

Hawkhurst Neighbourhood Plan

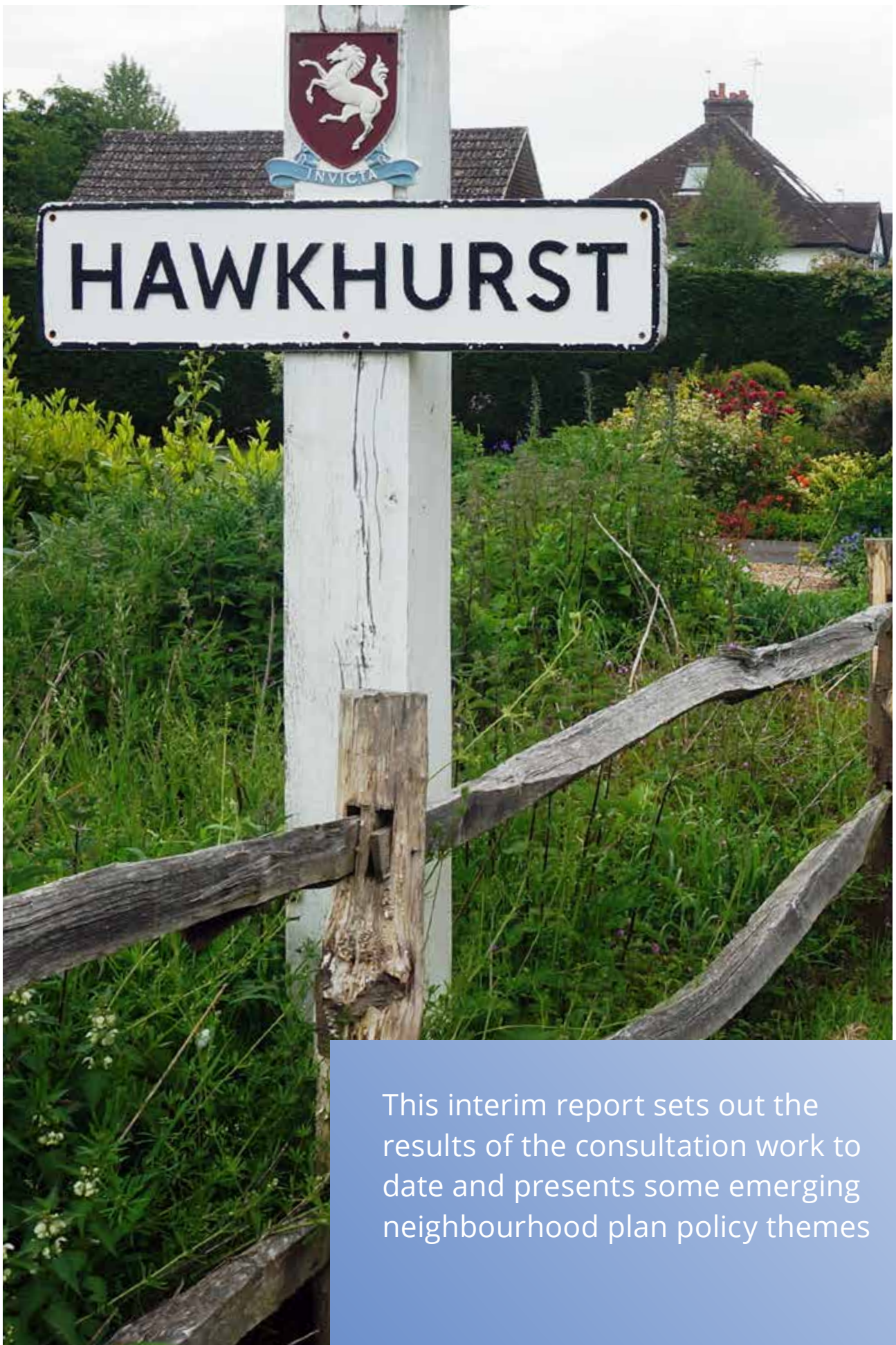
# Interim Report

July 2015



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This interim report sets out the results of the consultation work to date and presents some emerging neighbourhood plan policy themes

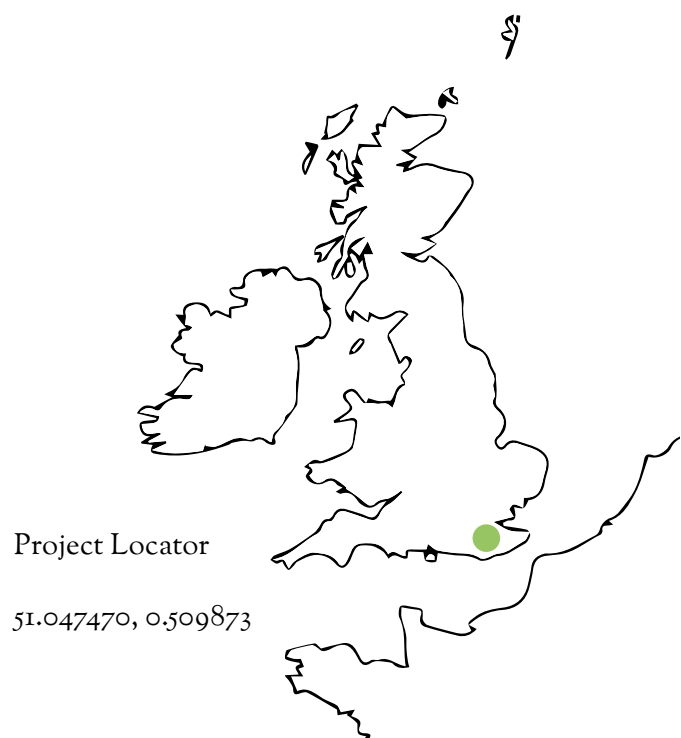


Feria Urbanism is a planning and design studio that specialises in urban design, urban planning, neighbourhood strategies, public participation and community engagement. Established in 2007, we have been involved in a diverse range of planning and design projects across the UK.

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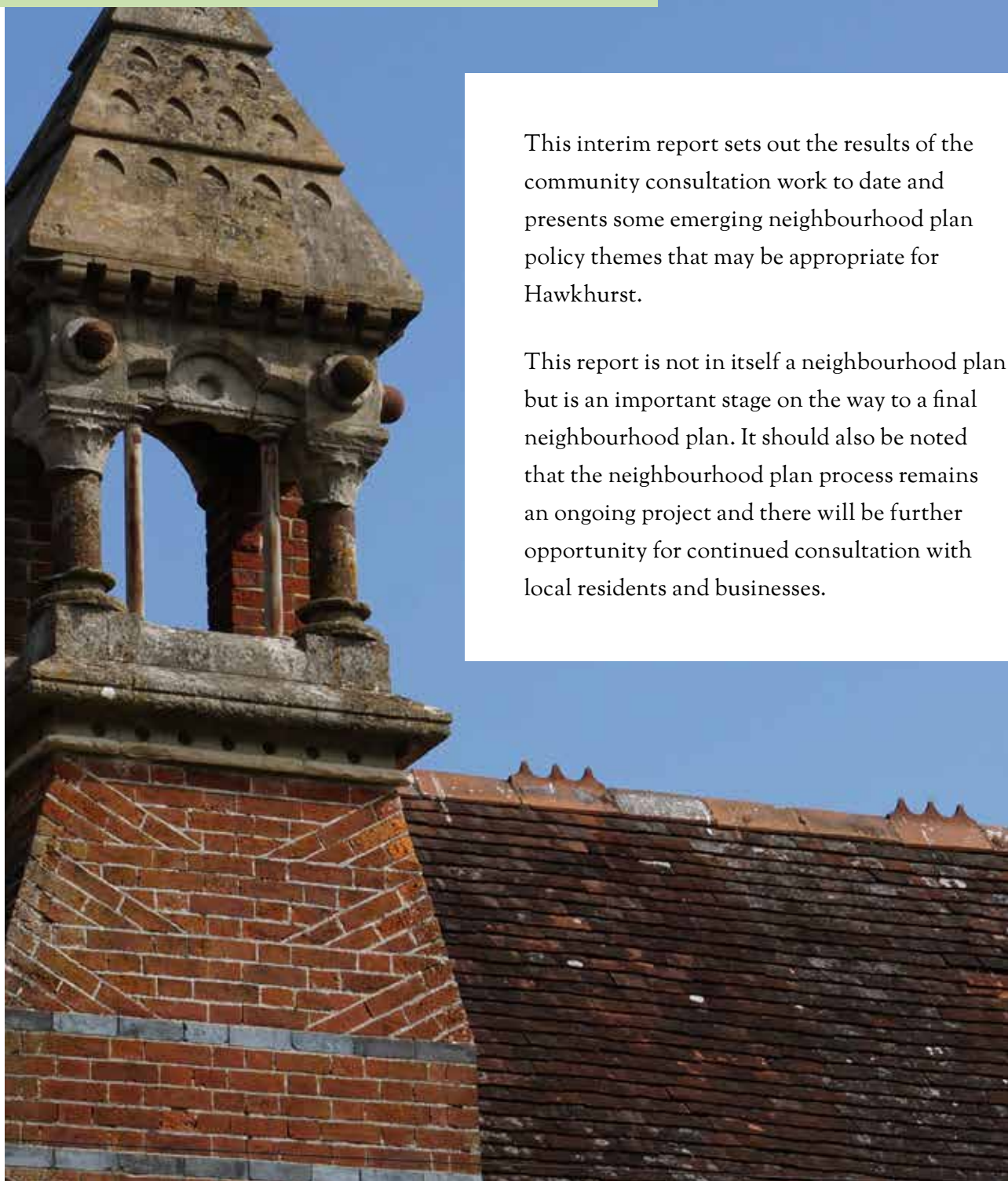
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# Project Background

What is neighbourhood planning and how does it apply to Hawkhurst?

This interim report sets out the results of the community consultation work to date and presents some emerging neighbourhood plan policy themes that may be appropriate for Hawkhurst.

This report is not in itself a neighbourhood plan but is an important stage on the way to a final neighbourhood plan. It should also be noted that the neighbourhood plan process remains an ongoing project and there will be further opportunity for continued consultation with local residents and businesses.



## What is a neighbourhood plan?

Neighbourhood planning is a community-led process introduced by Government to encourage local people to shape and influence development within the places where they live and work. They are produced by community forum groups or parish or town councils.

Neighbourhood plans are policy-based community-led plans which correspond to the Local Plan. In this case, the Local Plan is prepared by Tunbridge Wells Borough Council.

Neighbourhood plans can influence or allocate new housing; produce design policies for allocated sites or for general design policies; protect or identify new community facilities; and identify green spaces to be protected from any future development proposals and more.

The Government introduced the opportunity for local communities to prepare neighbourhood plans through amendments to the Town and Country Planning Act 1990 and the Localism Act 2011 and through new regulations Neighbourhood Planning (General) Regulations 2012, which sets out the requirements for Neighbourhood Plans.

In Hawkhurst, the preparation of the neighbourhood plan is being led by the Neighbourhood Development Plan Committee (NDPC) of Hawkhurst Parish Council.

## Project time line so far

Work on the Hawkhurst Neighbourhood Plan began in April 2014 when the designated boundary for the Hawkhurst Neighbourhood Plan was approved by Tunbridge Wells Borough Council. See copy of the neighbourhood plan boundary plan in Appendix 03.

The Neighbourhood Development Plan Committee (NDPC) of Hawkhurst Parish Council subsequently carried out various public engagement activities in June 2014. In the autumn of 2014, Hawkhurst Parish Council sought independent professional assistance to help manage the process of developing a finished neighbourhood plan for the parish.

Following a formal procurement process, Hawkhurst Parish Council appointed a consultant team to assist them with this work. The parish council is still be responsible for the drafting of the neighbourhood plan and for leading on community engagement and consultation but will use technical support from the consultant team on urban design, landscape and planning policy advice.

The consultant team appointed to work alongside the parish council is Feria Urbanism, a design and planning practice based in Bournemouth. The consultant team has good experience working with local community groups across the country, helping them develop neighbourhood plans. The team has also worked on some high profile public realm improvement schemes.

## The community consultation process so far

The process in 2015 has comprised site visits by the consultant team in February and April. These site visits were followed by two key events to engage the community.

### Visioning Event

The first of these was a visioning event held on 30<sup>th</sup> April 2015. This event examined some of the critical issues in more detail and allowed representatives of the parish council and the planning team from Feria Urbanism to hear the opinions of a wide variety of local interest groups. The event was task-based and participants were required to come prepared to share their views about what makes Hawkhurst a special place to live, work and visit. More details on the results of this event can be found on pages 14 — 30. Copies of the consultation material used during the event can be found in Appendix 01.

### Three-Day Design Forum

The second key event was a three-day design forum held on 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> May. This was a design-led exercise that examined how change can be accommodated, designed and planned in Hawkhurst. The forum consisted of a series of workshop sessions that became progressively more detailed over the three days. The aim was to develop a draft concept plan for the village by the end of the third day.

This three-day event was intensive, highly interactive and collaborative. Residents who attended shared their ideas and thoughts; either based on their own personal experiences

of living or working in Hawkhurst or on behalf of a community group or other organisation.

The parish council appreciated that attendance throughout the three days was a big commitment so any resident that could not attend for all three days, were free to attend for just part of the time (e.g. one day, just one morning, an afternoon etc).

On the first and second evenings, the venue was open to the public, in exhibition format, to allow them to see “work in progress” – the Feria Urbanism team were on-hand throughout to explain the outputs from each day’s workshops.

This third and final evening comprised a presentation that allowed all local residents to see the results of the three-day design event. The Feria Urbanism team made a presentation explaining the process and the results of the previous 72 hours. This was a chance for those local residents and businesses that were unable to take part of the daytime sessions to see the results, hear from the parish council and the planning team and to ask questions about the emerging draft concept plan.

More details on the outputs of the design forum can be found in Appendix 02 and in the extensive summary slideshow, as presented on the final day of the design forum.

A series of photographs illustrating many of the issues and opportunities that were discussed and debated during both the visioning event and the design forum can be found on pages 10 — 13 of this report.



## How is neighbourhood planning likely to be applied in Hawkhurst?

### Developing a Shared Vision

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood (para. 183 of the National Planning Policy Framework). Therefore, each stage of the Hawkhurst Neighbourhood Plan process to date has sought to extend the amount of common ground between local residents and businesses, narrowing down various options through a transparent and open process. This process is set to continue in subsequent work phases moving into the autumn of 2015.

At all stages, the neighbourhood planning process will allow room for dissent and minority views but the overall aim of the process is to build a broad-based consensus.

### Land Use & New Buildings

Through neighbourhood plans, communities can have a say on where new homes, shops, offices and workplaces should be built. This is why the parish council have been keen to engage the community in Hawkhurst through a process of hands-on design exercises that will help to translate the shared vision (as described above) into a “spatial framework” for the parish, that in turn can be supported by policy text and associated diagrams.

### Design Guidance & Policy

Neighbourhood plans can influence the designs of new homes, other buildings and the linking spaces in between. They can also express a view on streets and infrastructure, tourism, leisure and community facilities and environmental issues. These key issues can be reflected in both the shared vision for Hawkhurst and the spatial framework plan before being accurately captured in well-written policy text.

### Protection of Existing Assets

Neighbourhood plans can also be used to protect existing facilities and services, green spaces and historic buildings. As part of the emerging spatial framework, the services, community and heritage assets of the parish, together with the essential green infrastructure, will be mapped and then protected through well-written policy text. The protection of existing facilities and services in Hawkhurst can therefore be a focus of the neighbourhood plan.

## Legal requirements

Neighbourhood plans must meet some legal requirements as specified by law: they must have appropriate regard to national policy; must contribute to the achievement of sustainable development; must be in general conformity with the strategic policies in the development plan for the local area; must be compatible with human rights requirements and; must be compatible with EU obligations.

## Issues & Opportunities



Local architectural landmarks, such as the tower on the old school house at the Moor, provide a rich sense of place and history for the parish.



While the form and massing of these two buildings are similar, the contrast offered by a limited range of materials adds to the varied character of the parish.



Hawkhurst parish contains significant areas of productive farmland and this needs to be protected and nurtured through neighbourhood plan policies.



The parish contains some significant heritage assets which are already afforded protection through both national and local policy.



On-plot parking can be discreet and approaches such as this are a welcome technique in a rural setting where the parked car can detract from the visual quality of a village.



The Copt Hall is one of the few bookable venues in Hawkhurst but it is considered too small by many residents and not of the right standard for a growing village.



Etchingham station is around 10 kms from Hawkhurst and offers a regular service to London.



Small, personal details on homes and buildings can add interest and delight to the village scene.

## Issues & Opportunities



Small pockets of green space add visual and functional quality in the Moor but such spaces are relatively absent from the Highgate area.



Longer distance views from the Moor towards Highgate can reveal the topography of the ridge, as marked by the landmark of All Saints Church.



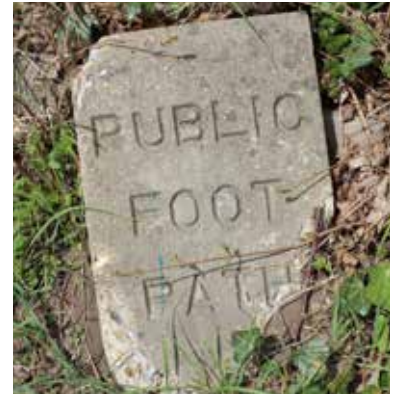
Tailbacks on the Rye Road can extend for several hundred metres in all directions as vehicles pass through the Highgate Crossroads during morning and afternoon peak periods.



While the crossroads is in a sense, the DNA of the village it is often clogged with queuing vehicles and is an inhospitable place to walk and cycle.



The Moor contains a fine collection of buildings that frame an open space. The neighbourhood plan is likely to develop policies that seek to protect and enhance this.



Access to countryside is vital to quality of life in Hawkhurst but in certain areas, this access could be more legible and open to a greater number of different user groups.



The Royal Oak pub is found on the crossroads, has been there for generations and is a community asset to be protected..



“The Colonnade” in Highgate contain a good range of local shops and services, all of significant value to the local community. The neighbourhood plan will seek to protect and enhance this asset.

# Visioning Event

30<sup>th</sup> April 015



In April 2015, a range of organisations and community groups were invited to take part in an evening visioning session. This event was designed to allow representatives of different groups to share their views on the opportunities and challenges in Hawkhurst. A series of short specific tasks were prepared for participants to complete in small groups and in a set time. Each task lasted no more than 15 minutes and was completed at least once by every group. This approach generated a large amount of useful information in short space of time and provided a good platform for the three day design forum that followed in May 2015.

## Task 01

### People & Places

In the first task, participants were asked about the different challenges and opportunities faced by different demographic groups.

#### Teenagers

##### Challenges

Poor public transport (mentioned five times); Not enough to do (mentioned three times); No strong Youth facilities (mentioned three times); Limited availability of sports; The need for improved sports facilities; No secondary school.

##### Opportunities

Scouts/Guides; Small youth club; Skate park; 'Street Cruiser' bus available once a week; Social services available; Good football club; Part-time work opportunities; Good education; Provide a community hub with Wi-Fi.

##### Summary

That there is a need for more youth facilities and recreation grounds shows that there is a good proportion of teenagers within

Hawkhurst that people feel are not effectively provided for. Although there are a range of existing clubs and community services aimed at younger people, there is a feeling that these need to be improved, expanded and enhanced.

The existing education provision is good but there was a feeling that this too needs investment. There are some part-time work opportunities for teenagers linked to the range of local amenities, such as work in shops and pubs. The provision of a "community hub" building for all ages, with Wi-Fi and dedicated spaces to socialise will help to integrate teenagers and other demographic groups from across the parish.

#### Businesses & Employers

##### Challenges

Footfall is limited for retailers by traffic problems and car parking; Vehicular congestion issues; Transport; Tesco is a challenge for local retailers; Not enough clear signage; Lack of parking for employees working in Highgate; Access to the village for deliveries is difficult due to traffic congestion.

##### Opportunities

Broadband connection (mentioned twice); Colonnade works well and is almost certainly helped by the presence of the Kino Cinema opposite (mentioned twice); New business units across the parish; Two independent schools with a good quality staff; the business park at Gills Green; Two small supermarkets; A good local customer base; Good economic base to the area generally; Opportunity for a 'hot desk' and meeting area in a new community hall; Old farm buildings.

## Summary

Although there are two large retailers in the village, the Colonnade of shops is working well and this is possibly helped by the Kino Cinema which provides a sense of place and purpose to the whole area. There are also many linked trips examples (e.g. cinema-goers who then pick something up from the shops).

Traffic and parking are an issue for some local businesses, with parking congestion creating “barriers” for customers and delivery vehicles. The provision of a hot desk space with formal and informal meeting areas will help to boost the local economy further, alongside an improved broadband service.

## Pensioners & Empty-Nesters

### Challenges

Lack of transport opportunities (mentioned twice); Heavy traffic and poor pedestrian footways; Sub-standard medical centres; Access to healthcare; Lack of smaller homes for an aging population.

### Opportunities

University of the Third Age (U3A) has reduced loneliness and uses pubs, homes and the golf club as venues but a bigger venue is needed (mentioned four times); Good clubs, social facilities and networking (mentioned three times); Good local shops (mentioned twice); A range of shops within walking distance of



Working in small groups, participants catalogue their thoughts about the experiences of different demographic groups across Hawkhurst parish.



many elderly people; Voluntary work in charity shops is a good way to socialise; Good quality sheltered accommodation and housing.

### Summary

For an older generations, there appears to be ample opportunity to network, socialise and learn new skills. The presence in the parish of U3A has helped to reduce loneliness and local clubs, shops and venues help to accommodate social events.

The provision of smaller and more easier-to-access homes for an aging population will encourage independent living over a longer period of time. Traffic congestion, poor pedestrian footways and limited public transport present access and movement challenges within and around the parish.

The standard of the buildings that host the medical centres are considered below par and this means many residents travel further afield for healthcare services, adding further pressure to roads and public transport.

