

East of High Street Masterplan Framework

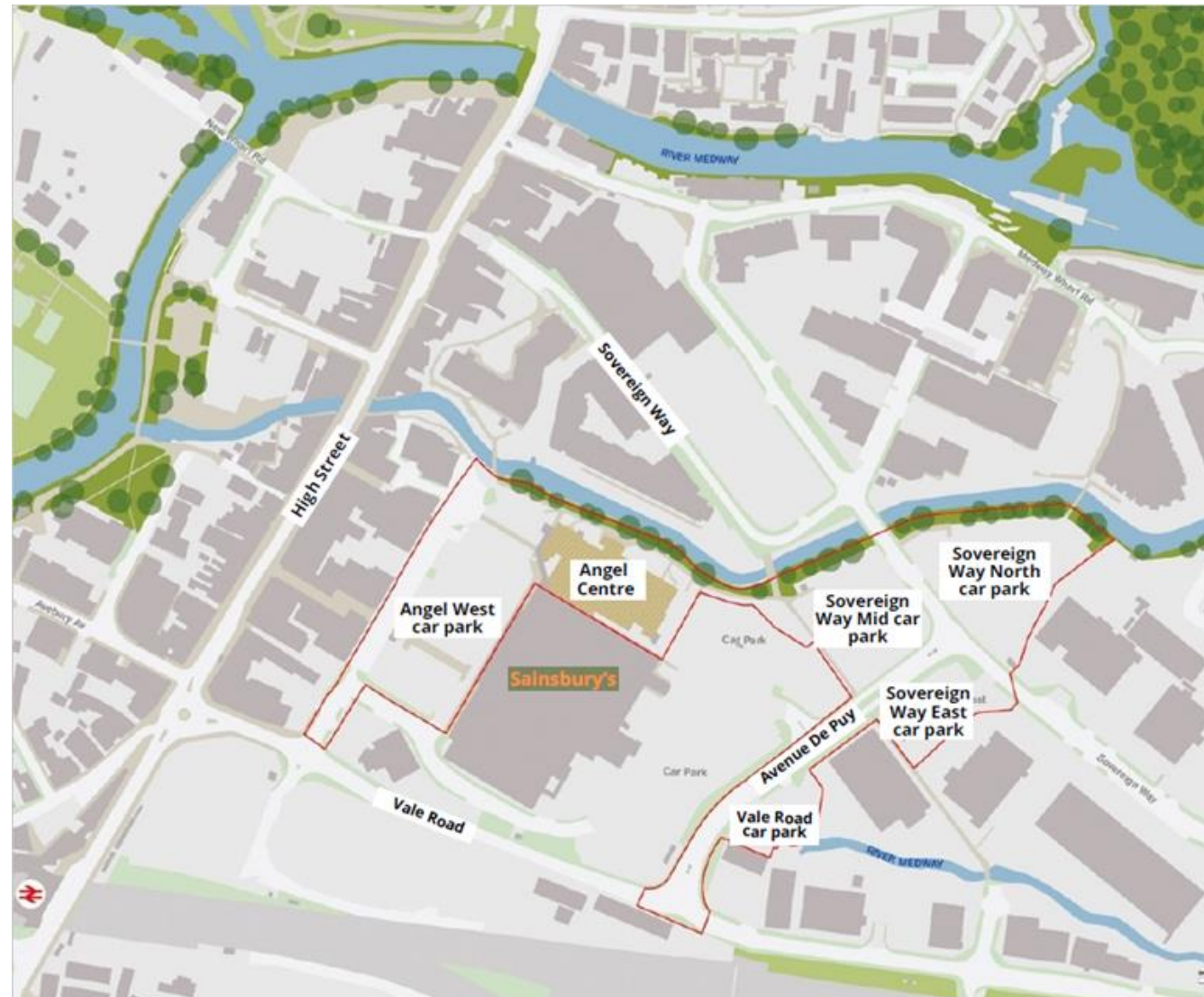
Public Engagement Exercise

Cabinet – 30th June 2025

Serving our
community



East of High Street Development Areas



Sovereign Way Mid Car Park: 0.29 ha
Sovereign Way North Car Park: 0.43 ha
Sovereign Way East Car Park: 0.16 ha
Vale Road Car Park: 0.1 ha
Existing Angel Centre: 0.21 ha
Angel West: 0.55 ha

Masterplan Framework Public Engagement Approach

- To create a specific Tonbridge Town Centre Development landing page on the TMBC website that contains information on each of the development sites, based on the information within the Masterplan Framework, as well as public spaces and an indicative project timeline.
- To use Microsoft Forms to carry out a public engagement survey on the Masterplan Framework with a link to the digital survey directly from the Tonbridge Town Centre Development landing page. Hard copies of the survey will also be provided at key locations (e.g. Angel Centre, Castle) along with QR code posters.
- Attendance at Tonbridge Community Forum and meetings offered with the Tonbridge Historical Society and Civic Society.

Tonbridge Town Centre Development - Landing Page and Survey Link

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3. Housing at Sovereign Way North




4. Healthcare facility at Sovereign Way East

5. Hotel or housing at Vale Road

6. Mixed use development at the former Angel Centre

7. Public spaces

8. Project timeline



We are gathering views from residents and businesses in Tonbridge, about the proposed masterplan for the area around the Sainsbury's and Angel Centre (East of High Street). This area comprises largely of council owned car parks.

