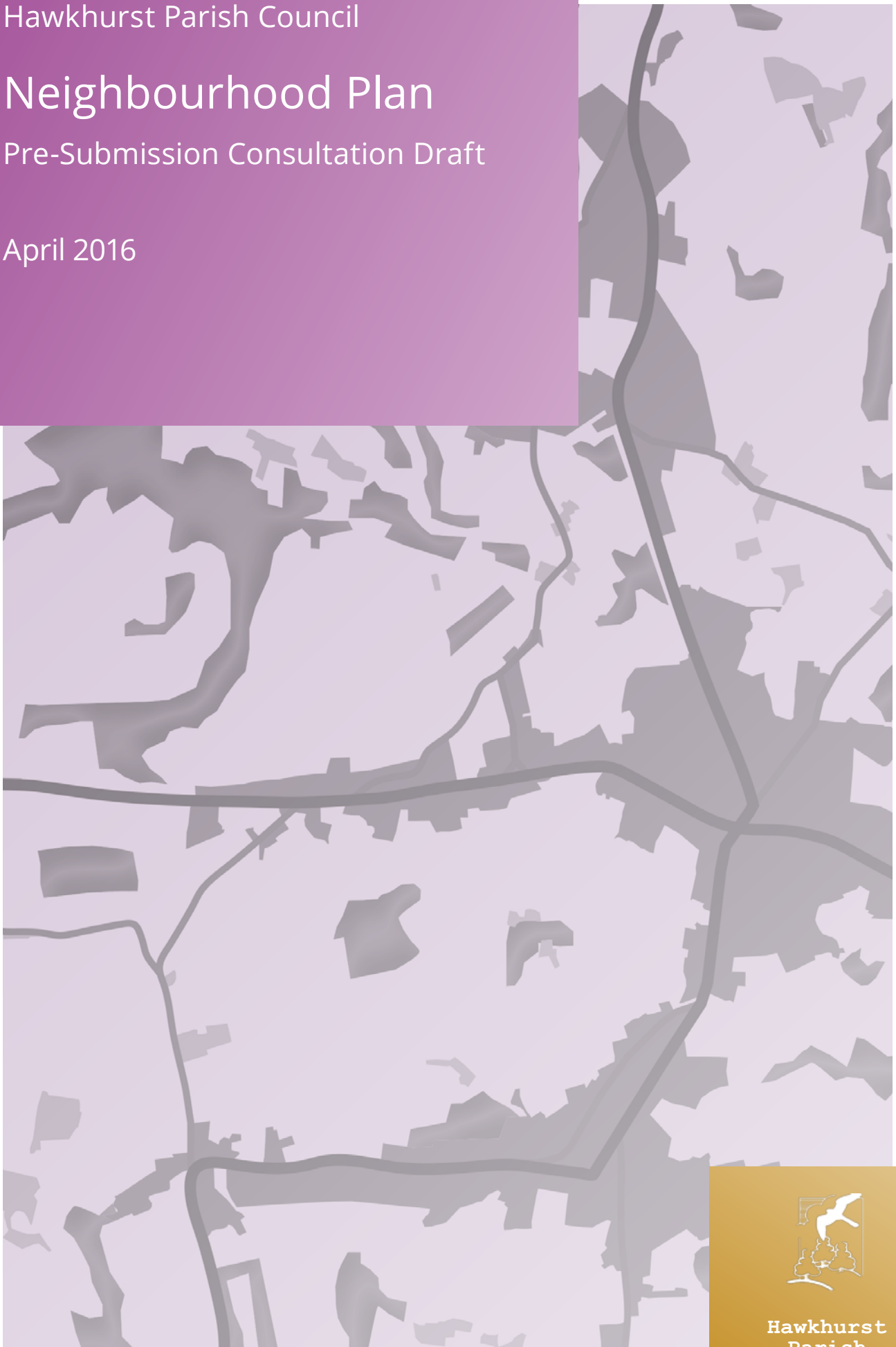


Hawkhurst Parish Council

Neighbourhood Plan

Pre-Submission Consultation Draft

April 2016



Hawkhurst
Parish
Council

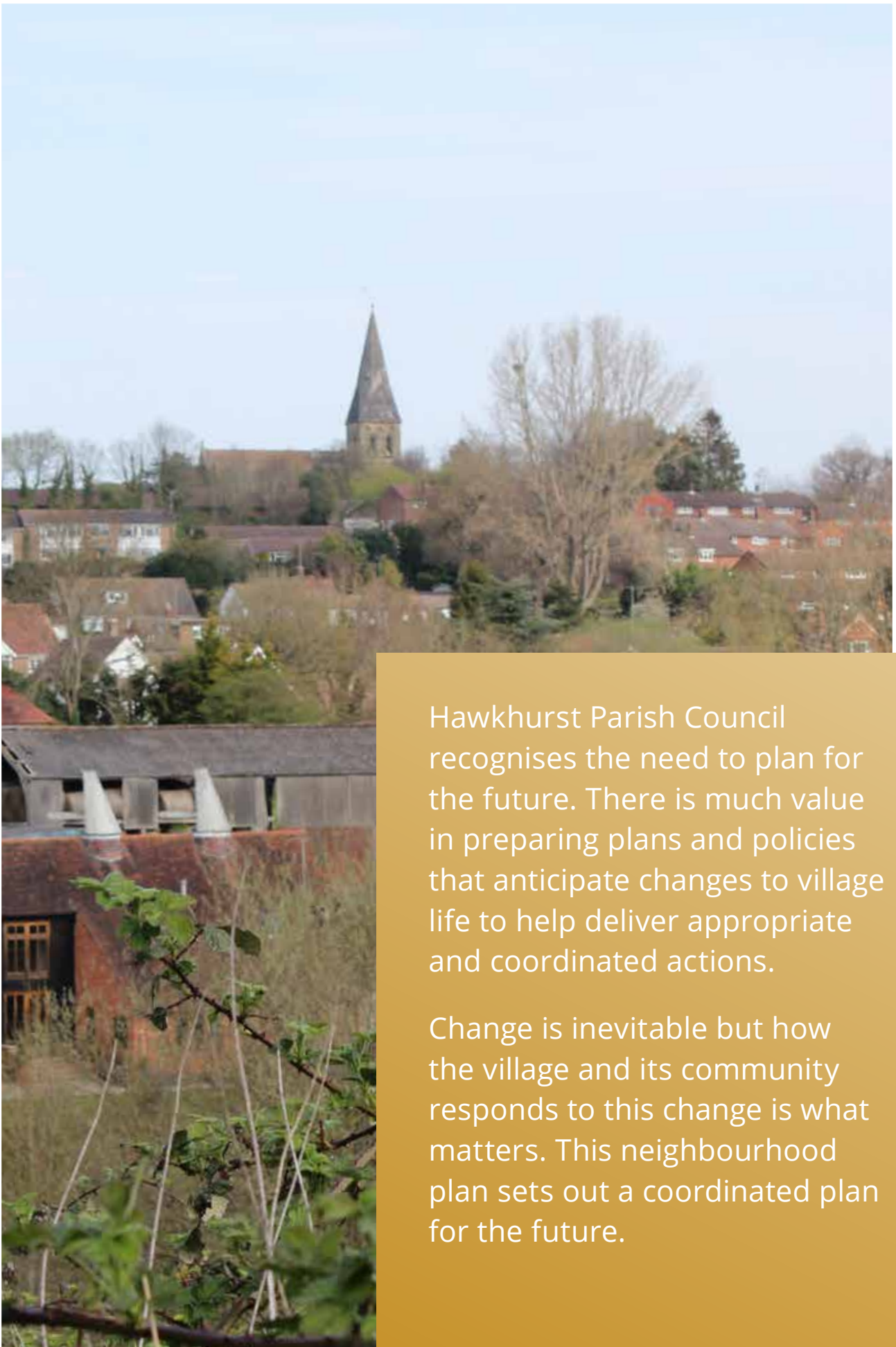
Please send your comments on this draft neighbourhood plan by 8th June 2016 in the following ways:

/ email hawkhurstndp@btconnect.com

/ web <http://hpc.visithawkhurst.org.uk/home/ndp/>

/ post Hawkhurst Parish Council, The Moor,
Hawkhurst, Kent, TN18 4NT

Thank you.



Hawkhurst Parish Council recognises the need to plan for the future. There is much value in preparing plans and policies that anticipate changes to village life to help deliver appropriate and coordinated actions.

Change is inevitable but how the village and its community responds to this change is what matters. This neighbourhood plan sets out a coordinated plan for the future.



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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Background

How was the draft neighbourhood plan developed?



This pre-submission consultation plan has been prepared by Hawkhurst Parish Council on behalf of those that live and work within the parish of Hawkhurst. The plan sets out a vision for the parish through until 2033 and is supported by a set of planning policies and a series of specific projects. This neighbourhood plan has been informed by the strategic policies in the emerging Tunbridge Wells Local Plan. Hawkhurst Parish Council expect that the review of the Local Plan and subsequent versions take account of these neighbourhood plan policies.

In accordance with the neighbourhood planning regulations, this plan has been prepared through extensive community consultation. Responses to this draft are being sought by Hawkhurst Parish Council between 26th April and 8th June 2016. Please see inside the front cover and the back cover for details about how to submit your comments.

Thank you for getting involved.

Neighbourhood planning

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. There has been an open dialogue with Tunbridge Wells Borough Council to ensure these draft policies conform with national and local policy, as required by the neighbourhood plan regulations.

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.

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 all sections of the community, narrowing down various options through a transparent and open process.

At all stages, the neighbourhood planning process has allowed room for dissent and minority views but the overall aim of the process has been to build a broad-based consensus to underpin the plan.

This process has allowed a set of objectives for the neighbourhood plan to be developed with a supporting vision statement. These, along with the rest of the plan, are still in draft and the views of the community are now being sought to ensure these are right and appropriate for Hawkhurst parish.

Preparation timetable

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 page 57.

Since early 2015, the NDPC has been supported in its work by Feria Urbanism, a professional design and planning practice. The process began in early 2015 with site visits by the consultant team in January, February and April. These visits were followed by several key events to engage the community:

- Visioning Event held on 30th April 2015 examined the critical issues in some detail;
- Three-Day Design Forum held on 26th, 27th and 28th May 2015. This was a design-led exercise that examined how change can be accommodated, designed and planned;
- Evening Meeting held on 15th July 2015 to inform local residents of the work so far, the contents of the Interim Report and to introduce the emerging policy themes.
- The publication of an Interim Report in July 2015 was a key milestone. This captured the consultation work to date, in particular the full results of the Visioning Event and the Three-Day Design Forum. The report also set out four emerging policy themes. Comments on these policy themes were sought through an online and offline questionnaire during the remainder of July and August.
- Poster Exhibition held on 17th and 18th September 2015 to inform local residents of the responses made to the Interim Report via a questionnaire over the summer months.

— A further poster exhibition and a series of slideshow presentations on 4th and 5th November 2015. This was used to explain a draft planning policy structure, a vision statement and a set of plan objectives. These aspects had been developed from the earlier consultation results. The Draft Planning Policies Consultation Report then followed.

— Through a further online and offline questionnaire in November and December, the views of the community and the local planning authority were sought on the draft work.

These latest responses have been used to formulate the draft plan now subject to a formal six-week consultation.



Images from the community engagement and consultation work in 2015.

Hawkhurst Today

The village, its origins, context and setting

Strategic location

Situated on the West Kent and East Sussex border, Hawkhurst is an ancient Wealden village and one of the largest in Kent. It lies in the centre of the High Weald, a stretch of important landscape character that has been designated an Area of Outstanding Natural Beauty (AONB). To the east of Hawkhurst parish lie the parishes of Sandhurst and Benenden; to the north Cranbrook parish and to the north west, Goudhurst parish. To the west and south west lie the parishes of Ticehurst, Etchingham, Salehurst and Bodiam, all outside Kent and within the county of East Sussex. The nearest large towns are Maidstone, Tunbridge Wells and Tonbridge to the north, Ashford to the east and Hastings to the south.

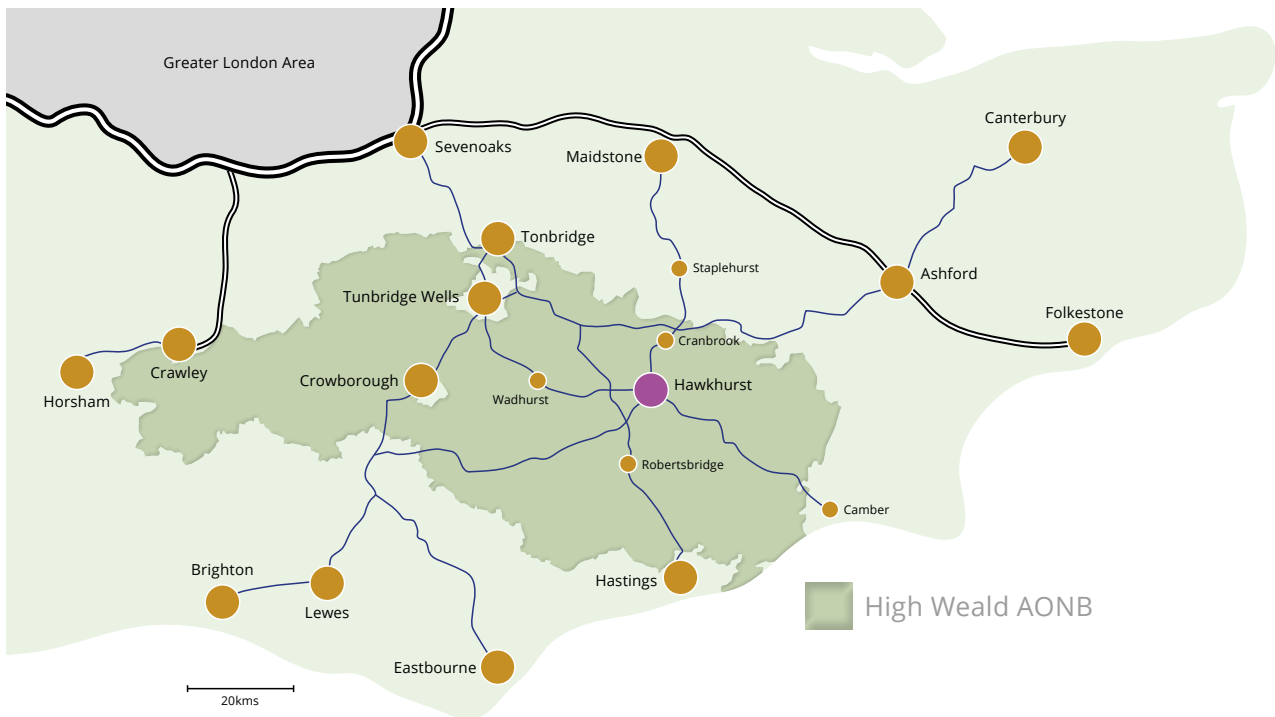
Historic origins

Hawkhurst takes its modern name from the ancient “Hauekherst” meaning the wooded hawk hill. The village is situated on three ridges running parallel from east to west and the individual settlements of Hawkhurst (now known as The Moor), Highgate, Gills Green, Four Throws, Sawyers Green and Philpotts Cross were established on well-drained ground. Over time these settlements have

grown together to become known under the wider name of Hawkhurst. The settlement of Highgate developed around a junction that linked the important drovers route between the important Cinque Port of Rye on the south coast and London with other local routes. Many settlements grew up around strategically important crossroads such as this and these historic settlement origins are still evident today at the Highgate crossroads, now a busy traffic junction. Human occupation has been evident since the middle Bronze Age.

