

**Local Government  
Boundary Commission  
For England  
Report No. 502**

**Principal Area Boundary Review**

**BOROUGH OF TUNBRIDGE WELLS/**

**BOROUGH OF MAIDSTONE**

LOCAL GOVERNMENT

BOUNDARY COMMISSION

FOR ENGLAND

REPORT NO. 502

LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

CHAIRMAN                      Mr G J Ellerton CMG MBE

DEPUTY CHAIRMAN              Mr J G Powell FRICS FSVA

MEMBERS                        Lady Ackner

Mr T Brockbank DL

Professor G E Cherry

Mr K J L Newell

Mr B Scholes OBE

THE RIGHT HON PATRICK JENKIN M.P.  
SECRETARY OF STATE FOR THE ENVIRONMENT

BACKGROUND

1. In the course of the parish review of their borough, Tunbridge Wells Borough Council had suggested a series of changes to their boundary with the borough of Maidstone (both boroughs being in the non-metropolitan county of Kent) and also to their boundary with the district of Wealden, in the non-metropolitan county of East Sussex. The former series of changes would involve the transfer of two parcels of land, in the vicinities of Wagon Lane/Maidstone Road and Great Old Hay, containing a total of five properties, from the parish of Yalding, in the borough of Maidstone, to the parish of Paddock Wood, in the borough of Tunbridge Wells. The latter series of changes would involve the transfer of a further two parcels of land from the parish of Frant, in the district of Wealden to the unparished area of the town of Royal Tunbridge Wells.

2. As paragraph 29 of DOE Circular 121/77 explains, recommendations for changes which affect a district or county boundary have no place in a parish review report. However, we decided to treat these recommendations as a request under section 48(5) of the Local Government Act 1972 for us to consider making proposals for the changes which were suggested.

OUR DRAFT PROPOSALS

3. We considered the request, as required by section 48(5) of the 1972 Act, together with the letters which we had received. Kent County Council had no comments to make on the merits of the requests, but stated that as the changes were minor ones and not urgent, they preferred to await a future review. East Sussex County Council said that they would consider the changes affecting the district of Wealden during the mandatory review of their county boundary and

gave no opinion as to the merits of the suggestions. Maidstone Borough Council observed that as Tunbridge Wells Borough Council appeared to be pursuing the matter direct with the Commission there would be an opportunity for them to raise any objections if a review was started. Wealden District Council felt that there was a need to look at their boundary with Tunbridge Wells but they preferred to defer making any comments until they had reviewed the parish pattern in their district. Paddock Wood Parish Council supported the suggested changes affecting their parish whereas Yalding Parish Council objected to the recommended alterations on the grounds that they considered the request was vague. They were also of the opinion that no boundary changes should be made without consulting the residents affected. The Ordnance Survey suggested some technical amendments to the recommended boundary changes to make a better defined boundary.

4. On the basis of the information before us, we concluded that as the requested change to the boundary between the borough of Tunbridge Wells and the district of Wealden would also entail a change to the county boundary between Kent and East Sussex, it should be considered in the context of the mandatory reviews of counties due to be carried out under section 48(1) of the 1972 Act. We decided, therefore, not to undertake the review of this area at this stage but to invite the local authorities affected to raise this particular matter again at the appropriate time. However, with regard to Tunbridge Wells boundary with Maidstone borough, we took the view that the minor changes requested, might be in the interests of effective and convenient local government. We decided, therefore, to issue draft proposals based on the re-alignments suggested by Tunbridge Wells Borough Council, but incorporating the technical suggestions made by the Ordnance Survey.

5. Our draft proposals for changes to the boundary between the boroughs of Maidstone and Tunbridge Wells, and our decision not to undertake a review, at this stage, of the boundary between the borough of Tunbridge Wells and the district of Wealden, were announced on 1 February 1985 in a letter to the councils of the

former two districts. Copies were sent to East Sussex County Council, Kent County Council, Wealden District Council, the parish councils involved, the Members of Parliament for the constituencies concerned, the headquarters of the main political parties, the Kent Association of Parish Councils, the Maidstone and Tunbridge Wells Health Authorities, the Southern Water Authority, the South-Eastern Regional Office of the Department of the Environment, editors of local newspapers circulating in the area, local radio and television stations serving the area and the local government press. Copies of the draft proposals were deposited for inspection at the main offices of the addressees of our letter and at places where public notices are customarily displayed. The Borough Councils were also asked to arrange for copies of the draft proposals letter to be sent to the occupiers of the properties directly affected by the proposed transfers of land. Comments were originally invited by 29 March but this was subsequently extended to 12 April 1985 because of administrative difficulties locally.

