

BUSINESS, EMPLOYMENT AND CULTURE

If you have concerns about where people are going to work and what they are going to do, please look at the comments below. Please also look at TRAVEL AND TRANSPORT reference document too.

What the Plan Says

[P53, Section 4 - 4.60 \(Comment Box 1A and 1B\)](#)

As identified within the Sevenoaks and Tunbridge Wells Economic Needs Study (2016), 50% of residents in the Tunbridge Wells borough commute out of the borough to work (2011 census data).

[P31 Section 3 Vision and Objectives 1 \(Comment Box 3\)](#)

Rural enterprise will have been supported, and the exceptional quality of the built and natural environments will have been protected and enhanced.

Notes

- In Section 2 'Economy' and also 'Town centres and retail', very little mention is made of the rural economy despite the above Vision Statement
- In Section 2. 'Tourism' No mention is made of the significance of Sissinghurst and the AONB specifically.

What the Plan says

[P26 Section 2 - 2.21 \(Comment Box 1A and 1B\)](#)

The delivery of infrastructure is key

[P43 Section 4 Policy STR 1 5. \(Comment Box 2A and 2B\)](#)

Further development at Cranbrook to provide new homes based on growth around Cranbrook itself, Sissinghurst, and at Hartley. Community benefits will be provided, to include new healthcare and other facilities;

[P43 Section 4 Policy STR 1 6. \(Comment Box 2A and 2B\)](#)

Development at the other settlements across the borough within their respective Limits to Built Development

Notes

- All the local GP surgeries are working to capacity. No site has, as yet been identified for a new Medical Centre as stated in [Policy STR/CRS 1 – Strategy for Cranbrook and Sissinghurst P199](#). It is believed that new residents to Cranbrook will be expected to sign up at surgeries out of the Parish (needing transport to get there)
- The need for a new Medical Facility is generated by development, so contrary to TWBC Plan, it is not 'infrastructure led'

What the Plan says about Employment

[P35 Section 4 - 4.18 \(Comment Box 1A and 1B\)](#)

The ENS (Economic Needs Study) recommended that the Council should allocate sites to accommodate at least 14 hectares of new employment land (taking into account any residual capacity of existing employment allocations) to 2035 in order to support the creation of new employment opportunities alongside the provision of new housing, helping to reduce out-commuting from the borough over the plan period. This target will be reviewed as part of the preparation of the Regulation 19 Pre-submission version of the Local Plan

[P36 Section 4 – 4.19 \(Comment Box 1A and 1B\)](#)

In particular, the ENS recommended that expansion of the existing Key Employment Areas would be appropriate, at North Farm/Longfield Road in Royal Tunbridge Wells, around Maidstone Road in Paddock Wood, and at Gill's Green. Additionally, it recognised the area around the A21 highway improvements as a location for significant employment growth potential, subject to further investment. The importance of Royal Tunbridge Wells town centre is also

recognised in terms of existing and future office provision, and the requirement to retain existing, well located, modern office stock within the centre.

P42 Section 4 Policy STR 1 c. (Comment Box 2A and 2B)

A prestigious new business park will be located to the north of North Farm/Kingstanding Way that is well connected to the improved A21, providing a range of employment floorspace and jobs to meet identified needs. The site will make a substantial contribution to the need for new employment space over the plan period. Other employment, including leisure development, will be encouraged at North Farm/Kingstanding Way;

P40 Section 4 – 4.40 (Comment Box xxxxx)

Sustainable development of an appropriate scale at the **smaller settlements** to provide opportunities at the local level to meet housing needs and sustain local services and infrastructure, as well as the support for new local facilities where required, and at all times being aware that such development is taking place on valued and (in many cases) protected landscapes.

Notes

- 900 new homes across the parish!
- Where will people work? ?Tunbridge Wells in the new business park?
- The distance from proposed development in Cranbrook and Sissinghurst to employment centres: eg.Maidstone: 14 miles, Tunbridge Wells 14 miles, Hastings 18 miles, Ashford 18 miles, Staplehurst Station, 6 miles (car park full at peak), Marden Station 8.6 miles (car park full at peak)
- Business and Employment Table 3 Scale and Distribution of Development indicates that there will be limited increase of employment through 'mixed use place shaping policies' in Cranbrook and NO increase in employment in Sissinghurst despite the intention to Allocate 718 – 803 houses in Cranbrook and 100 – 115 houses in Sissinghurst.
- Cranbrook and Sissinghurst Overview - Parish is an Area of Income Deprivation
- Employment Is marked green on Table 29 for all sites in Cranbrook and Sissinghurst. When asked, a member of TWBC Planning Team stated that employment would be created during construction. This is clearly not long term employment.

What the Plan says about Culture

Section 4 - 4.25 (Comment Box 1A and 1B)

An aim of the Council's Five Year Plan is for Tunbridge Wells is to remain the cultural capital of the Kent and Sussex Weald. Detailed policies in this Plan allocate land for cultural opportunities, and recognise that additional development will have an impact on the cultural infrastructure of the borough, and there will be a need to mitigate this.

Notes

- No mention is made of the cultural contribution made by local communities having local events eg The Apple Fair, Nuts in May, CODs etc and the intention to support these.
- No mention of significance of Sissinghurst Castle, Cranbrook and Sissinghurst's 3 conservation areas or the importance of the AONB