Hawkhurst today

The main area of public life and activity today is in and around Highgate. It is here where a range of shops and local services can be found including small supermarkets, a series of independent shops, two pubs (that were formerly coaching inns), a digital cinema (located in Victoria Hall), a bank and three cafes. Many of these shops and services are located in the Colonnade, an historic row of weather-boarded canopied shops on the north eastern side of the crossroads. There is also All Saints Church, now sadly derelict. Designed by renowned architect George Gilbert-Scott, the church sits high on the Highgate ridge, its spire visible from some distance.



Hawkhurst regional context map

Designated heritage assets

There are four designated Conservation areas in Hawkhurst parish — one at Sawyers Green, two in Highgate (Highgate and at All Saints Church) and one at The Moor. There are also over 200 Listed Buildings across the parish. The neighbourhood plan acknowledges and supports both the Conservation areas and the Listed Buildings but rather than duplicate this issue in the neighbourhood the plan it is considered that these issues are best given priority at local authority level.

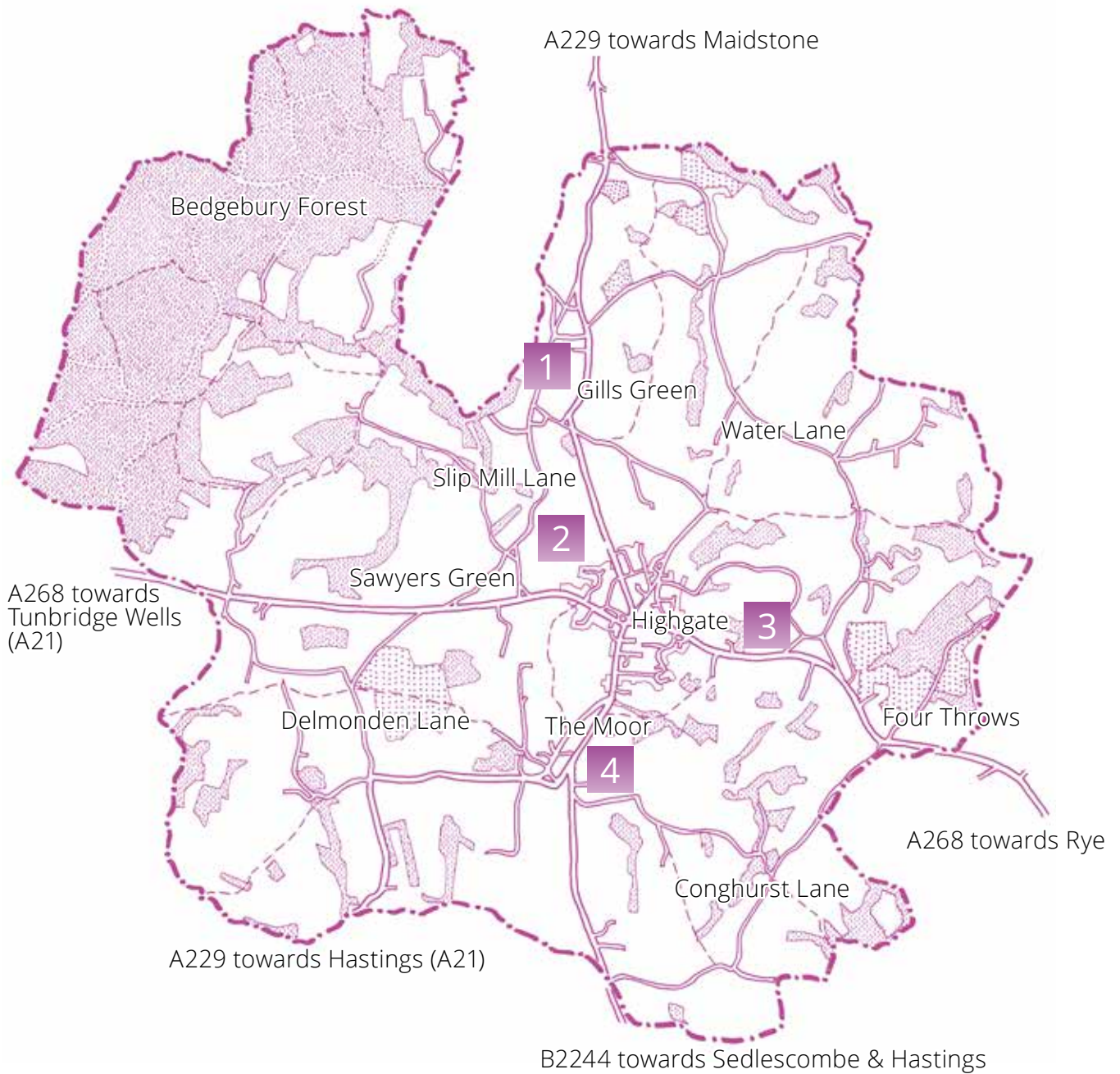
Local landmarks

As well as the Colonnade and All Saints at Highgate, another significant local landmark is the church of St Laurence at The Moor that was built in the 14th and 15th Century on earlier foundations. The Moor itself is a village green, partly surrounded by weather-boarded houses,

a former Victorian school and a pub. The parish council also has its office at The Moor. The overall composition is of a very attractive, typical Kentish village scene.

AONB & rural structure

The parish structure comprises three distinct settlements, each wrapped in a distinctive Wealden landscape. Hawkhurst has evolved with single or small groups of houses in mixed yet complimentary styles. More recent additions of larger groups of properties are not considered to blend effectively with the existing built area. This structure is unpacked in a series of diagrams (pages 14 — 17) that demonstrate how the parish “works” and how it can be protected in the future.



Hawkhurst local context map

- 1** Employment land at Gills Green business and industrial parks
- 2** Hawkhurst Golf Course
- 3** Hawkhurst Primary School
- 4** The Moor, Sports Pitches & Pavilion

Landscape Context

The neighbourhood plan has regard for Hawkhurst's location with the High Weald Area of Outstanding Natural Beauty (AONB) and its rural context.



The High Weald AONB & Neighbourhood Planning

National planning policies are contained in the National Planning Policy Framework (NPPF). Its focus is on sustainable development, the meaning of which is defined in paragraph 8 of the NPPF as simultaneously seeking economic, social and environmental gains. Paragraphs 115 and 116 of the NPPF relate specifically to development in AONBs.

Paragraphs 115 and 116 of the NPPF complement Section 85 of the CROW Act 2000 by expecting planning bodies, which includes those preparing Neighbourhood Plans, to not only have regard for the conservation and enhancement of AONBs, but to also give it great weight.

The use of the terms “landscape” and “scenic beauty” in paragraph 115 highlights the need to consider both the visual impacts on the scenic qualities of an AONB and the impacts on its intrinsic landscape character, which embraces aspects of landform, geology, flora and fauna, landscape features and historic settlement pattern, developed over centuries.

Also, the emphasis on sustainable development may be taken as encouraging plans to seek developments that offer benefits in terms of conserving or enhancing natural beauty. For example, a strong rural economy in which farm and woodland enterprises thrive enables the management necessary to conserve key landscape features.

Understanding the AONB

In order to effectively conserve and enhance the AONB it is first necessary to know the location and extent of important features in the landscape. Once known, any potential impacts can be avoided or mitigated and may even be directed towards the conservation and enhancement of the landscape.

The mapped character component data on pages 14 — 15 has been supplied by the High Weald AONB Unit to support the production of the Hawkhurst Neighbourhood Plan. These are the most important data sets in terms of the AONB designation as they represent those features that constitute the High Weald’s natural beauty. These data consist of:

1. Field & Heath data (i.e. historic field boundaries, heathland, and wildflower grassland).
2. Water systems data (i.e. watercourses, ponds, reservoirs and open water) and geology data (i.e. bedrock geology and sandstone outcrops)
3. Historic routeways data.
4. Woodland data (ancient semi-natural woodlands and plantations on ancient woodland site).

Implications for development

The neighbourhood planning process has produced a set of four complementary maps, explaining how these character components, when combined with other issues, help inform the nature, scale and location of new development. These maps are on pages 16 — 17 and numbered 5, 6, 7 and 8.

AONB Character Component Maps

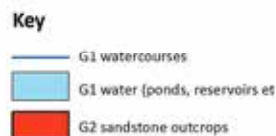
1. Field & Heath

The field pattern in the parish is characterised by small, irregularly shaped and productive fields often bounded by hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and river valleys.



2. Geology

Deeply incised, ridged and faulted landforms of clays and sandstone characterise the geology of Hawkhurst parish. The ridges tend to run east-west and from them spring numerous gill streams that form the headwaters of rivers.





3. Routeways

The network of lanes and roads in the parish is characterised by ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.

Key

● ● ● R1 historic routeways



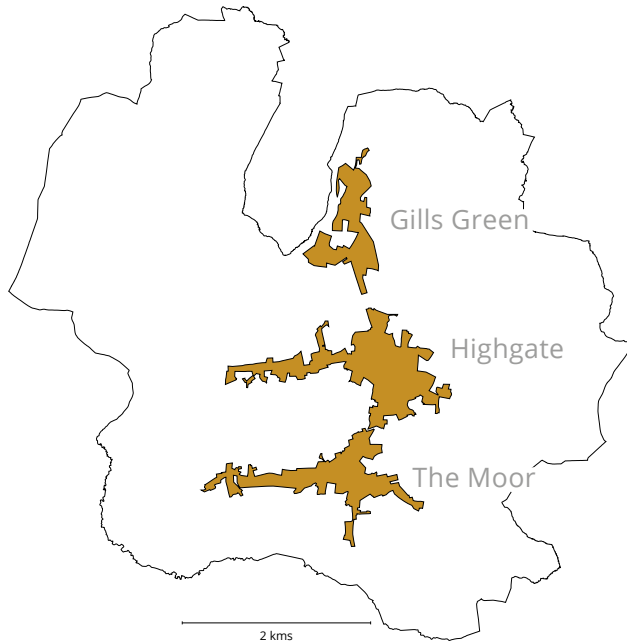
4. Woodland

The woodland patterns across Hawkhurst parish reflect the great extent of ancient woodland, gills and shaws in small holdings in the AONB, the value of which is inextricably linked to long-term management.

Key

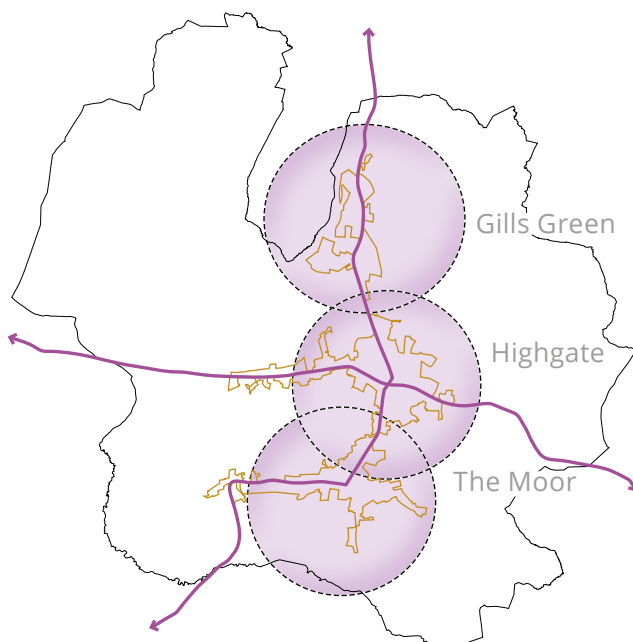
 W1 ancient woodland

Neighbourhood Plan Rural Structure



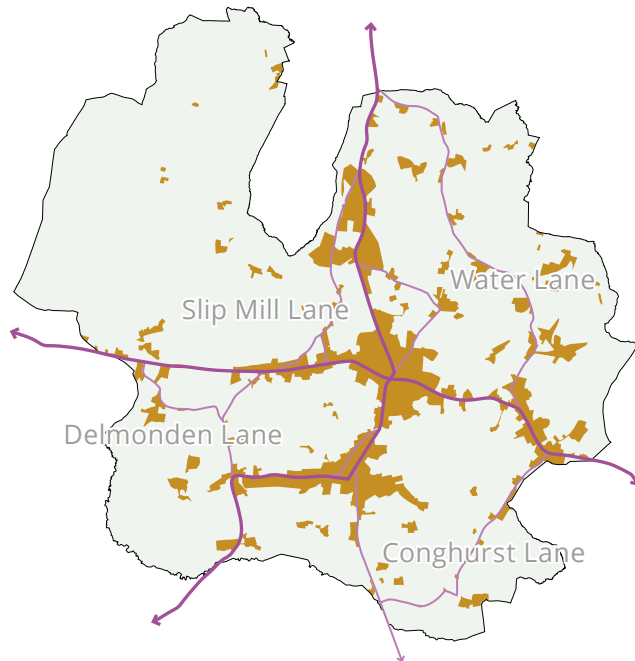
5. Settlement locations

The three distinct settlements of Gills Green, Highgate and The Moor form a north-south chain. Both Highgate and The Moor stretch east-west along the ridge lines while Gills Green occupies higher ground to the north. Development proposals need to demonstrate an understanding of the topography of the parish and an awareness of how long and medium distance views will be experienced.