#### RESPONSE TO OUR DRAFT PROPOSALS

6. In response to our draft proposals we received letters from seven bodies and/or individuals. Kent County Council stated that having considered the various alternatives set out below our draft proposals were the only set of proposals acceptable to them. Tunbridge Wells Borough Council originally did not wish to add anything to their views expressed previously in support of the draft proposals. Maidstone Borough Council objected to the draft proposals and said that they would only agree to the transfers if in exchange they were to receive an area of land in the vicinity of New Barns Farm from Tunbridge Wells. Paddock Wood Parish Council supported our draft proposals in their entirety. Yalding Parish Council objected to our draft proposals for the Wagon Lane/Maidstone Road area, because its transfer would result in the loss of significant rateable value. They suggested an alternative alignment along the Paddock Wood To Marden railway line which would transfer the New Barns Farm area to them - they also wanted to retain the Wagon Lane/Maidstone Road area within their parish. The Kent Association of

Parish Councils had no comments to make on the matter as they considered it to be an entirely local affair. One private individual affected by our draft proposals for Great Old Hay said that he had no dealings with Paddock Wood and did not think that Maidstone Borough Council found it difficult to service or to administer the area in which he lived. Both Tunbridge Wells Borough Council and Paddock Wood Parish Council subsequently confirmed that they were opposed to the counter-proposals put forward by Maidstone Borough Council and Yalding Parish Council.

#### OUR FINAL PROPOSALS

7. We have re-assessed our draft proposals in the light of the representations we received. We are not persuaded that the counter-proposals which have been put forward would be in the interests of effective and convenient local government, which is our main concern. Indeed the counter-proposals seem to be largely connected with questions of rateable value, which we do not generally regard as particularly relevant to our consideration of boundaries. None of the other comments made have altered our view, on which the request for changes and our draft proposals were originally based, that the Wagon Lane/Maidstone Road and Great Old Hay areas have more affinity with the parish of Paddock Wood than with the parish of Yalding, and that it would make sense in terms of local government administration for them to be brought within the boundary of the former. We believe such changes would accord with the criteria set out in DOE Circular 33/78.

8. We have decided therefore to confirm our draft proposals as our final proposals. Details of our proposals are set out in Schedules 1-3 to this report: Schedule 1 specifies the proposed changes in local authority areas and Schedules 2 and 3 the consequential adjustments to the existing district and county electoral arrangements. The proposed boundaries are illustrated on a large-scale map which is being sent separately to your Department.

PUBLICATION

9. Separate letters, enclosing copies of this report, are being sent to Maidstone Borough Council and Tunbridge Wells Borough Council, asking them to place copies of this report on deposit at their main offices and to put notices to this effect on public notices boards and in the local press. The text of the notices will refer to your power to make an Order implementing the proposals, if you think fit, after the expiry of six weeks from the date they are submitted to you; it will suggest that any comments on the proposals should therefore be addressed to you, in writing, preferably within six weeks of the date of the letter. Copies of this report, which includes a small scale plan, are also being sent to those who received the consultation letter.

LS

Signed: G J ELLERTON (Chairman)

J G POWELL (Deputy Chairman)

JOAN ACKNER

TYRRELL BROCKBANK

G E CHERRY

K J L NEWELL

BRIAN SCHOLES

L B GRIMSHAW  
Secretary

11 July 1985

LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

PRINCIPAL AREA BOUNDARY REVIEW - FINAL PROPOSALS

**TUNBRIDGE WELLS BOROUGH/MAIDSTONE BOROUGH**

NOTE: Where a boundary is described as following a road, railway, river, canal or similar feature, it should be deemed to follow the centre of that feature unless otherwise stated.

SCHEDULE 1

Area A : description of area proposed to be transferred from Capel CP in Tunbridge Wells Borough to Yalding CP in Maidstone Borough.

That area bounded by a line commencing at the point where the boundary between Capel CP and Paddock Wood CP meets the northern boundary of Tunbridge Wells Borough, thence southwards along said CP boundary to the northeastern-most point of Parcel No 9757 as shown on OS 1:2500 Microfilms TQ 6646 and TQ 6746, Edition B, date of Publication 1977, thence due west to the existing Borough boundary thence northeastwards and southeastwards along said Borough boundary to the point of commencement.