## Young Professionals without Children

### Challenges

Housing costs/the need for affordable housing (mentioned twice); Limited local employment; High commuting costs; Often too busy to join in with the rest of the community; A small minority as the majority will live in Tunbridge Wells?

### Opportunities

It is a good commuter area; Good pubs and places to eat; Bedebury Forest is nearby for walking or cycling; Easy access to London;

Young professionals are seen as a small minority in Hawkhurst and are not always proportionately represented at social events.

### Summary

The location of Hawkhurst lends itself well to those commuting in and out of London but the cost of travel is rising steeply. There is a need for more affordable housing and an expansion of the pool of locally available employment within the area. There are many good pubs and places to eat, alongside easy access into the countryside for keen walkers and cyclists.

## Families with Young Children

### Challenges

Places to meet others in same situation (mentioned twice); Heavy traffic and poor pedestrian footways (mentioned twice); High housing costs and the need for more affordable housing; Potential lack of primary school places in the future; Medical centres below standard; Need for more play spaces; Lack of good public transport; Need for more good quality local shops; Good sense of community.

### Opportunities

Good education provision (mentioned twice; Bedebury nearby for walking and cycling; Provision of a café next to play areas.

### Summary

As with young professionals, families with young children also need greater access to affordable housing and a medical centre within easy reach. While there is a good selection of local amenities and good educational provision within Hawkhurst, these need to be supported.

Greater access to play space is needed for children and places to relax is needed nearby for those with children to eat and drink and socialise; for example a café situated next to a play area. A venue such as this would also provide a place for families and young parents to socialise together. There are many good pubs and places to eat too, along with easy access to the countryside.

## Visitors & Tourists

### Challenges

Relative lack of tourist attractions; Lack of mapping across the area; Relatively little paid-for entertainment; Lack of good quality signage; Traffic & parking; Limited public transport services; Limited range of hotels

### Opportunities

Many nearby National Trust properties to visit (mentioned three times); Could provide information about the area and local accommodation – maybe a visitor centre? (mentioned twice); Garden centres (mentioned twice); Places to eat and drink (mentioned twice); The Hawkhurst Gang Trail; Highly attractive village and countryside; Good walking routes; Kino Cinema.

### Summary

Hawkhurst is considered a highly attractive village to visitors and tourists. It is surrounded by beautiful countryside and many good walking routes and trails for recreational activities. The parish has a wide range of pubs and cafes, with the Kino Cinema, that includes a good cafe and bar, being one of the village's key attractions.

There are several National Trust properties that surround Hawkhurst and these, along with some local garden centres, are popular among tourists. Access and car parking can be an issue for visitors and there are a limited number of hotels. Introducing clearer signage and bespoke recreation maps could help to improve the tourist's reach into the wider surrounding areas.

## Students

### Challenges

Limited public transport (mentioned three times); Relative lack of dedicated facilities (mentioned twice); No higher or further education establishments within easy reach; Limited night life; Relative lack of casual employment opportunities.

### Opportunities

Some limited opportunity for casual employment out of term time.

### Summary

There is currently little recreational and educational choice for students within Hawkhurst. There are no higher or further education establishments within an easy reach of the village and the night-life is very limited. Both of these issues are further constrained due to the restrictive transport services in and out of Hawkhurst and the lack of leisure facilities. There are some part-time work opportunities but these are also relatively limited.

## Task 02

This is a special place

Workshop participants were asked to rank a series of 20 words and phrases about the parish into a top ten that they felt best represented the qualities of Hawkhurst. The averaged results from all groups were as follows:

1. Attractive
2. Friendly
3. Safe
4. Green
5. Independent
6. Enterprising
7. Clean
8. Inclusive
9. Unique
10. Distinctive



Of interest was the “independent streak” that emerged during this task, see number 5 in the list, left.



A further quality of note was “enterprising”, see number 6 in the list. The number of independent businesses in the Highgate area appears to reflect this quality well.

## Task 03

### Limited growth?

This task tested how the parish could accommodate a limited amount of new housing growth and what criteria may need to be applied to make this acceptable.

The preferred areas and types of development were as follows. The number of groups and/or respondents who mentioned this land as suitable for development is in brackets.

- Infill of land lining the north side of Horns Road as it is likely to have limited traffic issues (5)
- Develop behind housing between All Saints Road & Rye Road (4)
- Possible development between Hawkhurst's centre and Ockley Wood and White's Wood along Heartenoak Road (3)
- Development north-west of Slip Mill Road as this has good access (3)
- Development west of the Cranbrook Road on the Springfield Industrial Estate (3)
- Infill of land north of Rye Road (2)

Other thoughts on new development sites included the following:

- Redevelopment of the Budgen's site if the business closes or move elsewhere.
- Development north of the Gills Green Business Park.
- Some participants felt that "ribbon development" is not necessarily a bad thing if located close to existing services and facilities.
- There are views that can be seen from along the south of the A268 that need protecting.
- Limited development land behind Tesco and Hawkhurst Primary School is a further possibility.
- A roundabout or new junction should be introduced at the Slip Mills Road/A268 junction and a new road added passing through land enclosed between Slip Mills Road and Cranbrook Road was suggested. This could ease traffic congestion in the centre of Highgate and could bring new medical centre and village hall to the area
- Build rates should be at around ten houses per year to ensure new developments can be well-assimilated into the existing area.
- There should be varied styles, but controlled by a design code or guidance notes
- Social housing needs to be close to amenities and schools to minimise the need for private car use.

## Summary of options

There was a strong showing of support for infill development in areas where no new roads or highway infrastructure would need to be implemented. Infill development was encouraged along main roads and in some of the green spaces that currently separates neighbouring housing.

There was a positive approach towards development that is contained between existing vehicular routes with a view to current congestion on roads not being made worse.

Some participants believe there is an opportunity to reduce congestion in Highgate by adding small connecting roads to future developments. Creating a better connected “grid of streets” could help spread traffic loads rather than concentrate it on the cross-roads.

If land for a larger parcel development can be found, this could bring a much needed new medical centre and village hall into Hawkhurst.

Alongside the need for various styles of housing that complement the village’s current architectural styles, the current views and sight lines in and out of Hawkhurst need to be protected. These long views are more prevalent south of the A268 and towards the south east of the parish.

Some areas of land were identified as good quality agricultural land and these need protecting. Other areas of land that participants believe to be non-productive were considered better opportunities for development, such as to the north of Horns Road or Gills Green Business Park.



Participants mark on a plan their preferred areas of growth.



There was a willingness to engage with the growth issue and none of the participants stating that no growth of any sort would be possible in future.

## Task 04

### Learning from places across the parish

Participants were asked to mark on a plan the places that they liked with a green sticky dot and the places they did not with a red sticky dot.

#### The Green Dot List

- The Moor
- Parish Church
- The Moor playing fields
- Cottage Hospital
- Kino Cinema
- Stream Lane — because of the architecture and the views
- Whites Lane — because of nature reserve and the views
- The Colonnade
- Listed Buildings
- Heartenoak Road

There was a clear sense of pride in the built heritage of Hawkhurst, with many of the green dots indicating that future development models should reflect the current positive architectural qualities found in the parish.

The key attractions for the community are the parish church and the Kino Cinema, not just for their use but also their accessible location and architectural style. The Moor and the adjacent playing fields are a vital attribute for the outdoor and sporting community, along with the many footpaths that wind through wooded and open areas across Hawkhurst.

Two roads that are frequently referred to positively are Stream Lane and Whites Lane. Both of these host a variety of natural features and long-distance views, as well as being lined with beautiful buildings. Another development that the residents of Hawkhurst considered a good example is the Heartenoak Road housing development. The architecture here is of good quality and there is plenty of green space and open play areas for children.



The red and green dot exercise revealed shared patterns of likes and dislikes.

For the red dots, a reoccurring cluster appeared around the A229/A268 crossroads that lie in the centre of Highgate. Alongside traffic congestion there are other issues for the crossroads such as poor road surface maintenance and vehicles parked on the footway, causing obstruction.

Side roads are also being used as “rat-runs” and this, combined with narrow pavements, hinder pedestrian movements. Although Hawkhurst has many footpaths through open space, better signage for these would encourage more use. There are many old buildings in the village and these need to be maintained. Some have become neglected and are now considered to have a negative visual impact, such as the All Saints. The Springfield Industrial Estate will be improved through redevelopment.

#### The Red Dot List

- Traffic Congestion
- The Crossroads
- All Saints Church
- Springfield Industrial Area
- Bowles Lodge — because of its poor quality design
- Rat Runs
- Narrow Pavements
- Better footpath signage
- Maintenance of old buildings
- Bugden’s/Post Office — it could have an improved range of goods



Traffic issues were a regular trigger for red dots to be added to the plans.



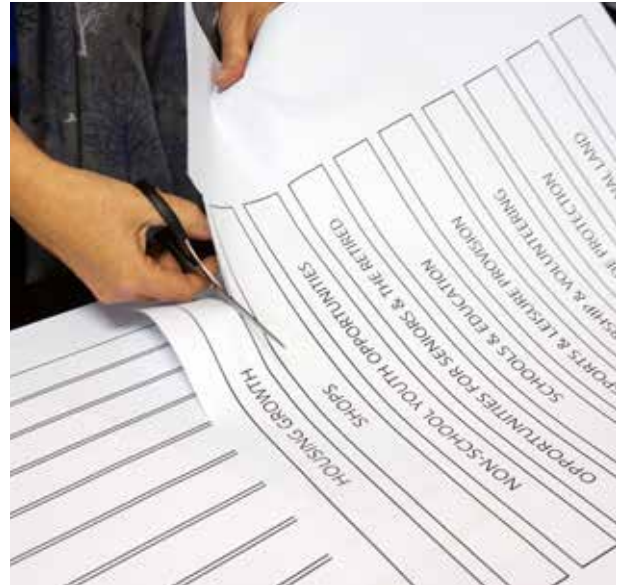
There was a tendency for groups to apply the green dots first, indicating a sense of pride and a willingness to protect and enhance the places they cherish.

## Task 05

### The main challenges

Participants were asked to rank a series of 20 words into a top ten list that they felt best captured the challenges that the neighbourhood plan needs to address. The averaged results from all groups were as follows:

1. Traffic
2. Housing Growth
3. Countryside Protection
4. Architectural Quality
5. Sports & Leisure Provision
6. Sense of Community — and need for a new community centre
7. Health Services
8. Broadband
9. Non-School Youth Opportunities
10. Supporting Independent Shops & Businesses



Traffic and the potential negative impacts of housing growth were top of the list.



Architectural quality appeared fourth in the list and this may have a significant bearing on the acceptability of new housing within the local community. The anxiety about housing growth is often linked to a low expectation about design quality.



## Task 06

### Streets, Lanes & Spaces

The user experience of travelling along streets and lanes in the parish and across a wider area was explored in this task.

The following issues were the main recurring themes as marked on the plans:

Congestion a major issue (2); No cycle paths on main roads or links to paths nearby (2); Rat Run: Slip Mill Road to Delmonden Lane to avoid Highgate centre congestion (2); Rat Run: Water Lane as this links A229 to A268 and avoids Highgate centre (2)

Further comments included a Rat Run: Stream Lane links A268 to A229 and avoids Highgate centre; Travel to Tunbridge Wells for employment and shopping; Travel to Wadhurst for schools; Travel to Robertsbridge for schools; Travel to Ashford for employment; Travel to Tenterden for schools and shopping; Travel to Hastings for employment, schools and shopping; Travel to Cranbrook for employment, schools and shopping.

Etchingham Station traffic, travelling to and from Hawkhurst; B2244 is also a through route; Work and school traffic covers all of A229, A268 and Slip Mill Road; Walk from west to east central Hawkhurst along A268 is

unpleasant; Highgate Hill footpaths are blocked in part by overgrown hedges; The state of roads can make driving very expensive through vehicle damage from pot holes; A268 eastbound gets busy on Sundays in the summer with journeys to and from Camber Sands; A268 westbound is busy on Sundays with motorcycles that pass through the village.

## Footpaths

Missing footpath link to Flimwell?; Lots of off-road footpaths surround the centre of Hawkhurst; Good footpaths for walkers but poor quality pavement experience for pedestrians (e.g. wheelie bins in footways, overgrown hedges etc); Narrow footways on the main roads; White's Lane is a walking lane; Can A268 and Whites Lane join to make a circular route for walkers? Or an alternate route for cars?; Difficulty for pedestrians walking to school along on Rye Road; Rat-running is a danger to horse riders, walkers, cyclists and dog walkers.

### Summary

There are many good off-road footpaths for walkers throughout the whole of the parish. These allow access into open space, wooded areas and from one vehicular path to another. There are also some roads deemed safe enough to walk along, such as Whites Lane, where beautiful countryside and longer distance views can be enjoyed. Pavements along main roads are more of an issue, with obstruction from wheelie bins and overgrown hedges making specific paths too narrow and putting pedestrian's at risk from passing vehicles. Vehicular traffic currently causes issues for the local primary school along the A268, and the

increased congestion on the roads throughout the village is becoming uncomfortably busy for children, with their safety seemingly jeopardised.

## Horse riding

Bridle routes are well catered for – no issues here; Slip Mills Road is a horse riding route but blighted by school traffic at peak times.

### Summary

Bridle routes for horse riders and cyclists and walkers are well catered for throughout Hawkhurst and reaching into the wider areas of the parish. Slip Mills Road is one of the many routes however school traffic at peak times can cause problems along this road.

## Cycling

A229 northbound — “cycle at your peril!”; The village is “... virtually cycle-free”; Too scary and very hilly; Leisure cycling takes place on Gills Green railway & at Bedgebury Forest.

### Summary

There is a lack of cycling provision in Hawkhurst and in the wider areas. The village is almost considered “cycle-free” by some residents and they believe the roads to be too dangerous and awkward to overcome. For a leisurely ride, cyclists currently travel further afield to places such as Bedgebury Forest where cycle tracks are embedded in the woods and free from vehicular traffic.

## Car driving

A229/A268 are the two main routes; Speeding traffic; Large vehicles, including HGVs are an issue and an improved link between the M26 to A21 should be considered to divert HGV traffic away from the village; Congestion due to bad junction control arises at Lorenden Park/A229; A229 provides a “back-way” to A21 and avoids centre of Hawkhurst via Delmonden Lane; School traffic heads towards crossroads (from all directions) and east along A268 in the morning, reverse in the evening and this causes huge congestion and makes the main roads uncomfortably busy for children and elderly people; Short cuts taken through residential streets (e.g. Vale Road and Woodbury Road) to avoid congestion on hill.

### Summary

The A229 and A268 are considered the major through routes in and out of Hawkhurst. With a mix of speeding traffic, large vehicles, parked vehicles and congestion at the central crossroads there was not a lot of praise for the user experience. However, there are alternate routes that act as a bypass to the crossroads and link the main roads at points further along the parish. The increasing amount of traffic that is relying on these minor roads leads to further congestion and further obstruction and danger to residents and pedestrians in areas expected to be relatively traffic-free. School traffic is also an issue and although this is only prevalent at certain times of the day, this presents increased danger to children (with parents and carers) attempting to walk to school.

## Overall access and movement summary

Hawkhurst is centred on the crossing of two major roads, both winding their way down to the south coast. Both the A229 and A268 are through-roads for the strategic area and are well-used by local residents travelling to and from neighbouring villages and towns. Many of the settlements surrounding Hawkhurst are of vital importance to the village, providing education, employment and access to retail where Hawkhurst is currently unable to.

Although vehicular congestion is a major issue for Hawkhurst, there is a lack of suitable footways and cycle lane provision within the village. Narrow pavements and busy roads deter pedestrians and cyclists, allowing only the keenest of walkers and cyclists to make regular utility trips. Rat-runs have appeared across Hawkhurst, created to avoid the peak-time congestion experienced the A229/A268 crossroads. The effect of the rat-runs is to disturb the secluded and peaceful lanes that are a vital part of Hawkhurst's rich history and landscape setting.



The diagram above was drawn by one participant to show how movement all tends to centre on the crossroads.



While frustration for drivers at the crossroads was an expected concern, there was also a widespread feeling amongst all groups that the pedestrian experience across the parish is poor.

## Task 07

### Audit of Local Services

This final task asked participants to record the local services and facilities that they felt were vital to quality of life in the parish. This audit of local services will inform the areas that need protecting and nurturing by the neighbourhood plan.

## The Highgate area

Kino Cinema brings people and businesses to the village (7); Tesco/Budgen's (7); Budgen's – beautiful shop, no business; Tesco – very good but makes life difficult for other shops; Doctors on A268 – essential to be in the centre of Hawkhurst (7); Colonnade shops (5); School (5) but it is full with no room for expansion; Royal British Legion club – very important part of the village (5); Copt Hall is the only hall available to villagers but needs modernising (3); The Royal Oak is an excellent pub(3); Hawkhurst Baptist Church has a small hall (3); Recycling Centre (3); Fire Station (2); Post Office (2); Lloyds Bank (2); Vets has lots of unused space (2); The Queens Inn pub (2); Golf/Squash Club has rooms for hire (2); Dunks Almshouses (2); Bewl Lodge (2); Marlborough House (2); Library is the “best used in all of Kent” (2); Saint



The local services and facilities were catalogued and recorded.

Barnabas Church on the corner of Oakfield/A268 junction (2); Allotments (2); WRAP (Weald Rural Activities Project) dementia and elderly people's services (2); Play park at the new development off Heartenoak Road (2); Northgate Road Car park is free of charge and in centre of Hawkhurst (2); Free of charge car park outside primary school on A268 (2); Budgen's car park; The Oak & Ivy pub; All Saints but it is an eye sore; Charity shops are good for the elderly and social interaction; Bottom end of All Saints Road has some poor quality social housing; Dental surgery and osteopath clinic (next to British Legion; Linda Pope Opticians; The tennis club; Cottage Hospital; Pharmacy (on the Colonnade); Petrol Station; Refuge House (next to petrol station).

### Highgate Summary

Hawkhurst contains a wide range of amenities, most within easy walking distance of each other. The Colonnade is a vital link between local services, preventing the A229/A268 crossroads from isolating the different services available. The Kino Cinema, shops and health centres are the key services that not only attract local residents into the centre of Hawkhurst but also visitors from outside of the parish. The school also serves a vital role in attracting young families to move into the village although it is reaching capacity and will need support from any future development and consequent population increase.

There are only a handful of venues open to the public for social and private events with some offering a small hall available for hire. The Royal British Legion plays an important role for the Hawkhurst community, as do the many different churches located around the parish.



This task provoked a lively debate about the things that matter to the experience of living and working in Hawkhurst.



Participants were keen to remind the project team that Gills Green should not be overlooked in the neighbourhood plan

The existing allotments and recently implemented children's play area are two essential areas of open space that are frequently used by the residents of Hawkhurst. These are both situated within the segment of land situated between Ockley Lane and Heartenoak Road. Hawkhurst contains a few car parks situated in the centre of the village and a couple of these are free of charge. Although popularity may restrict parking availability, the locality of these car parks in relation to Hawkhurst's amenities will have had a positive effect on the local economy and footfall.

The many pubs in Hawkhurst also attract locals and visitors from further afield, with some offering accommodation alongside excellent food and drink services. The Royal Oak, the Queens Inn and the Oak & Ivy pubs were just a handful of popular names mentioned. Take-aways, restaurants and cafes were also highlighted as key attractions. With the Kino Cinema appealing to all ages, this venue proves very popular and is considered a huge support to the surrounding services.

## The Moor

Wish Valley Surgery (5); St Laurence Church (5); Play area opposite The Moor (5); Scout/Brownies Hut (4); Black Pig pub (4); Eight Bells pub (4); The Parish Office (3); Sports field and the pavilion (3); The Moor (2); Hire Shop on Highgate Hill (2); Allotments behind Talbot Road; The pop-up Post Office; Small Business Centre; Businesses on the junction of Talbot Road and the A229; Wealden Advertiser; Nature reserve south of Stream Lane.

## The Moor Summary

Focusing to the southern area of Hawkhurst parish around the Moor, land becomes more open and built areas more widespread edging vehicular routes. As with the central heart of the village around Highgate, the public amenities are all within a close proximity of each other. This encourages walking and reduces the need for cars on the roads. The Wish Valley Surgery provides a good health service and the abundance of open green space encourages sporting activities to take place.

Sports fields, play areas and the sports pavilion provide a fundamental platform for the sporting community in Hawkhurst to thrive while The Moor itself could be further used through recreational community fairs and events. Alongside these green spaces, there are also allotments situated behind Talbot Road and a nature reserve to the south of Stream Lane. These are important patches of land that need protecting by the plan but should also continue to be enjoyed by the residents .