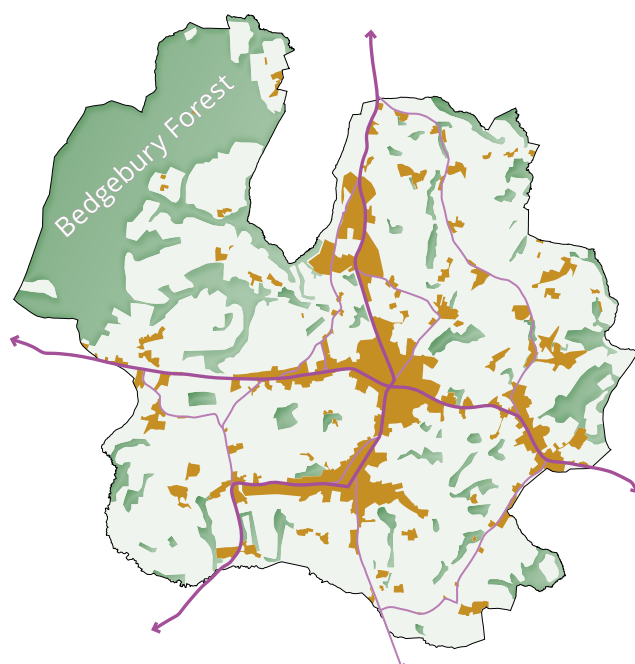
6. Accessibility

The purple discs depict areas 2km in diameter. These are local catchments for each individual settlement. While most of the commercial and community services have consolidated around Highgate, employment land can be found in Gills Green and leisure and recreational uses around The Moor. Development proposals should demonstrate how they relate to these catchments.



7. Outlying settlements

Shown in pale brown are the scattered outlying settlements, often groupings of just one or two dwellings. These small clusters are accessed via narrow country lanes and are characteristic of the parish but further proliferation is discouraged by this plan to avoid "urban sprawl" and placing further traffic pressure on the narrow lanes. All development proposals should be contiguous to or within the three main settlements.



8. Landscape setting

The heavily wooded landscape that surrounds the developed areas provides a distinctive setting for the parish. This wider landscape is designated as AONB, a national designation that affords protection from development. Bedgebury Forest offers a high quality recreational resource for the parish and access to areas such as these is supported by the plan.

Rural Context — Issues & Opportunities



Footpaths and bridleways that link the built areas of the parish with one another are to be protected and enhanced.



Evaluating the potential for changes to the crossroads is a major project emerging from the neighbourhood plan.



Walking routes on the edge of open countryside are a key feature that makes life in Hawkhurst a positive experience.



Providing a more convenient and more connected pedestrian network is an aim of the neighbourhood plan.



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.



Modern styles need to be treated with caution. A clear demonstration of the merits of proposed designs will be required.



Rows of linked properties can be an efficient way to create small areas of character and identity.



Rows of houses have a sense of rhythm and variety as they address topographical changes, such as this run of handsome properties on Highgate Hill. This type of successful development should be used to inform new proposals.



There remains a question over the future of the local landmark that is All Saints but future use for the benefit of the community is preferred.



Delivering much improved sports provision at The Moor in the form of upgraded pitches and an extended and modernised pavilion is a key aim of the neighbourhood plan.



The KINO digital cinema is a key community asset and is a much-appreciated feature of village life. Activities such as this are to be protected by the neighbourhood plan.



The cottage hospital site is a candidate for accommodating a new medical hub, to include GP practice rooms.



Views out to adjacent countryside is part of the appeal of living and working in Hawkhurst.



Protection of long distance views towards local landmarks is to be afforded through the neighbourhood plan.



Waterways, rivers and ponds have been integrated into the green space protection policy.



The landscape in the parish already benefits from nationally protected status so this plan needs to ensure that protection is upheld.

Vision & Objectives

The neighbourhood plan has been developed to deliver an overall vision for Hawkhurst and help meet various measurable objectives



“Hawkhurst has developed slowly over centuries, with gradual change blending its environment with the needs of the population. This plan aims to encourage change within manageable limits to retain and strengthen Hawkhurst's distinct history and character”

Neighbourhood Plan Vision Statement

Neighbourhood plan objectives

The extensive public consultation process has revealed a series of issues that are of concern or a source of anxiety to local residents and businesses. The same process also identified the features and characteristics of the parish about which people are proud and wish to see protected or enhanced. Together, these results have been used to generate the eight aims and objectives of the Hawkhurst Neighbourhood Plan. These are the guiding principles of the plan and are designed to strike the right balance between protection and enhancement.

The range of planning policies are written in such a way as to help the plan meet these objectives. Each policy is referenced against the key objectives that are of greatest relevance to it. The eight objectives will also serve as useful monitoring of the plan moving forward.

1 Character & Identity

Maintaining and enhancing the rural character of The Moor, Highgate, Gills Green Sawyers Green and Four Throws and the wider Hawkhurst parish.

2 Local Prioritisation

Coordinating all new development so that it prioritises the creation of safe, sustainable and mixed communities with good access to jobs and essential services for everybody who lives and works here.

3 Choice of Movement

Creating a robust yet flexible access and movement network appropriate for all modes of travel and for current and future residents, businesses and visitors.

4 Resource Efficiency

Using land and resources efficiently so that new developments have a reduced demand for energy and motorised travel.

5 Environmental Protection

Protecting and enhancing the natural and historic environment, the quality and character of the built environment and the wider countryside.

6 Design Quality

Ensuring the quality of new development through the appropriate use of materials, details and inclusive design that responds to the Hawkhurst context.

7 Managing Change

Ensuring that land made available for development will be developed in such a way as to improve people's quality of life, for both new and existing residents.

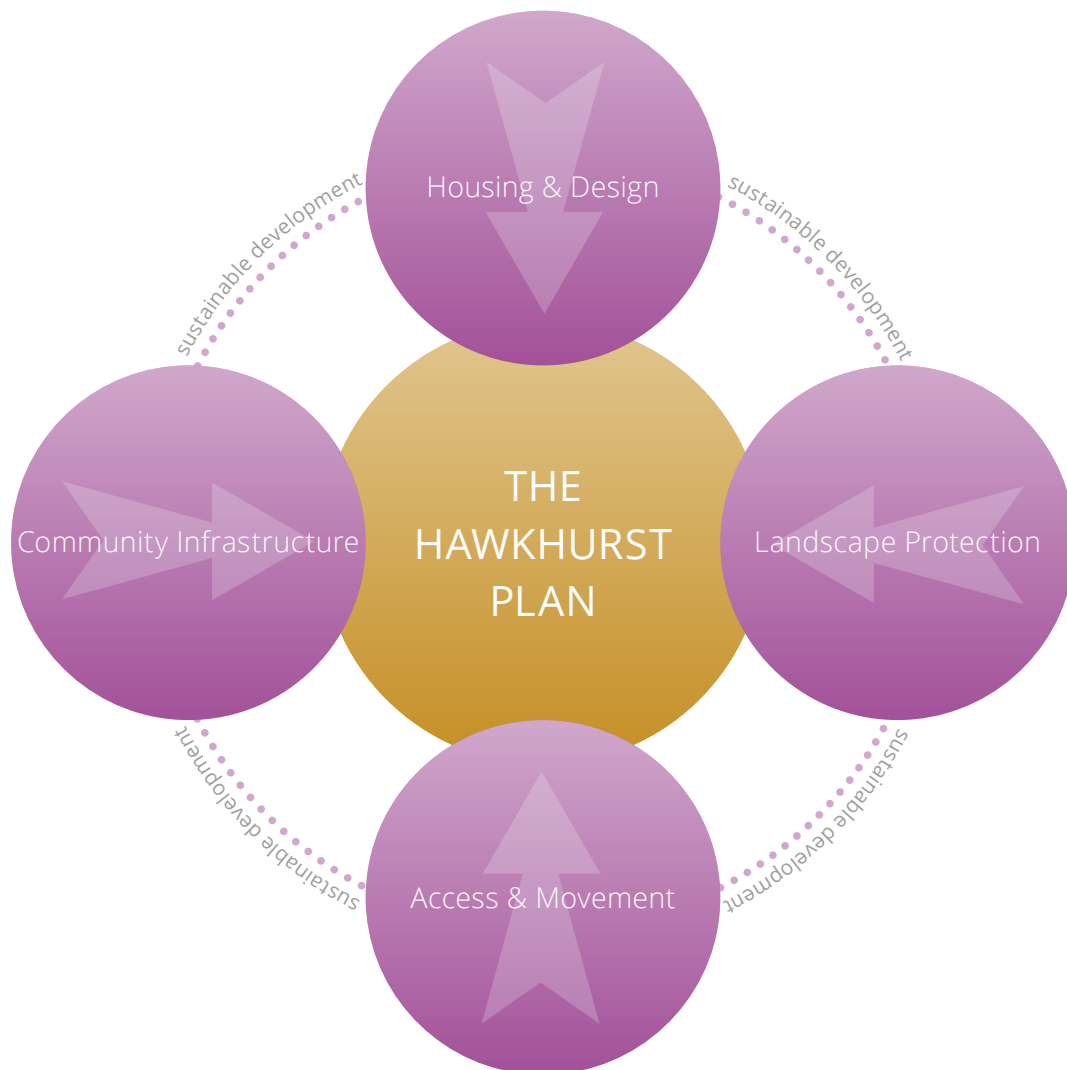
8 Future Infrastructure

Delivering the community infrastructure necessary to support a changing village in the 21st Century.

Planning Policy Structure

The four policy themes that will help guide the development of Hawkhurst into the future

This diagram below shows how the four key policy themes will contribute to the overall plan for Hawkhurst. Each policy theme, and the individual policies within them, have been developed in direct response to the community consultation outcomes. The policies are complementary to both the Vision Statement and the eight Neighbourhood Plan Objectives. This coordination will ensure the policies will be effective at delivering change and protection in the most appropriate ways. All policies will support the delivery of sustainable development, as required by the National Planning Policy Framework.



How the plan policies support the plan objectives

This table (pages 25 — 26) demonstrates how each of the four policy themes and the 15 individual policies will help deliver the eight plan objectives. This mapping of the policies against the plan objectives will be important to ensure effective plan monitoring.

Policy Theme	Planning Policies		Plan Objectives
Housing & Design	HD1	Site Selection Criteria	1 Character 2 Prioritisation 4 Efficiency 5 Protection 7 Change 8 Infrastructure
	HD2	Future Housing Mix	1 Character 2 Prioritisation 6 Quality 7 Change 8 Infrastructure
	HD3	Modern Living	1 Character 2 Prioritisation 6 Quality 7 Change 8 Infrastructure
	HD4	Design Quality	1 Character 2 Prioritisation 6 Quality 8 Infrastructure
Landscape Protection	LP1	Views to Open Countryside	1 Character 5 Protection 7 Change
	LP2	AONB Support	1 Character 5 Protection 7 Change
	LP3	Designation of Green Spaces	1 Character 5 Protection 7 Change

Policy Theme	Planning Policies		Plan Objectives
Access & Movement	AM1	Highgate Hill Junction	1 Character 3 Choice 4 Efficiency 5 Protection 7 Change 8 Infrastructure
	AM2	Pedestrian Environment	1 Character 3 Choice 4 Efficiency 5 Protection 7 Change 8 Infrastructure
	AM3	Countryside Access	1 Character 3 Choice 4 Efficiency 7 Change 8 Infrastructure
	AM4	Walking & Cycling Strategies	1 Character 3 Choice 4 Efficiency 7 Change 8 Infrastructure
Community Infrastructure	CM1	Sports Provision	2 Prioritisation 4 Efficiency 6 Quality 7 Change 8 Infrastructure
	CM2	New Community Hall	2 Prioritisation 4 Efficiency 6 Quality 7 Change 8 Infrastructure
	CM3	New Medical Centre	2 Prioritisation 4 Efficiency 5 Protection 7 Change 8 Infrastructure
	CM4	Preserving & Enhancing Services	1 Character 2 Prioritisation 4 Efficiency 5 Protection 7 Change 8 Infrastructure

Plan Monitoring

Monitoring is an essential and continuous part of the planning process.

If successful at examination and referendum the Hawkhurst Neighbourhood Plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority, Tunbridge Wells Borough Council. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The plan will be monitored by both Hawkhurst Parish Council and Tunbridge Wells Borough Council to assess whether it is supporting and delivering the aims of the Local Plan strategy.

The monitoring indicators identified here are a mix of relevant indicators drawn from a number of sources including the National Planning Policy Framework, indicators identified in the Sustainability Appraisal of the Tunbridge Wells Local Plan and local indicators identified in respect of key policies of the Local Plan.

The key indicators for the Hawkhurst Neighbourhood Plan will be on delivery of community infrastructure, employment, housing and positive environmental change.

1. General Delivery Indicators

Coordinated development on allocated sites with planning permission; Percentage of completions on previously developed land, including planning permissions implemented involving planning condition(s) for remediation.

2. Environmental Indicators

Levels of new open space provided, especially natural/semi-natural green space; Change to number of buildings on national and local lists of buildings at risk; The amount of open space/facility established by type relative to the standard; The number of permissions granted and implemented for low-carbon schemes; The number of developments which use sustainable drainage systems; The number of applications which do not receive approval for water supply and wastewater connection from the appropriate water company; The amount of new habitat created, especially natural/semi-natural green space; Any monitoring undertaken of Kent Biodiversity Action Plan, including habitats created.

3. Housing Indicators

The number of dwelling completions that are provided relative to the Council's estimated provision; Change in the total number of households; Average densities on permitted housing sites; Starter and affordable housing completions.

4. Employment Indicators

Changes (up or down) in the number of companies/businesses (no. of VAT registered) located in the area; Employment land lost or gained compared to other uses.

Housing & Design

Draft Planning Policies



It is acknowledged that neighbourhood plans are required by legislation to “plan positively” by setting out the types of development that will be encouraged or permitted on certain sites rather than saying what will not be permitted. Therefore, this policy theme sets out the types of development that will be supported over the plan period.

Over the last ten years, Hawkhurst has shown a willingness to accommodate new development. Only 35 additional units were required to be built between 2015 and 2026 in order for the parish to accommodate the target of 240 housing units set for it by Tunbridge Wells Borough Council. The successful appeal in September 2015 to build 62 properties adjacent to Highgate Hill means that the parish will now “over-deliver” by 11%, or 27 houses up to 2026 (as at November 2015).

This neighbourhood plan will run to 2033 and site allocation process will remain the responsibility of Tunbridge Wells Borough Council during this time but should follow the policies in this neighbourhood plan.

Policy HD1

Site Selection Criteria

1) PRIORITY WILL BE GIVEN TO PREVIOUSLY DEVELOPED AND UNDERDEVELOPED LAND OVER GREENFIELD DEVELOPMENT.