The masterplan framework sets out a vision for Tonbridge town centre, aiming to create a vibrant, sustainable urban environment. The framework integrates key elements to optimise housing, leisure, and public spaces.


Central to the plan is the relocation of the Angel Leisure Centre to Sovereign Way Mid Car Park, develop recreational and commercial space around the river and improve walking routes.

Key proposals include:

- A replacement Angel Centre
- New homes at Sovereign Way North
- A primary healthcare facility
- A hotel or housing at Vale Road
- Mixed use development at the former Angel Centre
- Enhanced public parks and recreation spaces along the river

Hi Can we help you?

VIEW THE FULL MASTERPLAN



New Leisure Centre

Residential

Residential / Commercial / Hotel

Healthcare

Share your views

We want to hear your views on these plans. All feedback gathered will be reported in the autumn 2025 as part of the adoption process for the masterplan.

TAKE PART IN THE SURVEY

Your feedback will help shape the final version of the masterplan and ensure it reflects the needs and aspirations of the Tonbridge community.


This survey is open until XXXX

We are committed to delivering the masterplan in a phased and coordinated way, starting with the new leisure centre.

Each development site has been assessed for its delivery potential, and a range of options are being considered.

We will also seek contributions from developers to help fund infrastructure improvements, including the riverside park and energy upgrades.

Tonbridge Town Centre Development – Sovereign Way North Page



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Housing at Sovereign Way North

The **Sovereign Way North Car Park** is proposed to be redeveloped to provide around 120 new homes. This development aims to help meet local housing needs and support the vitality of the town centre.

The homes will be delivered in a medium-density format, with buildings ranging from three to six storeys. The design will prioritise flood resilience, with residential units raised above ground level and undercroft parking (located below the building within its footprint) provided. The layout will include a mix of public and semi-private outdoor spaces, creating a safe and attractive environment for residents.

The development will also contribute to the wider public realm improvements, lighting along the riverwalk to enhance safety and encourage walking and cycling.

Affordable housing will be included in line with our policies.

Full details can be found in the [draft masterplan document](#).



Draft Survey Questions (1)

1. Are you
 - A resident of Tonbridge
 - A business owner of Tonbridge
 - A worker in Tonbridge
 - A visitor
2. What is your age?
 - Under 16
 - 16 - 24
 - 25 – 34
 - 35 - 44
 - 45 – 54
 - 55 – 64
 - 65 - 74
 - Over 74

Draft Survey Questions (2)

3. How often do you go to Tonbridge town centre?
 - Daily
 - More than once a week
 - More than once a month
 - Infrequently

4. What are your main reasons for visiting the town centre?
 - Shopping
 - Using the Angel Centre
 - Using health services
 - Recreation

Draft Survey Questions (3)

5. Would you like to see the area around Sainsbury's and the Angel Centre improved?
- Yes
 - No
 - Don't Know
6. Do you agree with reusing underutilised car parks for residential accommodation?
- Strongly Agree
 - Agree
 - Disagree
 - Strongly Disagree

Draft Survey Questions (4)

7. Do you agree that a new GP Surgery to provide more capacity for an existing town centre practice would be beneficial?
- Strongly Agree
 - Agree
 - Disagree
 - Strongly Disagree
8. Part of Sovereign Way East Car Park has been identified for either residential development (flats) or a new GP Surgery. What do you feel would be most beneficial for the town centre in this location?
- Residential
 - New GP Surgery

Draft Survey Questions (5)

9. What should the remaining part of Sovereign Way East Car Park be used for?
- Patient only parking
 - Patient and leisure centre users parking
10. Vale Road Car Park has been identified for either residential development or a circa 80-bed hotel. What do you feel would be most beneficial for the town centre in this location?
- Residential
 - Hotel

Draft Survey Questions (6)

11. Once the new Angel Centre is completed on the site of the Sovereign Way Mid car park, what should the old site be used for?
 - Residential development
 - Mixed-use development (residential/commercial/hotel)
12. Should the Angel West Car Park be developed for residential/mixed use or should this remain as parking for the time being?
 - Residential/Mixed use
 - Remain as parking for the time being

Draft Survey Questions (7)

13. Do you agree with the plan to create a riverside park along the south bank of the river tributary within the masterplan area?
- Strongly Agree
 - Agree
 - Disagree
 - Strongly Disagree
14. Taken overall, do you agree that the development proposals outlined will be good for Tonbridge?
- Strongly Agree
 - Agree
 - Disagree
 - Strongly Disagree

Timetable – Key Dates

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Date(s)	Activity	Purpose
30 th June 2025	Cabinet Meeting	That Cabinet supports the Tonbridge Town Centre Programme Board recommendation that a public engagement exercise be undertaken on the Masterplan Framework document.
Mid July to end of August 2025	Public Engagement Survey	To obtain public feedback, recommendations and comments
26 th September 2025	Programme Board Meeting	To recommend adoption of the Masterplan Framework & Delivery Plan
14 th October 2025	Cabinet Meeting	Adoption of Masterplan

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