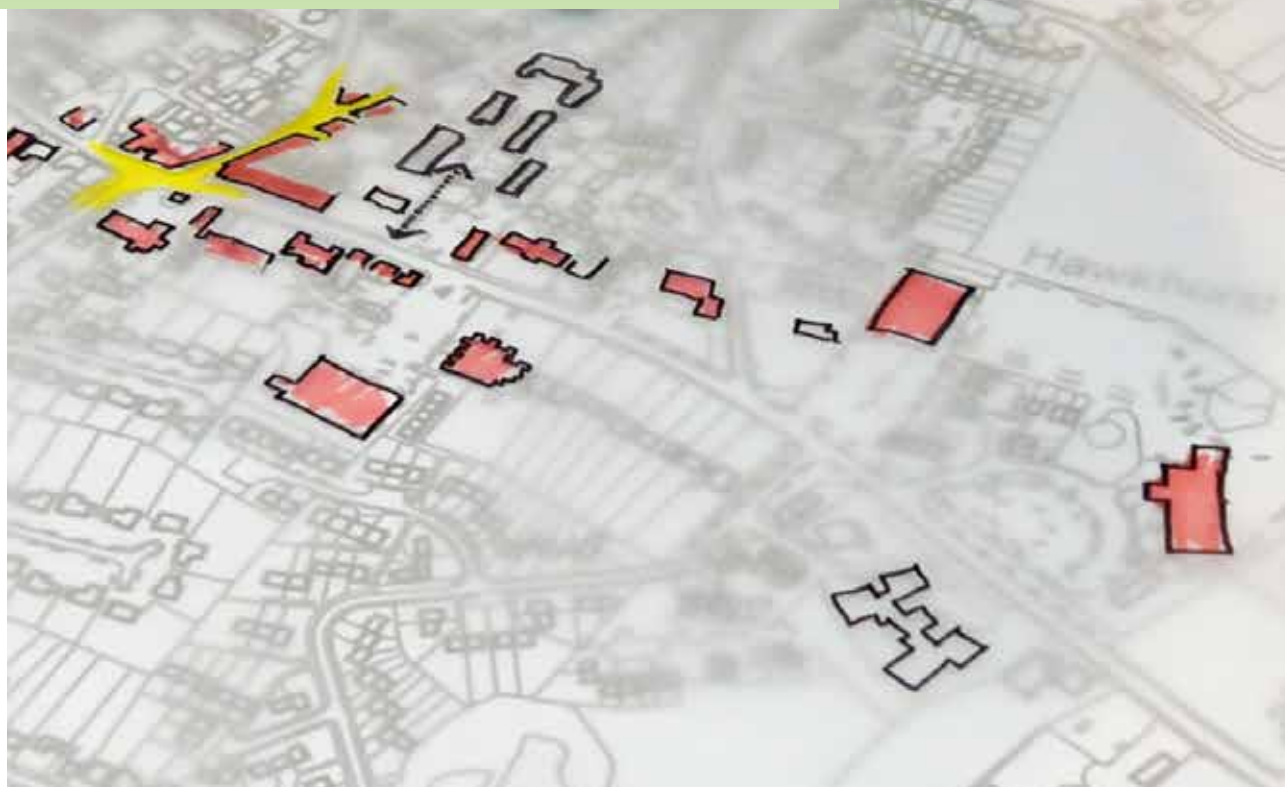
There is the prospect of entrepreneurial ventures surrounding this area, with many small businesses subtly mixed into the housing community. This brings work and trade into this part of the village and will provides jobs for residents, created by residents.



Revealing many areas of shared concern, the visioning event was a success and provided a sound platform for the next stages in the process

# Three-Day Design Forum

26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup> May 2015



The Design Forum event used the results of the visioning event as a starting point to examine in more detail how change can be accommodated, designed and planned in Hawkhurst. The three days comprised of a series of workshop sessions that became progressively more detailed. Site visits were undertaken in small groups, led by members of the independent planning team. These site visits allowed the process to investigate at first hand the main issues and to test potential solutions and were an integral element of the process.



## Purpose of the design forum

The visioning event generated a good set of data about the defining qualities and characteristics of Hawkhurst parish, alongside some of the challenges faced by the area, both now and in the future. The qualities and characteristics can be seen as the features that the neighbourhood plan needs to protect and enhance while the challenges are the issues that the plan needs to address in clear and practical ways. The purpose of the design forum therefore was to examine both aspects of the planning process — i.e. the things to be protected and the things to be changed — in more detail and understand in more detail how they could be reconciled to best effect.



The design forum included small group sessions to help address specific issues.

## Format of the three days

The three days comprised of a series of workshop sessions that became progressively more detailed. Small tasks groups formed to investigate specific issues and reported back to the wider group of participants. All areas of the parish were explored, including the outer-lying areas of Four Throws and Gills Green. A key message received by the forum was the need to include representation from these areas in the neighbourhood plan process moving forwards.



The forum provided the opportunity for site visits to different areas of interest across the parish. Here a member of the consultant team and a member of the parish steering group investigate the Gills Green employment area.

## Forum outputs

More details on the outputs of the design forum can be found in Appendix 02 and in the extensive summary slideshow, as presented on the final day of the design forum.

# The Landscape

Discussion points from the design forum event



Hawkhurst is situated within classic English countryside and the Kent weald, surrounded by the fields and open countryside. This particular landscape must be carefully considered when looking at the potential for new development through the neighbourhood plan. During the three-day design forum, the Feria Urbanism team worked closely with Eleana Orr of Janine Pattison Studio, a landscape and garden design studio to more fully understand the landscape issues in and around Hawkhurst. This section of the report deals directly with these issues.

**Janine Pattison Studios**  
LANDSCAPE & GARDEN DESIGN



The whole parish of Hawkhurst is washed over by Area of Outstanding Natural Beauty (AONB) designation. That the village area is in an area of outstanding landscape quality, which is of national importance, helps to ensure that its special character and qualities are protected for all to enjoy.

The AONB designation strongly signifies that Hawkhurst's flora, fauna, history and culture to be found in the gently rolling hills, is to be protected and will ensure the landscape features remain landscapes for life.

The beautiful landscape and views across woodland and fields will be preserved through the AONB designation to maintain the village quality and to accommodate the existing needs of the village and be sustainably maintained for new residents. Therefore, the challenge for the neighbourhood plan with regard to these matters is to add further policy protection only in areas where the AONB designation cannot offer the specific field-by-field protection that may be sought by the local community.

## Views of countryside

Highgate sits proudly at the top of a hill, with views looking south towards the Moor and further afield. When approaching the heart of the village from the south and north, the spire of All Saints church is prominent on the horizon, along with the roofscape created by other, lower-lying buildings. It is these

physical structures, set within the landscape which on the approach to Hawkhurst give the village its particular identity. The topography will be an important consideration for the neighbourhood plan, with the longer distance views of landmark buildings on a ridge adding meaning and identity to Hawkhurst.

The shorter distance views, into fields, paddocks and the immediate countryside also need to be preserved. Encouraging the creation of green corridors and views between new developments will ensure the village retains its connection with the wider landscape.

## Small-scale green spaces

There is currently a lack of small-scale green spaces within the built-up area of Highgate but it is felt there is potential for small, new pockets of green space to be introduced into the streetscape. Stronger boundary planting to the edge of the Tesco site is an obvious candidate site for a better quality landscape treatment. Several other sites under consideration for more intensive landscape treatment are along the A268, which already has two small open spaces at Philpotts Green and Sayers Green. Subtle design interventions here needs to turn these spaces into more functional and more beautiful spaces. Providing children, young people their parents with play equipment, benches, sensory planting and associated facilities will create new focal spaces which can encourage outdoor activity and places for motivation, excitement and pleasure.

## The Moor

The most significant open space in the parish is found at the Moor, some two kilometres south of Highgate and this too has significant community value (e.g. summer fetes, festival events etc) and stands to benefit from further protection from the neighbourhood plan. The playing fields to the east of the Moor open space are intensively used but it is apparent that pedestrian access to the playing fields from the Moor and vice-versa needs to be improved. There is no dedicated crossing point of facility and no hard paved edge to indicate the most direct point to use.

The relatively high speed of the traffic along the A229 bisects the Moor and the playing fields and acts a barrier between the two area. Introducing measures like a 20 mph limit, subtle changes to the colour of the road surface and the possible inclusion of a raised-table courtesy-crossing would offer safer pedestrian connections across the road.

## Recreational land

The playing fields and children's play area at the Moor are a vital community facility. As the parish evolves, this site will need new investment and broaden its appeal to include a wider range of play facilities. Along with an improvement to the children's play area (e.g. new equipment aimed older children and benches and seats for adults carers) the existing tennis courts also need investment, potentially to become a multi-use games area that includes tennis facilities.

## New sports pavilion

The existing sport pavilion is currently only just adequate in terms of its size and quality standard. It needs better changing facilities and any expansion needs to accommodate simultaneous use by more than two teams and more intensive use. Better quality outdoor space is also needed, large enough to accommodate social gatherings events such as summer barbecue events. The immediate hard landscape around any new pavilion should be of a high standard, with appropriate surface materials, drainage, edge planting to soften the architecture and "warm" low-level lighting for improved night-time safety.

The field immediately to the east of the current playing fields could be incorporated into an expansion plan, to allow for an additional football pitch and a temporary car park.

## Footway details

The pedestrian footways through the village are often substandard inadequate, sometimes only as wide as to 58 cm which is well below the minimum of 0.9m. This makes walking for the elderly, disabled, young and couples very difficult. The hard-standing materials in Hawkhurst need to be improved where paving is uneven, disrupted and inconsistent. There needs to be consistent materials stretching through the streets and footways of sufficient width to allow easy movement by all demographic groups.

## Countryside access

Several public footpaths that connect the built areas with the wider landscape have the possibility of widening and/or resurfacing. Conversion to bridleways in some instances will allow access by cyclists as well as pedestrians, thereby creating traffic-free alternative to the road network for utility cyclists, especially for children and parents accessing the school. In the north west of the parish is Bedgebury Forest, a destination for walkers and recreational cyclists, this large expanse of woodland. There are other stretches of woodland around the parish, including Tongs Wood, Four-Acre Wood, Basden Wood and Lacy Wood, all of which are relatively accessible to the public.



A task group from the design forum examine issues at the Moor.

## Productive landscapes

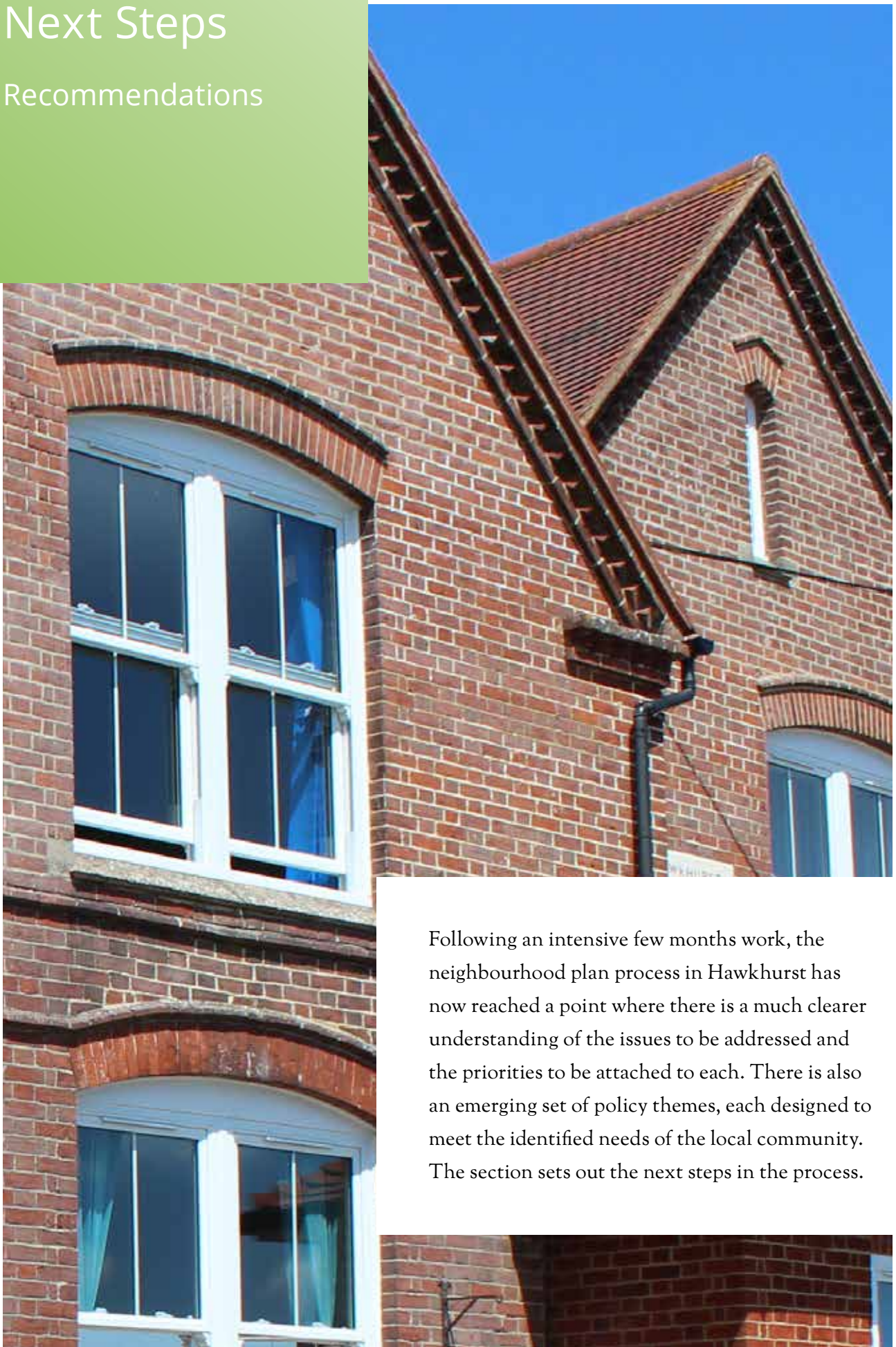
There are many orchards and horticultural operations within the parish boundary. Pockets of apple and cherry orchards are scattered across the parish. Designated allotment areas should be protected by the neighbourhood plan. These are vital elements to the working and productive community of Hawkhurst and are talked about with great pride. The allocation of new allotment spaces should be considered by the neighbourhood plan, to cater for the growing demand for growing space and smaller gardens.



In the summer months, footpaths such as these can be a pleasant alternative to on-road routes adjacent to moving traffic but can be inaccessible for much of the year. The introduction of all weather surfaces could help increase footfall.

# Next Steps

## Recommendations



Following an intensive few months work, the neighbourhood plan process in Hawkhurst has now reached a point where there is a much clearer understanding of the issues to be addressed and the priorities to be attached to each. There is also an emerging set of policy themes, each designed to meet the identified needs of the local community. The section sets out the next steps in the process.

## A268/A229 Junction

During the three-day event, three different scenarios were developed that changed the crossroads junction configuration and the way it operates. These scenarios were designed to improve the setting of listed buildings, improve air quality, encourage greater use of walking and cycling and ease traffic-flows at peak time.

All three scenarios for change will need much further testing and refinement to understand if they are feasible, deliverable and will be supported by the relevant agencies (e.g Kent County Council).

The planning process moving forwards cannot not ignore the crossroads issue as “... doing something about it” was a recurring theme from almost everybody who participated in all the consultation events to date. However, highways and transport matters are not easy topics for a neighbourhood plan to deal with. Planning in the conventional sense is mainly concerned with the use of land and buildings.

Changes to highways and footways do not necessarily need planning permission and so are not necessarily policy-based issues. This is a potential shortcoming of the neighbourhood planning legislation as so many quality of life issues in local communities appear stem from access and movement issues. Further engagement with both Kent County Council and Tunbridge Wells Borough Council in this matter will be sought.

In order to ensure the desire to see change at the Highgate crossroads is not lost from a neighbourhood planning document (on the grounds that change here is all about transport), it is anticipated that the neighbourhood plan will seek to shift the

focus away from it being the “traffic-first” issue that appears to have driven much of the debate thus far and start to move it toward the more rounded discussions that started to emerge during the three-days about civic pride, rediscovery of the now-lost Royal Oak market square, creating a better setting for the adjacent listed buildings, including the Colonnade and creating easier movement for the elderly and those with young children.

This is a much more holistic approach and will ensure the debate about change is not simply about minimising delays to drivers. There will instead be a strong place-based vision to embed into the neighbourhood plan, much more about the built environment and not just about cars and highways.

Once this longer list of wider benefits is more fully understood, then an approach to Kent County Council for general support can be sought. At this time, this support need only be around the principle of change, not about funding any schemes on the ground.

## Better sports provision

The outputs from the three day design forum presented some simple options for the expansion and/or refurbishment of the existing facilities. The actual delivery of new or improved facilities will be a self-contained project outside of the neighbourhood plan but the neighbourhood plan will be critical to set out the principles, the policy and the general site location as the vital hook for a funded and deliverable project.

The next steps of the plan process will check that there is support or consensus for a modest expansion of sports provision (e.g. no more

than twice as big as the present footprint) together with new investment in pitches and play equipment.

## New community centre

The design forum spent considerable time examining the preferred location of a new, larger community centre, a new medical centre and a multi-use building that could possibly combine both functions under one roof. Further exploration of the site location options for the community and medical uses should be done in parallel as options for co-location exist, as demonstrated during the three-days

To undertake this site search most effectively will need the “fix” at the Moor (as described above) to be in place first to ensure that the Moor is ruled-out as a potential site for a large community hall. The three-day outputs created a brief schedule of site options on a plan and this needs to be revisited to ensure no sites have been overlooked. A pro-forma can be drafted and this completed for each site i.e. size, distance from main areas, availability, suitability etc. to see where the preferences are starting to emerge.

## Better green links

As with highways issues at the crossroads, matters relating to footpaths and bridleways are not natural neighbourhood plan topics as they do not directly concern new land uses or changes to existing buildings. An emerging issue here is where can some footpaths be switched to bridleways to allow for cycling and can the surfaces be renewed to allow all-year-round access? This was a particular area of

investigation with regard to the links between Highgate and the Moor.

Changes or improvements here may make for specific projects but ones that support a wider vision for the parish (e.g. an active parish, less reliant on the private car) embedded in the neighbourhood plan. Again, once ideas are more firmly understood, then an approach to Kent County Council for general support about the principle can be sought.

## Parish-led “call for sites”

One issue that was addressed by both the visioning event and the three day design forum was nominations for small sites around the built-up areas that were deemed suitable for new housing. However, this issue may need to be revisited in order to ensure the Hawkhurst Neighbourhood Plan can robustly allocate the appropriate numbers of new homes, with the support of Tunbridge Wells Borough Council, over the next plan period.

The concept of small pockets of high quality housing being preferable to an approach that advocates large swaths (that has been shown to generate lots of local opposition) was a clear preference. A few small sites were brought forward by local people for consideration but this “call for sites” perhaps needs to be done more fully to ensure the Hawkhurst Neighbourhood Plan has its own ideas and no longer needs Tunbridge Wells Borough Council to allocate sites within the parish once the current round of allocations are built-out.



This is something that may need further consideration but if done well, will help Tunbridge Wells Borough Council agree that the neighbourhood plan is “planning positively” as per the national legislation on neighbourhood plans.

## Seeking local approval

This report presents results of the visioning event, captures some of the main topics covered by the design forum<sup>1</sup> and draws out the main policy themes and areas of focus for the plan itself. In a sense, this report is a road map for the neighbourhood plan.

The parish council will now need to seek the opinion of local residents and ask them to agree that the policy themes and issues as expressed here are on the right lines. Support from local residents and businesses will be a validation of the proposed way forward.

## Timetable moving forwards

Informal consultation on this report will be held over the July and August 2015, with more formal drop-in exhibitions held in September and October to allow the public to see the draft planning policies and comment on the emerging plan. The successful running of these two drop-in events will allow the first formal draft of the plan to be complete by November or December 2015. This outline timetable will

give representatives of both Tunbridge Wells Borough Council and Kent County Council sufficient opportunity to comment on the draft neighbourhood plan policies and ensure that they comply with the relevant policies held by both authorities. It is anticipated that the six week pre-submission consultation on the draft neighbourhood plan (known as the Regulation 14 consultation) can then start in the first week of January 2016.

## Potential Policy Themes

On the following pages, there is a sample of the potential policy themes and headline planning policies for the Hawkhurst Neighbourhood Plan. These are structured around four themes with at least four individual policies headings under each of the themes.

Comments from local residents and businesses are now sought on this proposed policy structure.

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1 More information about the design forum can be found in the extensive slideshow report, an edited and revised version final slideshow as used on the final evening of the forum.

## Policy Theme 01

# Access & Movement

### AMo1 Highgate Hill Crossroads

Aim to improve the poor quality pedestrian environment experienced at Highgate Hill. Policy will seek to improve the setting of listed buildings, improve air quality and encourage greater use of walking and cycling.

### AMo2 Pedestrian Environment

Aim to improve the poor quality pedestrian environments across the parish. Policy will seek to improve the narrow footways and uneven surfaces.

### AMo3 Countryside Access

Aim to improve the access to countryside through better signage and all-weather surfaces on countryside footpaths.

### AMo4 Walking & Cycling Strategies

Aim to deliver dedicated infrastructure that will encourage walking and cycling across the parish, especially between key locations and destinations.

## Policy Theme 02

# Housing

### Ho1 New Housing & Site Selection

A series of site-specific policies to secure the delivery of new houses, in the right quantities and in the right locations, as defined by a broad range of criteria.

### Ho2 Affordable & Local Needs Housing

Policies to ensure the right level of affordable and local needs housing is delivered across the range of new housing sites.

### Ho3 Housing Mix

Policies to ensure the mix of houses types and sizes are delivered across the range of new housing sites.

### Ho4 Design Quality

A series of policy statements to ensure all new developments meet a high standard of design, appropriate to the Hawkhurst context.

## Policy Theme 03

# Community Infrastructure

### CI01 Sports Provision

Policy to set out the planning and design principles for the new/improved facilities and identify the preferred site.

### CI02 Community Facilities

Policy to set out the planning and design principles for new buildings and identify the preferred site and/or general location.

### CI03 Enhancing & Preserving Highgate Hill

Policy to address the long term future of the Highgate Hill site (subject to the outcome of the appeal hearing).

### CI04 The Working Village

Employment policy to ensure the parish has sufficient space to support local jobs, both in the built-up village and the wider rural areas.

### CI05 Protection for Current Assets

Policy to retain and enhance the current range of community infrastructure, services and facilities across the parish e.g. access to local shops, assisted transport provision etc.

## Policy Theme 04

# Landscape Protection

### LP01 Views Between Village & Countryside

Specific protection policies for identified views between countryside and village, both short and long range.

### LP02 Relationship With New Housing Development Sites

Policy to ensure that the site selection for new housing does not negatively impact upon the village's positive relationship with the surrounding countryside.

### LP03 Area of Outstanding Natural Beauty

Specific "top-up" policy to provide added landscape protection but will not unnecessarily duplicate the protection already afforded by the AONB status to the surrounding landscape.

### LP04 Small-Scale Green Spaces

Site specific policy to introduce new public green spaces within the built-up areas of the village.





