 – March 2005 to April 2020 – March 2021, having increased from 56,500 to 62,800, rising by 6,200 from the previous year. The percentage of the population in the borough that are economically active has likewise fluctuated over the same period, currently at 84% which is a 1.5% increase from 2004-2005 data.
- 2.30 As shown in **Table 6**, the total number of jobs has also increased in the borough from 59,000 in 2011 to 65,000 in 2019, and likewise job density (measured as a ratio of total jobs to population aged 16-64) has increased from 0.82 to 0.91 suggesting that there has been an increase in employment opportunities for the 16-64 age group in absolute and relative terms. As shown in **Table 7**, although there is no data on the number of employee jobs prior to 2015, the number of employee jobs has decreased from 61,000 in 2015 to 49,000 in 2020, suggesting that there may have been an increase in the number of those in self-employment (as the number of total jobs decreased by only 8,000 in the same period).

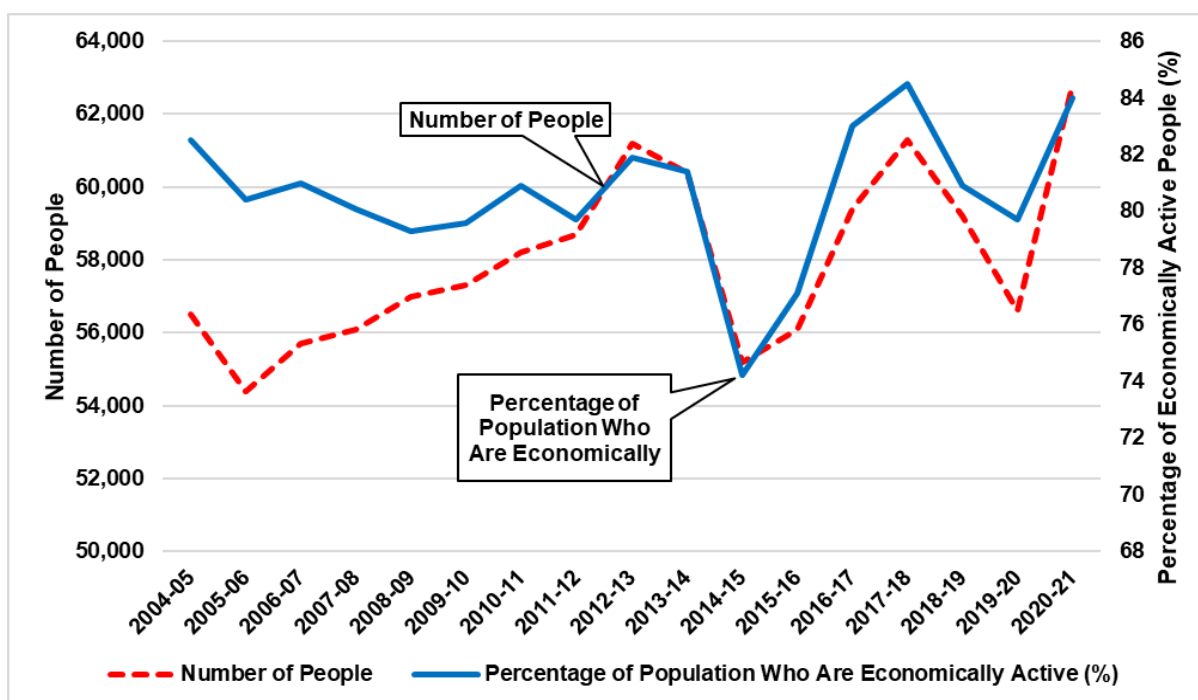


Figure 16: Number of Economically Active People Aged 16 and Over, and Percentage of Economically Active People Aged 16-64 in Tunbridge Wells Borough as at Each April-March Period (Source: NOMIS, 2021)

Table 6: Total Number of Jobs and Job Density in Tunbridge Wells Borough 2011-2019 (Source: NOMIS, 2020)

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Jobs	59,000	56,000	57,000	65,000	73,000	66,000	65,000	62,000	65,000
Job Density	0.82	0.78	0.8	0.91	1.02	0.92	0.90	0.86	0.91

Table 7: Employee Jobs in Tunbridge Wells Borough 2011-2020 (Source: NOMIS, 2021)

Employee Jobs	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Employee Jobs	N/A	N/A	N/A	N/A	61,000	53,000	51,000	50,000	51,000	49,000

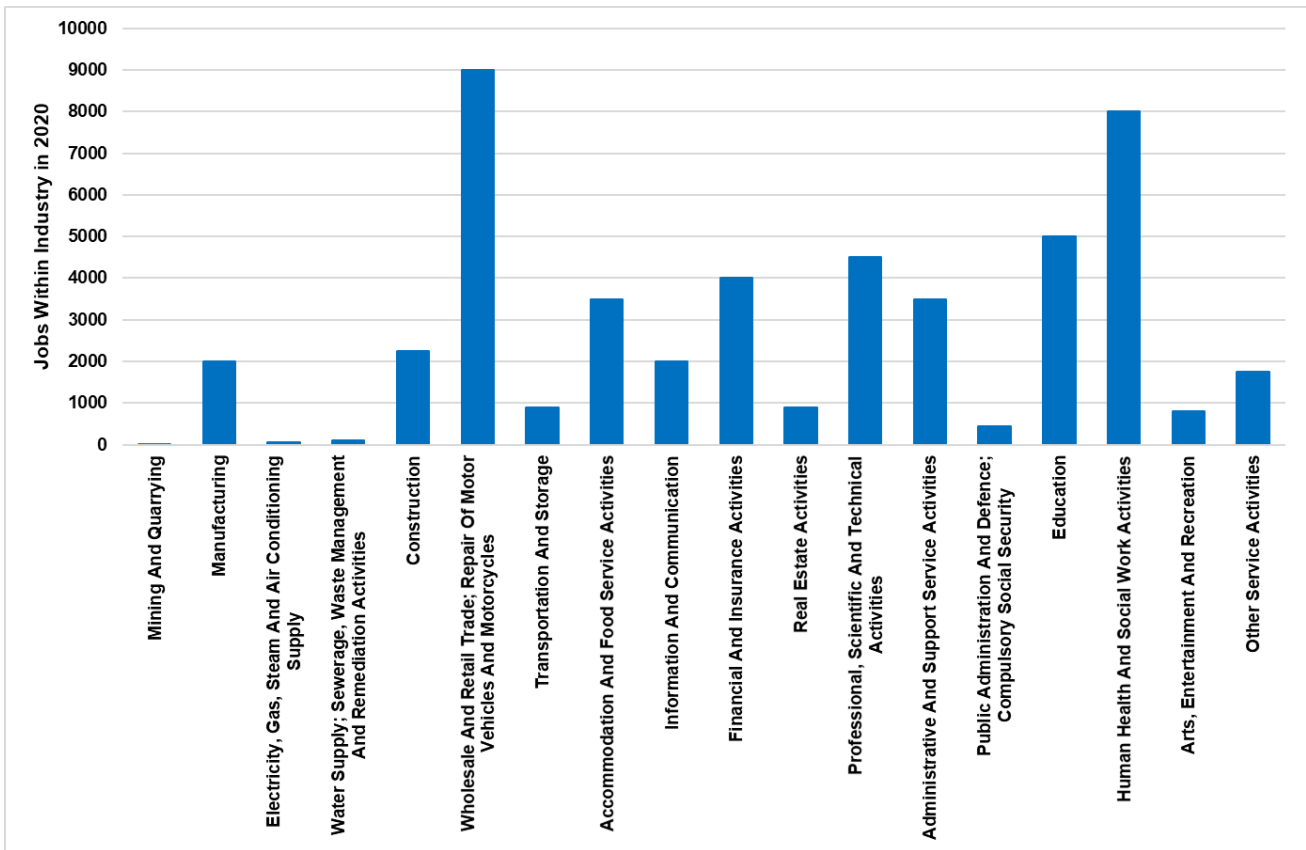


Figure 17: Employee Jobs Within Tunbridge Wells Borough by Industry in 2020 (Source: NOMIS, 2021)

2.31 **Figure 17** provides an overview of the makeup of jobs across the borough. As such, it is evident that the largest industries in the borough are wholesale and retail trade and human health and social work activities, followed by Education and Professional, Scientific and Technical Activities.

Unemployment

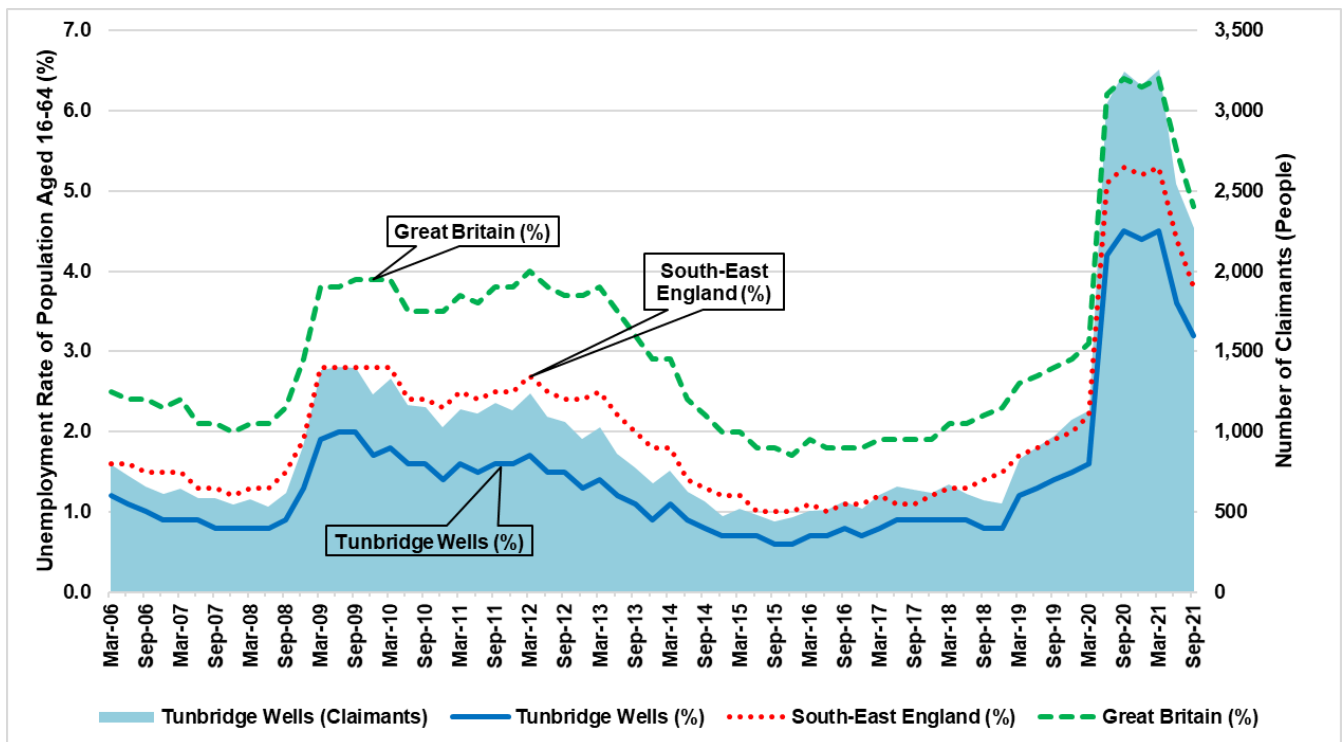


Figure 18: Unemployment Rate of Population Aged 16-64 (%) and Number of Claimants in Tunbridge Wells, South-East England, and Great Britain by Quarter from March 2006 – September 2021 (Source: NOMIS, 2021)

2.32 **Figure 18** illustrates the trends in unemployment rates of the population aged 16-64 and the number of benefit claimants across the Tunbridge Wells borough, South-East England, and in Great Britain (NOMIS, 2021; [see Labour Market Profile – Tunbridge Wells](#)). This shows that, while unemployment in Tunbridge Wells has fluctuated since March 2006, it was largely the same/following previous trends as at March 2020, albeit showing a notable increase in unemployment rates and the number of benefit claimants in the borough since December 2018. However, reflecting the impact of the COVID-19 pandemic on the economy and government-imposed national lockdowns, unemployment rates and the number of claimants rose significantly above any previous rate/number in this period at all three area levels from March 2020 to March 2021. However, despite a peak unemployment rate in March 2021, numbers have since declined rapidly, falling 30% by September 2021. Furthermore, throughout the March 2006 – September 2021 period, the unemployment rate in Tunbridge Wells consistently remained lower than both the rate found in South-East England and Great Britain overall.

Businesses

2.33 **Table 8** illustrates that, between 2011 and 2021, there was a 17% increase in the number of enterprises in the borough (NOMIS, 2021; [see Labour Market Profile – Tunbridge Wells](#)).

Table 8: Total Number of Enterprises in Tunbridge Wells Borough 2011-2021 (Source: NOMIS, 2021)

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Tunbridge Wells	5,385	5,600	5,555	5,755	6,115	6,225	6,335	6,365	6,420	6,330	6,300

Table 9: Median Gross Weekly Pay for Full Time Workers From 2006-2021 (Source: NOMIS, 2021)

Year	Tunbridge Wells (£)	South-East England (£)	Great Britain (£)
2006	433.3	469	444.8
2007	489.7	481.9	459.3
2008	474.1	500.9	479.1
2009	463.5	513.3	489.9
2010	483	523.8	500.3
2011	488.7	529	500
2012	555.1	536.6	507.9
2013	513.7	536.6	517.6
2014	521.1	541.7	520.4
2015	517.9	552	528.5
2016	523.9	565.4	540.1
2017	514.8	574.9	552
2018	536.4	589.1	570.2
2019	564	614	587
2020	563.2	608.6	586.7
2021	577	635	612.8

2.34 As shown in **Table 9**, the average (median) gross weekly pay for full time workers in Tunbridge Wells has been lower than both the average within South-East England and the average found across Great Britain since 2013. However, it should be added that the values presented is for employees working in the area and therefore does not consider those who live within the borough but commute elsewhere for work.

Environment

- 2.35 Both the natural and built environment of the borough are of high quality. Nearly 70% of the borough designated as High Weald Area of Outstanding Natural Beauty (AONB) is of national significance, and all areas have distinct landscape and environmental characteristics much valued by residents, with commons, village greens, and parks providing important spaces and links to the countryside.
- 2.36 Also, around 22% of the western part of the borough surrounding Royal Tunbridge Wells, Southborough, Pembury and other villages, and abutting the western edge of Paddock Wood, is Metropolitan Green Belt, which contributes significantly to the discrete identity and setting of settlements.
- 2.37 Together, the AONB and Green Belt cover 75% of the borough, with substantial overlaps. **Figure 1** shows the extent of the AONB and Green Belt in the borough.
- 2.38 The borough supports a network of biodiversity sites, including 10 Sites of Special Scientific Interest, 60 Local Wildlife Sites, 16 Sites of Local Nature Conservation Value, 13 Roadside Nature Reserves, and four Local Nature Reserves.
- 2.39 There is also an extensive network of public rights of way which provides public access to many parts of the borough, supporting the natural and built environment as an important public recreation and amenity resource, and with potential to enhance health and wellbeing.
- 2.40 In addition, the historic environment is intertwined with the evolution of the landscape, in terms of the rural setting of both assets and settlements, and as a determinant of the historic pattern of economic and agricultural activities and uses.
- 2.41 The Council has started to require Biodiversity Net Gain (BNG) from all new development and is collecting data on BNG achieved on and off site in preparation for BNG becoming mandatory in 2023. This will be reported on in the next AMR.