Area B : description of area proposed to be transferred from Paddock Wood CP in Tunbridge Wells Borough to Yalding CP in Maidstone Borough.

That area bounded by a line commencing at the northeastern corner of Area A, as described above, thence eastwards and southwards along existing Borough boundary to Wagon Lane, thence westwards along said Lane to Maidstone Road, thence northwards along said Road to a point opposite the field junction at National Grid Reference 6736346638, as shown on OS 1:2500 Microfilm TQ 6746, Edition B1, date of publication 1982, thence westwards to said junction, thence southwestwards and northwestwards along the northern boundary of the field to the northwest of Leys Cottages to the southeastern corner of Area A, thence northwards along the eastern boundary of said Area to the point of commencement.

Area C : description of area proposed to be transferred from Yalding CP in Maidstone Borough to Paddock Wood CP in Tunbridge Wells Borough.

That area bounded by a line commencing at the southeasternmost point of Area B, as described above, thence southeastwards and eastwards along Wagon Lane to the existing Borough boundary, thence generally southwestwards, westwards, northwestwards, notheastwards and northwards along said Borough boundary to the point of commencement.

Area D : description of area proposed to be transferred from Paddock Wood CP in Tunbridge Wells Borough to Yalding CP in Maidstone Borough.

That area bounded by a line commencing at the point where the existing Borough boundary meets the northern boundary of the railway, leading from Paddock Wood to Marden to the west of Back Park Lane, thence southeastwards along said Borough boundary to the railway, thence westwards along said railway to a point due south of the point of commencement, thence due north to said point.

Area E : description of area proposed to be transferred from Yalding CP in Maidstone Borough to Paddock Wood CP in Tunbridge Wells Borough.

That area bounded by a line commencing at the easternmost point of Area D, as described above, thence eastwards along the railway, leading from Paddock Wood to Marden, to the existing Borough boundary, thence southwards and northwestwards along said Borough boundary to the point of commencement.

Area F : description of area proposed to be transferred from Paddock Wood CP in Tunbridge Wells Borough to Yalding CP in Maidstone Borough.

That area bounded by a line commencing at the northeasternmost point of Area E as described above, thence northwards and southeastwards along the existing Borough boundary to the railway leading from Paddock Wood to Marden, thence westwards along said railway to the point of commencement.

Area G : description of area proposed to be transferred from Yalding CP in Maidstone Borough to Paddock Wood CP in Tunbridge Wells Borough.

That area bounded by a line commencing at the easternmost point of Area F as described above, thence eastwards along the railway leading from Paddock Wood to Marden, to the path leading southeastwards from Upper Fowle Hall Farm to the property known as Bockingfield, thence southeastwards along said path to the northwestern boundary of Parcel No 0402 as shown on OS 1:2500 Microfilm TQ 7045, Edition A, date of publication 1970, thence northeastwards and southeastwards along the northwestern and northeastern boundaries of said parcel and continuing southeastwards along the southern boundary of Parcel No 2400, thence southeastwards and northeastwards along the southern and eastern boundaries of Parcel No 2400, as shown on OS 1:2500 Microfilm TQ 7044, Edition A, date of publication 1968, to the existing Borough boundary, thence southwestwards, westwards and generally northwestwards along said Borough boundary to the point of commencement.

## SCHEDULE 2

Revised Borough electoral arrangements, consequent upon the proposals described in Schedule 1.

It is proposed that the Borough Wards, as defined in the Borough of Maidstone (Electoral Arrangements) Order 1976 and the Borough of Tunbridge Wells (Electoral Arrangements) Order 1976, shall be altered as described below.

Area A as described in Schedule 1, shall be transferred from the Capel Ward of Tunbridge Wells Borough to the Yalding Ward of Maidstone Borough.

Areas B, D and F as described in Schedule 1, shall be transferred from the Paddock Wood Ward of Tunbridge Wells Borough to the Yalding Ward of Maidstone Borough.

Areas C, E and G as described in Schedule 1, shall be transferred from the Yalding Ward of Maidstone Borough to the Paddock Wood Ward of Tunbridge Wells Borough.

### SCHEDULE 3

Revised County electoral arrangements, consequent upon the proposals described in Schedule 1.