2) THE DEVELOPMENT OF SMALL-SCALE INFILL SITES SUITABLE FOR 1-5 DWELLINGS WITHIN THE EXISTING BUILT AREA AND WITHIN WALKING DISTANCE OF SHOPS AND AMENITIES WILL BE SUPPORTED.

3) ANY GREENFIELD HOUSING SITES SHOULD BE CONTIGUOUS WITH THE EDGE OF THE EXISTING DEVELOPED PARTS OF THE PARISH AND PROVIDE FOR SITES OF APPROX. 10 DWELLINGS.

Policy Justification

The intention behind this policy is to ensure that future housing sites do not negatively impact upon the village's positive relationship with both the existing built areas and the surrounding countryside. New housing clusters need to be small-scale as this is a feature of Hawkhurst's evolutionary style and character. There is strong desire to avoid the development of large (10+ dwellings) housing estates.

Any development around the village edges needs to be designed in a way that will provide a sense of enclosure to the village, prevent unchecked sprawl and ensure that new areas of homes can positively respond to the landscape.

Development on or near the edge of the built up area must encourage public access to the countryside beyond. Small clusters of no more than 10 dwellings can allow for sufficient open space to be threaded between dwellings to create an open and integrated edge with countryside.

New development also needs to integrate the use of sustainable modes of travel between the site and the heart of the existing built areas.

Principal plan objectives supported

- | | |
|----------------|------------------|
| 1 Character | 7 Change |
| 2 Coordination | 8 Infrastructure |
| 4 Efficiency | |
| 5 Protection | |

Policy HD2

Future Housing Mix

1) A RANGE OF TENURES AND SIZES APPROPRIATE TO HAWKHURST WILL NEED TO BE DELIVERED AS PART OF ALL NEW HOUSING DEVELOPMENTS TO MEET LOCAL NEEDS.

2) FOUR BED HOUSES AND LARGER ARE ALREADY WELL CATERED FOR IN THE VILLAGE. THEREFORE THE PROPORTION SOUGHT BY THE PLAN IS FOR APPROX. 52% ONE BED UNITS, APPROX. 33% TWO BED UNITS AND APPROX. 15% THREE BED UNITS. THESE FIGURES ARE TO BE REVIEWED ANNUALLY.

Principal plan objectives supported

- 1 Character
- 2 Coordination
- 6 Quality
- 7 Change
- 8 Infrastructure

Policy Justification

The type, tenure and size of future housing must reflect the local needs and demands of Hawkhurst parish. New housing development must aim to meet housing need in the area, rather than attract incomers in the first instance. Through this policy, the neighbourhood plan sets out the range of house types and sizes.

Future homes must be designed for a changing population. Initially this is likely to involve starter homes and homes for an ageing population to provide a good social mix, supporting social cohesion and independent living. An adequate amount of small-sized houses must be built to allow those wishing to downsize to release larger, family-sized properties back into the market.

Consideration should also be given for “self-finish” and “self-build” homes, as well as innovative hybrid housing that can respond to modern lifestyles. See Policy HD3.

Affordable housing delivery during the plan period will need to be in conformity with adopted policies as prepared by Tunbridge Wells Borough Council. It is expected that Hawkhurst Parish Council will work with Tunbridge Wells Borough Council to identify rural exception sites for affordable housing.

Policy HD3

Modern Living

1) NEW HOUSING DEVELOPMENTS WILL COMPRISE A VARIETY OF TYPES, DESIGNS AND DETAILS TO CREATE HOMES FIT FOR MODERN LIVING AND WILL ADHERE TO THE FOLLOWING SPACE STANDARDS:

2) ONE BEDROOM HOME, MINIMUM 50m² GROSS INTERIOR AREAS (2 PEOPLE); TWO BEDROOM HOME, MINIMUM 65m² GROSS INTERIOR AREAS (3 PEOPLE); THREE BEDROOM HOME, MINIMUM 85m² GROSS INTERIOR AREAS (5 PEOPLE).

3) BUNGALOWS WILL BE ENCOURAGED, GIVING EASIER ACCESS FOR THE DISABLED AND ELDERLY AND RELEASING FAMILY HOMES.

Principal plan objectives supported

- | | |
|----------------|------------------|
| 1 Character | 8 Infrastructure |
| 2 Coordination | |
| 6 Quality | |
| 7 Change | |

Policy Justification

All future housing development should support modern lifestyles through careful design. This will include reducing energy costs through meeting high design standards as well as internal space standards and layouts that will encourage working from home. Design details, such as the ability to receive parcels securely when not at home, storage of several bicycles, flexible use of garage and garden spaces and the effective storage of waste and recycling bins must all be considered.

The size of new homes often falls short of existing space standards. The now defunct “Parker-Morris” space standards created more spacious buildings than those often being built today. All new developments are therefore to have space standards in accordance with the latest RIBA guidance contained in “The Case for Space, the Size of England’s New Homes”. See Policy HD₃ (2) opposite for how this has been translated into policy.

All housing should seek to meet “Lifetime Homes” standards to ensure properties are sustainable and can be easily adapted to meet the needs of a changing population. The development of one-storey dwellings, appropriate for an elderly population and those with restricted mobility, must be considered across all new development sites.

All housing designs must also promote efficient use of water, electricity and energy. The introduction of on-site generation technology, smart meters and other measures to reduce energy consumption should be considered across all housing sites. Locally-sourced and recycled materials for use in construction is also encouraged.

Policy HD4

Design Quality

1) THE DESIGN, FORM AND DETAIL OF NEW DEVELOPMENTS SHOULD BE PRINCIPALLY INFORMED BY THE TRADITIONAL FORM, LAYOUT, CHARACTER AND STYLE OF THE PARISH'S VERNACULAR ARCHITECTURE. THIS WILL BE APPLICABLE TO BOTH NEW BUILD HOMES AND OTHER BUILDINGS AND TO ALTERATIONS TO EXISTING PROPERTIES.

2) CAREFUL INNOVATION IN DESIGN OR THOUGHTFUL MODERN OR CONTEMPORARY ARCHITECTURE IS NOT PRECLUDED BY THIS POLICY AND SUCH DESIGNS ARE ENCOURAGED.

Principal plan objectives supported

- 1 Character
- 2 Coordination
- 6 Quality
- 7 Change

Policy Justification

The residents of Hawkhurst are generally agreed that they desire any development of their village to be of a high design standard. They are also keen to see new developments improve their environment rather than downgrade it. They are proud of their Wealden village with its history and culture and want to protect and enhance this legacy into the future.

Any new development, both residential and non-residential, must be shaped and influenced by the traditional character and style of the village. The Hawkhurst Neighbourhood Plan requires all new developments to reference the local context and demonstrate the use of high quality materials and styles appropriate to the place. For example, any extensions to existing properties and any small-scale infill developments that may come forward around the edges of the village must be sensitive to the rural and more historic context, by reflecting the character of housing in proximity to countryside.

The aim for all new developments must be for them to leave a positive architectural legacy, to be sensitive to their local context and environment and add to the positive character of the Hawkhurst parish. This policy does not exclude innovation in design, modern or contemporary architecture. Such designs are encouraged across the parish but on individual sites for single dwellings. Where appropriate, architects are encouraged to create new designs that reflect both the local context and the current technology and materials of the era within which they will be built.

Design Guidance

In support of Policy HD4, the plan sets out key design criteria that need to be considered by all new development proposals. These design criteria should also be used to further inform the site selection criteria set out in Policy HD1.

INTEGRATION — New buildings should be well integrated into the site and become part of a unified and interrelated composition, both with other buildings on site and with existing buildings adjacent to the site.

LOCALITY — New buildings are to be based on local needs, use local construction materials and reflect local building traditions. Materials to be obtained from local sustainable sources, for example timber cladding. Small-size clay tiles are preferred to concrete.

TRADITION — Styles and materials that relate to those found in the more historic parts of the parish will be encouraged. Well-maintained hedges will be more suited to Hawkhurst's green setting than fences.

AMENITY — Green spaces of appropriate scale and quality within new developments will be encouraged. All new houses to have private amenity space and/or gardens, at the front, back or side of the property, as appropriate.

EVOLUTION — The village is to evolve gradually and not to experience rapid large-scale development. All development proposals are required to demonstrate how they will contribute to this positive evolution.

DOMESTIC — Scale of new dwelling to be of a small or domestic scale suitable for a village environment. This is especially true within the existing built areas. There may be scope for larger properties, set in larger plots, located towards the edges of the built areas of the village but these need to be demonstrated as appropriate through good design.

DISCRETION — Car parking is to be discreet, with a proper provision of off road parking as appropriate. On-road parking needs to be accommodated carefully to ensure that footways are not blocked or narrowed.

EXTENSION — House extensions are to be sympathetic with the style of the host house and use similar materials and fenestration. Modern style extensions to traditional houses will be resisted.

DENSITY — The density of new development should be in character with the local surrounding area, respect the rural nature of the parish and be designed to give an impression of spaciousness with opportunity for green landscape between buildings.

SECURITY — All developments and improvements in Hawkhurst should be designed to ensure that safety and security are built in. Designs should ensure people feel safe during hours of darkness through unobtrusive path lighting and active frontages (i.e. doors and windows facing onto the street) and safe, permeable routes where appropriate.

Design Guidance — some key issues for new development proposals to consider



1. Bay windows help add a sense of overlooking and natural surveillance to the public realm. Variety in the form and detail of dwellings at street level is encouraged and supported. Side gardens, mixed in amongst front gardens can break up the length of built form and add further green elements to the street scene.



2. Vertical elements in the street scene, such as taller chimney stacks, window detailing and gables can add a sense of grandeur and elegance. However, such techniques are best used within the existing built-up areas and where street widths are generous.

3. Deep front garden spaces create a sense of privacy through a set-back from the public realm. They allow for residents to personalise the space and create distinct identities for their home.

Over time, landscape in these small spaces can mature and create verdant edges to streets and lanes.



4. Buildings accessed directly from the back of the footway can also work successfully in the more compact and higher density parts of the parish. This technique may be suitable for infill schemes where sites are small. In such instances, car parking to the rear of the property is preferred as on-street in front of the property may block the footway and damage the street scene.

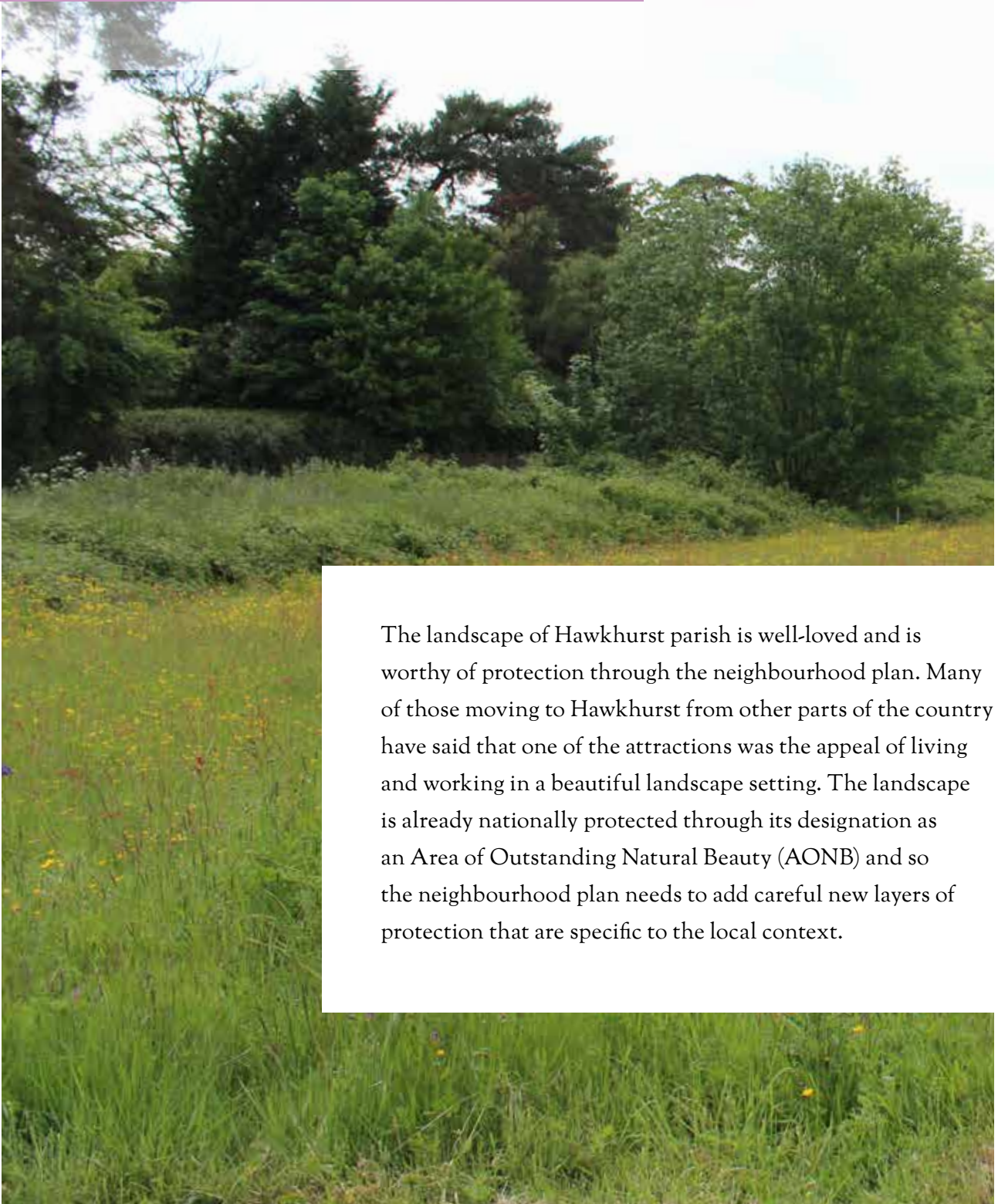
5. Strong and consistent building lines should be adhered to by the main element in the composition with smaller elements, such as garage block and small extensions, adopting a more sensitive location further back. Vertical timber fencing can make an effective boundary treatment, although green edges in the form of well-maintained hedges are preferred in Hawkhurst.



6. Rural clusters of buildings, creating open-sided courtyards around feature trees are characteristic of the parish. Where the opportunity exists, new development proposals should explore the idea of similar low-rise, low-impact clusters that can create attractive new additions to the parish.