Historic Environment

- 2.42 The borough is rich in historic features and has a significant breadth of designated and non-designated heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens, agricultural buildings and farmsteads, historic routeways, medieval field patterns, and ancient woodland. The features of the historic environment fall under themes that are particular to the borough, and are identified in the borough's [Historic Environment Review](#).
- 2.43 The borough contains 2,857 buildings of architectural or historic interest, which make a significant contribution to the quality and distinctiveness of the local environment. The borough also contains 25 conservation areas, within which the combination of the buildings, spaces, and landscape is of great importance in creating the distinctive character of the area.

Natural Environment

- 2.44 Reference should be made to the Council's recently published a report, Biodiversity Evidence Base for Pre-Submission Local Plan, February 2021, which brings together baseline information on biodiversity to inform the Local Plan process ([see Biodiversity Evidence Base for Pre-Submission Local Plan](#)).
- 2.45 The report includes the latest information on the condition of the 29 units in the 10 Sites of Special Scientific Interest (SSSIs) in the borough. This is summarised in **Table 10** below. It shows 79.31% of SSSI units to be in either favourable or unfavourable recovering condition.

Table 10: SSSIs in Tunbridge Wells - Condition of Units (Source: Natural England, 2019)

Condition	Percentage of SSSI Units
Favourable	65.52%
Unfavourable Recovering	13.79%
Unfavourable No Change	6.9%
Unfavourable Declining	13.79%

- 2.46 Local Wildlife Sites (LWS) are non-statutory sites which are identified and designated locally. The proportion of LWS in positive management for the reporting period April 2017 – March 2018 was 48% (29/60), set against a county figure of 43% (193/454). A number of sites previously counted as being in management are now excluded due to having finished and not renewed their Woodland Grant Scheme or Environmental Stewardship agreements.

Table 11: Proportion of LWS in Positive Management

Year	Tunbridge Wells	Kent (Excluding Medway)
2017/2018	29/60, 48%	193/454, 43%

Flood Risk

- 2.47 The Borough Council has commissioned and published both a [Level 1 and 2 Strategic Flood Risk Assessment](#) (SFRA) as part of the preparation of the Local Plan. The flood zones mapped within these Assessments have been endorsed and adopted by the Environment Agency. The following figures are based on the mapping of residential properties across the identified flood risk zones.
Note: properties counted within flood zone 2 may also be counted in flood zone 3.

Table 12: Area of Flood Risk Within the Borough (Source: TWBC Monitoring, 2021)

Flood Zone	Residential Properties (2021)	Non-Residential Properties (2021)
Flood Zone 2	1,833	254
Flood Zone 3	1,014	142

Energy Use

2.48 **Table 13** and **Table 14** are produced from data obtained from the Department for Business, Energy and Industrial Strategy (BEIS, 2020; [see Total Final Energy Consumption at Regional and Local Authority Level: 2005 to 2019](#)). Table 13 shows that in all sectors, energy consumption (measured in Gigawatt Hours (GWh)) within Tunbridge Wells borough decreased by 252GWh/10.6% over the period 2005-2019, with the largest decrease in energy consumption seen in the Industrial & Commercial sector (-140GWh/-21.4%). A minimal increase in energy consumption is seen in the Transport sector, witnessing a rise of only 2 GWh/0.3%. Despite vehicles and other means of transport having become more energy efficient over recent years, it is entirely possible that there has been an overall increase in the number of journeys via private transport taken which therefore increases the energy consumption in this sector. Overall, however, the decrease in energy consumption in the borough illustrates that improvements have been made to more sustainable and efficient energy consumption practices.

2.49 **Table 14** shows that use and consumption of all fuel types, with the exception of Bioenergy and Wastes (reflecting the increasing trend of using renewable resources as a sustainable source of energy), has also decreased within Tunbridge Wells borough over the period 2005-2018, with the largest decrease seen for Gas, having decreased by 208GWh/22.3%, with the smallest percentage decrease seen in use of Petroleum Products (-69GWh/-8.5%), likely reflecting the increasing trend toward using private transport despite more energy efficiency in this sector.

Table 13: Energy Consumption Measured in Gigawatt Hours (GWh) by Sector within Tunbridge Wells Borough 2005-2019 (Source: BEIS, 2021)

Year	Industrial & Commercial	Domestic	Transport	All Sectors
2005	654	1106	606	2367
2006	638	1095	613	2346
2007	604	1074	633	2311
2008	589	1056	610	2255
2009	571	1005	595	2170
2010	574	1031	583	2188
2011	564	963	587	2114
2012	571	977	571	2119
2013	554	977	568	2099
2014	547	956	584	2086
2015	541	971	589	2101

Year	Industrial & Commercial	Domestic	Transport	All Sectors
2016	510	965	599	2074
2017	516	971	588	2075
2018	515	980	588	2084
2019	514	993	608	2115
2005-2019 Change	-140	-113	+2	-252

Table 14: Energy Consumption Measured in Gigawatt Hours (GWh) by Fuel Type within Tunbridge Wells Borough 2005-2019 (Source: BEIS, 2021)

Year	Coal	Manufactured Fuels	Petroleum Products	Gas	Electricity	Bioenergy and Wastes	All Fuels
2005	21	9	821	934	555	27	2367
2006	20	9	823	926	540	28	2346
2007	19	8	829	902	525	28	2311
2008	23	9	797	872	520	34	2255
2009	26	5	773	814	515	37	2170
2010	28	6	778	796	532	48	2188
2011	28	6	750	754	534	41	2114
2012	30	6	737	756	536	54	2119
2013	34	6	729	740	526	63	2099
2014	29	6	740	723	527	60	2086
2015	23	6	753	731	522	67	2101
2016	22	6	762	712	499	72	2074
2017	20	7	754	721	503	71	2075
2018	18	7	752	726	504	76	2084
2019	13	9	744	726	505	119	2115
2005-2019 Change	-8	0	-77	-208	-50	+92	-252

CO² Emissions

2.50 **Table 15** is produced from data obtained from BEIS (2021; [see Emissions of Carbon Dioxide for Local Authority Areas](#)). This **Table** illustrates that CO² emissions, measured in kilotonnes (Kt), have fallen across all sectors in Tunbridge Wells borough over the period 2005-2019, with the largest percentage decrease seen in the Industry and Commercial sector (-148.8Kt/-61.2%). Per capita emissions also fell by 3.0 tonnes over the same period. Overall, and including the increasing offsetting of CO² emissions in the Land Use, Land Use Change, and Forestry Net Emissions (LULUCF) sector, there has been a significant decrease in the level of CO² emissions in the borough over the period 2005-2019, decreasing by 265.6Kt/40%%.

Table 15: Tunbridge Wells Borough CO₂ Emissions by Sector Measured in Kilotonnes (Kt), and Per Capita Measured in Tonnes (t) 2005-2019 (Source: BEIS, 2021)

Year	Industry and Commercial Total	Domestic Total	Transport Total	Land Use, Land Use Change, and Forestry Net Emissions	Total	Per Capita Emissions (t)
2005	243.1	288.9	179.4	-48.6	662.8	6.3
2006	243.7	292.1	176.6	-50.6	661.8	6.2
2007	228.4	285.3	181.6	-51.2	644.0	5.9
2008	227.7	286.5	170.5	-52.3	632.3	5.7
2009	207.4	261.1	164.0	-52.3	580.2	5.1
2010	220.6	281.4	161.7	-53.1	610.5	5.4
2011	209.1	245.8	161.7	-53.9	562.7	4.9
2012	224.3	266.1	157.7	-54.5	593.5	5.1
2013	208.5	259.0	156.3	-56.2	567.6	4.9
2014	179.3	219.2	160.3	-55.9	502.9	4.3
2015	161.2	214.0	164.3	-57.4	482.2	4.1
2016	136.1	200.7	169.4	-56.6	449.6	3.8
2017	125.7	187.0	166.6	-58.1	421.2	3.6
2018	121.5	186.7	165.6	-58.4	415.5	3.5
2019	94.3	183.5	161.0	-58.4	397.2	3.3
2005-2019 Change	-148.8	-105.4	-18.4	-9.8	-265.6	-3.0

Energy Efficiency of Dwelling Stock

2.51 Energy Performance Certificates (EPCs) for new homes are used to show the energy efficiency of domestic buildings, based on a rating of A to G, with A being the most energy efficient and G being the least energy efficient. Since 2011, 27,364 dwellings in Tunbridge Wells borough have had an EPC (DLUHC, 2021: see [Live Tables on Energy Performance of Buildings Certificates](#)). Amongst these dwellings, the trends shown in **Table 16** can be seen. This generally shows that, in Tunbridge Wells borough over the period 2011-2020, there has been a positive trend of an increase in A or B ratings (+78%), while there has been a decrease in the number of F or G ratings (-52%), indicating that existing and new domestic properties are improving in energy efficiency.

Table 16: Energy Efficiency of All Existing and New Domestic Properties in Tunbridge Wells Borough 2011-2020 (Source: DLUHC, 2021)

Data	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Number of Dwellings Given EPC Rating: A or B	282	93	166	232	523	396	264	438	502	502
Number of Dwellings Given EPC Rating: F or G	306	238	178	192	293	165	145	172	119	148
Most Common Rating	D	D	D	D	D	D	D	D	D	D

Commentary

- 2.52 The above review of a range of key contextual indicators shows that over recent years there have been some changes which may have implications for the future planning, as well as service delivery, across the borough.
- 2.53 There will be expected increases in population and households over the upcoming Local Plan period (2020-2038), but this will be a population that is ageing, with by far the greatest increases in those people aged 65+. This correlates with the predicted increase in the number of one person households. This has been a known trend for some time, and as such, planning for older and single person households has been carefully reviewed through the provision of specific policies set out in the new Local Plan.
- 2.54 Across the borough, there is a lower than national rate of deprivation; however, there have been recent decreases in the IMD score, with more of the borough falling within the middle to top rather than the highest IMD score tiers. Although still relatively less deprived, the lower scores highlight a need not to be complacent and to consider further policies to prevent a further decline in the IMD scores found across the borough, including in relation to local job opportunities.
- 2.55 The degree of household change is uncertain, as more recent projections suggest a lower level of growth than the earlier, 2014-based, projections (albeit these are still used by Government in the calculation of local housing need as part of the Standard Method). Notwithstanding this, houses prices across the borough continue to be higher than the Kent and South-East England averages. Also, overall, homes are becoming less affordable. This suggests, firstly, that there is a case, on affordability grounds, for agreeing with the Government's favoured earlier projections, since a greater supply of homes should help slow house price growth. Secondly, while existing local planning policies are supportive towards affordable housing, the worsening affordability of homes has resulted in a review of affordable housing policy through the new Local Plan seeking higher percentages of affordable housing

on greenfield sites and financial contributions towards affordable housing on smaller sites in the AONB.

- 2.56 Unemployment within the borough increased significantly following the recession around 2008, then gradually reduced back to pre-recession levels, then increasing significantly to over twice the level of unemployment caused by the 2008 recession due to the Covid-19 pandemic and its impact on the economy. Unemployment figures remain higher than 2008 recession levels but are falling sharply following the easing of Covid-19 restrictions since March 2021. However, there are now more enterprises in the borough, albeit decreasing slightly since 2019. Of note, people that work within the borough are paid less than the average across South-East England and Great Britain. Therefore, continued policy support for local business growth appears to be well justified.
- 2.57 The environmental quality across the borough has largely improved since 2011, with declines in both energy usage and CO² emissions. In addition, new Local Plan Policy STR 7 states *'All development within the borough will recognise the Climate Emergency and be supportive of the Council's ultimate target to achieve net zero emissions across the borough by 2030.'*

3.0 Local Plan Preparation

- 3.1 The Council is in the latter stages of preparing a new Local Plan to guide development in the borough through a new growth strategy up until 2038. The Plan will allocate sites for development and will provide general Development Management policies to guide development across the borough. The new Local Plan was submitted for Examination on 1st November 2021. Once adopted, this Local Plan will supersede the ‘saved’ policies of the 2006 Local Plan, the 2010 Core Strategy, as well as the 2016 Site Allocations Local Plan.
- 3.2 In 2017, a ‘Regulation 18’ consultation on an [Issues and Options](#) ‘document was undertaken in order to gauge the views from residents, businesses, consultees and infrastructure providers on how growth should be delivered within the borough over the Plan period, as well as on the currency of adopted policies. The consultation ended in June 2017.
- 3.3 A revised Local Development Scheme (LDS) was published in April 2018, reflecting the need to give further consideration to a range of growth options, including new settlements. Although the April 2018 Local Development Scheme aimed to bring the Draft Local Plan to further ‘Regulation 18’ public consultation in June 2019, that timetable was delayed. This was due to a combination of the work required to bring together a full draft Local Plan for organisations and the public to contribute to and comment on.
- 3.4 Within the 2019/2020 monitoring year, a ‘Regulation 18’ public consultation on a full [Draft Local Plan](#) was undertaken from September to November 2019. The Council has since undergone a Regulation 19 consultation on the [Pre-Submission Local Plan](#) between March and June 2021. The Pre-Submission Local Plan was drafted following considerations of representations received during the Regulation 18 consultation.
- 3.5 As at January 2022, the [Submission Local Plan](#) has been submitted for independent examination with the hearings timetabled during March - May 2022. The Submission Local Plan is due to be adopted by the Council in January 2023, in accordance with a revised, up to date, LDS dated October 2021. Any further updates to the Plan production timetable will be input into a future review of the LDS.

The Local Development Scheme (LDS) sets out details of the planning policy documents that the Council has adopted or is currently preparing, and those it intends to prepare. The LDS provides information to interested parties to help them participate in the plan-making process. The current LDS came into effect in October 2021.

[View the LDS](#), setting out the detailed Local Plan timetable.

4.0 Neighbourhood Development Plans (NDPs)

- 4.1 The Localism Act 2011 introduced Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. This allows local communities the option of producing their own Neighbourhood Development Plan (NDP; more commonly referred to simply as a Neighbourhood Plan), as well as Neighbourhood Development Orders or Community Right to Build Orders for their local area.
- 4.2 An NDP may contain a vision, aims, site allocations for new development and/or policies for conserving and improving existing amenities and facilities.
- 4.3 NDPs need to be in general conformity with the strategic policies set out in local planning policy documents and have regard to national policy.
- 4.4 There is a formal procedure for producing NDPs and, if 'made' (adopted) after successful examination and a local referendum, an NDP will form part of the statutory development plan for the area.

Neighbourhood Plans Within Tunbridge Wells Borough

- 4.5 The first step in producing an NDP is for the local community to apply to the Borough Council for the designation of their area as a Neighbourhood Area. The Borough Council then consults on the application for Neighbourhood Area status. If the Borough Council confirms the application following consultation, then the local community can begin to draft the NDP.
- 4.6 As at January 2022, since the end of the last monitoring year (i.e. 31 March 2021), there has been progress made on a number of NDPs in the borough, including the approved designation of Capel and Pembury as Neighbourhood Areas. Progress of the NDPs within these parish areas can be seen in **Table 17**.

Table 17: Neighbourhood Development Plans Within Tunbridge Wells Borough as at January 2022

Parish	Stage
Benenden	Independent Examination undertaken by written representations and a one-day hearing. Neighbourhood Planning Referendum to occur in February 2022.
Brenchley and Matfield	Undertaking Regulation 16 consultation, which closes in January 2022.
Capel	Designation approved February 2020. Currently preparing Regulation 14 draft version of the Neighbourhood Plan.