It is proposed that the County Electoral Divisions, as defined in the County of Kent (Electoral Arrangements) Order 1981, shall be altered as described below:

Area A as described in Schedule 1, shall be transferred from the Tunbridge Wells Rural West ED to the Maidstone Rural West ED.

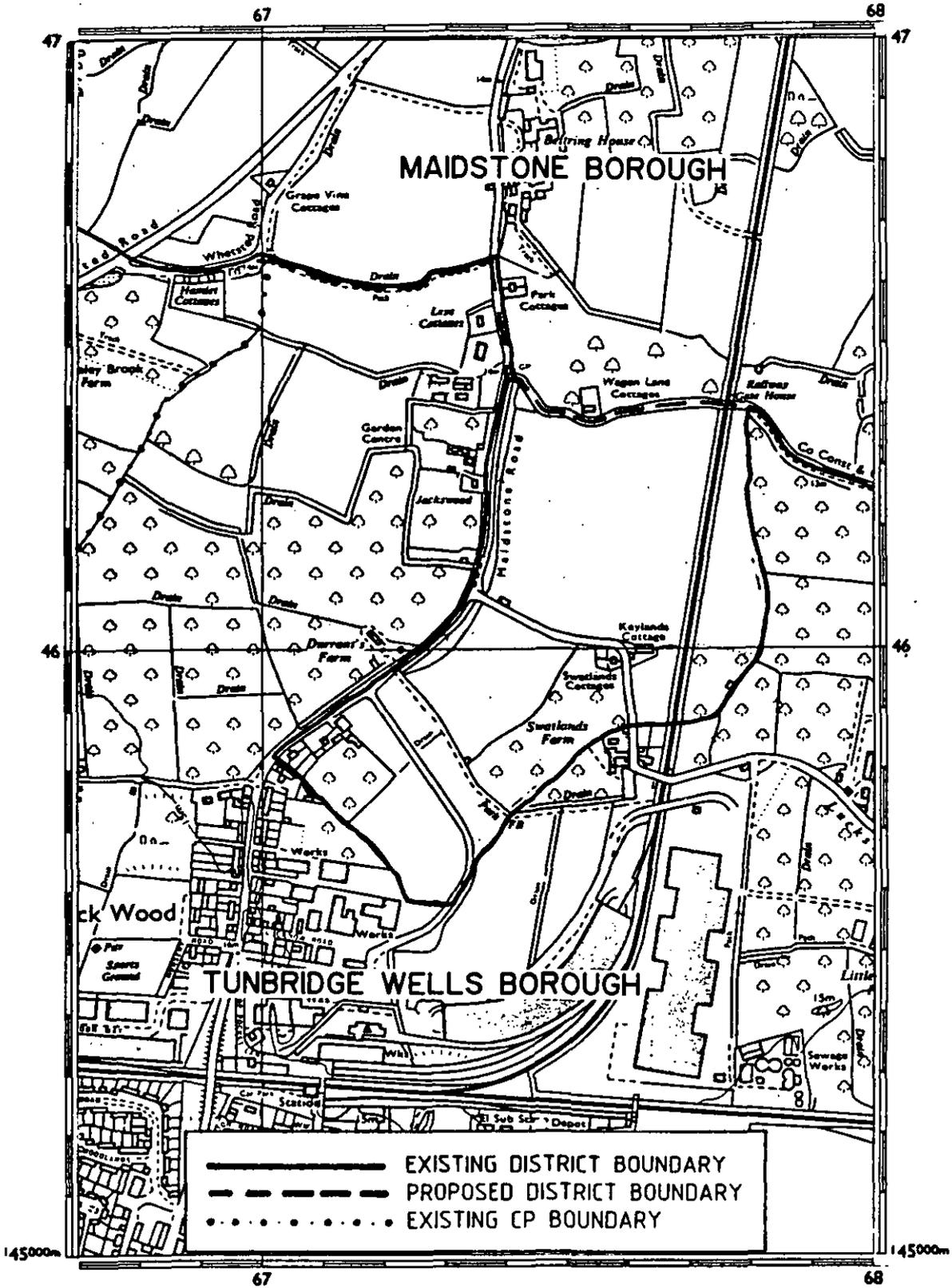
Areas B, D and F as described in Schedule 1, shall be transferred from the Tunbridge Wells Rural East ED to the Maidstone Rural West ED.

Areas C, E and G as described in Schedule 1, shall be transferred from the Maidstone Rural West ED to the Tunbridge Wells Rural East ED.