## Appendix 01

Copies of consultation material used at the Visioning Event

## TASK 01 PEOPLE & PLACES

List some of the challenges or opportunities faced by these different groups in Hawkhurst — please use place names if the issues are site-specific.



teenagers



businesses  
& employers



pensioners  
& empty-nesters



young professionals  
without children



families  
with young  
children



visitors  
& tourists



students

## TASK 02 THIS IS A SPECIAL PLACE

Rank the one-word descriptions for Hawkhurst as it is now to create a top ten list.

1st.	
2nd.	
3rd.	
4th.	
5th.	
6th.	
7th.	
8th.	
9th.	
10th.	

TASK 02  
This is a special place

OPTIONS TO  
CHOOSE FROM

- Inspiring
- Enterprising
- Green
- Serene
- Distinctive
- Unique
- Independent
- Clean
- Fun
- Ingenious

TASK 02  
This is a special place

OPTIONS TO  
CHOOSE FROM

- Safe
- Friendly
- Imaginative
- Inclusive
- Attractive
- Harmonious
- Open
- Considered
- Refreshing
- Dynamic

**TASK 03**  
**LIMITED GROWTH?**

Where do you think some limited new housing growth could go? How should it relate to the existing built up areas? Explain your thinking.



HAWKHURST NEIGHBOURHOOD PLAN

**TASK 04**  
**LEARNING FROM OTHER PLACES**

Place the coloured dots on the plan to mark places you cherish (green) and places you don't (red) — write a few words against each dot to explain why.



HAWKHURST NEIGHBOURHOOD PLAN



**TASK 05  
YOUR MAIN CHALLENGES**

Rank the topics and issues to create a top ten list.

1st.	
2nd.	
3rd.	
4th.	
5th.	
6th.	
7th.	
8th.	
9th.	
10th.	

HAWKHURST NEIGHBOURHOOD PLAN



TASK 05  
Your main challenges

OPTIONS TO  
CHOOSE FROM

- HOUSING GROWTH
- SHOPS
- NON-SCHOOL YOUTH OPPORTUNITIES
- OPPORTUNITIES FOR SENIORS & THE RETIRED
- SCHOOLS & EDUCATION
- SPORTS & LEISURE PROVISION
- LEADERSHIP & VOLUNTEERING
- COUNTRYSIDE PROTECTION
- ACCESS TO RECREATIONAL LAND
- HEALTH SERVICES

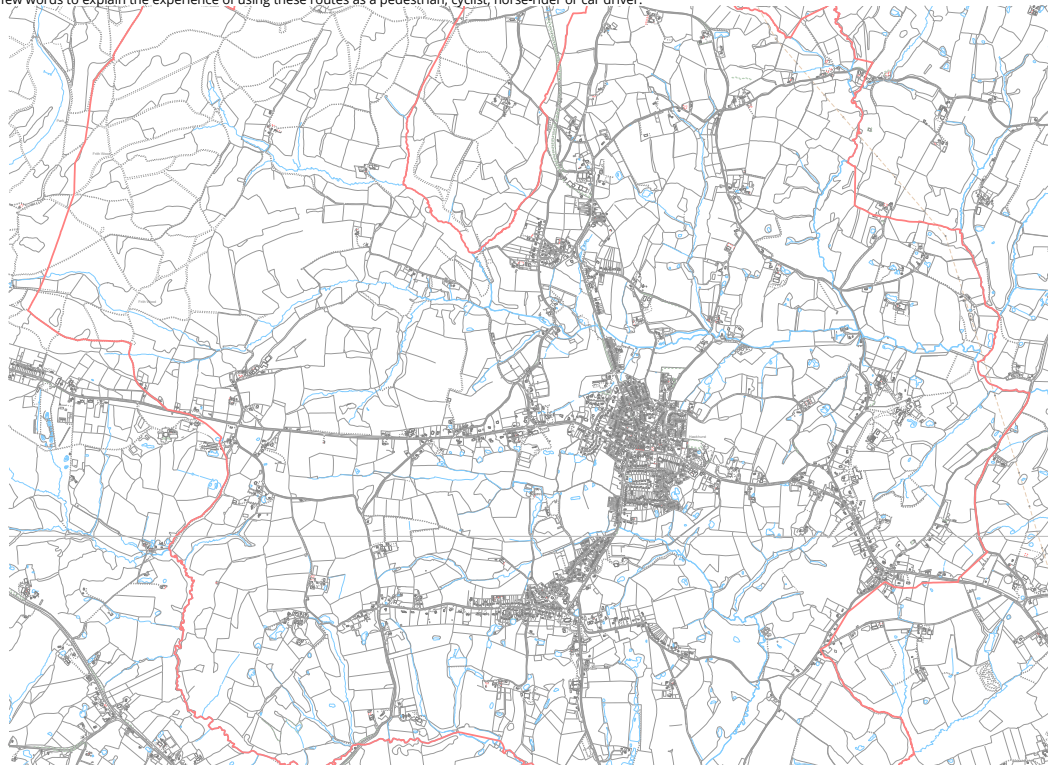
TASK 05  
Your main challenges

OPTIONS TO  
CHOOSE FROM

- ARCHITECTURAL QUALITY
- SENSE OF COMMUNITY
- TRAFFIC
- RAIL SERVICES
- EMPLOYMENT SPACE — offices
- EMPLOYMENT SPACE — workshop/industrial
- EMPLOYMENT SPACE — work from home
- SUPER-FAST BROADBAND
- TOWN SQUARES & CIVIC SPACES
- COMMUNITY ORGANISATION & STRUCTURE

TASK 06a  
STREETS, SPACES & LANES

- Use the pens to mark out the main routes between where people live and where they work, shop, go to school etc.
- Write a few words to explain the experience of using these routes as a pedestrian, cyclist, horse-rider or car driver.



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HAWKHURST NEIGHBOURHOOD PLAN



**TASK 06b**  
**STREETS, SPACES & LANES**

- Use the pens to mark out the main routes between where people live and where they work, shop, go to school etc.
- Write a few words to explain the experience of using these routes as a pedestrian, cyclist, horse-rider or car driver.

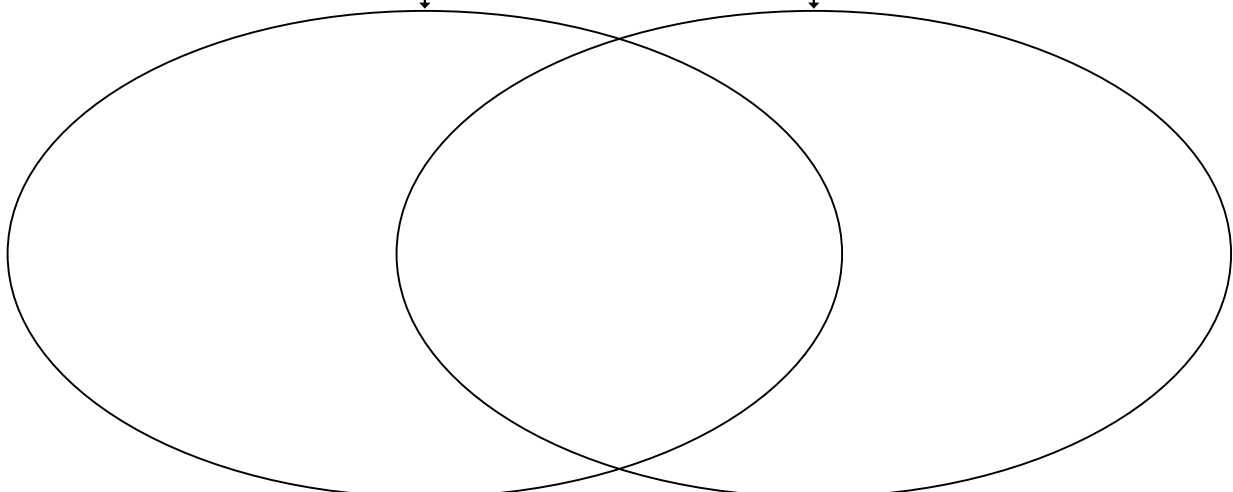


HAWKHURST NEIGHBOURHOOD PLAN

**TASK 07**  
**THE FUTURE**

List in this circle all the best things about Hawkhurst parish, as you see them

List in this circle all the things that could be better in Hawkhurst parish, as you see them



Complete the following sentence "In 15 years' time, Hawkhurst parish will be ....

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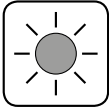
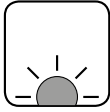

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HAWKHURST NEIGHBOURHOOD PLAN



## TASK 08 DAYTIME, EVENING & NIGHT TIME

List the places in Hawkhurst that feel safe or unsafe at different times of the day and night — please use place names if the issues are site-specific.

		
safe	safe	safe
unsafe	unsafe	unsafe

Vertical dotted lines are provided for writing responses under each 'safe' and 'unsafe' category for all three time periods.

HAWKHURST NEIGHBOURHOOD PLAN



## TASK 09a AUDIT OF LOCAL SERVICES

Use the pens to mark the important community services and functions to be found in the village centre; write a few words to explain what they mean to the local community.



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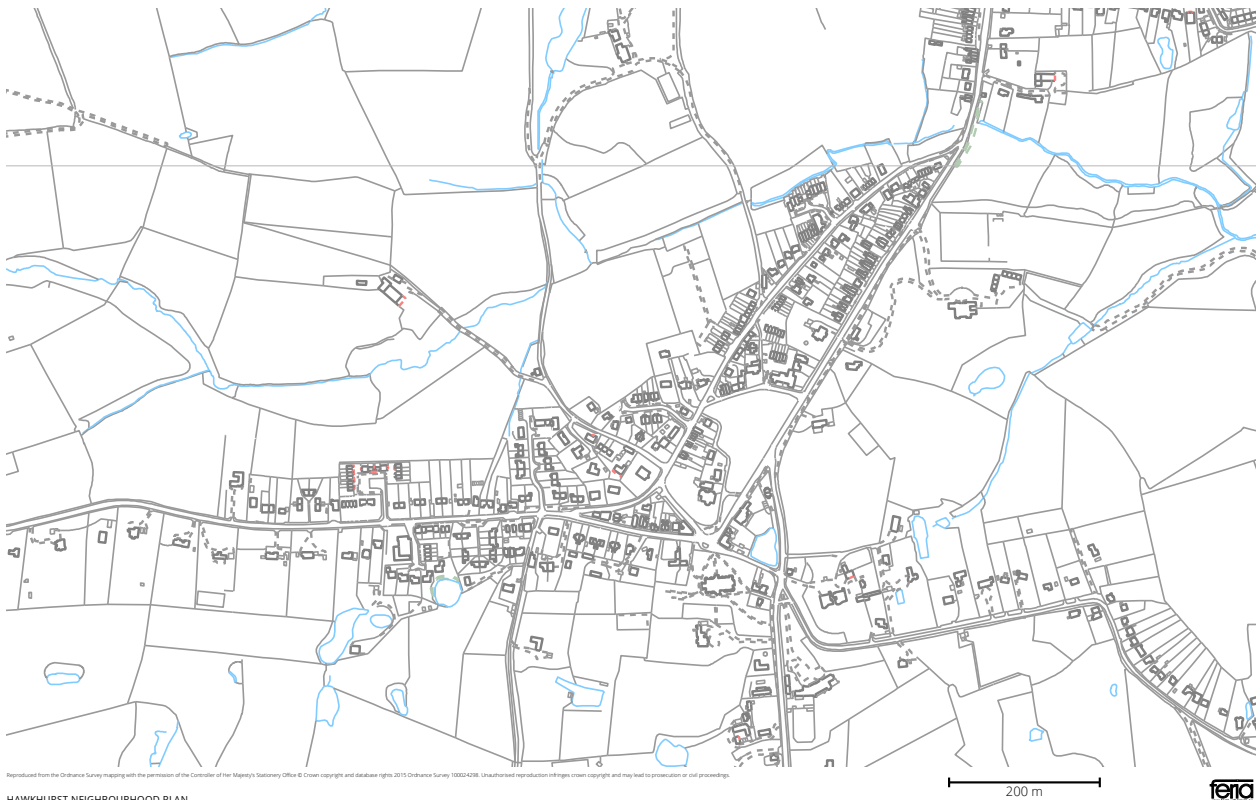
200 m



## TASK 09b

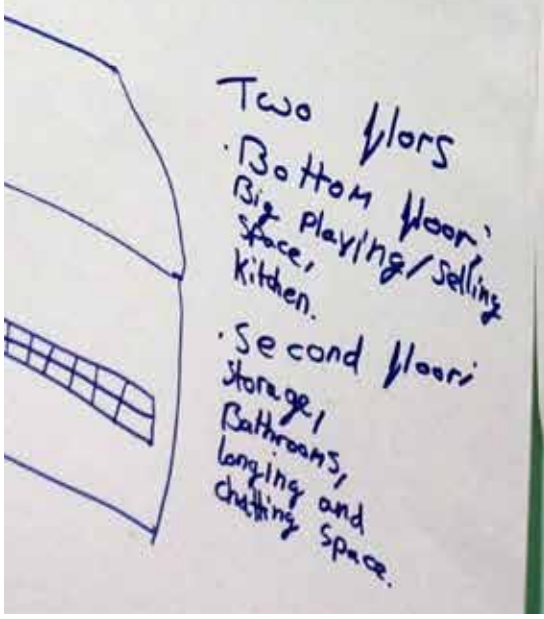
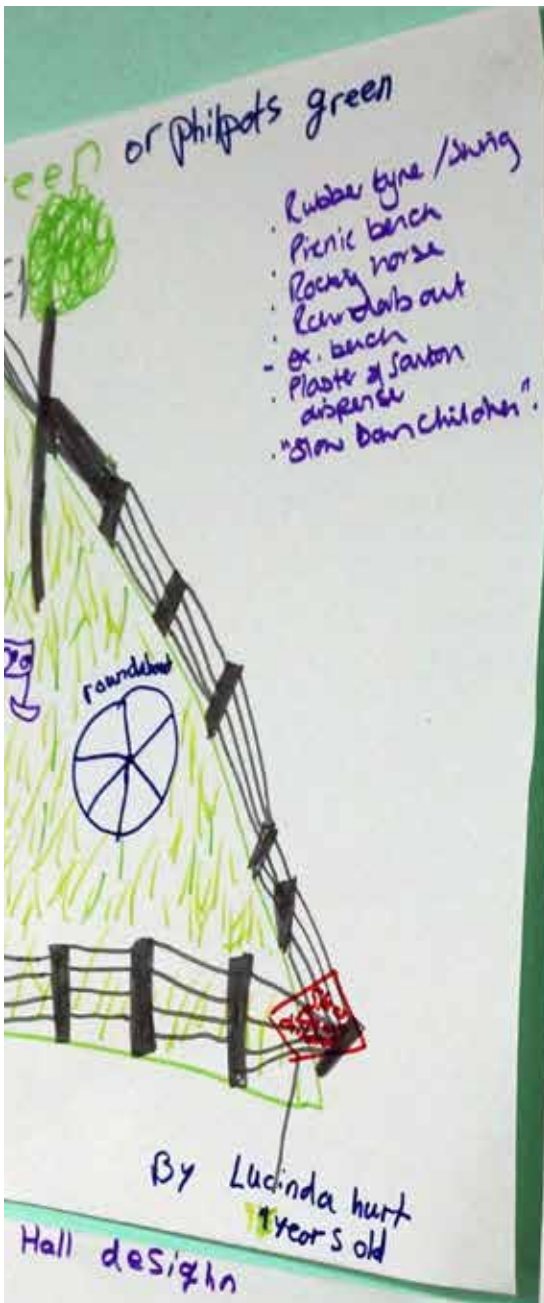
## AUDIT OF LOCAL SERVICES

Use the pens to mark the important community services and functions to be found in the village centre; write a few words to explain what they mean to the local community.



Please note that Tasks 7 and 8 were not completed during the Visioning Event with focus instead on the other six tasks.





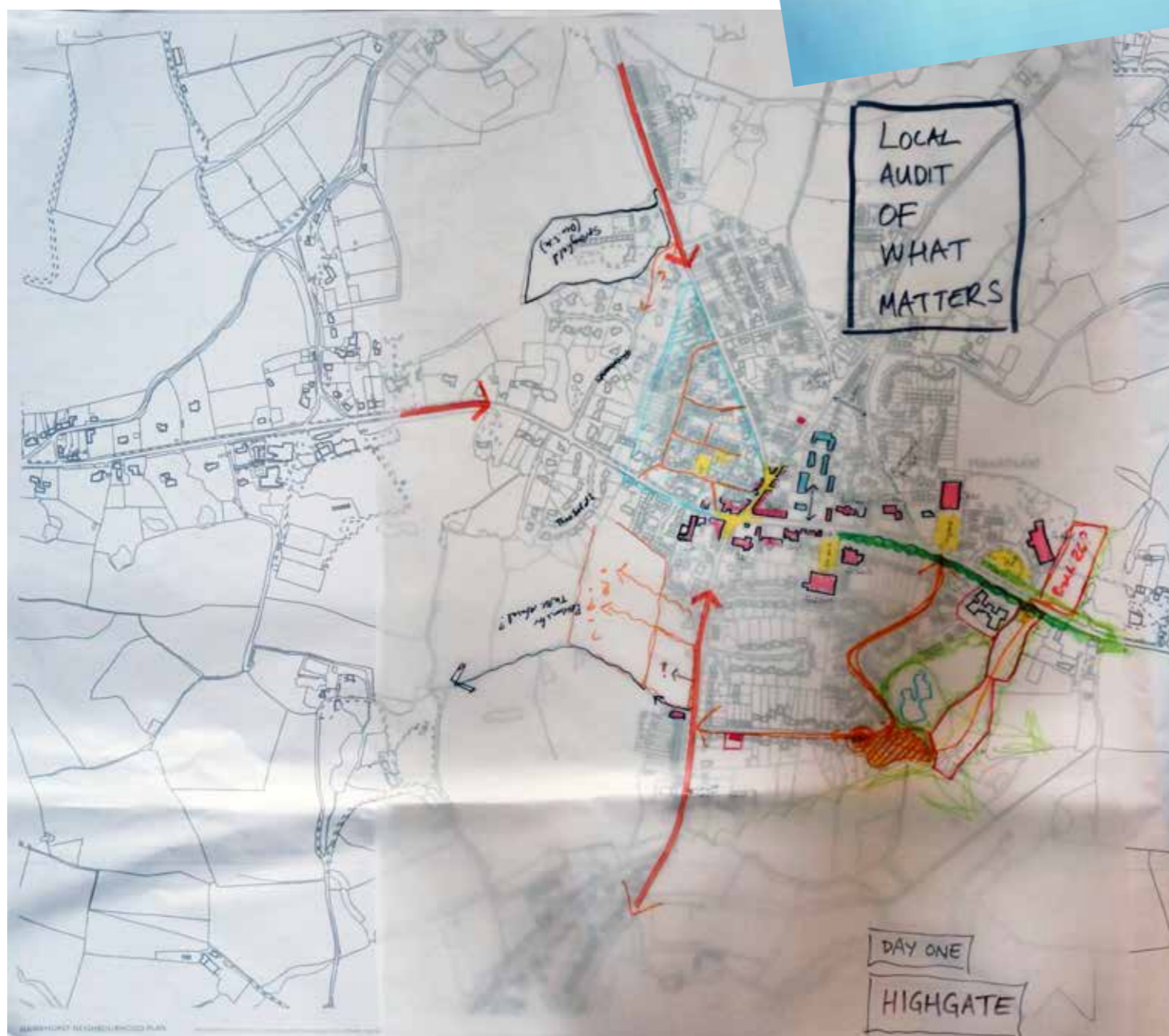
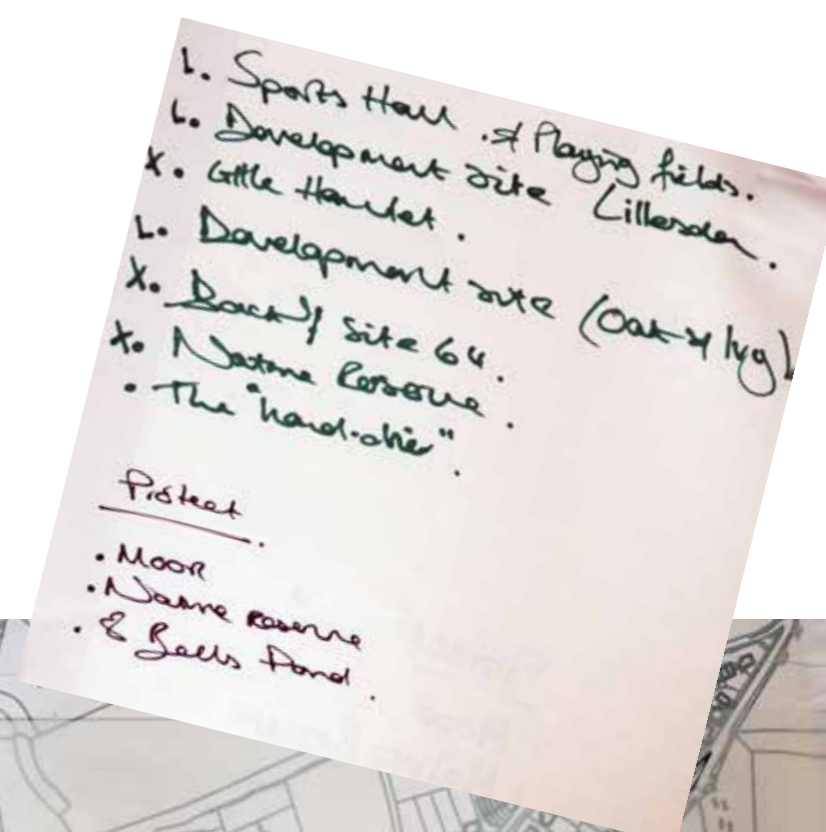
- Lack of good Grammar schools: - {
- (cant have the 11+!!!)
- No bridging on the CITRUS field (ie High)
- Village is "The Moor" - centric for eg playing fields more needed etc
- Updating Copthall (we don't need other than)
- Widen footpaths on main too narrow!!!
- Traffic in the village is a of community speedwatch) drive sort out the timings of the
- No more development
- Expand

Appendix 02  
Copies of the wall work as pinned up during the design forum event

Hawkhurst Three Day Design Forum

Day One 26<sup>th</sup> May 2015

The findings, ideas and sketches from day one were all pinned up onto the walls for all participants and villagers to observe and comment on.