Parish	Stage
Cranbrook & Sissinghurst	Undertaken Regulation 14 consultation, which closed mid-December 2020. Currently preparing a Regulation 15 submission version of the Neighbourhood Plan.
Goudhurst	Independent Examination undertaken by written representations. Neighbourhood Planning Referendum to occur in February 2022.
Hawkhurst	Neighbourhood Plan made, and modified April 2020.
Horsmonden	Undertaken Regulation 14 consultation, which closed October 2021. Currently preparing a Regulation 15 submission version of the Neighbourhood Plan.
Lamberhurst	Neighbourhood Plan made October 2021.
Paddock Wood	Working on Regulation 14 pre-submission draft Plan, TWBC has discussed alignment of masterplanning and NDP timetables. Currently preparing Regulation 14 draft version of the Neighbourhood Plan.
Pembury	Designation approved July 2020. Currently preparing Regulation 14 draft version of the Neighbourhood Plan.
Sandhurst	Designation approved September 2014.

- 4.7 For up-to-date information on the progress of neighbourhood plans in the borough, [see the Neighbourhood Plans page of the Council's website.](#)

5.0 Duty to Cooperate

- 5.1 The Duty to Co-operate (DtC) was introduced in the Localism Act 2011, the effect of which is to place a legal duty on Local Planning Authorities to co-operate with neighbouring authorities, County Councils and other prescribed bodies when planning for sustainable development. The Duty requires on-going, constructive collaboration and active engagement between Local Planning Authorities and their neighbours, as well as other statutory bodies such as Natural England, Historic England and the Environment Agency, throughout the preparation process of all development plan documents. This is in addition to statutory consultations.
- 5.2 The Duty is a formalisation of established good practice, through which the Council liaises with a number of groups including Neighbouring Local Planning Authorities, Town and Parish Councils, statutory consultees, and infrastructure/service providers on an on-going basis in relation to cross boundary strategic matters.
- 5.3 For the purposes of the DtC, a strategic matter is defined as sustainable development, use of land or strategic infrastructure that has or would have a significant impact on at least two planning areas. These matters can relate to a number of issues such as housing, employment, transport, water/flooding and other forms of infrastructure, and strategic environmental and nature conservation issues.
- 5.4 Amongst other DtC engagement, the National Planning Policy Framework promotes the on-going preparation and production of Statements of Common Ground between Local Planning Authorities. There has been progress on the production and completion of these during the course of the year, prior to submission of the Local Plan, and beyond. These SoCGs and full details of engagement with neighbouring authorities and other bodies are included in the Council's 'Duty to Cooperate Statement' ([see Core Documents list](#)) produced in support of the emerging Local Plan.
- 5.5 The primary strategic matter at present is the capacity of the borough, as well as neighbouring authorities, to meet housing needs. This has been and continues to be a subject of ongoing assessment through the preparation of the new Local Plan. At present, it is likely that Tunbridge Wells Borough Council (TWBC) can meet its own local housing need under the Standard Method produced by central government (however, this excludes the uncapped housing need figure). Given the constraints of the borough, TWBC is uncertain whether it is able to contribute to meeting the wider housing needs of adjoining authorities. Of note, dialogue with Sevenoaks District Council is continuing to clarify whether it will be capable of meeting its own housing need through the production of a new Local Plan.

6.0 Effectiveness of the Core Strategy (2010) Policies

6.1 This section reviews the monitoring framework from the adopted [Core Strategy \(2010\)](#). It provides an assessment of the currency of indicators and, where possible, a commentary on them across the eight borough-wide Core Policies. Where other, new local indicators are needed in monitoring the performance of the Core Strategy policies, these are also considered.

Core Strategy Monitoring Framework

6.2 **Table 18** displays indicators from the Core Strategy (2010) Monitoring Framework, whether they have been successfully monitored in this Report and, where monitored, the performance over the period 01 April 2020 to 31 March 2021.

Table 18: Core Strategy (2010) Monitoring Framework Overview Over Period 01 April 2020 to 31 March 2021

Core Policy	Indicator	Target	Monitored
1 – Delivery of Development	Core Indicator: Housing completions	300 dwellings pa	688 dwellings (2006/07 – 2020/21 average of 369 dwellings; 2015/16-2020/21 5-year average of 533 dwellings)
	Local Indicators: CP1 a) Percentage of all new development/ redevelopment within LBD	65%	Yes monitored – 81.69% (completions)
	Local Indicators: CP1 b) Percentage of all new development/ redevelopment on PDL	65%	Yes monitored – 65.41% (completions)
2 – Green Belt	Local Indicator: CP2 a) Retention of Green Belt	No development in Green Belt other than as identified in Town Centre Area Action Plan or Allocations DPD, or that which is in accordance with PPG2	33 C3 dwellings have been permitted in the Green Belt during the period 01 April 2020 to 31 March 2021. All except 1 of these applications were redevelopments/conversions of existing brownfield sites/on previously development land where it was considered that the proposals were in

Core Policy	Indicator	Target	Monitored
			accordance with NPPF Green Belt policy and there has been no deviation from the Local Plan. The 1 exception (20/02290/FULL for 1 dwelling) constituted ' <i>limited infilling</i> ' within the Green Belt and therefore also accords with the provisions of NPPF (paragraph 145). Application 20/03643/LAWPRO permits 72 assisted living apartments (C2 use) within the Green Belt as the site is previous developed land and no 'external or internal alterations to the grounds or buildings' are permitted.
	Local Indicator: CP2 b) Maintenance of long-term land reserve	Developable land identified beyond 2026	All three sites have now been permitted with AL/GB2 Knights Wood and AL/GB3 Land at Hawkenbury Farm (off Hawkenbury Road/Maryland Road) currently under construction.
3 – Transport Infrastructure	Local Indicators: CP3 a) Completion of Infrastructure Projects	Completion of Key specific projects identified through Plan	Yes – Outcome found under Core Policy 3 section
	Local Indicators: CP3 b) Number of Travel Plans approved	Travel plans will be secured for appropriate development schemes in accordance with PPG13 (2001) (Superseded)	Not recorded, but required for major developments
	Contextual Indicator: TP1: Movement across outer and inner Royal Tunbridge Wells and Southborough cordons by different modes of transport	N/A	See Transport Strategy Review Context and Way Forward

Core Policy	Indicator	Target	Monitored
	Contextual Indicator: TP2: Journeys taken from Tunbridge Wells Railway station	N/A	See Transport Strategy Review Context and Way Forward
4 - Environment	AMR Core Indicators: Change in areas of biodiversity importance	Monitoring of priority habitats	Yes – outcome found in Core Policy 4 section
	Local Indicators: CP4 a) Implementation of Kent BAP & LBAP	As per Kent BAP and LBAP targets	Yes – BAPs implemented
	Contextual Indicators: E1: Number of listed buildings	N/A	Yes monitored – see Environment contextual indicators section
	Contextual Indicators: Number of Conservation Areas	N/A	Yes monitored - see Environment contextual indicators section
5 - Sustainability	AMR Core Indicators: E1) Number of planning permissions granted against Environment Agency advice	No development with unacceptable effect on groundwater surface water or water quality; and no development in areas at high risk from flooding will be permitted contrary to EA advice or without measures acceptable to the EA to protect it and prevent the increased risk of flooding elsewhere	Yes – all applications refused, satisfactory conditions applied, or an EIA was not required
	AMR Core Indicators: E3) Renewable Energy Generation	As per renewable energy SPD	Yes – there has been a net increase in renewable energy generation
	AMR Core Indicators: H6) Design Quality	30% Good or Very Good Quality, increasing over plan period	No – data not available
	Contextual Indicators: Air quality at monitoring station	N/A	Yes – see Sustainability Core Policy 5 section
	Contextual Indicators: Household waste per capita	N/A	No
	Contextual Indicators:	N/A	No

Core Policy	Indicator	Target	Monitored
	Number of applications with Low Emissions Strategies		
	Contextual Indicators: Number of developments meeting different CfSH/BREEAM levels	CfSH – all new housing to be zero-carbon by 2016	No – data not available
	Contextual Indicators: Energy use per household	N/A	Yes – see Sustainability contextual indicators section
6 – Housing Provision	AMR Core Indicators: H4: Net additional gypsy and traveller pitches	Target to be set by South East Plan	Yes – see Core Policy 6 Section
	Local Indicators: CP6 a) New homes built on previously developed land	65%	65.41%
	Local Indicators: CP6 b) Completion of Infrastructure Projects	Completion of specific projects	Yes – average affordable housing provided across the borough at greater than 70 units per year
	Contextual Indicators: H1: Average house prices by type	N/A	Yes - see Community and Housing contextual indicators section
	Contextual Indicators: H2: Percentage of homes built of different types and sizes	N/A	Yes/No – see Community and Housing contextual indicators section for information on dwelling type and size data
	Contextual Indicator: H3: Percentage of homes built at densities owe than 30 dwellings per hectare	N/A	Yes – see Core Policy 6 section
		AMR Core Indicators: BD1) Total amount of additional employment floorspace by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs
	AMR Core Indicators: BD2) Total amount of employment floorspace on previously developed land by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 section

Core Policy	Indicator	Target	Monitored
7 – Employment Provision	AMR Core Indicators: BD3) Employment land available by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 section
	AMR Core Indicators: BD4) Total amount of floorspace for ‘Town Centre Uses’ within the defined Town Centres	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 section
	Local Indicators: CP7 a) Net gain/loss of tourist accommodation	483 new hotel bedrooms	No – but new Premier Inn (110 bedrooms) opened in Royal Tunbridge Wells in 2020, as well as 8 additional rooms with extant planning permission at the Queens Inn in Hawkhurst (18/02717/FULL). Covered by Hotel Capacity Study (2017) on the Council’s website
	Contextual Indicators: ED1) Economic activity rates	N/A	Yes – see Economy and Business Context section
	Contextual Indicators: ED 2) Employee jobs within the borough by sector	N/A	Yes – see Economy and Business Context section
	Contextual Indicators: ED 3) Unemployment Levels	N/A	Yes – see Economy and Business Context section
	8 – Retail, Leisure and Community Facilities Provision	AMR Core Indicators: BD 4) Total amount of floorspace for Town Centre uses within the defined Town Centres	N/A
Local Indicators: CP8 a) Retention of Community Services		No net loss of community facilities in neighbourhood or village centres	Yes – see Core Policy 8 section
Local Indicators: CP8 b) Retention/Provision of Recreation Open Space		Retention/provision of adequate recreation open space	Yes – see Core Policy 8 section

Core Policy	Indicator	Target	Monitored
	Local Indicators: CP8 c) Amount of new retail floorspace provided	26,236 sqm of net comparison floorspace by 2017; provision of a convenience supermarket at Southborough	Yes – see Core Policy 8 section
	Local Indicators: CP8 d) Completion of Infrastructure Projects	Completion of Key Specific Projects identified	Yes – see Core Policy 8 section
	Contextual Indicators: Eligible Open Spaces Managed to Green Flag Award Standard	N/A	Yes – see Core Policy 8 section

Review of Core Policy Indicators

Core Policy 1: Delivery of Development

Housing Delivery Target – 300 dwellings per annum is the Core Strategy requirement 2006-2026.

6.3 As shown **Table 19**, 688 dwellings were built in the 01 April 2020 – 31 March 2021 monitoring year, giving an average over the Plan period, from 2006 to date, of 369 dwellings per annum. In the last five years (since 2016/17), the average has increased to 542 per annum. The number of completions within the last monitoring year is the highest rate of delivery within the borough on record, which indicates that actions undertaken by the Council to-date, such as increased frequent communication with site promoters, have had a positive impact. The Council's [Housing Delivery Test Action Plan](#) identifies the approach the Council has taken/will take to continue supporting the development industry in the borough.

Table 19: Net Additional Dwellings Complete by Monitoring Year (Source: TWBC Monitoring, 2021)

Year	Total Net Completions
2006/2007	517
2007/2008	517
2008/2009	411
2009/2010	104
2010/2011	315
2011/2012	212
2012/2013	-5
2013/2014	-16
2014/2015	323
2015/2016	447

Year	Total Net Completions
2016/2017	461
2017/2018	537
2018/2019	554
2019/2020	474
2020/2021	688
2006/07 – 2020/21 Average	369
2014/15 – 2020/21 5-Year Average	542

CP1 – Local Indicator CP1a Percentage of all new development/redevelopment sites within Limits to Built Development

Target - 65% of sites within the LBD

2020/21: 81.69% of net new units were built within the LBD (Source; Housing Monitoring, 2021).

CP1 – Local Indicator CP1b Percentage of all new development/redevelopment sites on previously developed land

Target – 65% of all new development on PDL

2020/21; 65.41% of net new units were built on PDL (Source; Housing Monitoring, 2021).

Core Policy 2: Green Belt

- 6.4 The Metropolitan Green Belt within Tunbridge Wells borough extends around the built-up area of Royal Tunbridge Wells and Southborough. The detailed boundaries of the Green Belt are established in the 2006 Local Plan through Policy MGB1.
- 6.5 Areas of long-term land reserve within the Green Belt (the areas of Rural Fringe), are set out in Local Plan Policy RF1 and within the 2016 Site Allocations Local Plan (SALP) Policies AL/GB1, AL/GB2 and AL/GB3.

a) Retention of Green Belt

Objective: To protect the open character of the Green Belt and encourage only those types of development that will preserve this openness.

Targets: No development within the Metropolitan Green Belt will be permitted other than that which is in accordance with the relevant policies in the NPPF, the 2006 Local Plan and 2016 SALP.

In order to meet this objective (to retain the Green Belt) the Council monitors planning applications that were granted permission by the Council or on appeal by a Planning Inspector, to assess whether the issue of Green Belt development has been addressed in line with national guidance and local policy. **Table 20** provides this assessment for the 2020-2021 monitoring year.

