

Project Experience

Tunbridge Wells Town Centre Uses Study, Tunbridge Wells Borough Council



Outline

AspinallVerdi were commissioned by the Borough Council to provide a comprehensive retail and town centre uses needs assessment. We were part of a team led by Nexus Planning. This study considered the need for new town-centre space and was used to inform the emerging plan. As well as looking at opportunities for growth, this assessment also took into account the potential oversupply of certain types of use.

This study also considered the viability and deliverability of proposed policy allocations. As well as taking into account the need for various uses, AspinallVerdi were responsible for market analysis to determine the supply and demand of town-centre properties. We assessed the values associated with these uses and provided viability appraisals for allocation sites to determine whether the policies were viable and deliverable.

As part of this commission we provided local business surveys to understand their needs, as well as identifying any potential policy interventions which could help to grow the local economy and encourage future investment.

Services Provided

AspinallVerdi provided the following services:

- Property market research and report.
- Consultation with agents, commercial operators and other key stakeholders.
- Local Business Surveys
- Development/viability advice.
- Viability appraisals.
- Presenting findings.
- Advice on delivery options.

Outcome

Our market analysis and viability advice was summarised in a report so that this could be used as evidence to support the emerging local plan.