Participants of the design forum believe that there should only be a focus on improved sports provision at the Moor, not wider community uses. Villagers expressed their need for a separate community building to be placed within Highgate. The Highgate group conducted an audit of the most important design and community features within the area.



Record of comments received during the first day of the design forum.

remove HGV vehicles from Hawthorn with link road north link:-  
 Passing places up Cranbrook Road for traffic flow.  
 Lack of green space Highgate & the 3 Hamlets.  
 Village Hall at Highgate.  
 foot & cycle links near Highgate gate area.

HORSE RIDING.  
 THERE IS A NEED FOR CYCLE ROUTES/SAFE WALKING SUGGEST LINES CURRENTLY UNDER THREAT AS 'RAT RUNS' SUCH AS WHITES LANE AND STREAM LANE ARE MADE NO THROUGH ROADS BY ERECTING BOLLARDS HALF WAY ALONG. THIS WOULD ALLOW ACCESS TO HOUSES AT EITHER END ONLY LEAVING A FANTASTIC COMMUNITY RESOURCE FOR PUSHCHAIRS, CYCLES, ROLLER SKATERS HORSE RIDERS ETC. THERE IS ONLY ONE ~~AND~~ SHORT BRIDAL PATH NORTH OF VILLAGE AND ONE OFF STREAM LANE SOUTH OF THE VILLAGE.

- ASK FLOWER SHOP TO COLLECT THEIR DELIVERY FROM OUTSIDE VILLAGE OR GET THEIR SUPPLIER TO DELIVER WITH SMALLER LORRY. HUGE CONTAINER NOT ACCEPTABLE IN CENTRE OF VILLAGE.
- TRAFFIC FLOWS FINE WHEN LIGHTS BROKEN! THERE MUST BE SOMETHING IN THIS.
- COMMUNITY CENTRE/MED CENTRE AT BUDGENS. HUGE VILLAGE FUNDRAISING NEEDED - DOABLE!

- WE NEED DEVELOPMENT TO KEEP YOUNG PEOPLE HERE BUT
- IS THERE ANY JOBS FOR THEM NOW THAT A LOT HAVE GONE, P.S. SHOPS + GARAGES.
- THEY WILL NEED AFFORDABLE HOUSING!
- LIKE STYLE OF HOUSING AT DICKENS WAY. LIKE SHAPE + THINK APPROPRIATE TO THE VILLAGE.
- ANY NEW HOUSING SHOULD BE FOR LOCALS!
- NEW HOUSING MUST CONSIDER ELECTRIC, SEWAGE, INFRASTRUCTURE, ETC.
- EVERY NEW HOME WILL HAVE APPROX 2 CARS!
- COLLANADE IS BEAUTIFUL! FLAT, WIDE, WITH HANGING BASKETS
- WILL SCHOOL ACCOMMODATE THE CHILDREN THAT WILL LIVE IN THE NEW HOMES?
- SPLING FIELDS SITE COULD BE DEVELOPED. BUT WHERE WILL CARS GO? HOW WILL IT BE ACCESSED? WILL THIS AFFECT THE CROSSROADS?
- 4 WAY TRAFFIC AT CROSS ROADS.
- CAN WE ASK HIGHWAYS TO RE-PAINT YELLOW HATCHING AT TOP OF CRANBROOK ROAD BY HIGHGATE TRAFFIC LIGHTS?
- ALL SAINTS IS A GOOD DEVELOPMENT SITE FOR THE ELDERLY <sup>LOTS OF</sup> SERVICES NEAR-BY.

If Village hall put at the rear there is no Sunday Buses for events on Sunday's. So Elderly, People who cannot drive or have not got cars can not get there easily. Also people who are unable to walk easily. Put it in Hawthorn Village Centre -

Put traffic light on Queens road where it narrows (way to allow traffic both ways to ease the traffic on Hawthorn road to the traffic light - when cars want to go from Park Garage to Sandhurst.

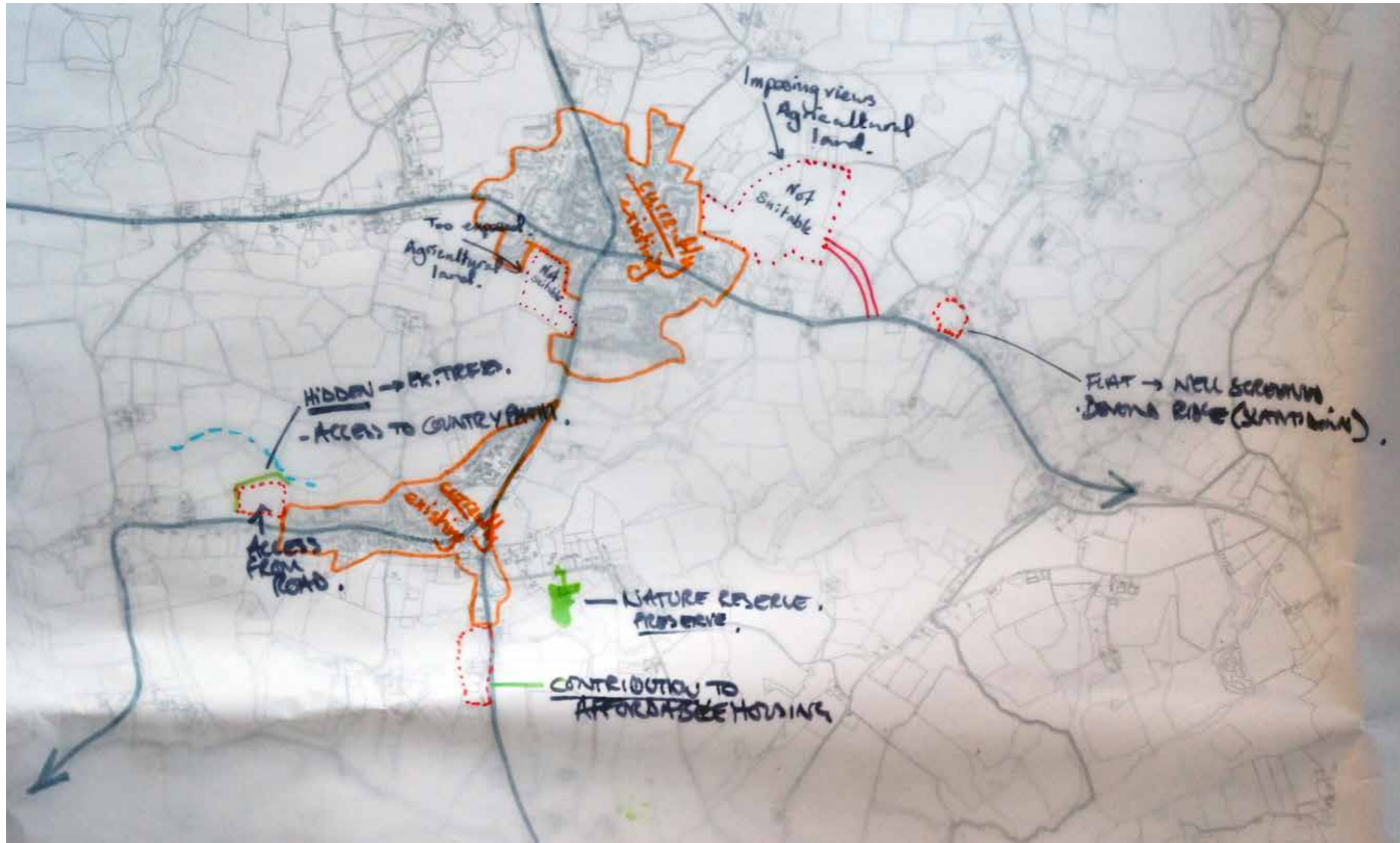
- CYCLE ROUTES WILL PROMOTE FITNESS, REDUCE CO<sub>2</sub> EMISSIONS, REDUCE TRAFFIC CHEAPER ALTERNATIVE TO USING BUSES ON SHORT ROUTES. CYCLE ROUTES COULD CUT THROUGH HOUSING AREAS FOR A QUICKER JOURNEY TIME.
- GOOD PATHS WANTED MADE WIDER + MAINTAINED. DIFFICULT FOR NEIGHBLY SCOOTERS, WHEEL CHAIRS + PUSH CHAIRS.
- RECRUIT VOLUNTEERS TO PICK UP LITTER. THIS MIGHT GENERATE BETTER COMMUNITY SPIRIT + RESPECT.
- IS THERE TOO MUCH PARKING ALONG COLLANADE? DIFFICULT FOR LORRIES + BUSES TO GET PAST WHEN THEY MEET. MAYBE THIS NEEDS BETTER MANAGEMENT?
- SCOUTS/BROWNIE HUT COULD BE UPGRADED.
- BETTER SPORT FACILITIES ON MOOR. EXTEND WHATS ALREADY THERE. PUT CHANGING ROOMS INTO THE EXISTING SPACE + EXTEND OUT?
- COMMUNITY CENTRE - CHURCH SITE OR GOLF COURSE? IS THE GOLF COURSE TOO FAR OUT?

Record of written comments received during the first day of the design forum.

- TRAFFIC INFRASTRUCTURE NOT ADEQUATE TO SUPPORT NEW DEVELOPMENT.
- NO TRAIN STATION MEANS MORE TRAFFIC TRYING TO GET IN + OUT OF VILLAGE
- RAT RUNS ALONG COUNTRY LANES. E.G. STREAM LANE, WATER HOUSE LANE.
- PREVIOUS BY-PASS IDEA WAS REFUSED. IS THIS BECAUSE OF MONEY? OR HAVE THEY NEVER DECIDED WHERE TO PUT IT? LAND WOULD HAVE TO BE BOUGHT TO ACCOMMODATE IT.
- SHOULD THE CHURCH BE CONVERTED INTO ACCOMMODATION OR KNOCKED DOWN + REPLACED WITH A <sup>LONG STAY</sup> CARPARK?
- "WE ARE A RURAL COMMUNITY LIVING IN A RURAL AREA!" WE SHOULD APPRECIATE THE COUNTRYSIDE + PROTECT AOMBS. PEOPLE WHO LIVE IN HAWKHURST LIVE FOR THE ATMOSPHERE + COUNTRYSIDE AND SHOULD ACCEPT THAT THIS IS A RURAL VILLAGE.
- A NEW COMMUNITY CENTRE WILL NEED TO BE MAINTAINED. WHO WILL PAY FOR THIS? COULD THERE BE A COMMUNITY CENTRE AT THE KING GEORGE PLAYING SITE.
- MOST PEOPLE WHO GO TO THE KING COME FROM OUTSIDE THE VILLAGE.
- PUSH-CHAIRS AT HEIGHT OF CAR EXHAUSTS. DANGEROUS LEVELS OF CAR FUMES (ESPECIALLY FOR CHILDREN) AROUND CROSSROADS.
- NEW HOUSING SHOULD BE KEPT WEST OF CROSSROADS. STOP MORE QUES EAST OF CROSSROADS TRYING TO GET OUT OF VILLAGE.
- NO BUILDING ON CIRCUS FIELD - GREEN SPACE.

- DO PEOPLE SPEND MONEY IN KING THEN GO HOME? IS IT REALLY BENEFITTING THE VILLAGE OR JUST TESCO'S AS THIS IS WHERE PEOPLE PARK? PERHAPS IT COULD BENEFIT FROM LONGER STAY CARPARKING?
- SHOULD WE BE SPENDING MONEY WE DON'T HAVE? CAN WE RENOVATE EXISTING BUILDINGS RATHER THAN BUILD NEW? → FOR A NEW COMMUNITY HALL.
- CAN WE MAKE BETTER USE OF THE SCHOOL HALL? CAN WE DEMAND ACCESS?
- BETTER MAINTANCE OF VERGES. IF SOMETHING LOOKS NICER. PEOPLE ARE LESS LIKELY TO LITTER OR ALLOW DOG FOUL.
- "WALKING THE WALK": "BEING PROUD", "SENSE OF PRIDE". IT'S THE PRESENTATION OF THE VILLAGE.
- CYCLE ROUTES!
- ROYAL MEMORIAL SHOULD SHINE. IT IS THE VOCAL POINT OF THE VILLAGE AND IT'S WHAT EVERYONE SEES WHEN THEY TRAVEL THROUGH.
- PICKERBEE OPPOSITE TESCO + SCHOOL ENTRANCE. IN APPALLING CONDITION GET RID! TOO BIG OF MAINTANCE JOB!
- TAKE LORRIES AWAY FROM CROSSROADS.
- PUBLIC TRANSPORT. SCHOOL BUS PASSES CAN ALSO BE USED ON WEEKENDS 😊!
- CAN THE PRICE OF BUS TRAVEL BE REDUCED FOR 18-24 YEAR OLDS WHO STRUGGLE TO HAVE A CAR?
- BUSES TAKE TOO LONG AS THEY HAVE TO TRAVEL THROUGH MANY HOUSING AREAS. BUSES ARE NEVER FULL EXCEPT ON WEEKENDS. COULD THERE BE MINI / SHUTTLE BUSES?
- HOW DO ELDERLY GET TO THE HOSPITAL?
- "SERVE MODEST NEEDS FOR A MODEST COMMUNITY"
- CONDITION OF PATHS. TOO NARROW. OVERGROWN BUSHES. STINGING NETTLES AT TODDLER HEIGHT. HOW CAN A PARENT WALK WITH A CHILD ALONGSIDE IF TOO NARROW?

Assessment of various opportunity sites and their suitability for new housing and general development. More detailed work is required on this.



# Hawkhurst Three Day Design Forum

## Day Two 27<sup>th</sup> May 2015

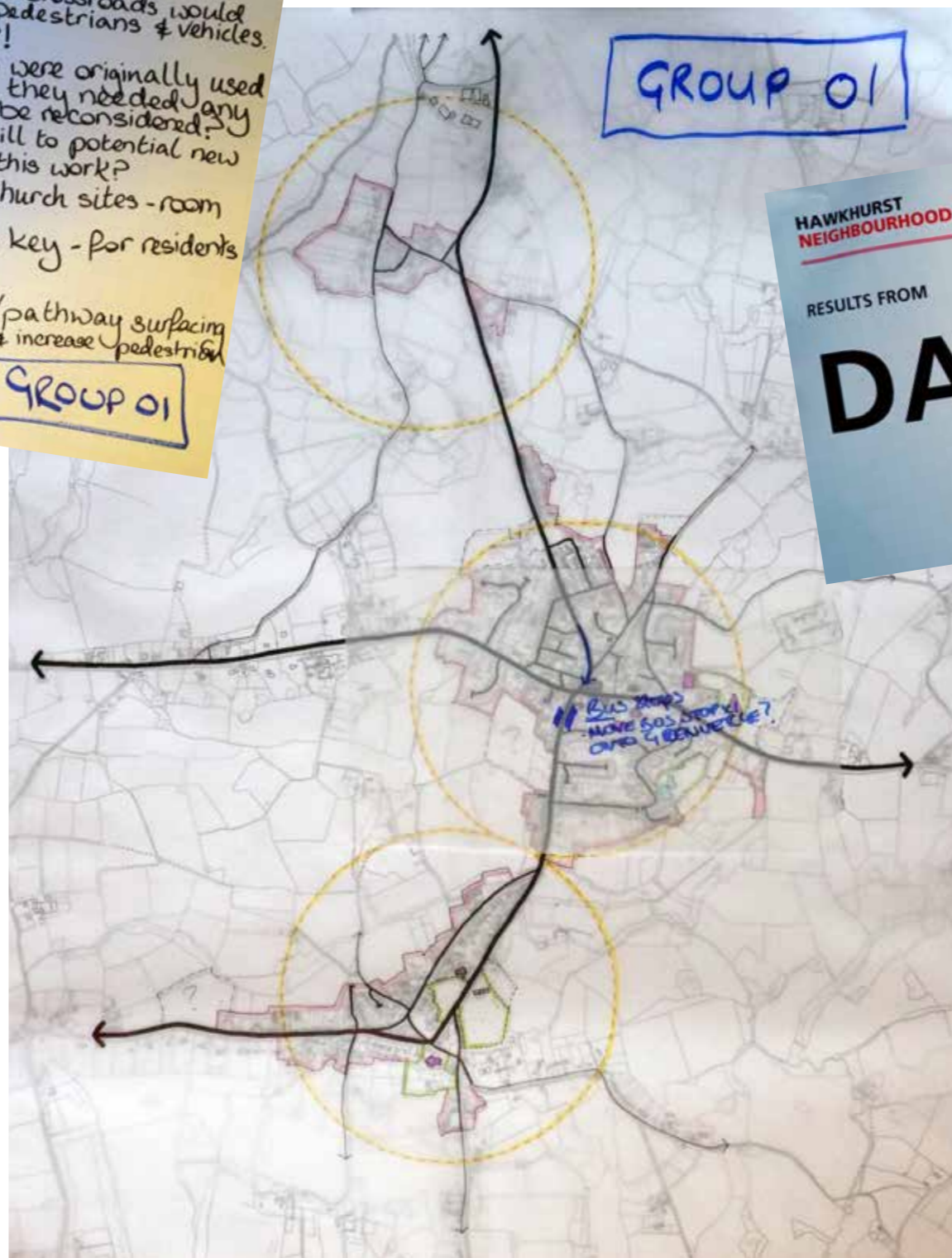
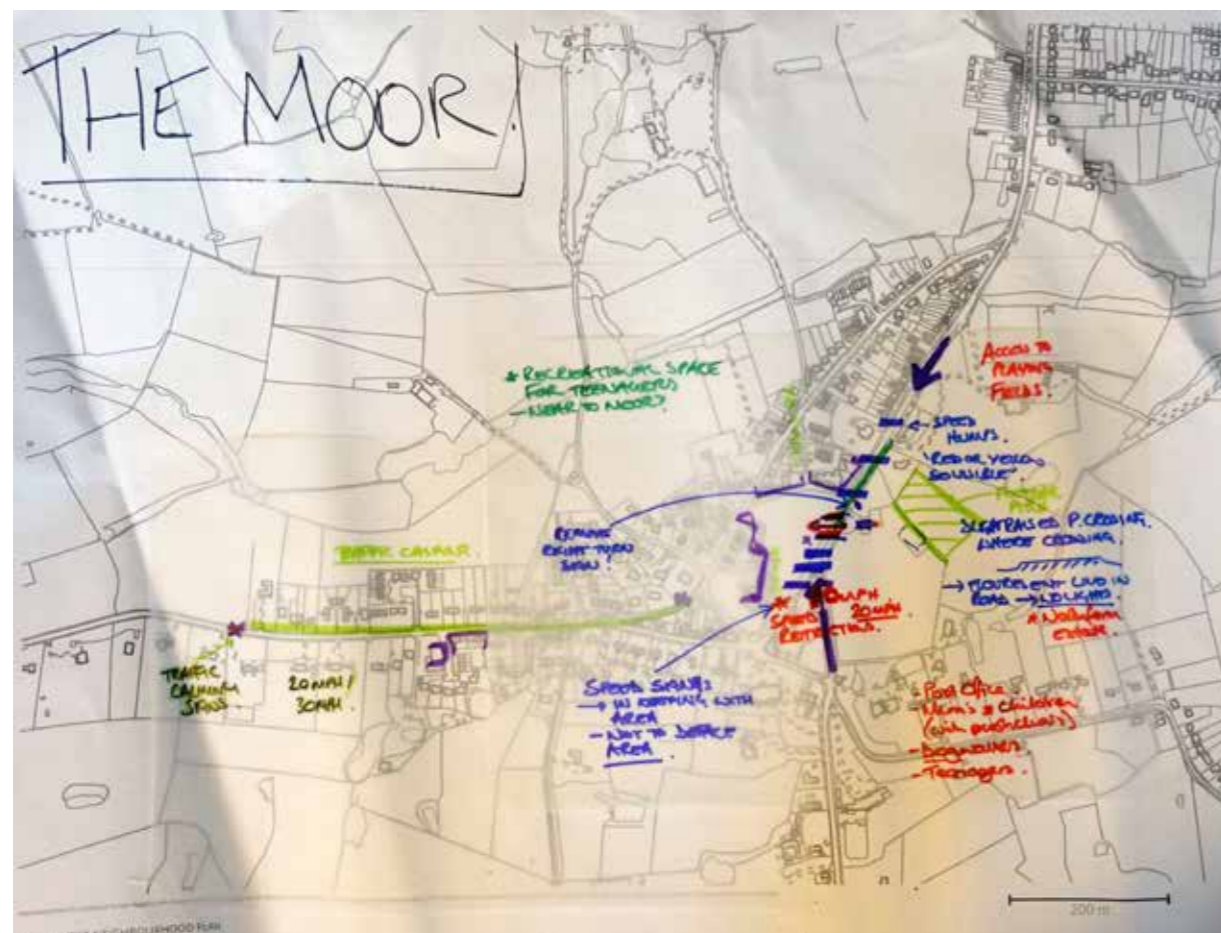
The Moor has an important collection of formal and informal recreational space. There needs to be more done here to better connect the two areas of recreational grounds that are currently divided by a busy road. One local resident had lots of ideas on this and this plan was the result of a very useful conversation she had with a member of the facilitation team.