Table 20: Planning Applications Approved Within the Green Belt in Monitoring Year 01 April 2020 - 31 March 2021 (Source: TWBC Monitoring, 2021)

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
19/01114/FULL	Conversion of existing B8 storage building to single dwelling house	1	<i>'Paragraph 143 of NPPF seeks to restrict inappropriate development except in very special circumstances. This site is considered to be 'previously developed land' and paragraph 145 of the NPPF allows for the 'limited infilling or the partial or complete redevelopment of previously developed land' in the Green Belt where that development would not have a "greater impact on the openness of the Green Belt than the existing development".'</i>
19/02189/FULL	Change of use and conversion of a redundant agricultural building into a dwelling house including the provision of garden area and associated landscaping	1	<i>'The conversion of the barn is intended to retain the size and scale as the existing structure and the type of the external materials are to match those already found on this building. In this case, the impact of the conversion of this building on the landscape character of the AONB is not considered to be significant. Similarly, the retention of the built form on this site is considered to have limited adverse impact on the openness of the Green Belt.'</i>
19/02361/FULL	Residential development of 5 dwellings with garaging, parking and associated landscaping involving: (i) demolition of some existing buildings; (ii) restoration and conversion of existing buildings; (iii) construction of new buildings and retention of the existing commercial unit and its flexible use for B1 and B8 purposes	5	<i>'Officers consider that part of the proposal constitutes re-use of buildings within the Green Belt and therefore partly accords with the provisions of NPPF paragraph 145. The rest does not and therefore creates "definitional" and "specific" harm arises due to the greater height of the buildings and the residential encroachment. The benefits created by the development are considered to clearly outweigh the harm. Significant weight is proposed to be given to the factors set out above as 'Very Special Circumstances'. In this instance they are considered to outweigh the specific and the definitional harm to the openness of the Green Belt.'</i>
20/00515/FULL	Proposed conversion to a single detached dwelling	1	<i>'Policy MGB1 (3) of the 2006 LP allows the re-use of buildings in the Green Belt</i>

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
			<i>provided the proposal is in accordance with LP Policy H13 (for residential conversions) and that any associated uses of land around the building do not conflict with the openness of the GB and the purposes of including land within it.'</i>
20/01115/FULL	Removal of existing outbuilding; Conversion of agricultural barn C to residential use; Conversion of part existing barn A to residential use; proposed alteration to existing stable building B.	2	<i>'Policy MGB1 (3) of the Local Plan allows the re-use of buildings in the Green Belt provided the proposal is in accordance with Local Plan Policy H13 (for residential conversions) and that any associated uses of land around the building do not conflict with the openness of the Green Belt and the purposes of including land within it. CP2 of the Core Strategy echoes this. Therefore, the principle of the proposed works is acceptable in the Green Belt provided its openness is preserved.'</i>
20/01270/FULL	Conversion of 2 no. redundant agricultural buildings to 2 no. residential dwellings	2	<i>'The physical works to the building would have minimal impact on the openness of the GB. The more intensively used garden space and fencing and re-location of the domestic driveway would have an impact; garden areas, parking and boundary treatment are also inevitable consequences of new residential uses in rural areas and the proposed layout is not considered to be disproportionate in size to the dwellings. The proposal is therefore deemed acceptable in Green Belt terms.'</i>
20/01372/FULL	Change of use of barn from commercial offices to residential dwelling, to include installation of 3No. conservation rooflights, insertion of new windows and glazed doors within existing openings and 1No. new fenestration to north west elevation.	1	<i>'Given the existing conditions on the site, plus the existing surfaced entrance/parking area the proposal is not considered to have a significantly harmful impact on the AONB, nor the openness of the Green Belt.'</i>
20/01440/FULL	Part conversion and part extension of the existing Hay Barn into one	2	<i>'On balance it is considered that there would be no greater harm to the openness of the Green Belt. This</i>

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
	residential three-bedroom dwelling; conversion of the Dairy Block into one residential three bedroom dwelling, and erection of car port structures following demolition of existing buildings, together with associated hard and soft landscaping works.		<i>element of the proposal concentrates building operations within the existing developed area and removes the riding arena. The current use also impacts the openness of the Green Belt - the limited size of the curtilage is such that within the site area the impact of residential curtilages vs the existing equestrian use impact is negligible. On this basis, the Very Special Circumstances provisions within NPPF para 144 are not engaged in respect of the hay barn dwelling.'</i>
20/01523/FULL	A change of use of Herons Oast Barn to allow for alterations to the existing building to provide 2 no. dwellings with associated gardens, access, parking, landscaping and infrastructure	2	<i>'The physical works to the building would have little wider impact on the openness of the GB. The more intensively used garden space, fencing and re-location of the domestic driveway would not have the significantly harmful impact the last scheme did as the additional parking area to the north has been removed from the scheme and the number of dwellings reduced from four to two, with a consequent less intensive use of the garden areas. Garden areas, parking and boundary treatment are also inevitable consequences of new residential uses in rural areas and the proposed layout is not considered to be disproportionate in size to the dwellings. The proposal is therefore deemed acceptable in Green Belt terms.'</i>
20/01649/PNQCLA	Prior Notification for the change of use of a building and land within its curtilage from an agricultural use to a use falling within Class C3 (dwellinghouse) and building operations reasonably necessary to convert the building.	1	N/A – Green Belt commentary out of the remit of a prior notification under class Q.
20/01766/FULL	Change of use, conversion and extensions to disused farm buildings to form a single dwelling, and	1	<i>'The proposal would be reusing an existing building which is located on an area of existing hardstanding and close to the limited to build development and other residential properties. While there</i>

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
	associated new landscaping.		<i>would be extensions to the building this would be modest and is not considered to have a significant impact on the openness of the Green Belt. Furthermore some existing buildings on the site are to be removed which would help reduce the amount of the development on the site.'</i>
20/01859/FULL	Removal of existing tennis court, conversion and extension to existing hopper huts to create 1 new dwelling.	1	<i>'Paragraph 145(g) [NPPF] supports the partial or complete redevelopment of previously developed land providing there would be no greater impact on the openness of the Green Belt or the development would not cause substantial harm to the openness of the Green Belt, where the development would contribute to meeting an identifiable affordable housing need within the area.'</i>
20/02182/FULL	Conversion of an agricultural building to a single residential dwelling; provision of ecological enhancements	1	<i>'The physical works to the building would have no impact on the openness of the GB. The more intensively used garden space and fencing and domestic presence would have an impact; garden areas, parking and boundary treatment are also inevitable consequences of new residential uses in rural areas and the proposed layout is not considered to be disproportionate in size to the dwelling, as it follows existing natural boundaries within the site. The proposal is therefore deemed acceptable in Green Belt terms.'</i>
20/02271/FULL	Demolition of existing buildings; Proposed development of six dwellings	6	<i>'Officers consider that under this route there would be moderate harm to the openness of the GB. However, in the event that this approach is taken, significant weight is proposed to be given to the factors set out above as 'Very Special Circumstances. In this instance they are considered to outweigh the specific and the definitional harm to the openness of the Green Belt.'</i>
20/02290/FULL	Proposed new dwelling; garage; swimming pool and repair works to the heritage garden wall.	1	<i>'It is considered that due to the nature of the site surrounding by development and that there would be some benefits from the restoration of the historic garden wall</i>

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
			<i>it would have an acceptable impact on the openness of the green belt.'</i>
20/02459/FULL	Proposed 4 Bedroom detached dwelling; waste and bicycle storage; external landscaping.	1	<i>'It is considered that the impact of this new dwelling on the openness of the MGB is neutral notwithstanding its increased size as compared to the existing dwelling. The proposal satisfies the requirements of Green Belt policy.'</i>
20/03364/FULL	Conversion of redundant agricultural barn to form a four bedroom dwelling, demolition and relocation of existing garage, provision of associated parking and amenity.	1	<i>'On the issue of the Green Belt, the re-use of an existing building is not deemed to be inappropriate in principle. In this case, this would be a conversion without significant extension. A new garage is proposed that is a replacement for an existing structure and, in my judgement, it is of a similar scale to the existing. It would also be sited in a relatively unobtrusive position between large structures so I consider that the openness of the Green Belt would not be significantly compromised.'</i>
20/03374/FULL	Change of use and conversion of barn to single dwelling, including the provision of garden area and all associated landscaping (alternative to approval 19/01595/FULL).	1	N/A - No Comments made.
20/03401/PNQCLA	Prior Notification for the Change of Use of a Building and Land within its Curtilage from an Agricultural Use to a Use falling within Class C3 (Dwellinghouse) and Building Operations reasonably necessary to convert the building.	1	N/A – Green Belt commentary out of the remit of a prior notification under class Q.
20/03643/LAWPRO	Lawful Development Certificate (Proposed) - Conversion from a former care home (C2 use) to 72 assisted living (extra care) apartments (C2 use)	72	<i>'This application is not for any external or internal alterations to the grounds or buildings.'</i>

Application Number	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
	excluding any internal or external alterations.		
20/03825/FULL	New dwelling to replace existing garage and ancillary accommodation (Renewal of previously approved application 18/00028/FULL)	1	<i>'The proposal overall is however not considered to be harmful to the setting of the Green Belt or AONB, which covers the more rear parts of the site.'</i>

6.6 **Table 20** shows that 33 C3 dwellings have been permitted in the Green Belt during the period 01 April 2020 to 31 March 2021. All except 1 of these applications were redevelopments/conversions of existing brownfield sites/on previously development land where it was considered that the proposals were in accordance with NPPF Green Belt policy and there has been no deviation from the Local Plan. The 1 exception (20/02290/FULL for 1 dwelling) constituted '*limited infilling*' within the Green Belt and therefore also accords with the provisions of NPPF (paragraph 145). Finally, application 20/03643/LAWPRO permits 72 assisted living apartments (C2 use) within the Green Belt as the site is previously developed land and no 'external or internal alterations to the grounds or buildings' are permitted.

b) Maintenance of Long-Term Land Reserve

Objective: Maintain a long-term development land reserve

Core Strategy Policies: CP2

Site Allocations Local Plan: AL/GB4

Targets: Developable land identified beyond 2026

6.7 Three sites designated as Rural Fringe by Local Plan Policy RF1 'Rural Fringe' have been allocated for development in the adopted SALP:

- Speldhurst Road, former allotments (AL/GB1)
- Home Farm, Sherwood Park and Greggs Wood (AL/GB2 'Knights Wood')
- Hawkenbury Farm, Hawkenbury Road (AL/GB3)

6.8 Policy AL/GB4 in the SALP replaced Policy RF1 in the 2006 Local Plan. Three sites are designated to fulfil the function of a long-term land reserve under Policy AL/GB4 in the SALP:

- Culverden Down
- Grange Road Allotments, Rusthall
- North Farm Tip

6.9 All three of these sites (AL/GB1 – 3) have now been permitted with AL/GB2 and AL/GB3 currently under construction.

Core Policy 3: Transport Infrastructure

CP3 Key Infrastructure Schemes

A21 – the dual carriageway down to the Pembury Roundabout has been completed, future routes are proposed to be protected by Local Plan policies.

Park and Ride – further work commissioned on Park & Ride (completed June 2018 ([see the Tunbridge Wells Park and Ride Feasibility Study](#))). The proposed site (Woodsgate Corner, Pembury) is no longer suitable and is now a proposed allocation for specialist housing for older people and others with care needs (up to 80 C3 extra care units or up to 120 C2 residential care home/nursing care units) in the Submission Local Plan.

North Farm Estate – these works have now been completed and link up with the new A21 scheme.

Borough Transport Strategy – a new transport strategy review has been published ([see Transport Strategy Review Context and Way Forward](#))

Parking Strategy – Strategy published in 2016 and is being reviewed through preparation of the Local Plan.

Core Policy 4: Environment

Local Indicator CP4a: Monitoring of Habitats and land-cover analysis

6.10 Habitat monitoring not been updated since last monitored in 2012. Even so, while there have clearly been some changes since then, it is reproduced in **Table 21** as a useful indication of the respective forms of land cover (KCC, 2021: [see Kent Habitat Survey 2012 Report](#)).

Table 21: Habitat Cover Analysis (Source: KCC, 2012)

Habitat Type	Tunbridge Wells Borough, 2012/13 (Percentages)	Kent County Area, 2012/13 (Percentages)
Built-up Areas	3.2	4
Boundary and Linear Features	2.8	3
Improved Grassland	37.5	30
Arable and Horticulture	26.2	35
Broadleaved, Mixed, and Yew Woodland	18.1	11
Coniferous Woodland	2.6	1
Neutral Grassland	7.1	7
Orchard	1	<1
Standing Open Water	1	1
Other (see Biodiversity Evidence Base)	0.5	10

Core Policy 5: Sustainable Design and Construction

Local Indicator E1: Permissions Granted Contrary to Environment Agency Advice

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change

Targets:

- No development that would have an unacceptable effect on the quality or potential yield of groundwater, the quality within, or supply to, surface water features will be permitted
- No development in areas at high risk from flooding will be permitted without measures to protect it and prevent the increased risk of flooding elsewhere

Table 22: EA Objections to Applications on Flood Risk Basis 2020-2021 (Source: EA, 2021 and TWBC Monitoring, 2021)

Planning Reference	Application Type	EA Comment	Application Result
20/00621/PNQCLA	Residential - Minor	Development falls within inappropriate flood risk vulnerability category due to location.	Application Withdrawn
20/02575/FULL	Residential - Minor	Recommended that permission is refused due to absence of FRA	Application Permitted – following completion of FRA, determining no objection to development
21/00127/FULL	Residential - Minor	Unsatisfactory FRA/PFR Submitted	The Council Declines to Determine this application
21/00152/FULL	Residential - Minor	Unsatisfactory FLL – not accounting for climate change	Application Permitted – EA withdrew objection following updated FRA

6.11 **Table 22**, showing Environment Agency (EA) objections to planning on the basis of flood risk 2020 to 2021, is based on data obtained from the EA (2021: [see Environment Agency Objections to Planning on the Basis of Flood Risk](#)) as well as from TWBC monitoring (2021). This indicates that within 2020-2021, the EA objected to only 4 applications, 2 of which were later permitted following proposed mitigation responding to the objection reason and an updated Flood Risk Assessment (FRA). The other applications were either withdrawn (1), or the Council Declined to Determine the application (1).

Local Indicator E3: Renewable Energy Generation

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change

Targets: All development (either new build or conversion) with 10 or more residential units or a site area over 0.5ha, or non-residential development with a floorspace of 1,000sqm or a

site area over 1.0ha, should incorporate renewable energy technology on site to reduce predicted CO2 emissions by at least 10%

6.12 Renewable energy installations and capacity data is monitored nationally by the Department of Business, Energy and Industrial Strategy (BEIS). Trends in Tunbridge Wells borough are shown in **Table 23** (BEIS, 2021: [see Renewable Energy Statistics](#); also [see Renewable Energy Planning Database Quarterly Extract](#)). This indicates that the number of sites producing renewable energy has continually increased over the period 2014-2020. The capacity (MW) has also generally increased over the same period but has fluctuated since 2018. Overall, however, the total electricity generated (MWh) has continually increased, while the number of operational renewable electricity generation and storage projects with a capacity of 150KW and over has remained at 5 for the past three years.

Table 23: Renewable Energy Installations, Capacity, Electricity Generated, and Number of Operational Renewable Electricity Generation and Storage Projects in Tunbridge Wells Borough 2014-2020 (Source: BIES, 2021)

Data	2014	2015	2016	2017	2018	2019	2020
Total Number of Sites Producing Renewable Electricity	979	1,240	1,290	1,325	1,373	1,472	1,509
Capacity (MW)	4.7	35.6	41.0	41.1	41.5	40.8	41.4
Total Electricity Generated (MWh)	4,161	30,987	42,071	42,824	45,095	45,367	47,425
Number of Operational Renewable Electricity Generation and Storage Projects (>150kW)	0	2	3	4	5	5	5

Local Indicator H6: Design Quality

Objectives: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change

Targets: 30% of major residential applications to be categorised as 'Good' or 'Very Good' under Building for Life criteria

6.13 There is no monitoring data in relation to Building for Life criteria, although they are largely incorporated into the Council's design policies and guidance.

Air Quality

6.14 An Air Quality Management Area (AQMA) was initially declared in Tunbridge Wells in 2005, based on exceedances of the Air Quality Strategy annual mean objective for nitrogen dioxide (NO2). The AQMA was extended in 2011 and adjusted at the end of 2018 as part of updating this action plan. The pollutants monitored in the AQMA are nitrogen dioxide (NO2) and PM10 (particulate matter less than 10 microns diameter).