Landscape Protection

Draft Planning Policies



The landscape of Hawkhurst parish is well-loved and is worthy of protection through the neighbourhood plan. Many of those moving to Hawkhurst from other parts of the country have said that one of the attractions was the appeal of living and working in a beautiful landscape setting. The landscape is already nationally protected through its designation as an Area of Outstanding Natural Beauty (AONB) and so the neighbourhood plan needs to add careful new layers of protection that are specific to the local context.

Policy LP1

Views Between Village & Countryside

1) A SERIES OF SPECIFIC VIEWS BETWEEN THE COUNTRYSIDE AND THE VILLAGE, BOTH SHORT AND LONG RANGE ARE TO BE PROTECTED AGAINST DEVELOPMENT.

See supporting plan, below.

Principal plan objectives supported

- 1 Character
- 5 Protection
- 7 Change

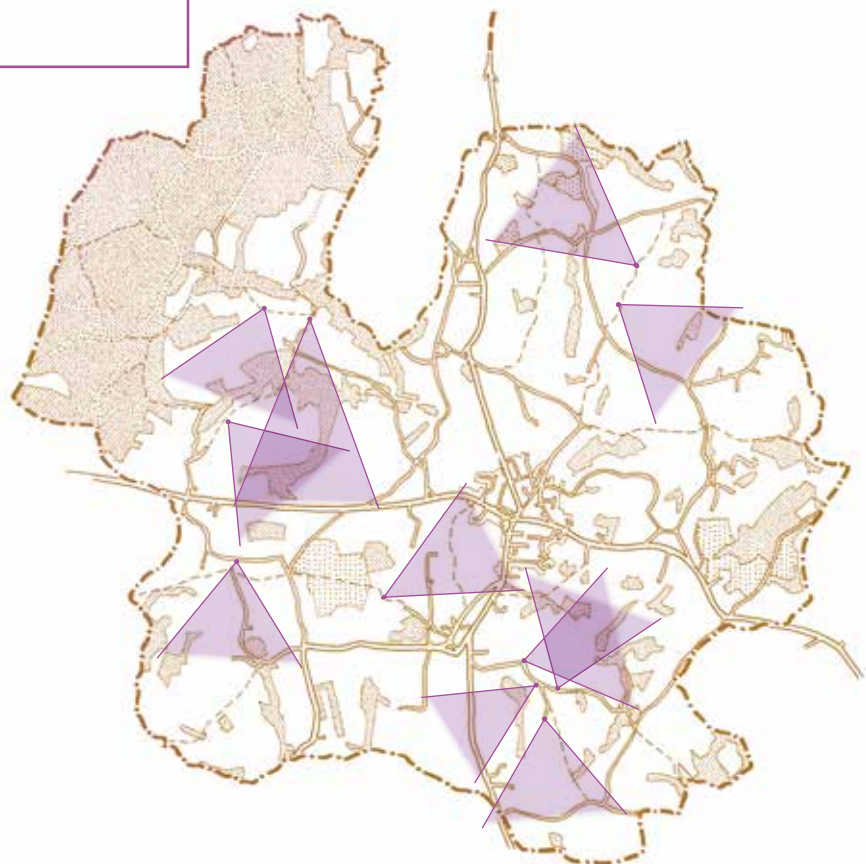
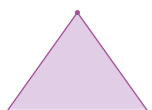
Policy Justification

There is a strong relationship between the built elements of Hawkhurst parish and its landscape setting. At various points in and around the village, there are clear lines of sight out to open countryside and back again from open countryside towards the village.

This experience is enhanced through the elevated location of Highgate, sitting on a topographical ridge, running in an east-west direction. This locally distinctive context provides a sense of identity and a particular character to Hawkhurst. The neighbourhood plan provides protection to the open land that allows for these viewing experiences.

Applications for new development will then need to demonstrate an understanding of this policy and show how their proposals respond in an appropriate manner.

Key views to be protected



Policy LP2

Area Of Outstanding Natural Beauty

THE HAWKHURST NEIGHBOURHOOD DEVELOPMENT PLAN SUPPORTS THE AIMS AND OBJECTIVES OF THE FOLLOWING DOCUMENTS:

1) THE COUNTRYSIDE AND RIGHTS OF WAY ACT (CROW) 2000.

2) THE HIGH WEALD AONB MANAGEMENT PLAN 2014—2019.

ANY FUTURE DEVELOPMENT WITHIN THE PARISH WILL NEED TO DEMONSTRATE COMPLIANCE WITH BOTH DOCUMENTS.

Principal plan objectives supported

- 1 Character
- 5 Protection
- 7 Change

Policy Justification

All of the parish lies within the High Weald Area of Outstanding Natural Beauty (AONB). This is a very special landscape, one of the best surviving medieval landscapes in northern Europe. It is home to ancient woodland, wildlife and villages and its characterised by sweeping views and a series of interconnecting paths and tracks where residents and visitors alike can get close to nature and enjoy peace and tranquillity.

The High Weald AONB Management Plan (3rd Edition) 2014 — 2019 is the single most important document for the AONB. It sets out long term objectives for conserving this nationally important landscape and the local authorities' ambitions for how the High Weald will be looked after for the next five years.

This management plan has been formally adopted by the relevant local authorities as their policy for the management of the AONB and how they carry out their functions in relation to it. It provides a means by which all public bodies can judge, and be judged, on their duty to have regard to conservation of the AONB, and it provides a guide for residents, businesses and visitors on the actions they can take to help safeguard this special area.

Policy LP3

Designated Green Spaces

TO PRESERVE, PROTECT AND ENHANCE THE LOCAL CHARACTER AND SETTING, ALL THE FOLLOWING GREEN SPACES ARE TO BE DESIGNATED AS LOCAL GREEN SPACES AND BE AFFORDED PROTECTION.

Please see supporting plan and text on page 40 — 41.

Principal plan objectives supported

- 1 Character
- 5 Protection
- 7 Change

Policy Justification

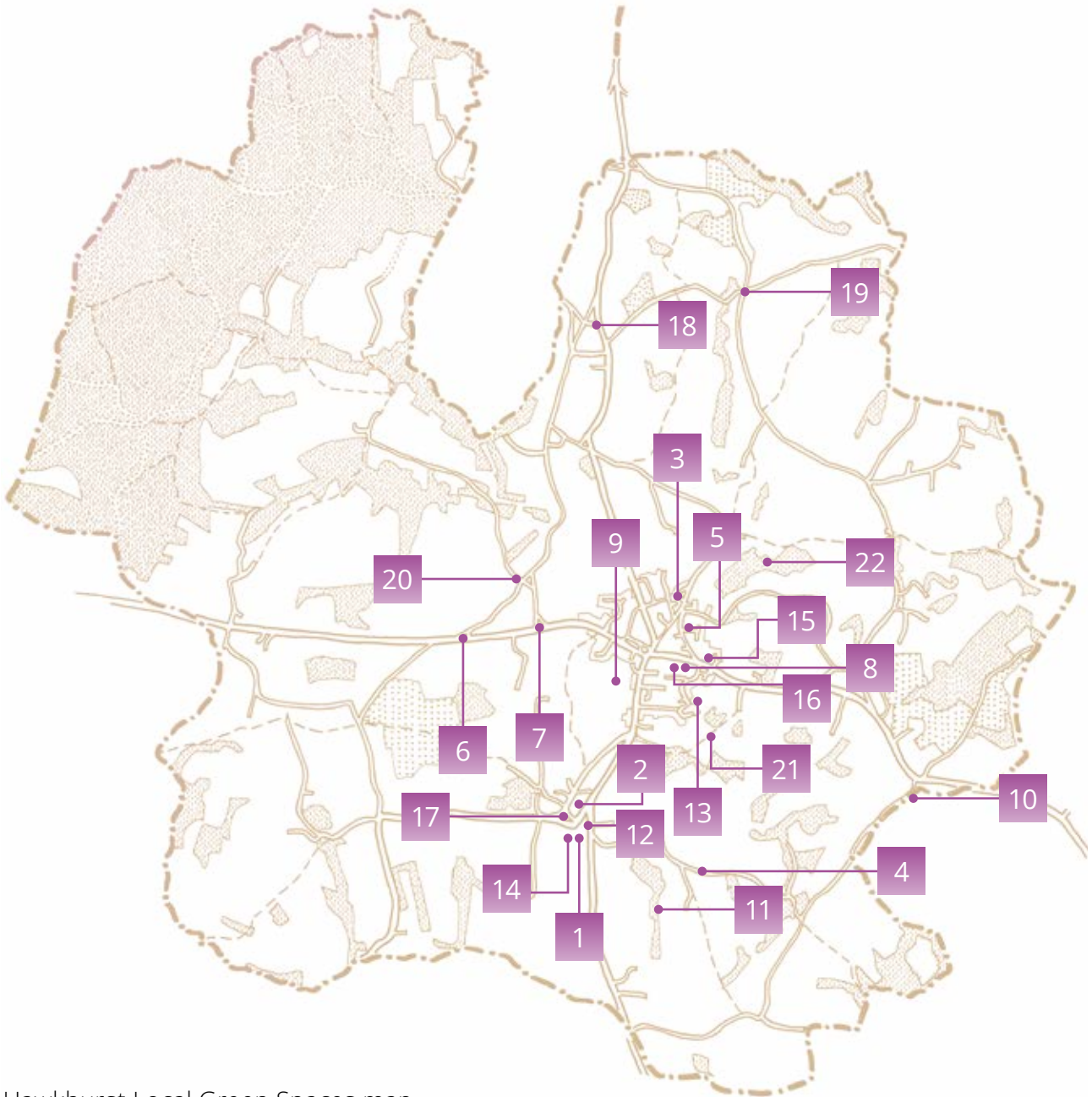
Good planning and design requires an integration of the landscape features with the built form. A local green network of landscape infrastructure has been identified across the parish to be protected and enhanced. This will not only continue to provide the village with its rural character and identity but will also provide recreational opportunities for residents and support biodiversity. Blue infrastructure, in the form of ponds, lakes and watercourses will also be integrated into this network.

Areas of green space have been identified as part of this network. These will be designated as “Local Green Spaces” in the Hawkhurst Neighbourhood Plan. Local green space designation is a way to provide special protection against development for green areas of particular importance to local communities.

The neighbourhood plan has identified on a map (page 40) the green areas suitable for this special protection. The designation of any local green space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs.

The consultation work to date has shown that the Moor enjoys significant areas of green open space while Highgate appears to lack small, accessible green space for enjoyment by the public. This means that any development sites in and around Highgate will need to provide sufficient green space to help redress this balance. Opportunities for pocket parks, street trees and enhanced landscape planting must be explored and offered as part of all development proposals across the village.

LP3 Designated Green Spaces



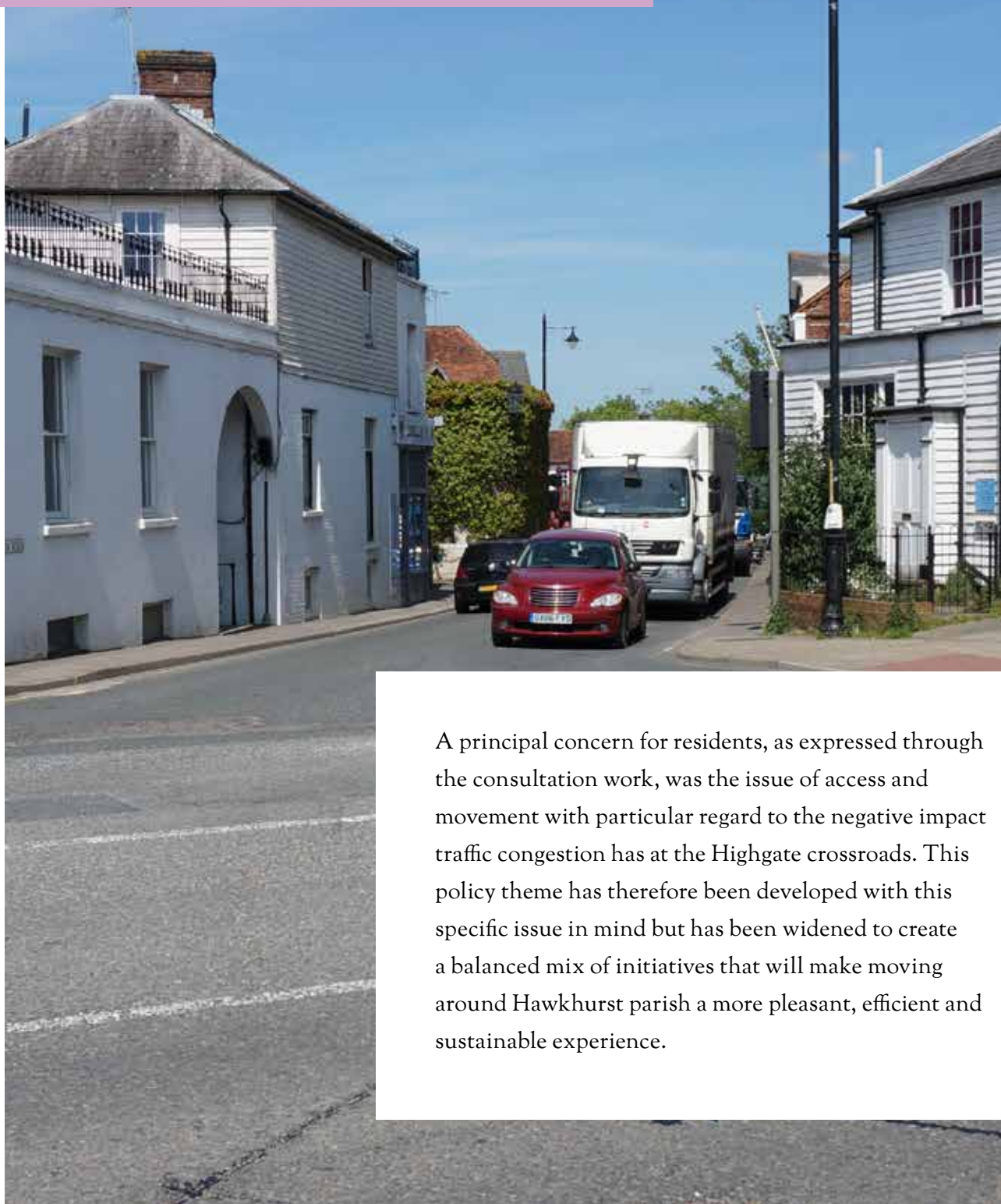
Hawkhurst Local Green Spaces map

The following green spaces are to be protected by Policy LP3

- | | |
|--|---|
| 1 St Lawrence verges | 12 Eight Bells pond |
| 2 The Moor and verges | 13 All Saints pond |
| 3 The verge around Merton-Neale Close | 14 Cemetery extension field |
| 4 Stream Lane verges | 15 Tesco landscaped edge |
| 5 Queens Road opposite Park Cottages | 16 Waitrose landscaped edge |
| 6 Sawyers Green | 17 Horns Corner |
| 7 Philpotts Cross | 18 Gills Green inc. green bank and steps |
| 8 Frontage of All Saints Church | 19 The triangle at Four Wents (Potter Lane & Attwater Lane) |
| 9 Circus Field | 20 Lightfoot Green |
| 10 Bowling green at Four Throws | 21 Little Switzerland, inc. bridge and valley |
| 11 Stream Lane nature reserve and pond | 22 Fowlers Wood |

Access & Movement

Draft Planning Policies



A principal concern for residents, as expressed through the consultation work, was the issue of access and movement with particular regard to the negative impact traffic congestion has at the Highgate crossroads. This policy theme has therefore been developed with this specific issue in mind but has been widened to create a balanced mix of initiatives that will make moving around Hawkhurst parish a more pleasant, efficient and sustainable experience.