**GROUP 01**

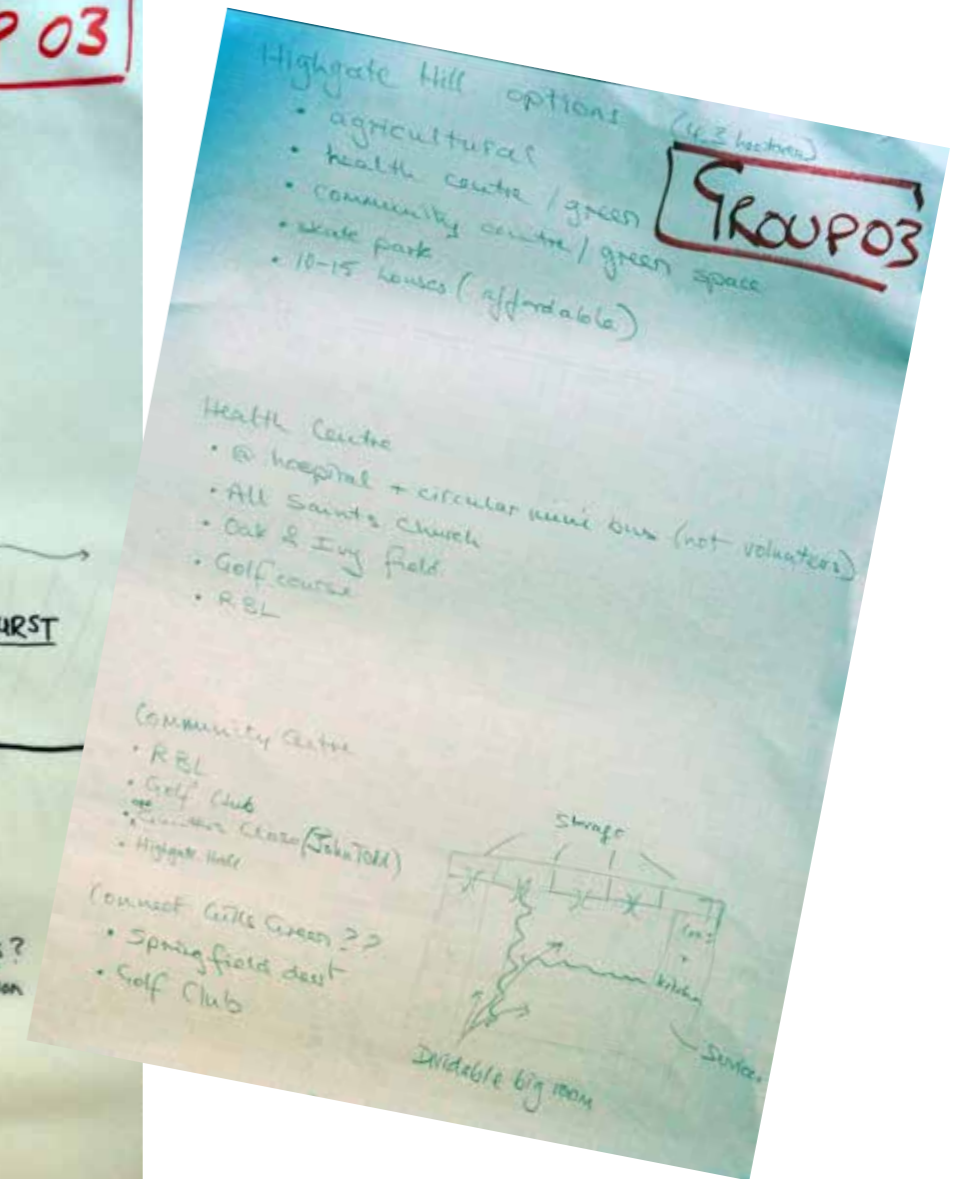
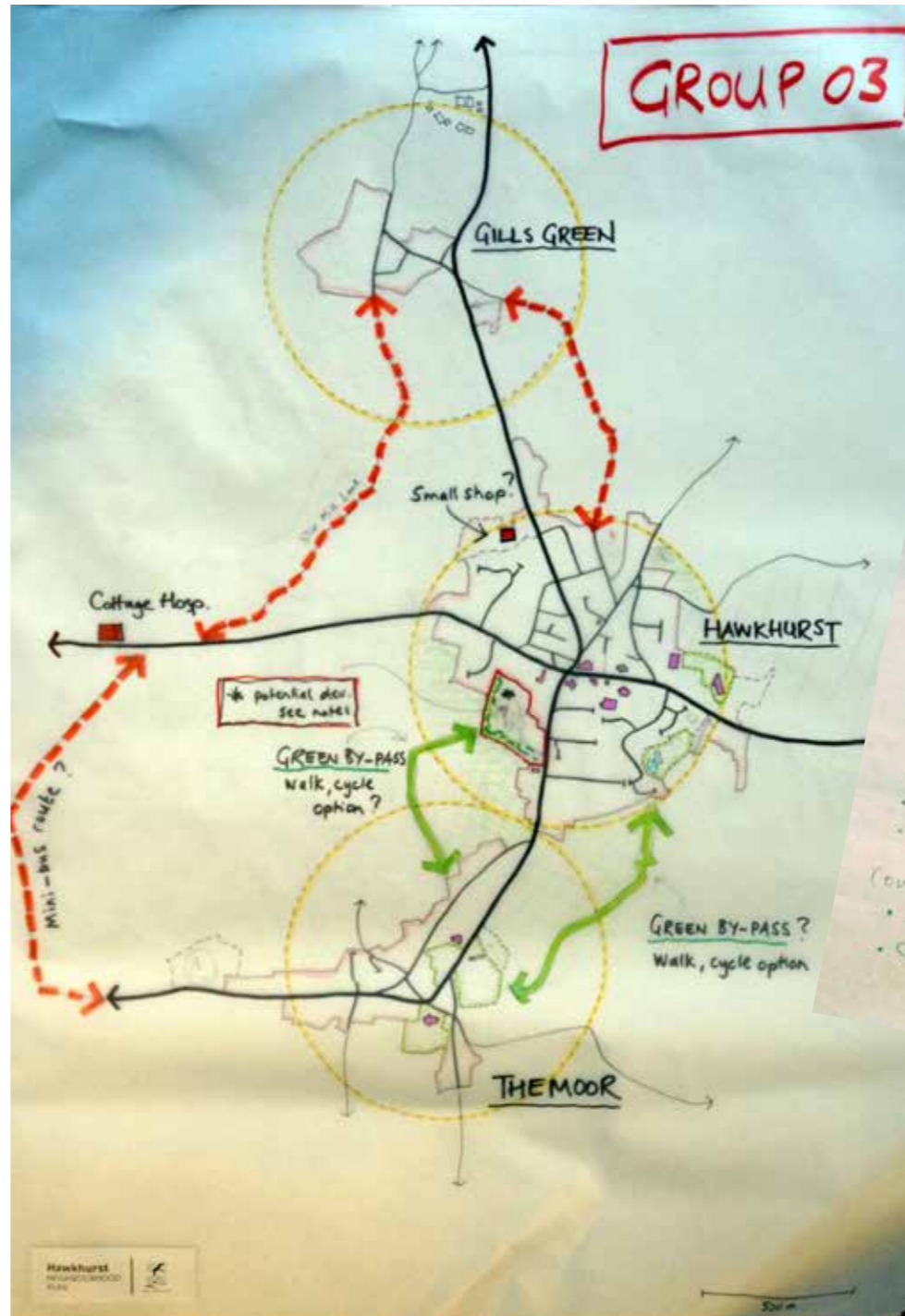
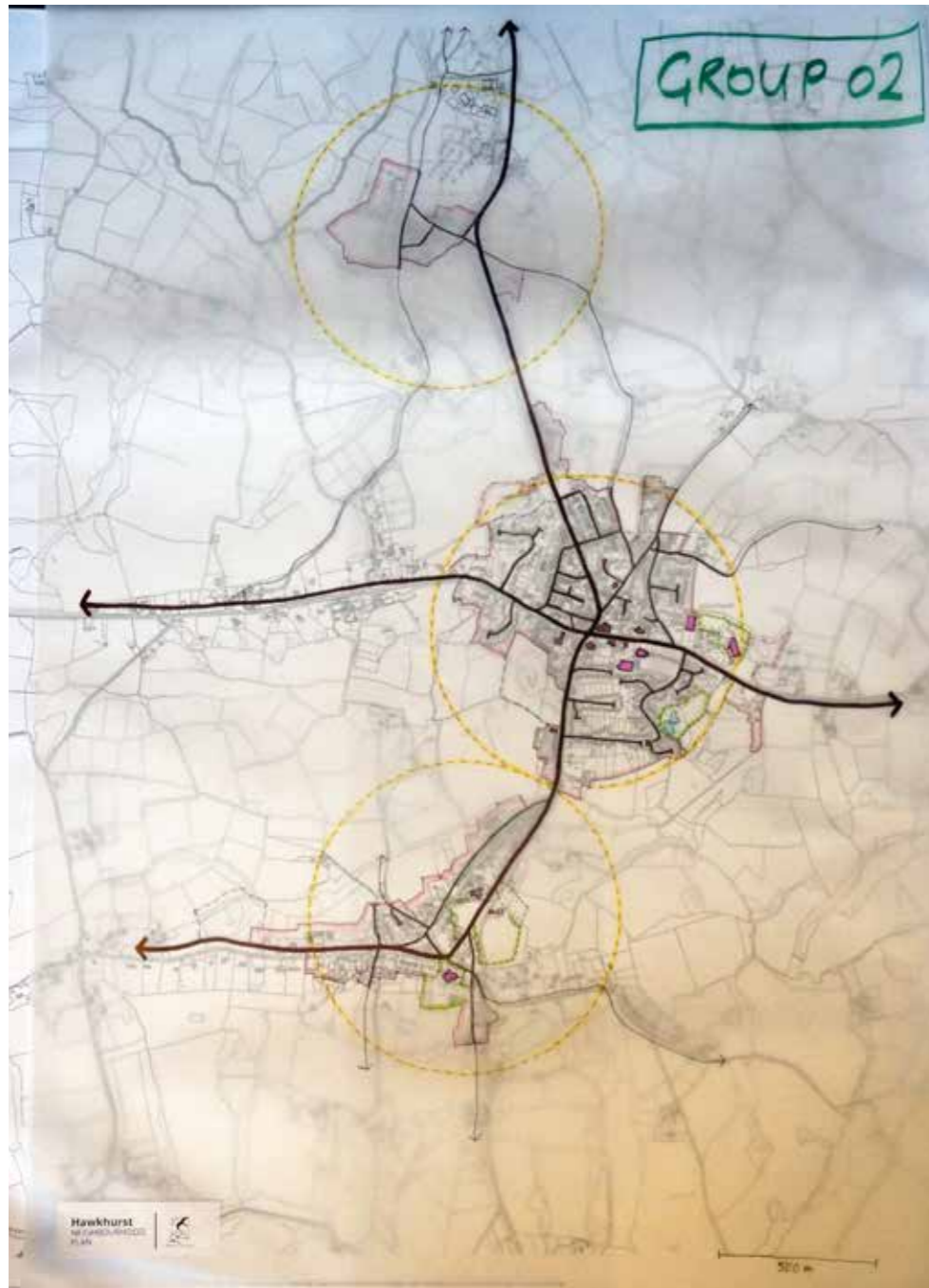
- Better Speed awareness along the A229.
- Village Hall should be in the Village Centre (Highgate)
- What will happen with Budgens? Even if the land became available, it would be too expensive.
- Crossroads - is a roundabout possible?
- An open square at the crossroads would provide more space for pedestrians & vehicles.
- Mini-Roundabout?!
- Hatched road markings were originally used for the fire-brigade - are they needed any more? - should access be reconsidered?
- Access from Highgate Hill to potential new development - how would this work?
- Budgens/All-Saints Church sites - room for new health centre?
- Off-Road parking is key - for residents AND visitors.
- Strategic use of road/pathway surfacing to reduce speeding vehicles & increase pedestrian use around the crossroads.

**- GROUP 01**

The project team presented a diagram of the parish settlements. Each settlement was overlaid with a 1 km circle. This represented a “walkable” catchment for pedestrians to access services and facilities. This is how settlements grew organically in the age before the motor car. What role should each settlement play? How can they compliment each other?



Groups added their thoughts to the diagram as presented. Orange dotted lines: Shuttle bus link to take village residents to possible medical service locations. Solid green lines: Better footpath and cycle way provision to connect the Moor with Highgate.



Record of written comments received during the second day of the design forum.

### ACTIVITIES FOR 13+ OUTDOOR WATER SPACE.

- Skate park. → allow graffiti, teenagers to use space as they wish...?! TEENAGERS/YOUTH'S NEED SPACE.
- Usable space for games/teenagers.

## THE MOOR & CHURCH

Church  
Open 1  
Park  
Public Open Space  
Village Garden  
Almshouses  
Trinity Tw  
Art Centre  
Community Art Centre  
Footpath  
Pedestrian Streets

- ARTS CENTRE  
→ ARTS LIMITED.  
→ DRUMS, MUSIC.  
→ ARTS ACTIVITIES.
- COMMUNITY CENTRE.  
• BIRTH (LOCAL) BIRTHS.

### GROUP 01 HIGHWAY? DAY 2-DAY

- Row of bollards - don't match
- Litter bin at pillars → making narrow pavements.
- Street pavement

→ Circular design for crossings?  
• Signet cluster → too much abstract, not harmonious

- Series of steps in Royal Oak corner as a sense of place?  
- 2.5m x 4.5m box at crossroads. Is big enough for a new design!  
- KCC did consider Pointon - style development to the cross-roads but it has currently been dismissed.

RIGHT  
- PAVING NAMES TRAFFIC CONSIDER PEDESTRIAN CROSSING.

### GROUP 02 FOOTPATHS (PUBLIC)

- Steep corner → Redoubt & Bile access.
- Path through forest, relatively wide but can be expanded.
- School Grounds → footpath goes through S. grounds → NOT a great idea to disrupt play fields.
- Muddy footpath → hors spring. Suitable in winter/dry weather.
- steep path, has great potential
- Possible to relocate footpaths?
- steep path, too much for children on scooters/bikes?

### GROUP 02 DAY 2-DAY

- Crossing over the road.  
→ Stone (closed) → footpaths come out.  
• to be turned into kerbs.
- NO footways on side of road.
- Small footpath.
- Narrow pavement, rock from trees, roots.
- Maintenance - 2x a year to maintain footpath.
- Cars - 2 wheels on, 2 wheels off.  
→ upsteep pavement, too narrow
- Bridleway? → no path, used by dog walkers, potential for expansion?  
Path → eroded path with handrail  
Bridge → refurbish?  
Rolling path → blocking car etc.  
2x pavements → can't walk together.  
School entrance → carbox to St Andrew for lollipop lady.  
Reorganising → none?

### GROUP 03 "Gill's Green"

- Medical centre "Cottage Hospital".
- 1/4 mile from Hanthorpe
- Mini bus service from Gill's Green, to C. hospital down through Mill Lane.
- Regular schedule for bus route.
- No minijourney.
- Gill's Green → cafe for workers  
→ Green Centre needs better links to G. Green?
- Pavements → stopping, having to cross the road...  
Care Home → refurbishment of medical care.

Record of written comments received during the second day of the design forum.

DAY 2 EVENING.

- Lack of good public transport links to Grammar Schools: - TWiGS - {Bennet} C of E (cant have the 1st!!!) - Imicta (No:5 bus takes 1/4 hrs into Maidstone!) + is very unreliable.
- No binding on the circles field (Highgate)
- Village is "The Moor" centric for a number of amenities eg playing fields + play parks more needed elsewhere!
- Updating Copthall (we don't need another village hall other than in Highgate) DO NOT USE CIRCUS FIELD.
- Widen footpaths on main roads - many many are too narrow!!!
- Traffic in the Village is appalling! (we are members of community speedwatch) divert the traffic TRAFFIC CALMING MEASURES sort out the timings of the traffic lights.
- No more development - insufficient infrastrucure: - schools, drainage, roads
- Expand the walking bus to Philip's Green + Sappers Green.

DAY 2 EVENING.

The future of Healthcare in the community is in jeopardy

- 2 practices w/col drs who will inevitably retire (Joonish?)
- problem nationally w/col recruitment of GPs and retention of those working in GP

Increasing elderly population and therefore healthcare needs  
Increasing demand generally

∴ it would seem rational to combine forces (2 become 1) under the same roof in new location with adequate parking and accessible to all - bringing new facilities and drawing in new recruits (without them having to invest)

We require - a new build, purpose built premises that can serve 10,000 patients.  
This could be combined with new community centre and low cost housing.

We require a free plot of land with a building built by/for the community

A GP'S VIEW - J.C.D.

DAY 2 EVENING.

- PARKING PROBLEMS ON CRANBROOK, LIGHTING CAN BE DANGEROUS - Check ROAD - POOR
- KING IS A REAL ASSET - HELPS PUT HAWKHURST ON THE MAP
- SENSITIVE BROWNFIELD DEVELOPMENT SHOULD BE WELCOMED - BUT AONB + <sup>SSI</sup> MUST BE PROTECTED TO ENSURE HAWKHURST'S APPEAL REMAINS.
- PUBLIC TRANSPORT IS WEAK - AND RELATIVELY EXPENSIVE. A HIGH SPEED SERVICE TO TONBRIDGE WELLS COULD BE POPULAR.
- A GREAT BASE FOR VISITING NATIONAL TRUST PROPERTIES IN KENT - ERMEX - BUT THERE ARE NO DEDICATED CYCLE ROUTES. SAFE, WELL SIGNPOSTED ROUTES TO BODIAM AND GREGORY SHOULD BE FEASIBLE. ALSO SISSINGHURST.
- CAN NON-ESSENTIAL HGV'S BE DIRECTED TO A21 AND, IF APPROPRIATE, M20?
- LOOK AT ASKING "SUSSEXANS" RE CYCLE PATH OVER OLD RAILWAY TRACK.
- CREATIVE, SENSITIVE USE OF OLD CHURCH SITE AND METHODIST HALL SITE - MAYBE RELATED TO HAWKHURST HERITAGE/FACILITIES FOR TEENAGERS.

Record of written comments received during the second day of the design forum.

**DAY 2 EVENING.**  
 LORRIES ON THE CRANBROOK ROAD SHAKE OUR HOUSES TO THE EXTENT PICTURES FALL OFF WALLS AND FURNITURE SHAKES AND RATTLES. (TRAFFIC SURVEY?)

CARS BIKES AND LORRIES ALMOST NEVER KEEP TO THE SPEED LIMIT ON THE CRANBROOK ROAD - PERHAPS THE COMMUNITY SPEED WATCHERS SHOULD MOVE THEIR BACKSIDES TO OUR SIDE OF THE VILLAGE !!

**MORE HOUSES? ARE YOU CRAZY? THE EXTRA TRAFFIC, SCHOOL PLACES, PARKING, DOCTORS ARE ALREADY FULL TO BURSTING. WE LIVE IN HAWKHURST BUT USE CRANBROOK FOR FOOD SHOPPING AND THE DOCTORS AS THE 5 MILE JOURNEY IS WORTH IT.**

THE POT HOLES IN THE AREA MAKE IT NOT A NICE RIDE/DRIVE. EXTRA TRAFFIC FROM EXTRA HOUSES CAN ONLY MAKE THE ROAD MORE THIRD WORLD.

THE PATHS ON THE CRANBROOK ROAD. UP TO GILL'S GREEN ARE VERY DANGEROUS ESPECIALLY WITH THE SPEEDING ARCTIC LORRIES - THEY NEED TO BE WIDENED OR TRAFFIC CONTROLLED

THE PARK NEXT TO THE FOOTBALL FIELDS ON THE MOOR ... THE SWINGS, THE SLIDES, THE SEA-SAW ETC... LOOK TIRED, ARE BROKEN, WORN ... PERHAPS BETTER SORTED IN A STEPHEN KING HORROR FILM! LOOK AT TENTERDEN PARK/PLAY AREA:- INFANT AREA/JUNIOR AREA/EXERCISE AREA THE COLONADE LOOKS TIRED. PERHAPS A LICK OF PAINT... ALL THE PROPERTIES ABOVE LOOK VERY SHabby. A NICE COAT OF RED PAINT WITH BLACK WINDOWS WOULD GET THE LOCAL TALKING ABOUT HAWKHURST AND ITS HISTORY... LETS THINK OUTSIDE THE BOX. (LOOK AT PANTILES - CHAIRS OUTSIDE SHOPS TO SIT DOWN; WATCH STREET ENTERTAINMENT) IF WE MUST BUILD HOUSES, PERHAPS THAT EMPTY CHURCH IN THE VILLAGE CENTRE COULD DO WITH PULLING DOWN AND THE SPACE USED FOR A BLOCK OF FLATS, HOUSES, COMMUNITY CENTRE, OR DARE I SAY ... MULTI STORY CAR-PARK?

BRING BACK THE TRAIN STATION - !! HOW ABOUT HISTORIC TRAIN

**WRITE YOUR THOUGHTS HERE;**

Pavements around village centre especially from lights to Pete Buswell, are appalling, uneven & too narrow for anyone with mobility issues, zimmer etc. Dangerous for the elderly and young children. This is making it difficult for ~~those~~ that group of people to access local shops & adds to isolation. The very people who need to feel part of the community

The cross-hatching on the road from the Fire Station to Cranbrook Road needs to be re-instated to allow for easier flow of traffic.

Can All Saints Church be compulsorily purchased rather than left to decay. More housing for single people with easy access to village centre.

Church at the Moor <sup>St Lawrence</sup> could be utilised for meetings etc., its the biggest building in the village & a great space.