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and to adapt to climate change

Targets:

- 30% of major residential applications to be categorised as 'Good' or 'Very Good' under Building for Life criteria
- Completion of Key Specific Projects Potential expansion of AQMA

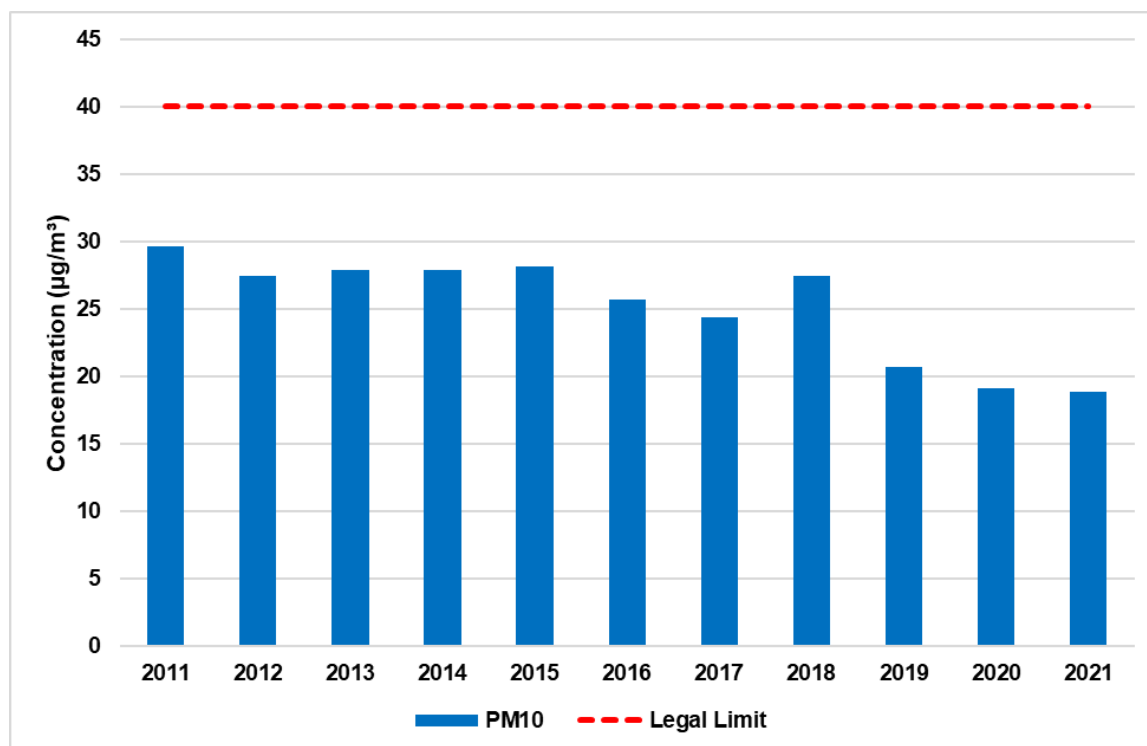


Figure 19: Annual Mean PM10 Monitoring Results for Tunbridge Wells A26 Roadside Monitoring Station 2011-2021 (Source: Kent Air, 2021)

- 6.15 **Figure 19** illustrates the levels of PM10 have not exceeded the legal limits ([see European Commission Air Quality Standards](#)) specified over the monitoring period 2011-2021 for the Tunbridge Wells A26 Roadside Monitoring Station (Kent Air, 2021: see [Kent Air Data and Statistics](#)).
- 6.16 **Figure 20** shows the number of exceedances (against the exceedance limits: [see European Commission Air Quality Standards](#)) based on 24-hour mean PM10 monitoring results from across the borough over the monitoring period 2011-2020 for the Tunbridge Wells A26 Roadside Monitoring Station (DEFRA, 2021: [see Data Archive](#)).

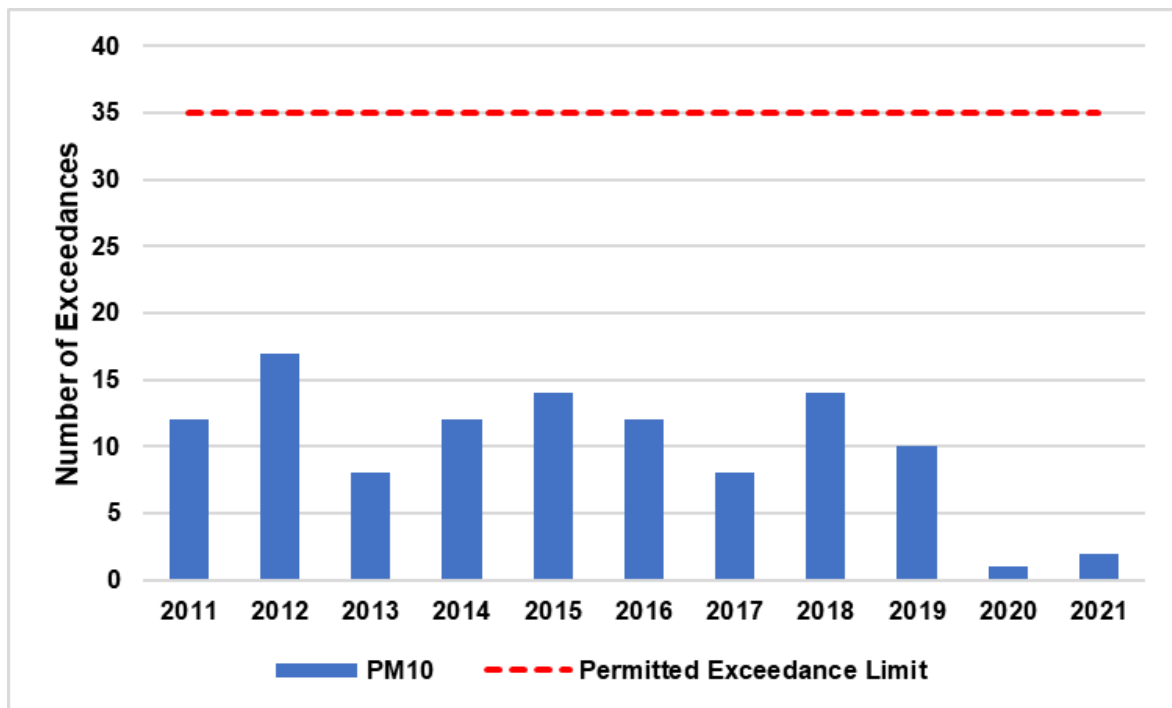


Figure 20: Number of Exceedances Based on 24-Hour Mean PM10 Monitoring Results for Tunbridge Wells A26 Roadside Monitoring Station 2011-2021 (Source: DEFRA, 2021)

- 6.17 As **Figure 20** illustrates, the 24-hour mean PM10 rate has not been exceeded within the monitoring period, with the peak number of exceedances, in 2012, still remaining under half the exceedance limit, and a mean of two exceedances within a 24-hour period.
- 6.18 **Figure 21** shows the annual mean NO2 monitoring results across all monitoring stations in the Tunbridge Wells borough (TWBC Monitoring, 2021: [see latest Tunbridge Wells Annual Status Report](#)). Although some individual monitoring stations have exceeded the legal limit in each year ([see European Commission Air Quality Standards](#)) as found in Table A.3 of the latest Annual Status Report (see link above), the overall annual mean NO2 has stayed below this limit as the majority of the monitoring points have fallen below the legal limit.

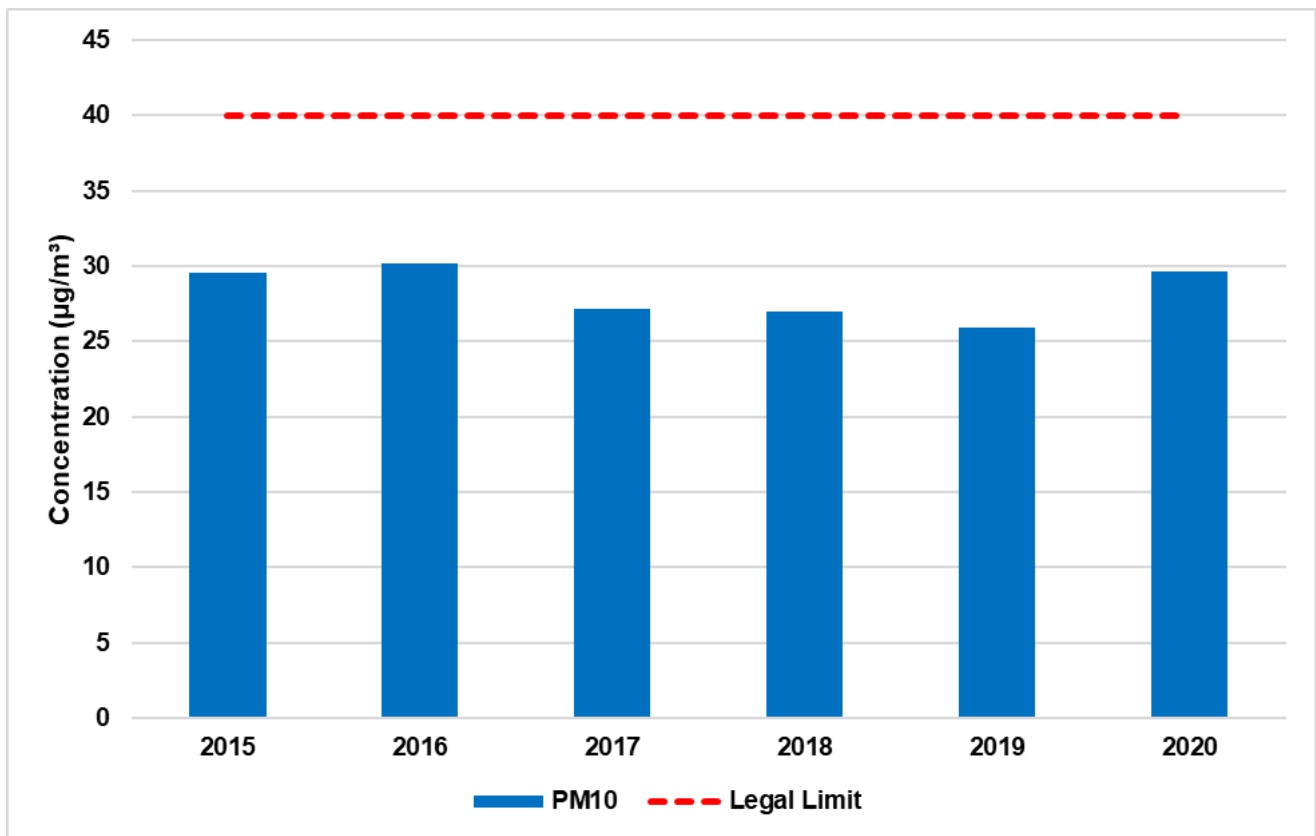


Figure 21: Annual Mean NO2 Monitoring Results Across Tunbridge Wells Borough Monitoring Stations 2015-2020 (Source: TWBC Monitoring, 2021)

Ultra-Low emissions vehicles (ULEVs) registered within the borough

(Ultra-low emission vehicles (ULEVs) are vehicles that emit less than 75g of carbon dioxide (CO2) from the tailpipe for every kilometre travelled. In practice, the term typically refers to battery electric, plug-in hybrid electric and fuel cell electric vehicles)

Table 24: ULEVs Registered Within the Tunbridge Wells Borough 2011-2020 (Source: DfT/DVLA, 2021)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Number of ULEV Cars Registered	N/A	65	105	175	370	638	1020	1404	1,846	2,536

6.19 **Table 24** shows the number of ULEVs registered within the Tunbridge Wells borough over the period 2011-2020 (DfT/DVA, 2021: [see Statistical Data Set: All Vehicles \(VEH01\): Ultra-Low Emissions Vehicles \(ULEVs\)](#)). This indicates that the number of ULEVs registered in the borough has continued to increase over recent years at an increasing year-on-year rate.

Waste and Recycling

Table 25: Waste and Recycling in Tunbridge Wells Borough 2014/15-2020/21 (Source: DEFRA, 2021)

Year	Total Collected Waste (Tonnes)	Collected Waste Sent for Recycling, Composting, or Reuse (Tonnes)	Collected Waste Not Sent for Recycling (Tonnes)
2014/15	46,375	21,649	24,726
2015/16	46,201	21,024	25,177
2016/17	45,700	22,422	23,278
2017/18	44,557	21,514	23,043
2018/19	42,909	20,477	22,432
2019/20	42,704	21,426	21,244
2020/21	42,285	20,083	22,174

6.20 **Table 25** is based on data obtained from DEFRA (2020: [see Statistical Data Set: ENV18 – Local Authority Collected Waste: Annual Results Tables](#)). This shows that the total collected waste (in tonnes) has continually decreased in the borough over the period 2014/15-2020/21 but has remained consistent since 2018/19. The level of waste sent for recycling/composting/reuse has fluctuated while the level of waste not sent for recycling has decreased, however, the total tonnage of waste recycled has declined less than the total not recycled, indicating that recycling is increasing in relative terms.

Core Policy 6: Housing Provision

Five Year Housing Land Supply

6.21 Housing completion figures are provided in relation to Core Policy 1 – Delivery of Development. Please see the Council’s website for detailed information on the Five-Year Housing Land Supply and the Housing Delivery Test ([see Monitoring Information](#)).

6.22 The Five-Year Housing Land Supply Statement contains information on all sites and planning permissions that contribute to the land supply while the Housing Delivery Test Action Plan addresses how the Council intends to support future housing delivery across the borough.

Dwellings Completed on PDL

- Core Strategy Target of 65% on PDL between 2010 and 2026; 2020/21 = 65.41%

Local Indicator H4; Net Additional Traveller Pitches

Target: None set

- 6.23 Between 01 April 2017 and 30 September 2021, there have been 7 net additional pitch completions. Between 01 April 2021 and 30 September 2021, there were 12 net additional Gypsy and Traveller pitches across a number of sites which had extant planning permission (i.e. were not completed, with the exception of 1 site which was a retrospective permission; [see Five-Year Gypsy and Traveller Pitch Supply Statement 2021](#)).
- 6.24 The Submission Local Plan aims to plan for additional pitches over the Plan period (to 2038) that will meet the outstanding Gypsy and Traveller Accommodation Assessment need (GTAA, 2018: [see Tunbridge Wells Borough Council Gypsy and Traveller Accommodation Assessment](#)). This outstanding need is based on the need of 32 pitches over the GTAA period 2017-2037, plus 1 additional year to reflect the Local Plan period to 2038 (equating to 1 additional pitch). This totals a need of 33 pitches; however, once completions (7) are deducted, the outstanding need is for 26 pitches. This need will be met primarily through expansion, intensification, and/or regularisation of existing sites, as well as through a new site allocation and new site submission. Further details are provided in the Submission Local Plan and Housing Topic Papers as part of the Local Plan evidence base, and an update to the outstanding need within the plan period, as well as the latest five-year supply period, will be provided within the latest Five-Year Gypsy and Traveller Pitch Supply Statement to be produced annually.

Affordable Housing Completions

Local Indicator H5: Gross Affordable Housing Completions (Source: TWBC Affordable Housing Completions)

Target: 70 affordable units per annum

Table 26: Gross Affordable Housing Completions (Source: TWBC Monitoring, 2021)

Year	Affordable Homes
2006/07	107
2007/08	53
2008/09	64
2009/10	17
2010/11	96
2011/12	85
2012/13	36
2013/14	14
2014/15	221
2015/16	108
2016/17	139
2017/18	61
2018/19	72
2019/20	70
2020/21	119
Average	84.13 per annum

6.25 As shown in **Table 26**, on average, the target set by the Council’s Housing Strategy (2012-2017) is to achieve 70 affordable units per annum has been met over the monitoring period. This helps to ensure that housing remains accessible and affordable to local residents.

Local Indicator H8: Percentage of Completed Dwellings at less than 30 per hectare, between 30 and 50 per hectare and over 50 per hectare

Objective: To provide for the housing needs of all people with a range of house types

Targets: To be identified through the Local Development Framework in the relevant DPD

6.26 In the most recent monitoring year (01 April 2020 – 31 March 2021), the following densities were achieved on site:

Table 27: Approximate Housing Density Achieved On-Site (Completions) in Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021)

Density	2020/21 Completions
Less than 30 dph	402 dwellings* (58.43% of total completions)
Between 30 and 50 dph	41 dwellings (5.96% of total completions)
Greater than 50 dph	245 dwellings (35.61% of total completions)

*This figure may be disproportionate due to larger sites including extensive areas for landscaping, etc.