Policy AM1

Highgate Hill Junction

1) CONTRIBUTIONS WILL BE SOUGHT TO MAKE IMPROVEMENTS TO THE HIGHGATE HILL A229-A268 CROSSROADS, TO EASE TRAFFIC FLOW AND IMPROVE CONDITIONS FOR PEDESTRIANS AND CYCLISTS WHILE RETAINING THE VILLAGE CHARACTER THAT IS SPECIAL TO HAWKHURST.

2) HAWKHURST PARISH COUNCIL WILL WORK WITH TUNBRIDGE WELLS BOROUGH COUNCIL, KENT COUNTY COUNCIL AND OTHER PARTNERS TO PRODUCE AND TEST A CONCEPT DESIGN THAT WILL ADDRESS THE LOCALISED ACCESS & MOVEMENT ISSUES IN THIS AREA.

Principal plan objectives supported

- | | |
|--------------|------------------|
| 1 Character | 7 Change |
| 3 Choice | 8 Infrastructure |
| 4 Efficiency | |
| 5 Protection | |

Policy Justification

The crossroads marks a historic location within the parish and provides a distinct identity to Highgate and Hawkhurst as a whole. The attractive Colonnade, the Royal Oak pub — with its set back location, framing the war memorial and the trees — together with numerous other heritage buildings all combine to provide an attractive village scene.

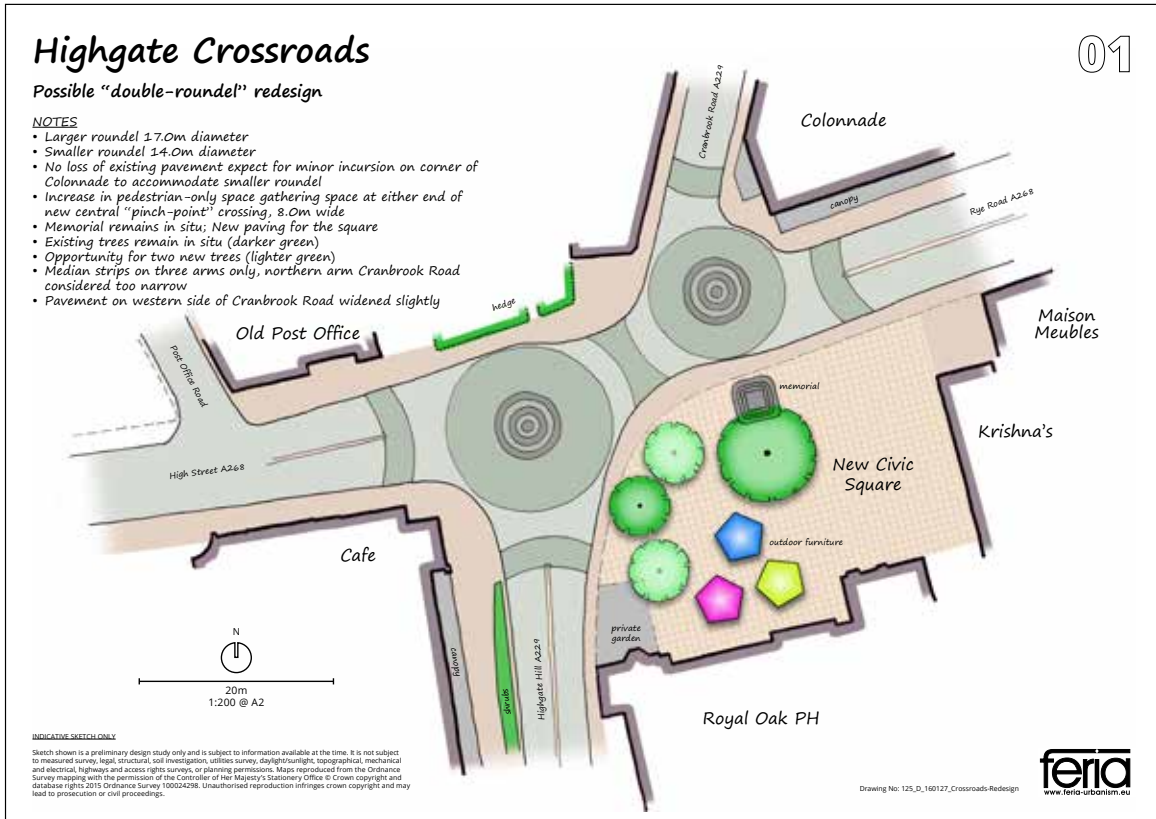
However, the levels of traffic currently using the crossroads, especially HGVs, combined with the relative narrowness of the carriageway can lead to congestion and tailbacks at any time. Improvements are therefore sought at the crossroads area to help ease traffic flows, improve air quality and reduce the frequency and severity of tailbacks.

These improvements could involve the removal of the traffic lights to be replaced by a circulatory system or unmarked crossroads. Such an approach may also allow for the widening and/or realignment of the footpaths and footways, a better setting for the war memorial monument, additional tree-planting and a general removal of street signage and clutter to create a simple but unified space that creates a new civic heart at the centre of the village. The crossroads is about more than just moving cars across and through the village; it marks an historic place and is part of the rural fabric of Hawkhurst.

This special character will need to be maintained and enhanced through the design interventions. A careful and considerate design must help deliver a better village scene, an enhanced sense of place and create more sustainable travel patterns.

Highgate Hill Junction Concept Design

This concept design (below) is included in the pre-submission plan in support of Policy AM1. The revised junction layout requires further feasibility testing and additional design work. Views and opinions from consultees on the suitability of this approach are keenly sought by the parish council.



Policy AM2

Improve the Pedestrian Environment

1) IMPROVEMENTS TO THE NETWORK OF FOOTPATHS & FOOTWAYS THROUGHOUT THE VILLAGE TO ENSURE THEY ARE SAFE, CONVENIENT AND COMFORTABLE WILL BE SUPPORTED.

2) FOOTPATH WIDENING AND RESURFACING WHERE NECESSARY WILL BE ENCOURAGED.

Principal plan objectives supported

- | | |
|--------------|------------------|
| 1 Character | 7 Change |
| 3 Choice | 8 Infrastructure |
| 4 Efficiency | |
| 5 Protection | |

Policy Justification

The network of the existing footpaths and footways throughout Hawkhurst does not always allow for safe and convenient access.

In many places, they are too narrow to be used comfortably. There is also a need to address the perceived threat to pedestrian safety that results from narrow pavements, the passage of HGVs and the associated issue of air pollution.

To encourage more people to walk, the existing and future footpaths around the village need to be generous, well-surfaced, safe and well-connected. In the centre of the village, particularly around the crossroads, many existing footpaths could be widened to make walking more comfortable. The dominance of vehicle movement is further emphasised by narrow footpaths that do not allow convenient access around the village and these need to be widened, where appropriate, to give greater priority to pedestrians.

With space for long-stay car parking limited within the historic part of the village, especially around the Colonnade, the Royal Oak and the library, an increase in the numbers of people walking for short trips rather than using the car would go some way to ease the pressure on car parking.

Policy AM3

Countryside Access

1) IMPROVED ACCESS TO THE COUNTRYSIDE IMMEDIATELY SURROUNDING THE BUILT PARTS OF THE PARISH WILL BE SUPPORTED.

2) INITIATIVES SUCH AS BETTER SIGNAGE, MAPPING RESOURCES AND BETTER MAINTAINED SURFACES AND GATES ON FOOTPATHS WILL BE ENCOURAGED.

Principal plan objectives supported

- 1 Character
- 3 Choice
- 4 Efficiency
- 7 Change
- 8 Infrastructure

Policy Justification

In the event that development occurs on the edges of the village, the interface between the countryside and new development needs to be designed in a way that will provide a sense of enclosure to the village, prevent unchecked sprawl and ensure that any future new areas of housing can positively respond to the landscape beyond. New housing clusters also need to be the right scale and in the right location, not obstruct valued rural views and not be large anonymous housing estates.

Any new village edges must also encourage public access to the countryside beyond the village. A new north south green link may be able to connect to the disused Hop Pickers railway line in the future. A task group is currently exploring this possibility.

Many residents value living close to some of the most attractive countryside in England but easy access can be frustrated through blocked footpaths or private ownerships. Opening up more land around the new edges of Hawkhurst to create highly-valued recreational routes will be one way to ensure the new village edges have a sense of permanence and will reassure village residents that growth will not continue ever outwards.

Policy AM4

Walking & Cycling Strategies

1) THE CREATION OF A SERIES OF ON-STREET AND OFF-STREET ROUTES THAT ARE SAFE, CONVENIENT AND COMFORTABLE FOR CYCLING AND WALKING WILL BE SUPPORTED.

2) THE CREATION OF A SHARED NETWORK SUITABLE FOR SAFE CYCLING AND WALKING WILL BE ENCOURAGED BETWEEN THE MAIN AREAS OF COMMERCIAL AND SOCIAL ACTIVITY IN HAWKHURST AND RESIDENTIAL AREAS.

Principal plan objectives supported

- | | |
|--------------|------------------|
| 1 Character | 8 Infrastructure |
| 3 Choice | |
| 4 Efficiency | |
| 7 Change | |

Policy Justification

The creation of streets that are safe for cycling and walking will encourage healthy active lifestyles for all ages. In certain areas, segregated or dedicated cycling infrastructure may be required, for example, at key junctions. These measures could help raise the level of utility cycling (e.g. riding to work, the shops or to school). Good quality cycle infrastructure will give cyclists the space they need to ride safely on the roads and keep the pavement space for pedestrians. Facilities intended to be shared between pedestrians and cyclists must be built to high quality standards and learn from best practice.

Meanwhile, Hawkhurst is surrounded by attractive open green space and areas. The creation of off-street recreational routes will enhance existing access and connections between the built-up parts of the village and the green spaces beyond. These routes need to be convenient, accessible and enjoyable. Often called "green routes", they should be primarily for safe and easy walking, linking up the main parts of the village. Such off-road routes through the countryside can often be safely and successfully shared between walkers and cyclists. Regular access to green open space has a significant positive impact upon an individual's mental health and access to the countryside setting of Hawkhurst parish can be promoted through the delivery of well-connected accessible routes.

New housing needs to consider the storage and parking of a number of bicycles in a household and consider the growing market for "e-bikes" (electric motor-assisted bicycles) that may make cycling in a hilly setting, such as Hawkhurst, more attractive, to more people, more often.

Community Infrastructure

Draft Planning Policies



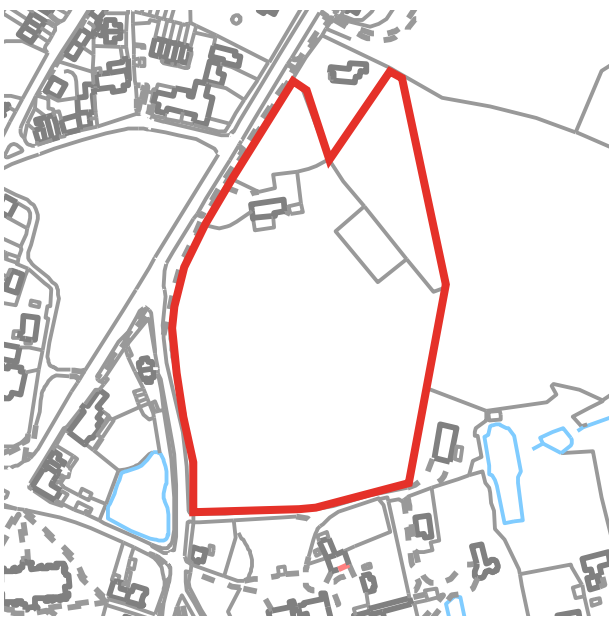
The issues of community infrastructure — that is, the supporting services that create the quality of life village residents and businesses require — was another principal theme of the consultation results. Residents expressed concern about a sense of continual erosion of the type, ranges and variety of shops, services and other facilities in the parish. In recent memory many have disappeared so this policy theme has developed to protect those that remain and add new services to meet identified demand.

Policy CM1

Sports Provision

1) EXISTING SPORTS FACILITIES AT THE MOOR WILL BE MAINTAINED, ENHANCED AND EXPANDED TO ENSURE THIS REMAINS THE PARISH'S PRIMARY CENTRE FOR SPORTS AND RECREATIONAL ACTIVITIES.

2) THE CREATION OF AN IMPROVED, EXTENDED SPORTS PAVILION, TOGETHER WITH UPGRADED AREAS OF FORMAL SPORTS PITCHES, WILL BE SUPPORTED, SUBJECT TO THE QUALITY OF THE PROPOSED DESIGN.



Preferred location for new sports provision.

Policy Justification

The process of engagement used to develop the Hawkhurst Neighbourhood Plan has highlighted the need for enhanced sports and recreational facilities in the parish. The current site at The Moor, in the southern part of the parish, has access to wide open sports pitches, and is considered to be the best location for further investment. There is currently a lack of quality indoor facilities here, with sub-standard changing rooms that are no longer large enough for the increasing demand placed upon them by the sporting village.

The site at The Moor has the capacity to accommodate new sports facilities for current and future parish populations.

Through the planning obligations linked to future development in the parish, an appropriate level of funding will be directed towards the sports and recreation facilities to ensure it will meet the needs of a growing parish. These funds may be matched with grants from national agencies, sports federations, national governing bodies and fund-raising from the parish council and other partners. Investment in facilities at The Moor must be complementary to investment in a new community hall, to be located within the village heart.