**Slow down traffic through village. Public transport promoted & encourage use for anyone to decrease cars.**

**DAY 2 EVENING.**

- PARKING PROBLEMS ON CRANBROOK, LIGHTING CAN BE DANGEROUS - **Check**
- KING IS A REAL ASSET - HELPS PUT HAWKHURST ON THE MAP
- SENSITIVE BROWNFIELD DEVELOPMENT SHOULD BE WELCOMED - BUT AONB + <sup>SS1</sup> ~~SSA~~ MUST BE PROTECTED TO ENSURE HAWKHURST'S APPEAL REMAINS.
- PUBLIC TRANSPORT IS WEAK - AND RELATIVELY EXPENSIVE. A HIGH SPEED SERVICE TO TUNBRIDGE WELLS WOULD BE POPULAR.
- GREAT BASE FOR VISITING NATIONAL TRUST PROPERTIES IN KENT & ESSEX - BUT THERE ARE NO DEDICATED CYCLE ROUTES. SAFE, WELL SIGNPOSTED ROUTES TO BODIAM AND SEDEBOURY SHOULD BE FEASIBLE. ALSO SISMAHURST.
- CAN NON-ESSENTIAL HGV'S BE DIRECTED TO A21 AND, IF APPROPRIATE, M20?
- LOOK AT ASKING "SUSSEXANS" RE CYCLE PATH OVER OLD RAILWAY TRACK.
- CREATIVE, SENSITIVE USE OF OLD CHURCH SITE AND METHODIST HALL SITE - MAYBE RELATED TO HAWKHURST HERITAGE/FACILITIES FOR TEENAGERS.



**HIGH GATE**

**GROUP 02**

- IF A VILLAGE HALL WAS BUILT, IT SHOULD BE LOCATED IN HIGH GATE.
- A VILLAGE HALL IS NOT SUITABLE ON CIRCUS FIELD. IS THE IDEA TOO BIG? IT WILL NEED ADEQUATE PARKING.
- THE CIRCUS SITE IS A GREEN FIELD OF OUTSTANDING NATURAL BEAUTY. AONB.
- CONCERNED ABOUT WATER RUN OFF + FLOODING THAT WILL COME WITH DEVELOPMENT ON CIRCUS SITE.
- MEDICAL CENTRE / EXTENSION TO HAWKHURST COMMUNITY HOSPITAL.
- HOWEVER, THERE WILL NEED TO BE SOMETHING ON THE CIRCUS SITE TO STOP VAST DEVELOPMENT OF HOUSING. E.G. 64 HOUSES! MAYBE A VILLAGE CENTRE INSTEAD OF AN IDEA OF A VILLAGE HALL. IT WILL NEED TO BE BIGGER THAN THE SCHOOL, WELL RESOURCED + GOOD AMOUNT OF PARKING. NICE KITCHEN. NOT EXPENSIVE TO HIRE.
- NO FLAT ROOF! TRADITIONAL ARCHITECTURE. NOT CONTEMPORARY.
- POSSIBLY INCLUDE SMALL DEVELOPMENT. E.G. 10 HOUSES TO FUND IT.

**GILLS GREEN**

- COULD BENEFIT FROM MORE HOUSES TO SUPPORT ANY NEW SERVICES.
- COULD ALLOW DEVELOPMENT ON ASHES GARAGE.
- GILLS GREEN IS SEPARATE AND SHOULD BE KEPT SEPARATE. THIS IS BECAUSE IT HAS ITS OWN INDUSTRIAL IDENTITY. AND HAS NEVER REALLY BEEN CONNECTED TO HIGH GATE.

**THE MOOR**

- AGREE WITH IDEA OF EXTENSION TO KING GEORGE HALL

- Bypass (like Lambhurst) or if not, restrict size of lanes through the village & Traffic is a big issue.
- All new development on brownfield sites. This is an AONB - we need to protect our countryside/greenfield sites.
- NO building on Circus Field (or park) This should be kept as countryside - it adds to the character of the village & its setting in the AONB is visible in big-range views.
- More off-road cycle routes. It's too dangerous on the road.
- Preserve the history & historic character of the village.

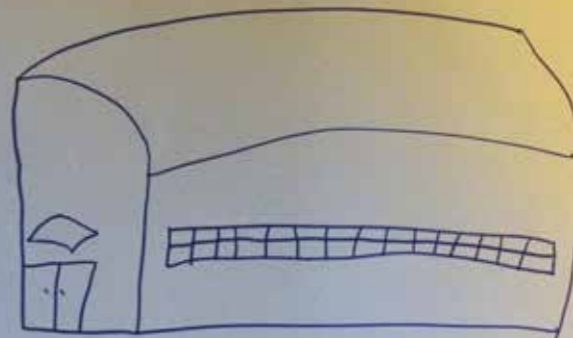
Muriel Wilson  
Winfred's

- W. daughter 39/40 cm
- Craft Shop 4.3m
- T. Light Chemist corner 39m
- Ruffles. Hydressor 33cm
- Serida Fitness 35cm

These narrow pavements, largely poor surfaces, put everyone walking in danger from very close traffic. Moreover, those with poor mobility i.e. users of wheelchairs (also buggies) have huge issues of access. Note's ①②③ are on the path from Camerons PTD

Lucinda Hurt drew a picture of a better social and recreational space for all, including better fencing and more activities. It even includes an Elastoplast and Savlon dispenser for tending to grazed knees! The neighbourhood plan needs more young people to take part and share their views.

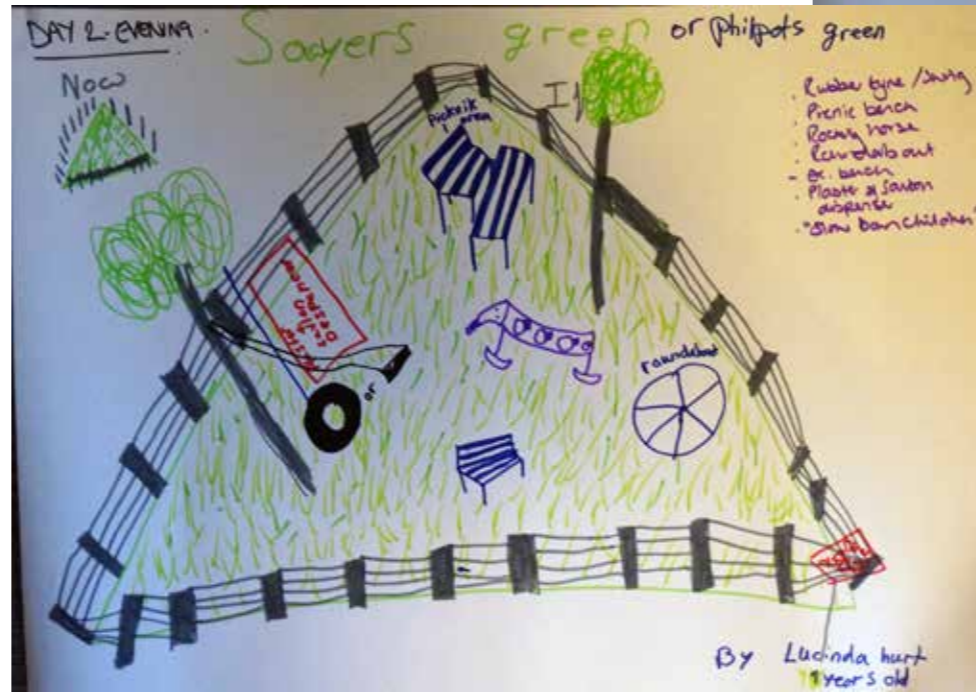
**DAY 2 EVENING. NEW Village Hall design**



Two floors  
 Bottom floor:  
 Big playing/selling space, Kitchen.  
 Second floor:  
 Storage, Bathrooms, lounging and chatting space.

At caphall  
 The Hall could be the same place as it is now (the sensible suggestion could be to convert the original?)

By Lucinda Hurt aged 9



Record of written comments received during the second day of the design forum.

Highgate Hill

- Too narrow a pavement
- needs to be wider.

Sw Stop → cars have to manoeuvre around

- causes traffic build-up.

Church → to be demolished?

- Car Park?
- NOT as nice as St. Lawrence's church.

Crossing → "when traffic lights break, cars move more freely."

- Roundabout. (NO TRAFFIC LIGHT SECTION).
- Car-Parking (need more).

"Collonade" → need to preserve Village shops.

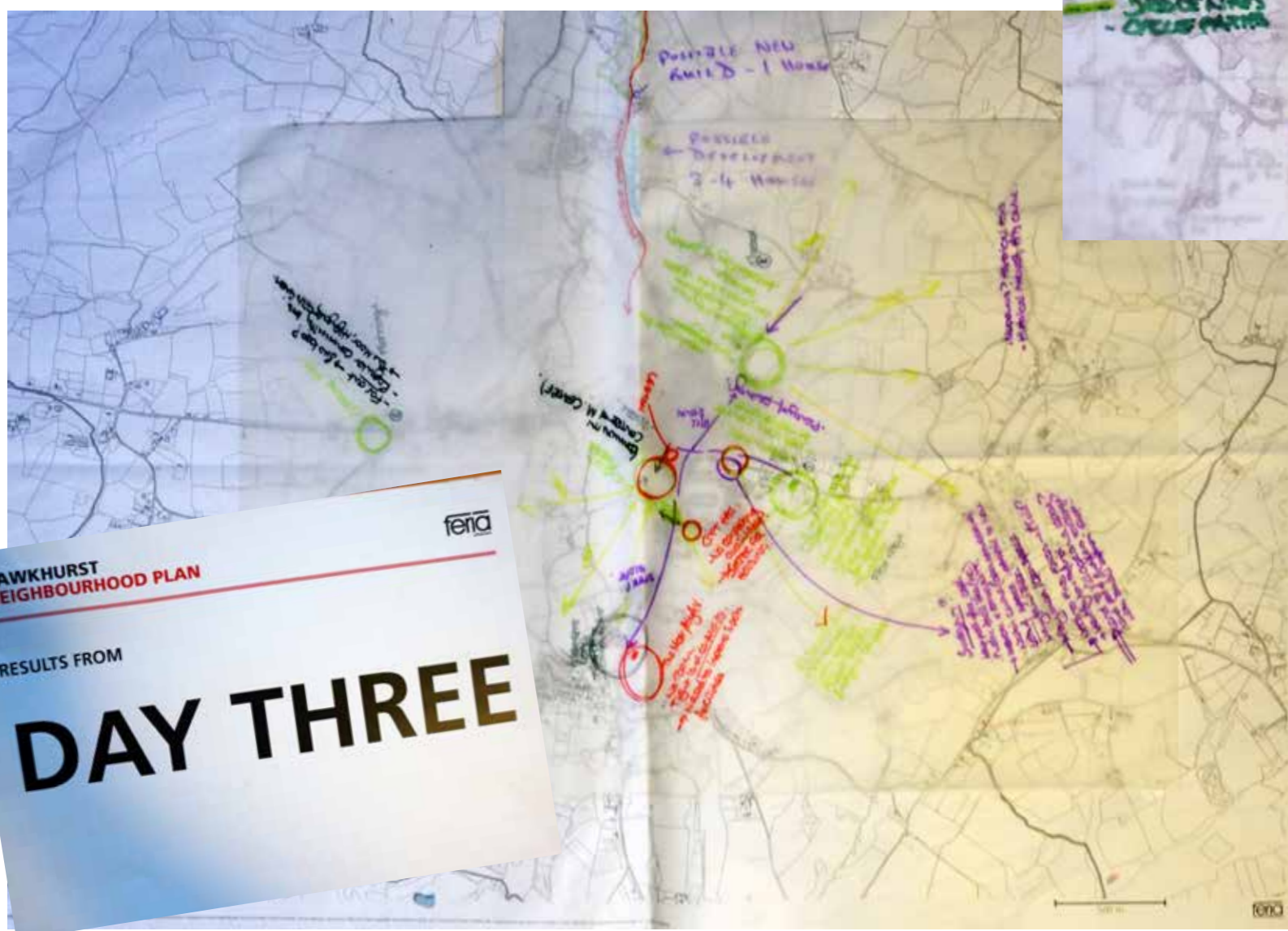
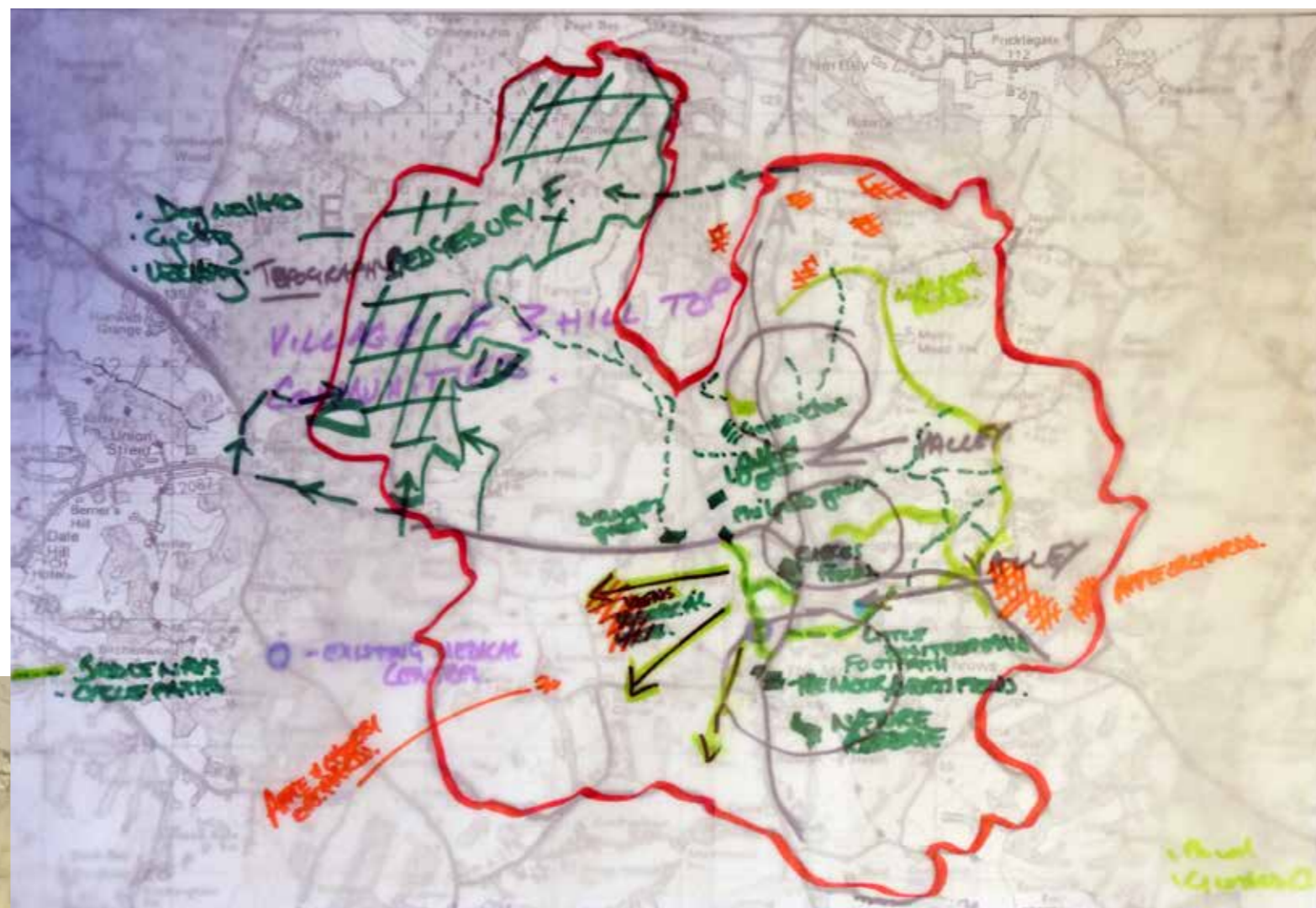
GENERAL COMMENT

- Manage crossing at All Saints Ch.
- Better pedestrian paths around and in Hemthorpe.
- Traffic lights to clear traffic & allow better access.
- \* NO bypass → would "kill" village.

Record of written comments received during the second day of the design forum.

# Hawkhurst Three Day Design Forum Day Three 28<sup>th</sup> May 2015

A task group examined and catalogued the various options that had been put forward over the previous two days for the location of a new medical and/or community centre. By now, there was a consensus that sports provision should be enhanced on the current location at the Moor but that this was not the right location for a multi-purpose community hall.



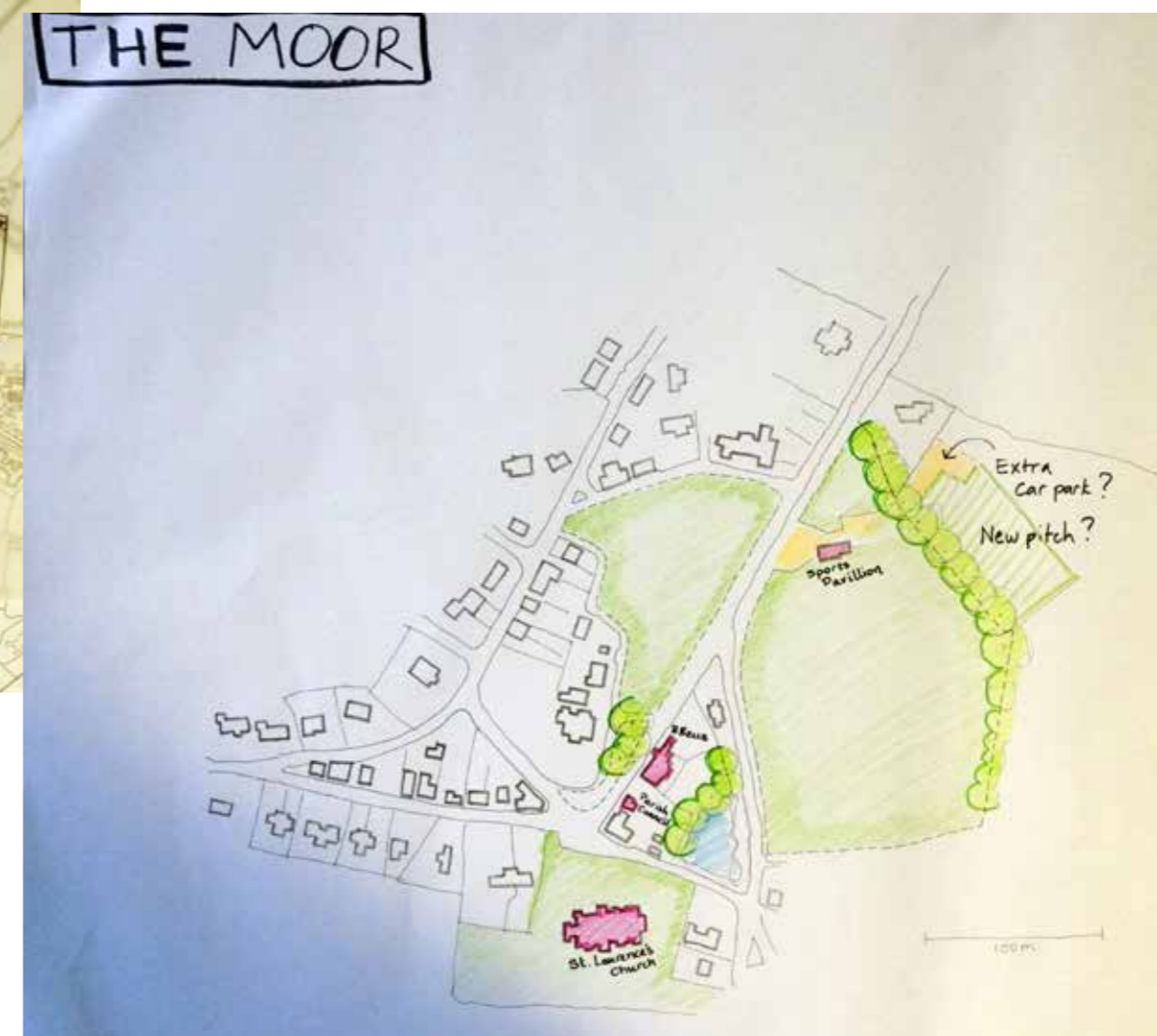
Another task group catalogued the various landscape issues that had arisen over the three days:

- Views across the fields and countryside
- Views towards and from Hawkhurst
- Existing pockets of Open Space
- Woodlands, Bredgebury Forest
- Public Footpaths
- Considering bridle-ways
- Pockets of Apple and Cherry Orchards
- Places of natural interest; Nature Reserve, Ponds, The Moor
- Valleys, hills and slopes within Hawkhurst
- Access to public open spaces, footpaths and wooded areas
- Consideration for cyclists, dog walkers, pedestrians

A task group examined the form and layout of development around Highgate and the Moor. They selected three areas from each that they felt were interesting and successful and could be used to inform the form and layout of new developments.



The Moor already hosts the existing sport pavilion and some simple options were drawn up for how further investment could be realised on site.



The first scenario shows how circular movement between two small, flat “roll-over” roundabouts could allow the traffic to flow continuously at a steady pace. The pub car park could be reclaimed as a civic space.