6.27 As indicated in **Table 27**, over 58% of all dwellings completed in 2020/21 were found on sites that achieved densities under 30 units per hectare. In comparison, approximately 36% of the completed dwellings were located on sites with over 50 units per hectare, suggesting a broad variation in housing density on development sites across the borough. It should be noted, however, that these are gross densities based on the area relating to the planning permission (so includes non-developable areas, such as for open space/landscaping, and/or roads (including access roads) which is particularly relevant for the larger sites). As such, in future it would be useful to review net densities further, particularly on larger sites.

Self-Build and Custom Housebuilding

6.28 Since 01 April 2016, the Council, as the Local Planning Authority, has a statutory responsibility to keep a Self-Build and Custom Housebuilding Register for the borough, allowing people who wish to build their own home to register their interest. The Council is expected to permit, within 3 years, an equal number of serviced plots to those on the Register as at 30 October each year.

6.29 On 25 June 2020, Tunbridge Wells Borough Council's Cabinet approved the proposal to implement a local connection test to the Council’s Self-Build and Custom Housebuilding Register. This resulted in the splitting of the Register into two parts. Part 1 lists all those people on the Register who meet the local connection test criteria, and Part 2 lists all those people on the Register who do not meet the local connection test criteria. The Council contacted all those people on the Register to update their details accordingly, and in accordance with the

Regulations removed all those who did not respond or who requested to be removed from the Register.

- 6.30 As of the end of the last base period (31 October 2021), there were 193 registrations on the Register; 137 are placed on Part 1, and 56 are placed on Part 2. It is the need of those on Part 1 which the emerging Local Plan will need to plan for. Further details as to how the Council has calculated the need and supply for self/custom build housing within the emerging Local Plan can be found in the latest Housing Needs Assessment and Housing Supply and Trajectory Topic Papers (see the Submission Local Plan’s [Core Documents List](#)).

Core Policy 7: Employment Provision

Local Indicator BD1: Total Amount of Additional Employment Floorspace - by type

Objectives of indicator: To provide good quality employment land to contribute to strategic and local requirements (see [Class Use Change Guide](#); for class definitions)

Target: Maintain overall amount of floorspace in the borough

Table 28: Permitted Employment Floorspace Across the Tunbridge Wells Borough for Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021)

Data	E	B2	B8
Gain (sqm)	79,428	811	806
Loss (sqm)	15,785	1,485	1,815
Net (sqm)	63,643	-674	-1,009

- 6.31 During the monitoring year 01 April 2020 – 31 March 2021, there has been a significant gain in E class uses (Commercial, Business and Service), while B2 (Industrial) and B8 (Storage and Distribution) uses witness losses. The gains of E class use can primarily be attributed to the major site development of the Land East of Kingstanding Way (19/02267/OUT) comprising of 69,500sqm of floorspace. There have also been large losses from each of the class uses commonly due to conversions of buildings into dwellings (C3), ultimately, B2 and B8 uses have observed considerable net losses throughout the borough.
- 6.32 Acknowledging the issue of office loss, a Town Centre Office Market Review was produced in March 2018. The conclusions of the report included that 22% of the office space existing in May 2013 has been lost through change of use to residential via Permitted Development Rights and a further 22% is at risk. As a result of the findings in this report, a number of Article 4 Directions were served on Office accommodation across Tunbridge Wells by the Council. The service of an Article 4 Direction removes Permitted Development Rights from the properties in question and means that any proposal to change the use to residential at that site would now require full planning permission and be subject to assessment and consideration against relevant national and local planning policy.

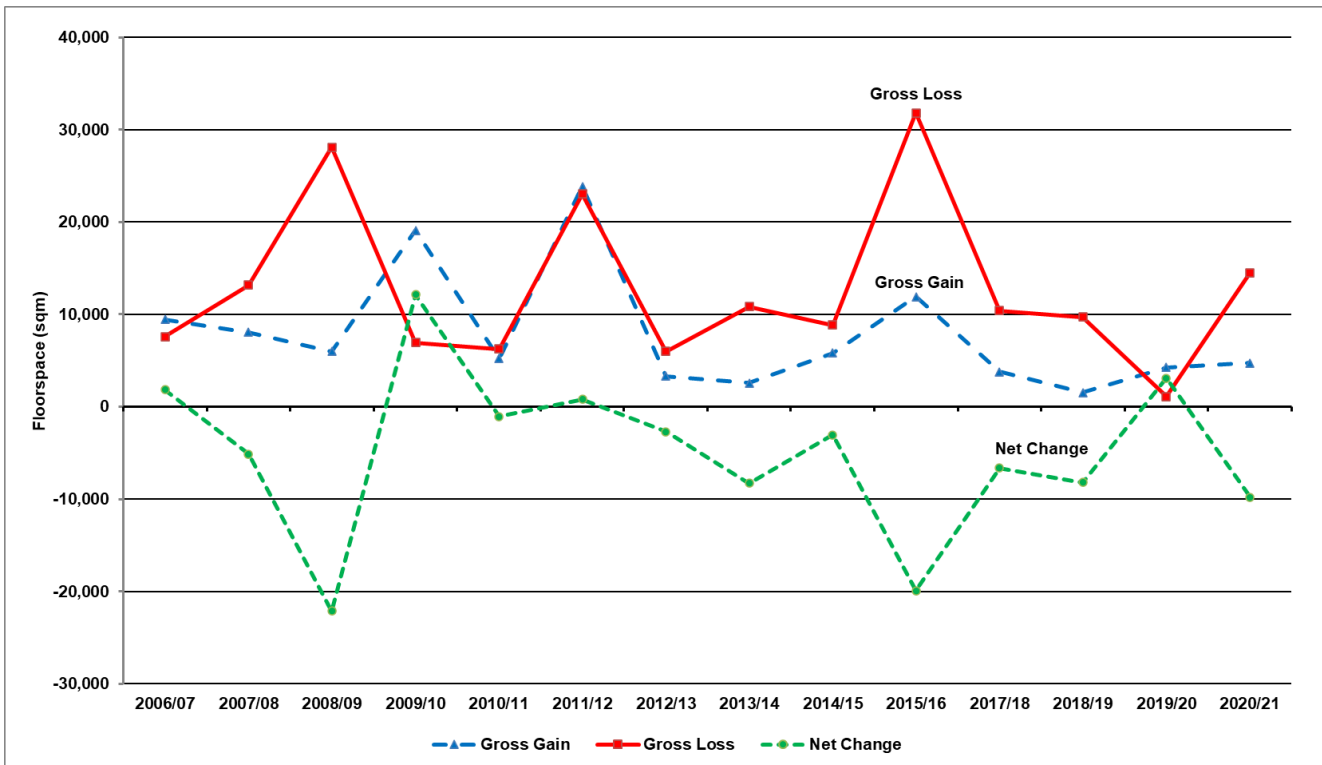


Figure 22: B2, B8 and E uses Total Floorspace Completed (sqm) (Source: TWBC Monitoring, 2021)

6.33 As **Figure 22** illustrates, the 2020/21 monitoring year saw a net loss in employment floorspace completions (more losses than gains) falling from a gain of over 3000sqm since the 2019/20 monitoring year. Considerable numbers of E (Commercial, Business and Service) use buildings have been converted into C3 (Dwelling) uses, therefore increasing gross loss of floorspace. It is hoped that the implementation of Article 4 directions and both the policies and allocations contained within the new Local Plan will encourage gains in employment floorspace and prevent any further losses.

Local Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land (PDL) – by type

Objective: To conserve finite, non-renewable resources such as land, energy, water, soil and air quality

Targets: >45% on PDL

Table 29: Gross Employment Floorspace Permitted on Previously Developed Land in Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021)

Data	E	B2	B8
Total Gross Gain (sqm)	79,428	811	806
Gross Gain (sqm) on PDL	5,494	811	435
Gross Gain on PDL %	7%	100%	54%

6.34 **Table 29** illustrates the above target of >45% on PDL was met by B2 and B8 permissions across the borough for the monitoring year 01 April 2020-31 March

2021 (gross; i.e. not including losses in **Table 28**) to ensure best use of land across the borough. However, E use permissions only reached 7% due to the Land at East Kingstanding Way (19/02267/OUT) which comprises of 69,500sqm and is not situated on PDL. All B2 permissions were located on PDL (as all permissions included either conversions, extensions, internal/external alterations, demolitions, and/or changes of use on/to existing buildings). Only 54% of the B8 permission floorspace was on PDL, however, this only reflects a small amount of floorspace throughout the borough and still reaches the >45% target.

Local Indicator BD4: Total Amount of Floorspace for 'Town Centre Uses' within defined Town Centre boundaries

Objective: To provide good quality employment land to contribute to strategic and local requirements

Target: Maintain overall amount of employment floorspace in the borough

Table 30: Permitted Floorspace for 'Town Centre Uses' in Town Centres and Outside Town Centres in the Tunbridge Wells Borough During Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021)

Data	E
Town Centre Gross Gains (sqm)	3,462
Town Centre Gross Losses (sqm)	6,291
Town Centre Net Change (sqm)	-2,829
Outside Town Centre Gross Gains (sqm)	75,460
Outside Town Centre Gross Losses (sqm)	9,494
Outside Town Centre Net Change (sqm)	65,966
Total Gross Gains (sqm)	79,428
Total Gross Losses (sqm)	15,785
Net Change (sqm)	63,643

6.35 As **Table 30** illustrates, based on new permissions in the 01 April 2020-31 March 2021 monitoring year, there has been substantial floorspace losses within defined Town Centres across the borough equating to a net change of -2,829sqm. Outside Town Centres, there has been a significant growth of 65,966sqm, primarily due to the permission at Land East of Kingstanding Way (19/02267/OUT). This site increases the net E class floorspace Outside Town Centre by 69,500sqm. Despite this, it is evident that a new approach to Town Centres Uses within the defined Town Centres is highly important in the Submission Local Plan.

Local Indicator BD5: Amount of employment land (B1-B8) lost to residential development

Objective: To provide good quality employment land to contribute to strategic and local requirements

Target: No target set, to be established through DPD

Table 31 - Employment Land Lost to Residential Based on Permissions During Monitoring Year 01 April 2020 – 31 March 2021 (Source: TWBC Monitoring, 2021)

Data	Area (ha)
Residential to Employment Gross Permissions	0.04
Employment to Residential Gross Permissions	1.08
Net Loss of Employment Land to Residential	1.04

6.36 From **Table 31**, in the 2020/21 monitoring year the amount of employment land lost to residential is recorded at 1.04 hectares, increasing from 0.65 hectares in the 2019/20 monitoring year. The Article 4 Directions will be important in managing any further loss of employment land across the borough. Regard should also be given to the [Sevenoaks and Tunbridge Wells Economic Needs Study 2016](#) that was produced to inform the Submission Local Plan.

Core Policy 8: Retail, Leisure & Community Facilities Provision

Local Indicator CP8a: Retention of Community Services

Objective: To resist the loss of community facilities and provide additional facilities as necessary

Targets: No net loss of community facilities in neighbourhood centres and village centres

6.37 As part of a review of Centres across the borough, several changes are being proposed to Neighbourhood and Village Centres in the Submission Local Plan. These can be seen in **Table 32**.

Table 32: Submission Local Plan Proposed Changes to Centres in Tunbridge Wells Borough

Centres	Status in Submission Local Plan	Reason
Primary Regional Town Centre		
Royal Tunbridge Wells	Retained	Facilities still present and area still acting as a Primary Regional Town Centre
Town Centre		
Cranbrook	Retained	Facilities still present and area still acting as a Town Centre
Paddock Wood	Retained	Facilities still present and area still acting as a Town Centre
Southborough	Retained	Facilities still present and area still acting as a Town Centre
Rural Service Centre		
Hawkhurst	Retained	Facilities still present and area still acting as a Rural Service Centre
Neighbourhood Centre		
Broadmead	Removed	Limited facilities now present at Broadmead centre

Centres	Status in Submission Local Plan	Reason
Hawkenbury	Retained	Facilities still present and area still acting as a Neighbourhood Centre
High Brooms	Retained	Facilities still present and area still acting as a Neighbourhood Centre
North Southborough	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Rusthall	Removed	Redefined as a Village Settlement as facilities still present
Sherwood	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Showfields	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Silverdale	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St Barnabas	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St John's	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St Peter's	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Knights Wood	New	Area deemed to be serving as a Neighbourhood centre within new Knights Wood development
Within Paddock Wood including land in east Capel	New	A new neighbourhood centre will be designated as part of the extension of Paddock Wood and east Capel, to be defined through the masterplanning process and the resultant Supplementary Planning Document
Tudeley Village	New	A new neighbourhood centre will be designated at the new Tudeley Village, which is expected to include a village centre, as well as a number of smaller neighbourhood centres, to be defined through the masterplanning process and the resultant Supplementary Planning Document
Village Settlements (previously Village Centres)		
Benenden	Retained	Facilities still present and area still acting as a Village Settlement
Bidborough	Retained	Facilities still present and area still acting as a Village Settlement
Brenchley	Retained	Facilities still present and area still acting as a Village Settlement
Five Oak Green	Retained	Facilities still present and area still acting as a Village Settlement
Frittenden	Retained	Facilities still present and area still acting as a Village Settlement
Hawkhurst (The Moor)	Removed	Now has relatively few services which are consolidated in the settlement centre itself
Horsmonden	Retained	Facilities still present and area still acting as a Village Settlement
Iden Green	LBD Removed	Limits to Built Development (LBD) removed from settlement due to limited facilities and transport links,

Centres	Status in Submission Local Plan	Reason
		therefore the Village Settlement boundary (as designated by LBD) has also been removed
Kilndown	LBD Removed	Limits to Built Development removed from settlement due to limited facilities and transport links, therefore the Village Settlement boundary (as designated by LBD) has also been removed
Lamberhurst	Retained	Facilities still present and area still acting as a Village Settlement
Langton Green	Retained	Facilities still present and area still acting as a Village Settlement
Matfield	Retained	Facilities still present and area still acting as a Village Settlement
Pembury	Retained	Facilities still present and area still acting as a Village Settlement
Rusthall	New	Facilities present and area acting as a Village Settlement (redefined from Neighbourhood Centre)
Sandhurst	Retained	Facilities still present and area still acting as a Village Settlement
Sissinghurst	Retained	Facilities still present and area still acting as a Village Settlement
Speldhurst	Retained	Facilities still present and area still acting as a Village Settlement
Tudeley Village	New	As per the provisional defined Limits to Built Development boundaries

6.38 As shown in **Table 32**, there have been some changes to Neighbourhood and Village Centres across the borough since they were designated through the 2006 Local Plan, while no changes have been proposed to Primary Regional Town Centre, Town Centres, and Rural Service Centre. Notably, the Submission Local Plan has renamed Village Centres to Village Settlements, as there are no defined village 'centres' as such. Village Settlements are defined by the Limits to Built Development boundary.

6.39 With regard to losses/gains, while the Submission Local Plan proposes the removal of two neighbourhood centre designations and 3 Village Settlements designations, there are 3 new defined Neighbourhood Centres proposed and 2 new Village Settlements proposed.

Local Indicator CP8b: Amount/Retention/Provision of Recreation Open Space

Objective: To provide, retain and, where necessary, improve a range of leisure, recreational and cultural facilities

Targets: Retention/provision of adequate open space

6.40 As part of the evidence base produced to support the new Local Plan, the Borough Council commissioned an evidence base document that explores the provision of Open Space available across the borough. The data provided within this report will

act as a baseline for future monitoring of Open Space provision across the borough ([view the Open Space Study](#)).