Principal plan objectives supported

- | | |
|----------------|------------------|
| 2 Coordination | 8 Infrastructure |
| 4 Efficiency | |
| 6 Quality | |
| 7 Change | |

Policy CM2

New Community Hall

TO REPLACE THE EXISTING COMMUNITY HALL WITH A LARGER, IMPROVED FACILITY.

Principal plan objectives supported

2	Coordination	8	Infrastructure
4	Efficiency		
6	Quality		
7	Change		



Preferred location for new community hall.

Policy Justification

Hawkhurst currently has no community hall suitable for use by the wider population of the parish. The Copt Hall has provided sterling service over recent years but is now considered too small for many events, is hampered by a lack of suitable parking and is not suitable for further investment.

The majority feeling amongst residents through the consultation to date was that a location for a new community hall needed to be found in or around the Highgate area of the parish.

An area of search in this location will try to ensure that the hall is within walking distance of the existing heart of the village, allowing further linked trips between existing community facilities. A community facility will form a key component of the cluster of facilities that comprise the village heart and a site in this location would allow relatively easy access by the wider community.

The preferred location is currently All Saints Church. This will give the new centre an exposure to “passing trade” and therefore the opportunity to become a “shop window” or showcase for the range of parish activities, subject to the right refurbishment, internal reconfiguration and overall design.

Investment in a new centrally-sited community hall must be complementary to sports-led investment at the Moor.

Policy CM3

New Medical Centre

TO REPLACE THE EXISTING GP PRACTICES WITH A SINGLE, LARGER PRACTICE WITH ADDITIONAL MEDICAL AND SUPPORT FACILITIES.

Principal plan objectives supported

- 2 Coordination
- 4 Efficiency
- 6 Quality
- 7 Change
- 8 Infrastructure

Policy Justification

The medical provision in Hawkhurst parish currently comprises two GP practice sites and a small cottage hospital. All provide an excellent service and are valued and appreciated by the community.

The two GP practices wish to combine into a single, larger practice with additional facilities.

The majority feeling amongst residents through the consultation to date was that an accessible, consolidated location for health care is now required. Access to the GP practice rooms is becoming increasingly difficult for an ageing population due to the heritage nature of the buildings (e.g. steps up to the front doors, small consulting rooms etc)

Further work is required, led by GP practices, to refine the options.

Policy CM4

Preservation & Enhancement of Community Services

1) EXISTING EMPLOYMENT, RETAIL AND ANCILLARY FACILITIES IN THE PARISH WILL BE PROTECTED AND ENHANCED DURING THE NEIGHBOURHOOD PLAN PERIOD.

2) CHANGE OF USE APPLICATIONS TO REMOVE RETAIL, FOOD & DRINK, LEISURE AND COMMUNITY USES IN THE HIGHGATE CENTRAL AREA WILL BE RESISTED.

3) THE DEVELOPMENT OF AN EMPLOYMENT HUB AT GILLS GREEN, BUILDING ON THE STRENGTH AND SUCCESS OF EXISTING BUSINESSES IN THAT PART OF THE PARISH, WILL BE ENCOURAGED.

Policy Justification

The existing range of shops and services in and around the Highgate crossroads needs to have a safe, secure and sustainable future. This healthy mix of services is a key part of the charm and appeal of living in Hawkhurst.

The existing range of shops and services in Highgate are to be protected and enhanced. As the historic heart of the village, this area has been identified by residents as an important commercial area both now and into the future. The neighbourhood plan supports continued investment in local retail and associated services in this location.

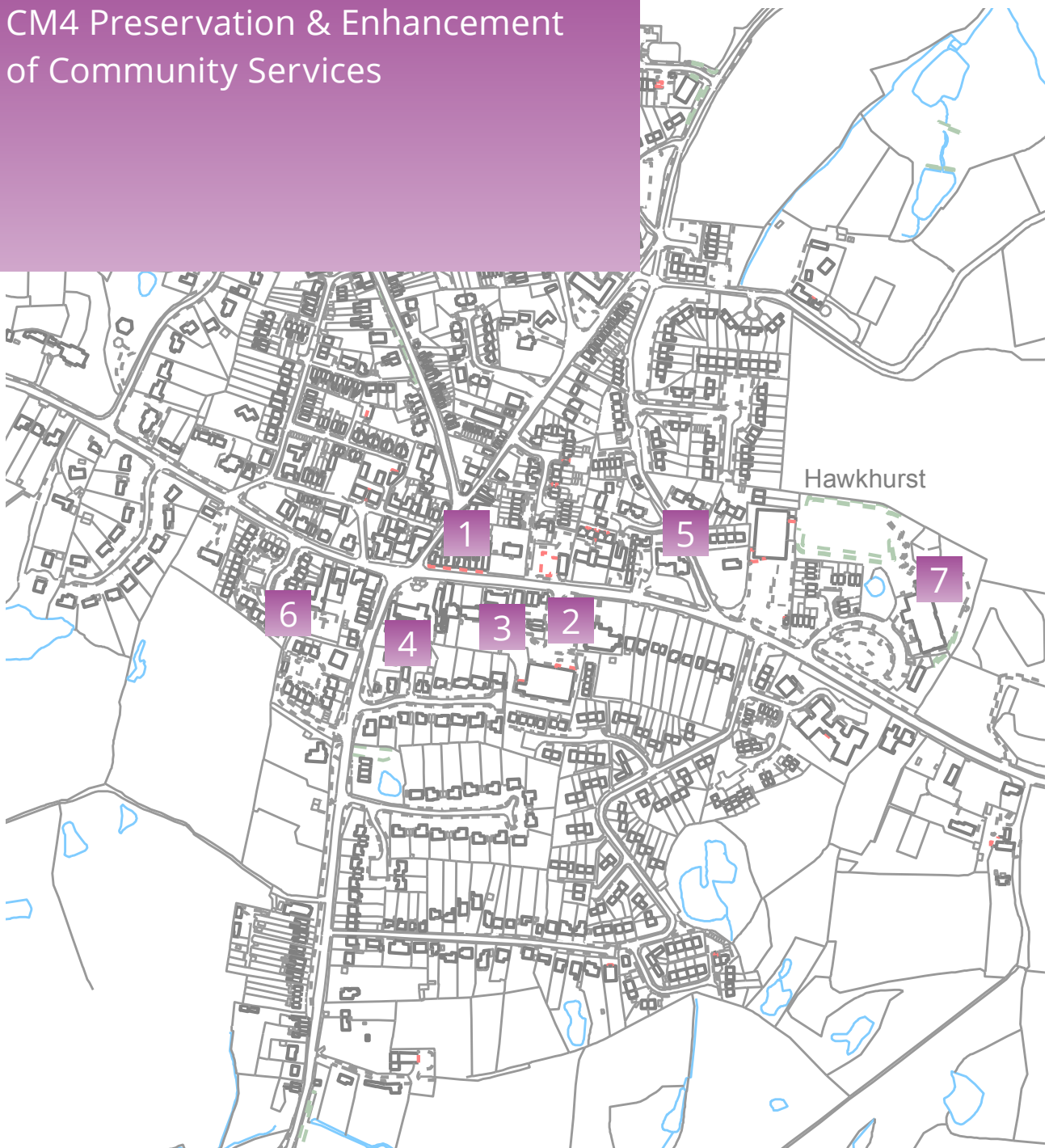
As this area is well-connected to existing residential areas, it must provide high quality and convenient shops and services to a local catchment as well as to a wider catchment from further afield who will require car parking.

The key services to be protected are shown on the map on page 53.

Principal plan objectives supported

- | | |
|----------------|------------------|
| 1 Character | 7 Change |
| 2 Coordination | 8 Infrastructure |
| 4 Efficiency | |
| 5 Protection | |

CM4 Preservation & Enhancement of Community Services

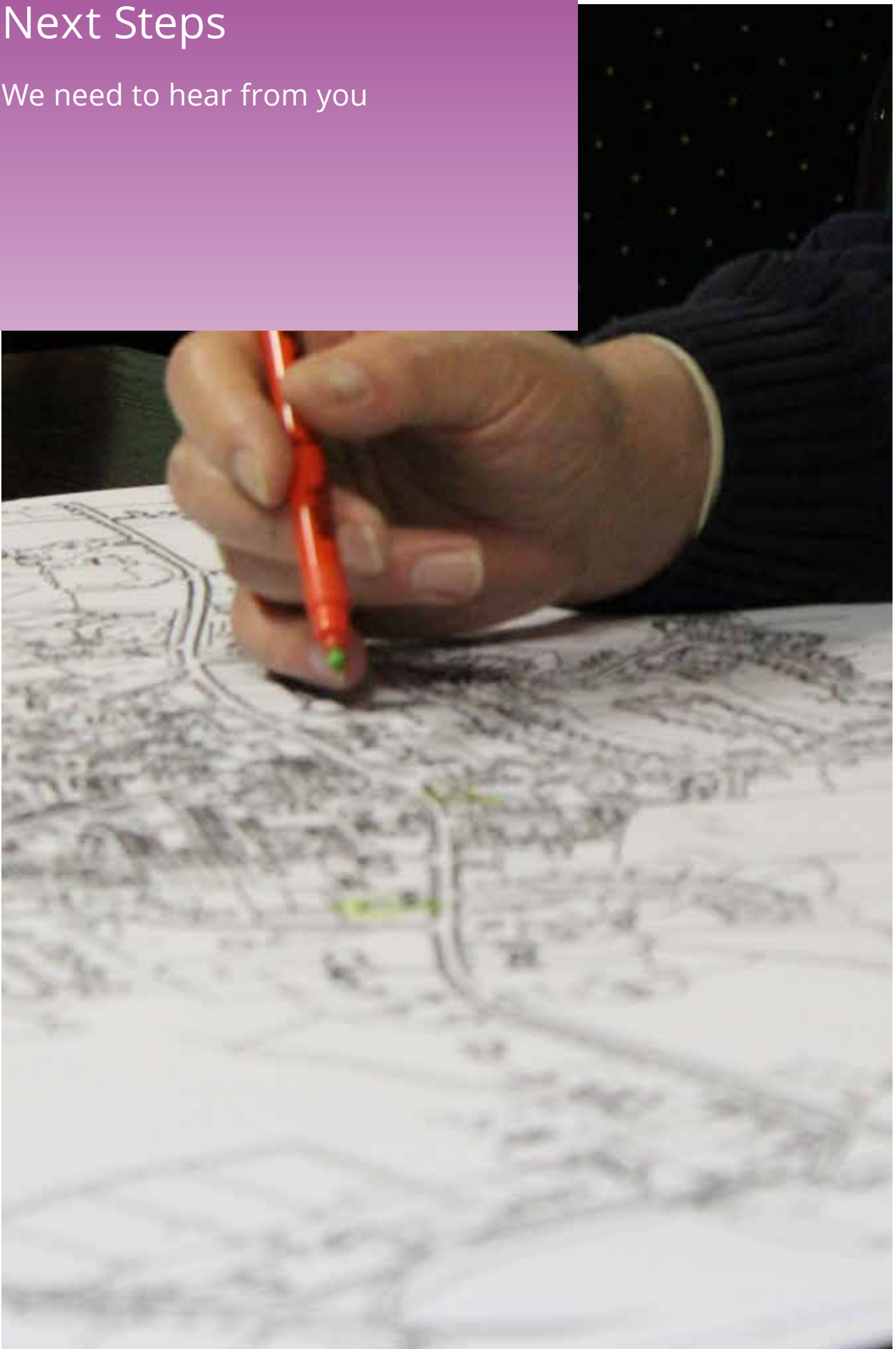


The following community assets are to be protected by Policy CM4

1 The Colonnade; 2 The Library; 3 The Kino Cinema (Victoria Hall); 4 The Royal Oak Hotel; 5 The Queens Inn; 6 Royal British Legion Club; 7 Hawkhurst Church of England Primary School.

Next Steps

We need to hear from you



Pre-submission Consultation

This is the Regulation 14 pre-submission consultation draft of the neighbourhood plan and Hawkhurst Parish Council wants to know the views of the people who live, work or carry on business in the parish.

Please send your answers, views and opinions to the parish council before the end of the six week consultation period, as detailed inside the front cover and on the outside of the back cover of this document.

Revisions to the draft plan

Once the Regulation 14 consultation period is closed, the parish council will gather together all the comments received and produce an official Consultation Statement, listing all the views and opinions and how the plan is to be amended, if appropriate, as a result.

Submission to Tunbridge Wells Borough Council

The revised neighbourhood plan, together with the Consultation Statement, a statement of the Basic Conditions and an environmental statement (if required) will then be formally submitted to Tunbridge Well Borough Council, the local planning authority.