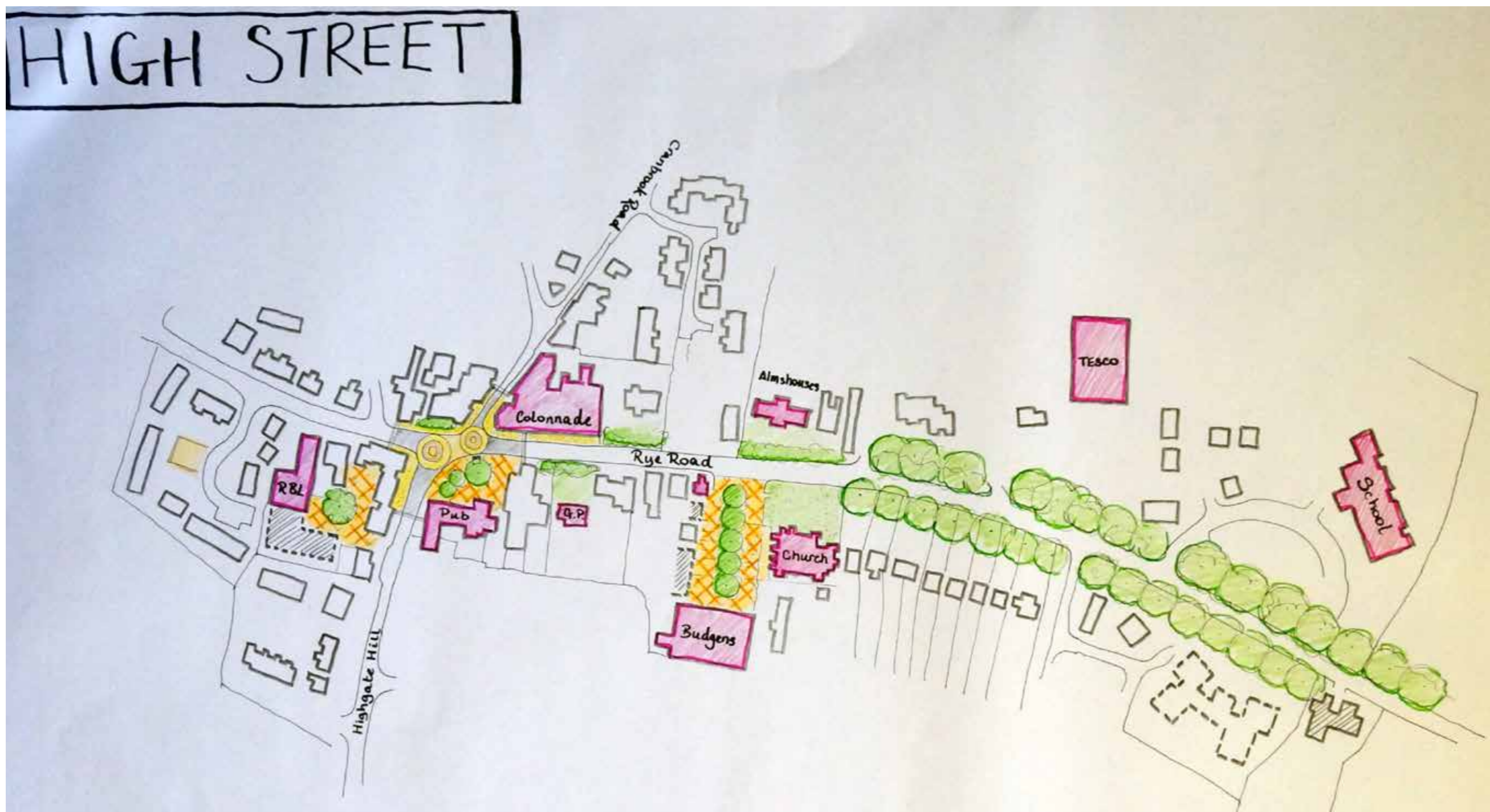


The second scenario shows an unmarked crossroads, redesigned with an attractive paved and hatched shared space, that washes across to include the pub car park. This will invoke cautious driver behaviours and slow vehicular movement through the space. This scenario was inspired by the number of people that told the team that the whole junction operates more efficiently when the current traffic lights are out of action.

The third scenario was a variation on the double-roundabout approach with two T-junctions placed side by side. This would also operate like the unmarked cross-roads. Please note that all scenarios need to be subject to further refinement and detailed testing and at this stage remain conceptual ideas.



All three scenarios are primarily about a creating a new sense of civic pride and an attractive public realm. If it makes the traffic move more smoothly and improves the air quality too than even better!



This drawing shows (in pink) the key services and facilities and landmark buildings in Highgate. It also shows possible new public spaces (marked in orange). An enhanced green edge outside Tesco along the Rye Road would provide a more attractive welcome from the west.

## LEARNING FROM OTHER PLACES;

- Importance of gardens — front + back — provision of choice. Courtyard alternatives
- Green space between pavement + road — e.g. Highgate Hill — but trees must not blot out street lights.
- Stopped development at back of Wick Valley surgery.
- Good mix in Talbot Rd: new development blending with existing stock.
- Avoid 'suburban' design concepts — cars parked in front of houses — 'car after car'!
- Avoid separate garage blocks.
- Hall House good example of sympathetic development. (conversion of big old building into apartments); Stream Lane good example of front gardens. Also High St. houses opposite ~~Stream Lane~~ Colonnade.
- Red Oaks (off Horns Road) good example of large gardens.
- Norris Close another good example 'quite attractive'.
- Bungalows — good mix at North Grove / Western Ave.
- Duke's extension at rear: good example of sympathetic extension
- Conversion of old primary school — another good example of sympathetic change of use.
- Villa style found in some places — West side of Moor Hill. 'Appropriate'. Also East side of Crombrook Road.

United Lawn Tennis Club - Hawkhurst.

- Incorporate into Village Centre.
- Adult activities & lessons.
- Gym?
- Ex. car park → seats many cars. Free.

Record of written comments received during the third day of the design forum.

EXISTING MEDICAL CENTRES.

Cons: Car parking.  
Not accessible for people with mobility issues.  
Not a lot of room.

→ Able to attract younger Doctors.  
→ Cost of new doctors.

\* P. Cavill → contact owner of All Saints Church. → potential...  
of Church conversion.

POTENTIAL COMMUNITY HALL OR MEDICAL CENTRE SITES:

	PROS	CONS
<u>CIRCUS FIELD:</u> PREPARED SITE NEAR ROAD TO AVOID ROAD <b>MEDICAL</b>	WALKING DISTANCE FOR MANY CENTRAL TO VILLAGE/PARISH MORE IMPORTANT THAN HOUSING PLANS TO THE COMMUNITY COULD ADD FOOT PATHS TO IMPROVE ACCESS ON BUS ROUTES	FAR FROM MOOR ON SLOPE AONB - COULD LIMIT SIZE OF PLOT NEAR ROAD SITE MAY NOT BE AVAILABLE COULD BE POWERED TO ALLOW HOUSING
<u>COTTAGE HOSPITAL</u> <b>MEDICAL</b>	SPACE AVAILABLE ON SITE GOOD ACCESS FROM ROAD ON BUS ROUTE FLAT ROOM FOR PARKING.	1.5 MILES FROM CENTRE (WOULD NEED TRANSPORT LOOP) BUT MAY NOT BE FEASIBLE
<u>WOODHAY HALL</u> <b>MEDICAL</b>	SITE AVAILABLE FOR HOUSING - COULD CHANGE PLANS NEAR SCHOOL/SHOPS/PARKING ACCESSIBLE	MAY NOT BE AVAILABLE WOULD NEED 2-CARR CLOSURE
<u>TOP OF HEARTENOR ROAD</u> <b>MEDICAL</b>	WITHIN CENTRAL BOUNDARY POSSIBLY AVAILABLE	ARROW ROAD/FAST TRAFFIC DIFFICULT ROAD ACCESS DOWN THROUGH SLOPE

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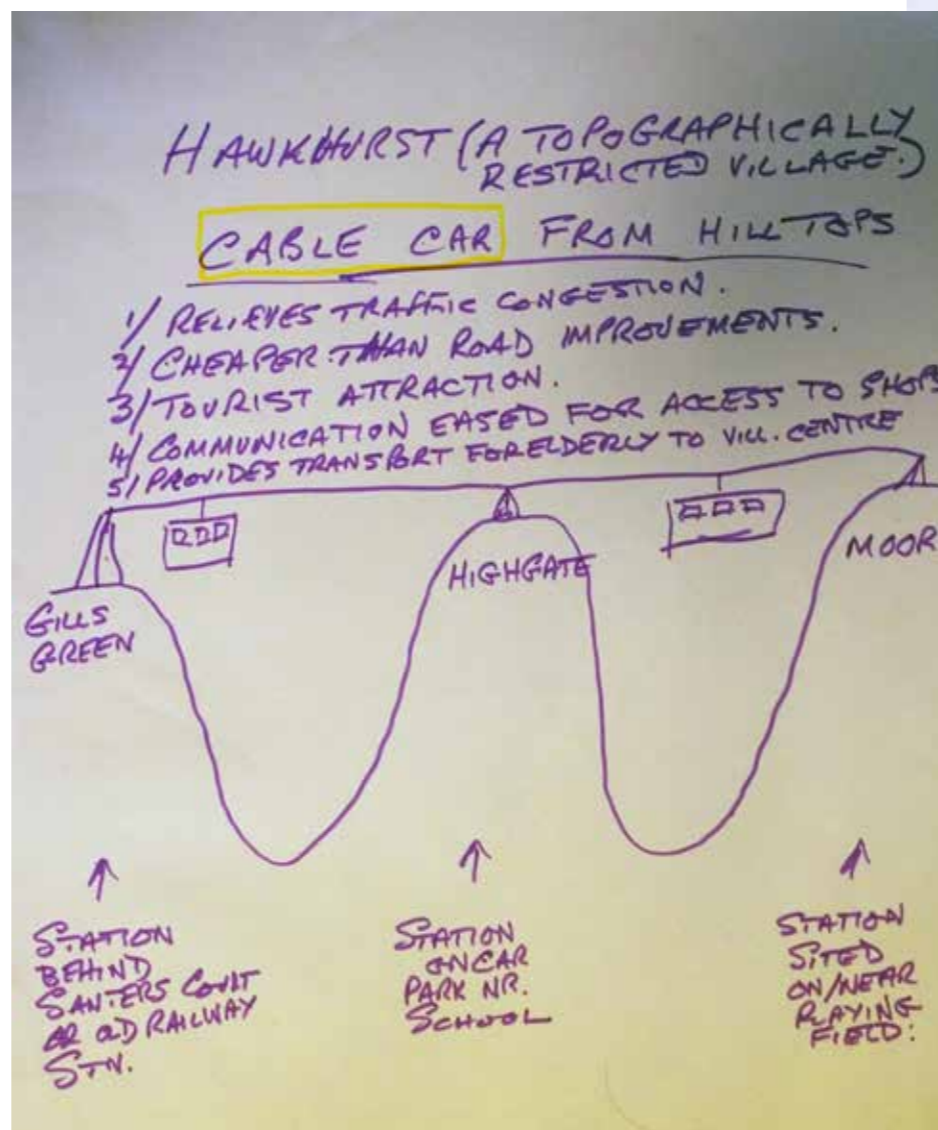
POSSIBLE COMMUNITY SITES

Being in mind the declining clubs & societies need for <sup>large</sup> halls - apart from U3A. I am talking about a large Community Hall - not necessary in my view!

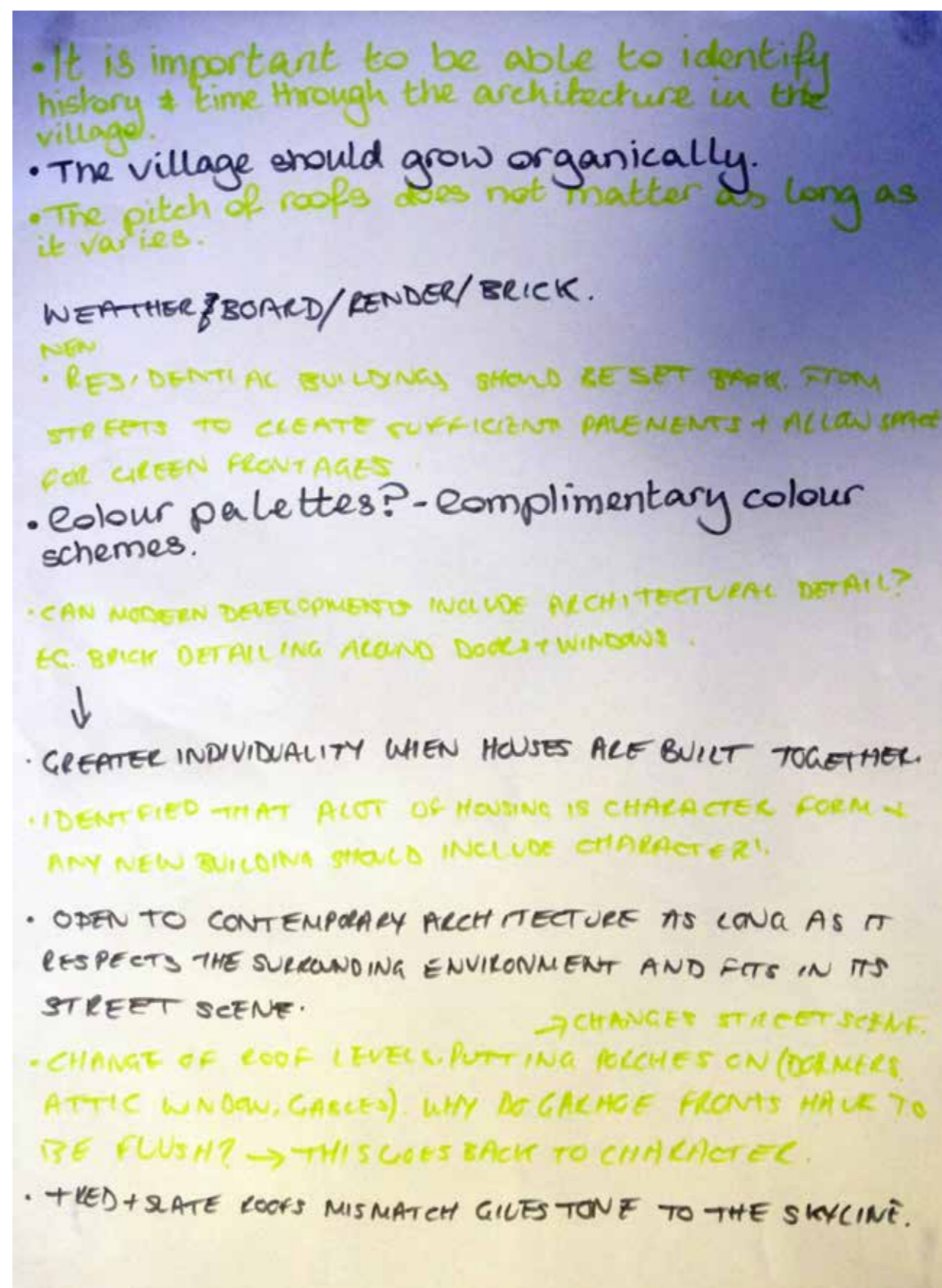
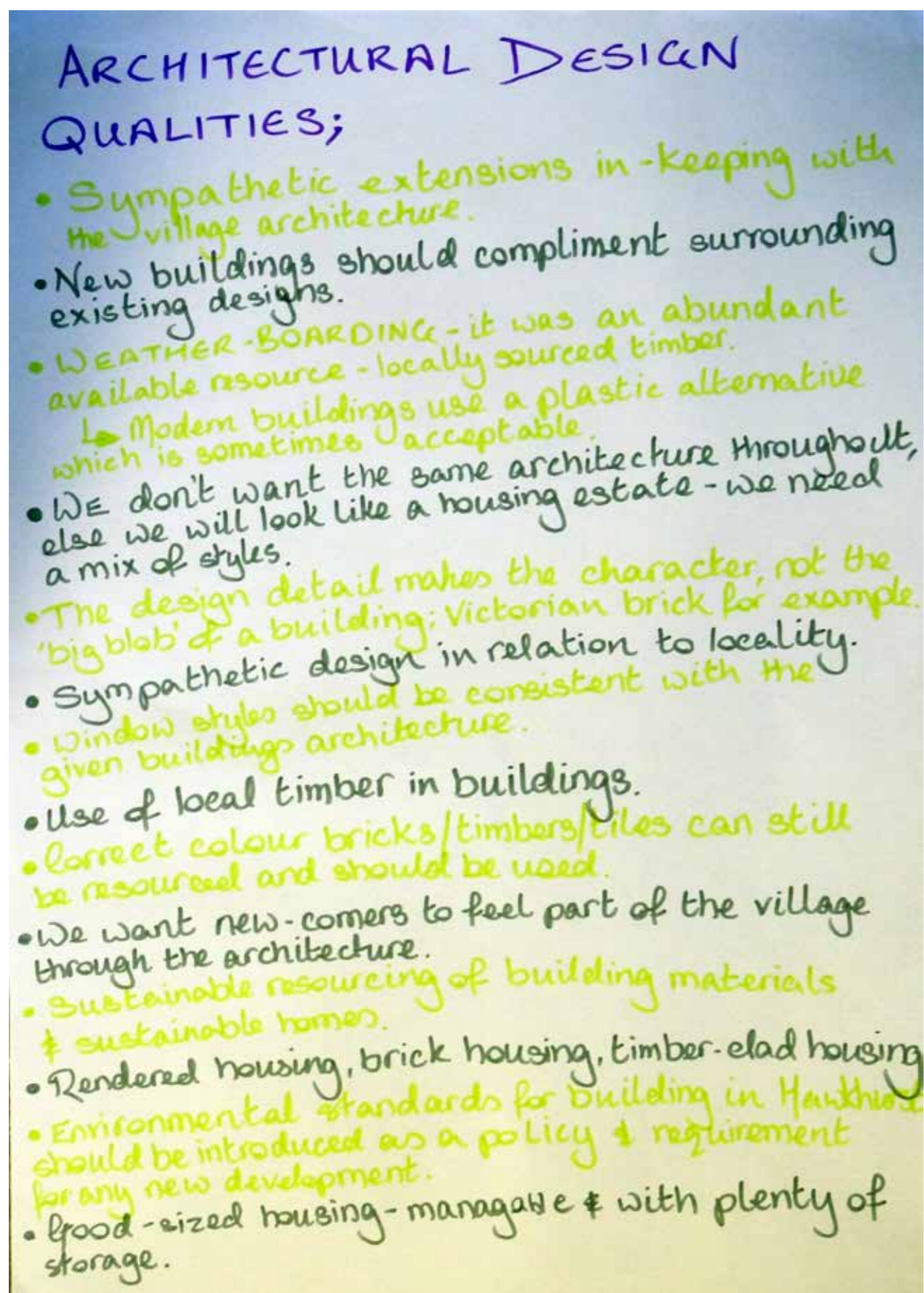
SUGGESTIONS

1. Refurbishment of COPT HALL
2. Get together with ST. LAURENCE CHURCH to encourage more community use
3. Approach BRITISH LEGION with a possibility of converting for community use
4. Circus Field - possibility of a Community Hall with a small housing development

None of these ideas is feasible until the GAS & ELECTRIC services is improved







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Rye Road / High Street



North Side



South Side

Rye Road / High Street



North Side



South Side

Rye Road / High Street



North Side



South Side

Rye Road / High Street

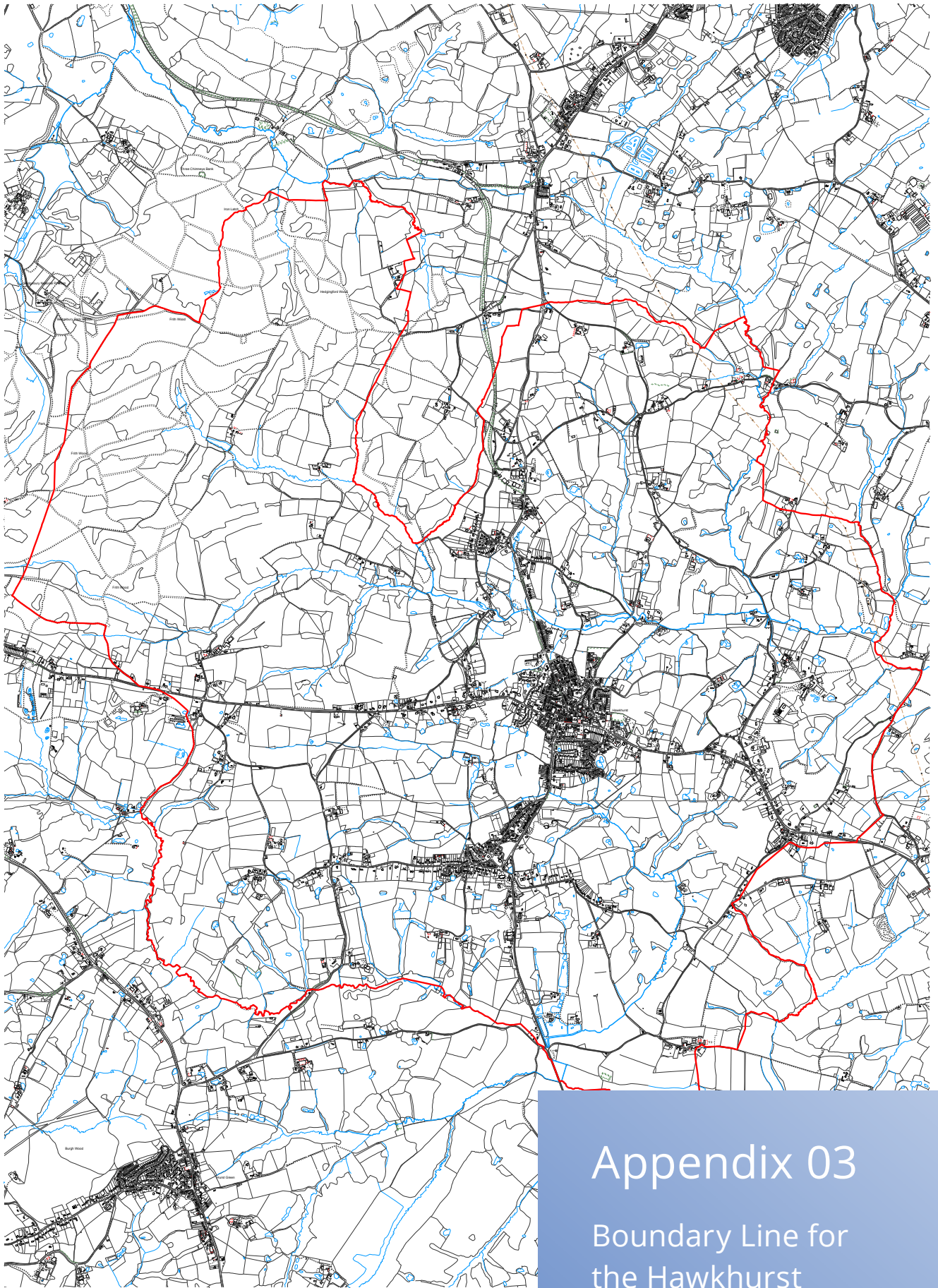


North Side



South Side





## Appendix 03

Boundary Line for  
the Hawkhurst  
Neighbourhood Plan