Local Indicator CP8c: Amount of New Retail Floorspace Provided

Objective: To provide new retail and leisure facilities according to the approach set out in the Core Strategy

Targets: 26,236sqm of net comparison floorspace by 2017; provision of a convenience supermarket at Southborough

6.41 A number of sites have been allocated in the Site Allocations Local Plan (2016) to meet the retail need, including a proposed scheme at Royal Victoria Place and through the redevelopment of the former cinema site, both in Royal Tunbridge Wells. The level and locations of retail need have been subsequently reviewed through new retail and leisure studies as part of the emerging Local Plan (see [Core Documents list](#)). Following the updated evidence base the Submission Local Plan proposes employment development on site allocations to meet the updated identified level of retail need.

Local Indicator CP8d: Completion of Infrastructure Projects

Targets: Completion of key specific projects

Table 33: Completion of Key Infrastructure Projects (Source: TWBC, 2021)

District General Hospital	Complete
Completion of allocations for sports pitches and other recreational facilities	Planning application permitted for expansion of existing recreational facilities through the provision of additional sports pitches, together with associated additional car parking provision, 'ball stop' fencing and ground works at Rusthall Recreation Ground (21/00068/FULL).
	Planning application permitted for the change of use of land to expand the existing recreational facilities through the provision of additional sports pitches, together with associated access, car parking provision, 'ball stop' fencing, changing rooms and ground works (21/00300/FULL).
Completion of allocations for children's play spaces	Provided as part of relevant schemes

Local Indicator LS4: Royal Tunbridge Wells Town Centre Uses within the Primary Shopping Areas

Table 34: Royal Tunbridge Wells Town Centre Uses (Source: TWBC, 2019)

Character Area	A1 (%)	Non A1 (%)	Target Non A1 (%)	Total Number of Vacant Units	% of Total Units
1 – Royal Victoria Place/Market Square/Ely Court	No longer monitored	No longer monitored	No longer monitored	No longer monitored	No longer monitored
2 – Calverley Road (West)	80%	20%	15%	6	17%
3 – Monson Road/Camden Road	69%	31%	15%	9	10%
4 – Calverley Road (East)	66%	34%	30%	4	13%
5 – Grosvenor Road/Goods Station Road	77%	23%	30%	1	3%
6 – Mount Pleasant Road (North)	42%	58%	40%	3	13%
7 – Mount Pleasant Road (North)	64%	36%	40%	6	12%
8 – Vale Road/Grove Hill Road	62%	38%	40%	3	9%
9 – High Street/Castle Street/Chapel Place	66%	34%	45%	7	6%
10 – The Pantiles/Union Square	64%	36%	45%	4	6%

- 6.42 **Table 34** shows the percentage of each Character Area Frontage falling within Use Class A1 (retail shops). This is based on data obtained by the Council for the 2018/19 monitoring year. This shows that 4 of the character areas exceed the Local Plan 2006 threshold for their respective areas; although, the Council has recently taken a more flexible approach towards change of use in light of the economic climate in recent years. A new approach to changes of use within the Character Areas is being proposed in the new Local Plan.
- 6.43 As at 2018/19, the number of vacant units within Royal Tunbridge Wells Town Centre remained relatively low, with Calverley Road (West) having experienced the highest vacancy rate of 17%.
- 6.44 However, it should be noted that this data was not monitored for the 2019/20 or 2020/21 years primarily as the Covid-19 pandemic and associated national lockdowns had closed a number of shops, mostly temporarily, which would have provided an inaccurate record (e.g., on the total number of vacant units).
- 6.45 Furthermore, the Council commissioned Nexus Planning to undertake a [Tunbridge Wells Retail, Commercial Leisure & Town Centre Uses Study Update](#) (February, 2021) to aid in the preparation of the new Local Plan. This includes Town Centre health checks carried out in August 2020 of all the key centres (i.e., Royal Tunbridge Wells, Paddock Wood, Southborough, Cranbrook, and Hawkhurst) which has considered the health of the key centres within the borough, including the

diversity of uses, vacant street level property, retailer representation, pedestrian flows etc.

Commentary

Core Policy 1: Delivery of Development

- 6.46 Performance has been strong during the monitoring year in terms of the proportion of the housing development mostly being built on previously developed land (65.41%). The number of new housing developments built within the defined Limits of Built Development is significantly above the 65% target (81.69%), derived from the earlier Core Strategy. It should be noted that this target is no longer realistic in the context of the far higher (more than double) local housing need target derived from the Government's 'Standard Method', which requires substantial greenfield sites to be identified. Therefore, the target is proposed to change in the Submission Local Plan to achieving the Council's annualised windfall sites allowance (expected to be delivered primarily on brownfield and urban land), rather than a percentage of development built within the Limits to Built Development (see **Appendix 1**).
- 6.47 Overall, the policy, in conjunction with the Housing Provision policy CP6 (see below), is clearly delivering the scale of housebuilding sought by the Core Strategy.
- 6.48 The main issue with regard to the housing target in the Core Strategy is that it is now itself out-of-date. This is because, as per the Planning Practice Guidance (PPG, 2019: [see Housing Supply and Delivery; Paragraph: 003 Reference ID: 68-003-20190722](#)), *'where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement'*. Hence, while housing delivery is successful in relation to the Core Strategy's targets, the Standard Method approach for identifying need will provide the starting point for looking at provision in the emerging Local Plan.

Core Policy 2: Green Belt

The Core Strategy gives high regard to the protection of Green Belt. Monitoring records shows that only 21 housing schemes were permitted in the Green Belt during the period 01 April 2020 to 31 March 2021, providing for a total of 33 C3 dwellings and 72 C2 units. All except one of these applications were redevelopments/conversions of existing brownfield sites/on previously development land where it was considered that the proposals were in accordance with NPPF Green Belt policy and there has been very minimal deviation from the Local Plan. The one exception (20/02290/FULL for 1 dwelling) constituted 'limited infilling' within the Green Belt and therefore also accords with the provisions of NPPF (paragraph 145). Additionally, 1 application (20/03643/LAWPRO) permitted 72 assisted living apartments (C2 use) within the Green Belt due to the site being built on previous developed land and no 'external or internal alterations to the grounds or buildings'

were permissible. In summary, it is considered that the NPPF and Local Plan Green Belt policies are being applied effectively.

- 6.49 In relation to the discrete target relating to the maintenance of a long-term land reserve, it is noted that all three identified sites have now been permitted. Hence, this policy provision has essentially been fulfilled.

Core Policy 3: Transport Infrastructure

- 6.50 This promotes key transport projects and measures (aside from accessible development locations), to promote sustainable transport, notably through the adoption of travel plans. It is noted that the A21 Tonbridge to Pembury dualling has been completed and is now fully operational. Works to link North Farm Estate to the improved A21 have also been completed, providing good strategic access.
- 6.51 In relation to Park and Ride, the further work commissioned (completed June 2018) found that the proposed site facility at Woodsgate Corner in Pembury was not financially viable without considerable subsidy, so is not currently being pursued. Notwithstanding this, the publication of a 2019 '[Transport Strategy Review Context and Way Forward](#)' report demonstrates a continuing overall commitment by the Borough Council to take a proactive role in transport matters.
- 6.52 Development Management practice, supported by Kent County Council Highways, is to secure travel plans for larger development schemes.

Core Policy 4: Environment

- 6.53 Local indicators focus on biodiversity; these show that SSSIs are generally in satisfactory or improving condition. While reviews of ecological designations are only periodic, the Council has produced a comprehensive report on the state of the borough's biodiversity resources (see [Biodiversity Evidence Base](#)). It also shows that the Council is an early implementer of the new national approach to achieving net gains in biodiversity, which will be further developed in the Submission Local Plan.
- 6.54 The rich historic environment continues to be closely monitored to ensure its conservation. An additional Conservation Area was also designated at Warwick Park within the 2018/19 monitoring period.

Core Policy 5: Sustainability

- 6.55 This policy has a number of threads. Where data is available, it gives positive results. It shows a high regard to the Environment Agency's comments on planning applications that may impact on flood risk. Recognising that flood risk is a particularly important issue in parts of the borough, the Council has also commissioned a [Level 1 and 2 Strategic Flood Risk Assessment](#) (2019), which has been published online as part of the emerging Local Plan's evidence base.

- 6.56 Requirements for renewable energy generation set out in the Core Strategy have been carried forward through the adopted Renewable Energy Supplementary Planning Document ([see Supplementary Planning Documents](#)) initially published in 2007 and updated in 2019, and are now well established in Development Management practice. Both the number of sites producing renewable energy and the amount of generation continue to increase.
- 6.57 Most recent air quality monitoring shows a notable improvement in the vicinity of the designated Air Quality Monitoring Area along the A26. Further monitoring results are needed before determining that this is a longer-term improvement.
- 6.58 In terms of air quality, the levels of particulate matter are well below prescribed limits, while average NO₂ levels are also below the relevant limits, although there are still some exceedances at individual monitoring stations.
- 6.59 Looking forward, monitoring of sustainability issues can be further developed (see Section 7).

Core Policy 6: Housing Provision

- 6.60 Actual housing completions are reported under Core Policy 1, while the Council's latest [Five-Year Housing Land Supply Statement](#), covering the period 01 April 2020 to 31 March 2021, shows that there is not currently five years' supply of deliverable housing sites inclusive of a 5% buffer when measured against the Standard Method housing target (currently at 4.89 years). This is despite the fact that delivery has well exceeded the adopted Core Strategy target.
- 6.61 Achieving fewer dwellings per annum than the Standard Method target may also have further implications for future housing land supply requirements (namely the buffers to be applied to the requirement) based on the new Housing Delivery Test (HDT). In accordance with paragraph 74 (and footnote 41 respectively) of the [NPPF \(2021\)](#), if delivery over the past 3 recorded years falls below 85% of the housing requirement, a 20% buffer is required for the five-year housing land supply requirement.
- 6.62 The latest HDT results (DLUHC, 2022: see [Housing Delivery Test: 2021 Measurement](#)), covering the period 01 April 2020 – 31 March 2021, indicate that Tunbridge Wells has delivered 97% against this requirement, and is therefore not required to produce a [Housing Action Plan](#) or apply any further buffers to its housing land supply position. However, the Council will still intend to produce an updated Housing Action Plan to encourage and support the development industry in the borough which will set out the actions that it will take to increase delivery. More significantly, the Council is progressing the Submission Local Plan which will bring forward additional site allocations for residential development that will aim to meet the Standard Method housing target and any appropriate buffer.
- 6.63 In relation to gypsy and traveller pitches, the outstanding need for pitches will be met primarily through expansion, intensification, and/or regularisation of existing sites, as well as through a new site allocation and extant planning permissions. The

Council has provided further details in the [Five-Year Gypsy and Traveller Supply Statement](#), which calculates a current 4.4-year supply of pitches.

- 6.64 The proportion of new homes built on previously developed land, being 83.9%, against a target of 65% has been commented on under CP1. This figure highlights the Council's continued effort to seek to maximise brownfield and urban housing potential through Local Plan allocations and any suitable windfall developments.
- 6.65 Affordable housing provided across the borough exceeded the target of 70 units per year (and on average over the period 2006/07-2020/21), although it is noted that affordability has decreased in recent years as evidenced by the increasing affordability ratio for the borough. This will be considered in developing the Submission Local Plan affordable housing policy.
- 6.66 It is worth also noting that over 58% of homes completed in 2020/21 were built at densities of less than 30 dwellings per hectare. The potential for more, higher density schemes (primarily in accessible, urban/brownfield locations) will be considered as part of the new Local Plan.

Core Policy 7: Employment Provision

- 6.67 The business indicators generally show positive trends, although the recent increases in unemployment are a concern although must be considered in the context of the Covid pandemic. The need to continue to provide a good mix of strategic and local business sites and premises is clearly important in supporting employment opportunities across the borough. While there have been considerable losses of office space to residential dwellings, partly due to changes to Permitted Development Rights in relation to commercial to residential uses, this needs to be taken into account when determining windfall allowances. It is however noted that there are still gross completions which provides an indication of continued demand for employment land and premises. Additionally, the Council has served a number of Article 4 Directions on existing office premises across Royal Tunbridge Wells Town Centre and the wider urban area where appropriate, in order to protect the existing office stock.
- 6.68 A significant increase of permitted commercial floorspace was observed during this monitoring year primarily due to the Land East of Kingstanding Way permission in Royal Tunbridge Wells (19/02267/OUT). This major commercial site demonstrates the Council's objective of increasing the employment floorspace available within the borough.
- 6.69 The tourism sector is important locally, with increases in the number of new hotel bedrooms. Further information is in the [Hotel Capacity Study](#) (2017) on the Council's website.

Core Policy 8: Retail, Leisure and Community Facilities Provision

- 6.70 Of particular note are the national and local structural changes in relation to retailing patterns exacerbated by the Covid pandemic and the resultant changes in the borough's centres, including the retail and commercial mix and vacancies coupled with the demand for more flexible space and residential uses. Alongside this, the Council has updated its evidence base in relation to town centres and retailing to reflect such changes and emerging patterns and national policy including the impact of permitted rights and changes to the Use Classes order. This has been considered in the context of the development of the spatial strategy for the new Local Plan.
- 6.71 National trends in retail floorspace as referred to above, have been reflected locally, with a clear need to provide realistic forecasts of likely floorspace requirements moving forward as identified and recommended within the updated evidence base.

7.0 Updating and Refinement of Monitoring Frameworks

- 7.1 Key to effective monitoring is the establishment of a baseline from which future monitoring activities can assess the performance of Local Plan policies.
- 7.2 **Appendix 1** details the proposed monitoring indicators for the Submission Local Plan, including whether this information is currently readily available to the Council and also who will be responsible for monitoring specific indicators.
- 7.3 The new monitoring framework was consulted on through the Draft Local Plan Regulation 18 Consultation, although has since been revised for the Pre-Submission Local Plan consultation held between March and June 2021. This revised monitoring framework is reproduced in **Appendix 1**. This revision has considered comments and feedback received through the consultation.
- 7.4 In addition, the 2016 Sustainability Appraisal (SA/SEA) Scoping Report for the draft Local Plan identified 19 issues deemed pertinent to the borough that span the social, environmental and economic pillars of sustainable development. Therefore, the proposed SA/SEA monitoring framework is also set out, in **Appendix 2**, as a basis for future monitoring of key sustainability issues.