Independent examination

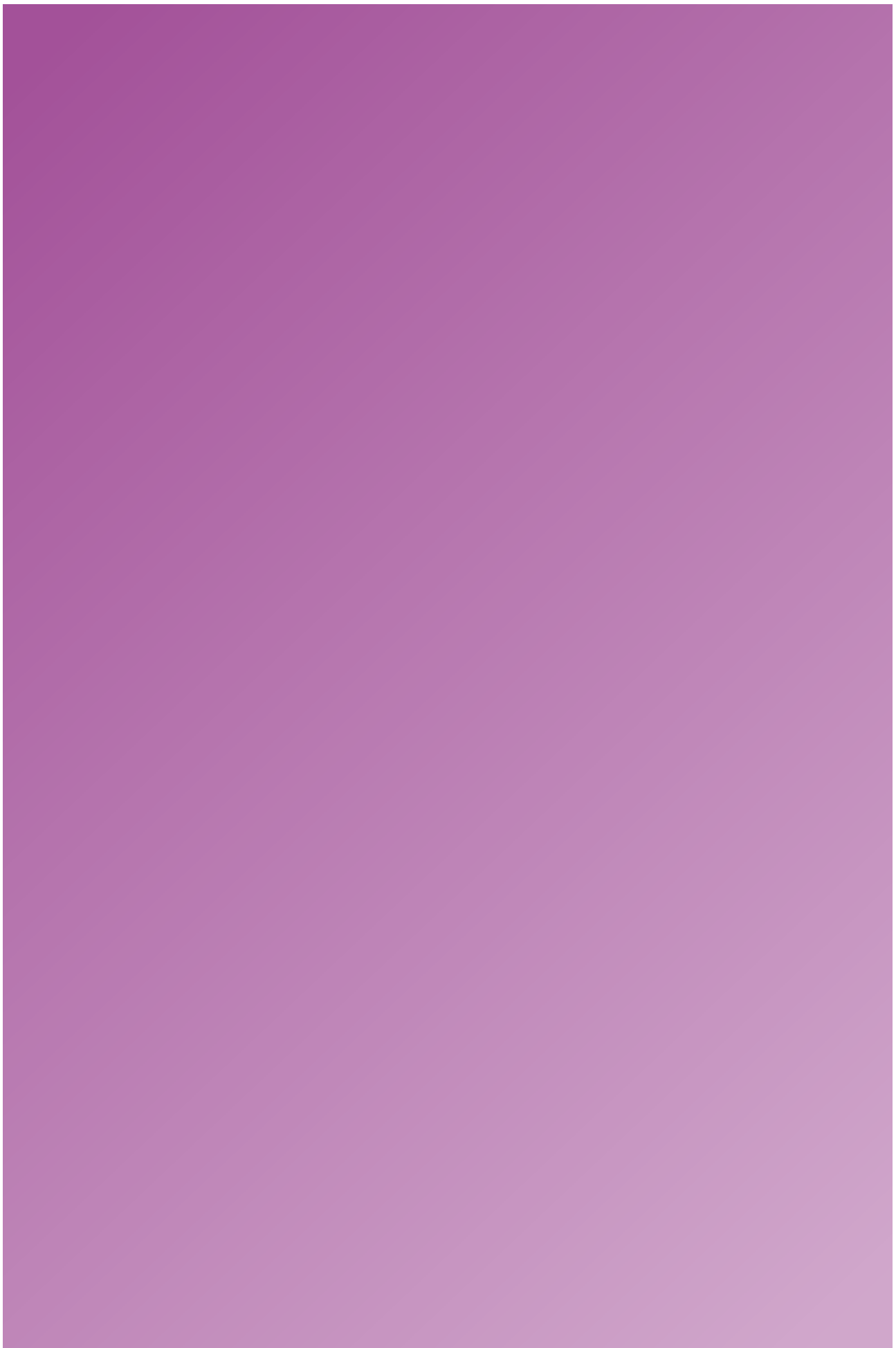
The plan will then be published for a further six week period of consultation, after which an independent planning inspector will be appointed to examine the plan in a series of public meetings. Should the independent planning inspector find the neighbourhood plan to be sound, then it will go forward to be the subject of a referendum, to be voted upon by the residents of the parish.

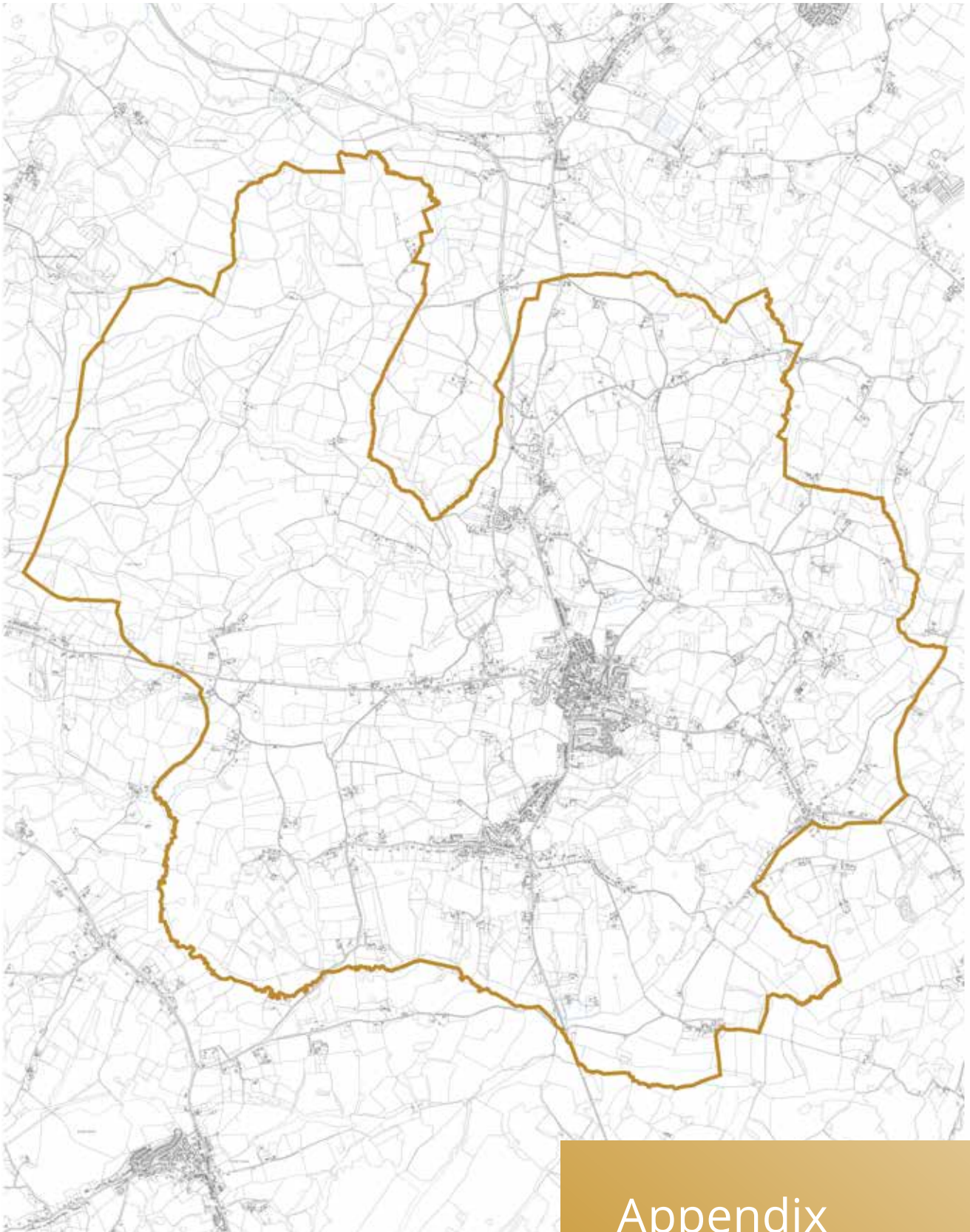
Further information

Parish contact for further information:

Ms Nicole Malem, Clerk to the Parish Council
The Office At The Moor, The Moor,
Hawkhurst, Kent, TN18 4NT.

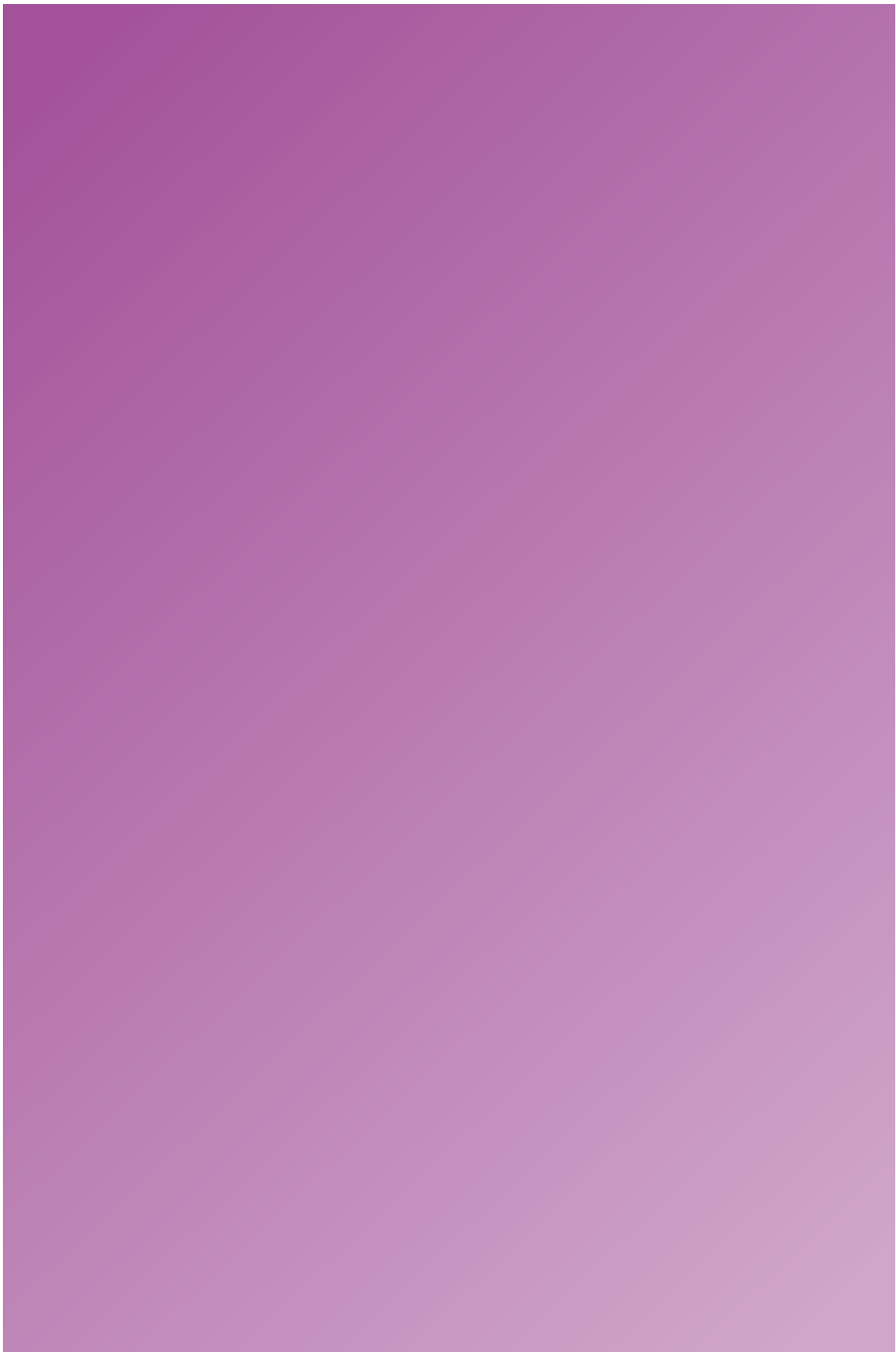
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— hawkhurstpc@btinternet.com
— <http://hpc.visithawkhurst.org.uk/>

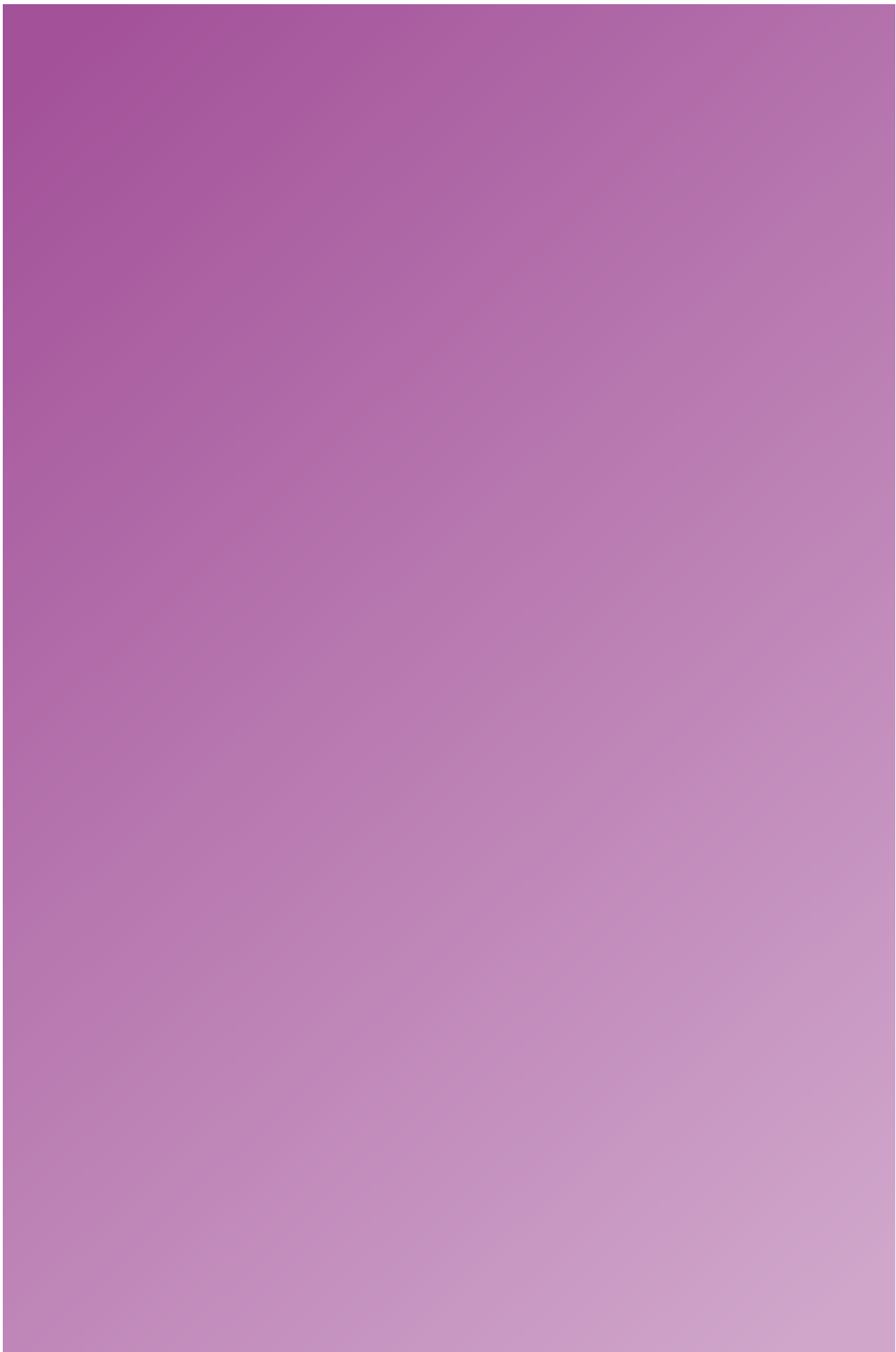




Appendix

Boundary for
the Hawkhurst
Neighbourhood Plan





Please send your comments on this draft neighbourhood plan by 8th June 2016 in the following ways:

/ email hawkhurstndp@btconnect.com

/ web <http://hpc.visithawkhurst.org.uk/home/ndp/>

/ post Hawkhurst Parish Council, The Moor,
Hawkhurst, Kent, TN18 4NT

Thank you.



Hawkhurst
Parish
Council