# PRINCIPAL AREA REVIEW

LOCAL GOVERNMENT BOUNDARY COMMISSION  
FOR ENGLAND  
FINAL PROPOSAL

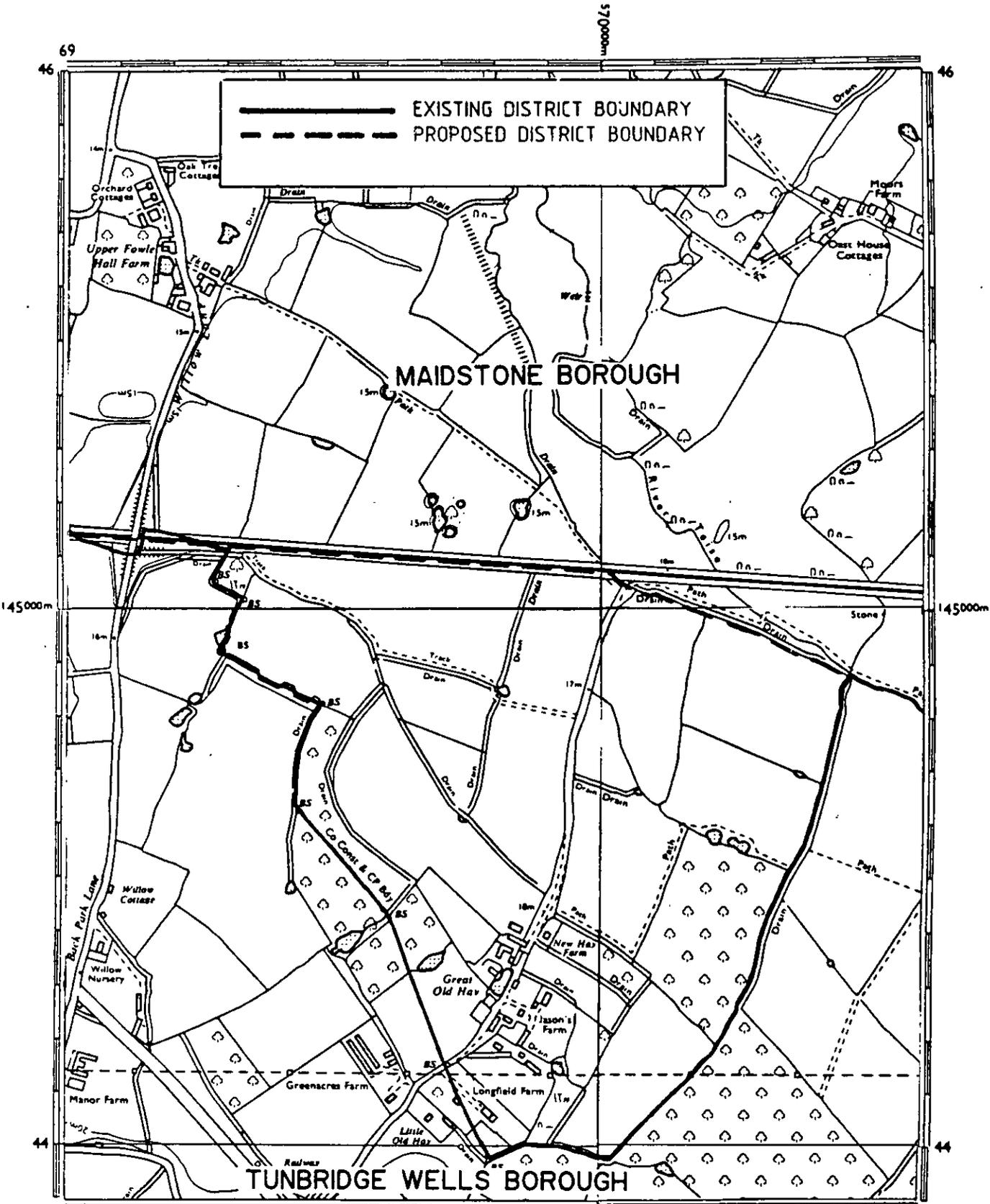
SCALE 1:10000



# PRINCIPAL AREA REVIEW

LOCAL GOVERNMENT BOUNDARY COMMISSION  
FOR ENGLAND  
FINAL PROPOSAL

SCALE 1:10000



69 Extracts from TQ 64 NE,  
TQ 64 SE, TQ 74 NW & TQ 74 SW