Appendix 1: Submission Local Plan Monitoring Framework

Policy No.	Policy	Target	Indicator	Source
Strategic Policies				
STR 1	The Development Strategy	To maintain at least a 5 Year Housing Land Supply	Number of years housing land supply at 31 March of each year	Tunbridge Wells Borough Council (TWBC)
		At least 85% of annual housing requirement built	Housing completions by a) Parish and b) borough	TWBC
		An annual increase in Local Jobs	Employment/Unemployment Figures	Kent County Council (KCC)
		New development permitted within Limits to Built Development	Number of (and percentage of total borough wide) additional housing units permitted on non-allocated sites within LBD	TWBC
STR 2	Place Shaping and Design	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on Policy STR 2	TWBC/PINS
STR 3	Brownfield Land	To meet the Council's annualised windfall contribution	Number of dwellings completed on windfall sites (mostly brownfield) as of 31 March of each year	TWBC
STR 4	Ensuring Comprehensive Development	Enabling policy with no specific target but progress to be regularly monitored	Enabling policy with no specific target but progress to be regularly monitored	N/A
STR 5	Infrastructure and Connectivity	Education; sufficient school places	Ratio of applicants per school place (borough wide)	KCC
		Connectivity; increased broadband coverage across the borough	Broadband Coverage (borough wide)	KCC
STR 6	Transport and Parking	Improved transportation provision across the borough	Proportion of new houses permitted within 800m of a bus stop within year	TWBC
		Improved parking provision across the borough	Number of off-street public car parking spaces within Borough as of 31st March of year	TWBC

Policy No.	Policy	Target	Indicator	Source
STR 7	Climate Change	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on Policy STR 7 (if relevant to appeal)	TWBC/PINS
STR 8	Conserving and enhancing the natural, built, and historic environment	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on Policy STR 8 (if relevant to appeal)	TWBC/PINS
STR 9	Green Belt	Protect Green Belt from inappropriate development	65% or more appeal decisions support TWBC conclusion on Policy STR 9 (if relevant to appeal)	TWBC/PINS
STR 10	Neighbourhood Plans	Neighbourhood Plans successful at examination	Number and percentage of Neighbourhood Plans progressed to referendum	TWBC
Place Shaping Policies (Strategic)				
STR/RTW 1	The Strategy for Royal Tunbridge Wells	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/RTW 2	The Strategy for Royal Tunbridge Wells Town Centre	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SO 1	The Strategy for Southborough	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SS 1	The Strategy for Paddock Wood and East Capel	Residential development in line with policy target	Housing Completions	TWBC

Policy No.	Policy	Target	Indicator	Source
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SS 2	The Strategy for Paddock Wood Town Centre	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SS 3	The Strategy for Tudeley Village	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/PW 1	The Strategy for the Parish of Paddock Wood	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/CA 1	The Strategy for Capel Parish	Residential development in line with policy target	Housing Completions	TWBC
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/CRS 1	The Strategy for Cranbrook and Sissinghurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/HA 1	The Strategy for Hawkhurst Parish	Residential development in line with policy target	Housing Completions	TWBC

Policy No.	Policy	Target	Indicator	Source
		Employment floorspace development in line with policy target	Employment Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/BE 1	The Strategy for Benenden Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/BI 1	The Strategy for Bidborough Parish	Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/BM 1	The Strategy for Brenchley and Matfield Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/FR 1	The Strategy for Frittenden Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/GO 1	The Strategy for Goudhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/HO 1	The Strategy for Horsmonden Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/LA 1	The Strategy for Lamberhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/PE 1	The Strategy for Pembury Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/RU 1	The Strategy for Rusthall Parish	Residential development in line with policy target	Housing Completions	TWBC

Policy No.	Policy	Target	Indicator	Source
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/SA 1	The Strategy for Sandhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/SP 1	The Strategy for Speldhurst Parish	Residential development in line with policy target	Housing Completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
Environment and Design				
EN 1	Sustainable Design	Rejection of unsustainable design in planning applications	65% or more appeal decisions support TWBC conclusion on policy EN 1 (if relevant to appeal)	TWBC/PINS
EN 2	Sustainable Design Standards	Attainment of required score for relevant standard e.g. BREEAM	Grading of energy performance certificates	TWBC
EN 3	Climate Change Mitigation and Adaptation	Target Emission Rate 10% below Building Regulation requirement through 'fabric first' approach and a further 15% total energy reduction via renewable energy generating technology for major developments	Energy Calculations	TWBC
		Adherence to policy EN 3	65% or more appeal decisions support TWBC conclusion on policy EN 3 (if relevant to appeal)	TWBC/PINS
EN 4	Historic Environment	Protect historic environment	65% or more appeal decisions support TWBC conclusion on policy EN 4 (if relevant to appeal)	TWBC/PINS
EN 5	Heritage Assets	Protect heritage assets	Number of Listed Buildings "At Risk" as of 31 March of each year	TWBC/Historic England
			65% or more appeal decisions support TWBC conclusion on policy EN 5 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
EN 6	Shop Fronts	High standard of shop front design and support of policy EN 6 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 6 (if relevant to appeal)	TWBC/PINS
EN 7	Advertisements	High standard of advertisement design and support of policy EN 7 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 7 (if relevant to appeal)	TWBC/PINS
EN 8	Outdoor Lighting and Dark Skies	Maintain current level of lighting in rural areas	No deterioration in dark skies mapping outside allocated areas	Campaign to Protect Rural England (CPRE)
Natural Environment				
EN 9	Biodiversity Net Gain	Net gains in biodiversity in developments	Number of biodiversity units lost or gained as part of major developments	TWBC/KMBRC/KNP
EN 10	Protection of Designated Sites and Habitats	No deterioration in condition of SSSIs	SSSI condition monitoring	Natural England
		Maintain percentage of land cover of designated sites	Monitoring of coverage of designated nature conservation sites	TWBC/KMBRC
EN 11	Ashdown Forest Special Protection Area and Special Area of Conservation	Achieve targets set out in the Strategic Access Management and Monitoring Strategies (SAMMS) projects	Implementation and monitoring of SAMMS projects	SAMMS Partnership
EN 12	Trees, Woodlands, Hedges, and Development	Strong protection of trees and hedges	65% or more appeals related to TPO works and protected and protected hedgerows dismissed	TWBC/PINS
EN 13	Ancient Woodland and Veteran Trees	Retention of Ancient Woodland and support of policy EN 13 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 13 (if relevant to appeal)	TWBC/PINS
EN 14	Green, Grey, and Blue Infrastructure	Increase in managed Green Infrastructure (GI)	Area of land controlled under Landscape and Ecology Management Plans (LEMPs)	TWBC
EN 15	Local Green Space	No loss of Local Green Space (LGS)	Quantity of LGS across the borough	TWBC
EN 16	Landscape Within the Built Environment	Retention of character of defined area and support of policy EN 16 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 16 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
EN 17	Arcadian Areas	Protect the distinctive character of Arcadian areas and support of policy EN 17 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 17 (if relevant to appeal)	TWBC/PINS
EN 18	Rural Landscape	Protection of rural landscape	65% or more appeal decisions support TWBC conclusion on policy EN 18 (if relevant to appeal)	TWBC/PINS
EN 19	High Weald Area of Outstanding Natural Beauty (AONB)	Retention of essential character of High Weald AONB and support of policy EN 19 at appeal	65% or more appeal decisions support TWBC conclusion on policy EN 19 (if relevant to appeal)	TWBC/PINS
			Monitoring of the AONB Management Plan	High Weald AONB Unit
EN 20	Agricultural Land	Retention of 'best and most versatile' agricultural land	Hectares of 'best and most versatile' land which would be lost as a result of large-scale development on sites greater than 20 hectares	TWBC
Air, Water, Noise, and Land				
EN 21	Air Quality	Continued reduction in air pollution	Pollutant levels at key locations	Kent Air
EN 22	Air Quality Management Areas (AQMA)	Air quality below the level warranting an AQMA	Pollutant levels within AQMA	Kent Air
EN 23	Biomass Technology	N/A enabling policy	Number of biomass schemes permitted	TWBC
EN 24	Water Supply, Quality and Conservation	Support EA advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency (EA)
		Water use at 110lpppd	Water use calculations	TWBC
EN 25	Flood Risk	Support EA advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency (EA)
EN 26	Sustainable Drainage	Support EA advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency (EA)
EN 27	Noise	Retention of tranquil areas	Tranquillity/noise maps	CPRE/Department for Environment, Food & Rural Affairs (DEFRA)
EN 28	Land Contamination	Proper regard to land contamination	65% or more appeal decisions support TWBC conclusion on policy EN 28 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
Delivery of Housing				
H 1	Housing Mix	Periodic review of approved schemes in terms of proportion of dwellings of smaller 1-2 bed dwellings	To establish the proportion of smaller units	TWBC specific review TWBC Affordable Housing Government Returns
H 2	Housing Density	Effective use of available land having regard to local character	Net density of major residential developments	TWBC specific review
H 3	Affordable Housing	60% of affordable housing to be social rent	The tenure mix of individual sites	Planning records TWBC Affordable Housing Government Returns
H 4	Estate Regeneration	Housing to meet local needs through estate regeneration	Net change in affordable housing units	Planning records TWBC Affordable Housing Government Returns
H 5	Rural Exception Sites	At least 1 rural exception site to be approved every 5 years	Dwellings approved on rural exception sites	TWBC
Different Types of Housing Delivery				
H 6	Housing for Older People and People with Disabilities	To approve at least one specialised housing scheme every 2 years.	Additional yearly provision of specialised housing.	TWBC
H 7	Rural Workers' Dwellings	This is a permission policy. Target not applicable.	The number of rural workers dwellings approved	TWBC
H 8	Self-Build and Custom Housebuilding	To meet policy requirement on identified major site allocations	Proportion of dwellings on permitted schemes of identified major site allocations that are self/custom build	TWBC
H 9	Gypsies and Travellers	To meet the identified need of Gypsies and Travellers within the borough	The number of (net) additional Gypsy and Traveller pitches approved	TWBC
H 10	Replacement dwellings outside the Limits to Built Development	Policy Support of Policy H 10 at appeal	65% or more appeal decisions support TWBC conclusion on policy H 10 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
H 11	Residential extensions, alterations, outbuildings, and annexes	Policy Support of Policy H 11 at appeal	65% or more appeal decisions support TWBC conclusion on policy H 11 (if relevant to appeal)	TWBC/PINS
H 12	Extensions to residential curtilages (domestic gardens) outside the Limits to Built Development	Policy Support of Policy H 12 at appeal	65% or more appeal decisions support TWBC conclusion on policy H 12 (if relevant to appeal)	TWBC/PINS
Employment Provision				
ED 1	The Key Employment Areas	Provision of new business floorspace	Floorspace of new build developments through permissions	TWBC
ED 2	Retention of existing employment sites and buildings	No net loss of business floorspace where well located and attractive to the market	Number of planning permissions for reuse or redevelopment of business (B class) sites for housing	TWBC
ED 3	Digital communications and Fibre to the Premises (FTTP)	Improved coverage of high-speed broadband across the borough	Broadband Coverage (borough wide)	KCC
ED 4	Rural Diversification	N/A - enabling policy	Number and type of changes of use of rural buildings	TWBC
ED 5	Conversion of Rural Buildings outside the Limits to Built Development	Net increase in business floorspace in converted rural buildings	Planning Records	TWBC
ED 6	Commercial and private recreational (including equestrian) uses in the countryside	Policy compliant equestrian development and support of policy ED 6 at appeal	65% or more appeal decisions support TWBC conclusion on policy ED6 (if relevant to appeal)	TWBC/PINS
ED 7	Retention of existing, and promotion of new, tourist accommodation and attractions	No net loss of tourism of sites or floorspace where well located and attractive to the market	65% or more appeal decisions support TWBC conclusion on policy ED7 (if relevant to appeal)	TWBC
Town, Rural Service, Neighbourhood, and Village Centres				

Policy No.	Policy	Target	Indicator	Source
ED 8	Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy	Hierarchy identified by policy but without specific targets, so no indicators identified		
ED 9	Defined Town and Rural Service Centres	Retain commercial function of Town and Rural Service Centres	Retail and commercial floorspace permitted (net)	TWBC
ED 10	Sequential Test and Local Impact Test	Retain retail function of Town and Rural Service Centres	Retail floorspace permitted (net) above the impact threshold outside of defined centres	TWBC
ED 11	Primary Shopping Areas and Retail Frontages	Retain commercial function of Town and Rural Service Centres	Retail and commercial floorspace permitted (net) above the impact threshold outside of defined centres	TWBC
ED 12	Retention of local services and facilities	No net loss of village shops and services	Planning application/appeal records for retail and service uses (Class A and Class D)	TWBC
Transport and Parking				
TP 1	Transport Assessments, Travel Plans, and Mitigation	Major developments supported by a Transport Assessment and Travel Plan	Percentage of relevant applications where Transport Assessment and Travel Plan secured	TWBC
TP 2	Transport Design and Accessibility	Policy compliance and support of policy TP 2 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP 2 (if relevant to appeal)	TWBC/PINS
TP 3	Parking Standards	Application of parking standards and 65% support of policy TP 3 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP 3 (if relevant to appeal)	TWBC/PINS
TP 4	Public Car Parks	No net loss of public car parking spaces	Number of off-street public car parking spaces within borough as of 31 March each year	TWBC
TP 5	Safeguarding Railway Land	No development permitted to prejudice railway routes and support of policy TP 5 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP 5 (if relevant to appeal)	TWBC/PINS
TP 6	Safeguarding Roads	No development permitted to prejudice safeguarded routes and support of policy TP 6 at appeal	65% or more appeal decisions support TWBC conclusion on policy TP 6 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
Open Space, Sport, and Recreation				
OSSR 1	Retention of Open Space	No net loss of identified open space areas or facilities and support of policy OSSR 1 at appeal	65% or more appeal decisions support TWBC conclusion on policy OSSR 1 (if relevant to appeal)	TWBC/PINS
OSSR 2	The Provision of Publicly Accessible Open Space and Recreation	Residential development to provide Open space in line with standards	Developments above open space threshold (20 dwellings) permitted with on-site open space provision	TWBC

Appendix 2: Submission Local Plan Sustainability Appraisal Monitoring Framework

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Air	1. Reduce air pollution	Pollutant levels at key locations in the borough	Kent Air online database
Biodiversity	2. Protect and enhance biodiversity and the natural environment	<p>Number of developments generating adverse effects on sites recognised for biodiversity value (including local sites as well as Sites of Special Scientific Interest (SSSIs))</p> <p>Number of developments generating biodiversity enhancement including GI</p> <p>Deterioration in condition of SSSIs.</p> <p>Reduction in percentage cover of sites designated for nature conservation</p> <p>Biodiversity units lost or gained as a result of major development</p>	TWBC/ Natural England/TWBC/KMBRC
Business Growth	3. Encourage business growth and competitiveness	Floor space targets for new Local Plan.	TWBC

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Climate Change & Energy	4.Reduce carbon footprint and adapt to predicted changes	Attainment of carbon reduction targets Grading of Energy Performance Certificates. Number of EV car registrations. Number of renewable energy schemes.	TWBC/KCC
Deprivation	5.Reduce poverty and assist with regeneration	3 yearly Indices of Multiple Deprivation (IMD) Report.	KCC Research and Intelligence Monthly Bulletin (deprivation and poverty)
Education	6.Improve educational attainment and enhance the skills base	Ratio of applicants to school places.	KCC Education Department
Employment	7.Facilitate and support employment opportunities	Monthly unemployment records.	KCC Research and Intelligence Monthly Bulletin (economy and employment)
Equality	8.Increase social mobility and inclusion	Number of accessible new homes	TWBC
Health	9.Improve health and wellbeing, and reduce health inequalities	3 yearly Indices of Multiple Deprivation (IMD) Report.	KCC Research and Intelligence Monthly Bulletin (public health)
Heritage	10.Preserve and enhance historical and cultural heritage assets	Number of designated heritage assets in the Borough. Number of Listed Buildings 'At Risk'.	TWBC

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Housing	11. Provide sufficient housing to meet identified needs	5 year Housing Land Supply Housing Delivery Test	TWBC
Land use	12. Protect soils, and reuse previously developed land and buildings	MGB Allocation Summary Brownfield register	TWBC
Landscape	13. Protect and enhance landscape and townscape	Majors permitted per year in the AONB. Monitoring of the AONB Management Plan.	TWBC
Noise	14. Reduce noise pollution	Tranquillity maps Noise maps	CPRE DEFRA
Resources	15. Reduce the impact of resource consumption	% of relevant applications where demolition is avoided % of relevant applications where materials are sourced responsibly Safeguarding of mineral and waste assets	TWBC/KCC
Services and facilities	16. Improve access to and range of key services and facilities	Postcodes with superfast broadband. Distance from development to services and facilities	TWBC

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Travel	17.Improve travel choice and reduce the need to travel by private vehicle	% of relevant applications where a Travel Plan is secured.	TWBC
Waste	18.Reduce waste generation and disposal	Household waste (kg/person) Household waste diverted from landfill (%)	TWBC Contracts Team
Water	19.Manage flood risk and conserve, protect and enhance water resources	Various metrics within 'State of Water in Kent' report. Water Use calculations	EA/TWBC