



**Tunbridge Wells  
Borough Local Plan (2020 – 2038)**

**Representation Form**

**Please use a separate sheet for each representation**

Ref:  (For official use only)
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<b>Name of the Local Plan to which this representation relates:</b>	<b>Proposed Changes to the Tunbridge Wells Borough Local Plan (2020 - 2038): Response to Examination Inspector's Initial Findings, Received November 2022 and Supporting Documents, including Sustainability Appraisal</b>
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Completed forms must be received at our offices by **midnight Monday 26 February 2024**

We encourage you to respond online using the consultation portal. Please note you do not have to sign in to respond via the portal: <https://consult.tunbridgewells.gov.uk/kse/>

Alternatively, you may email or scan forms to: [LocalPlan@TunbridgeWells.gov.uk](mailto:LocalPlan@TunbridgeWells.gov.uk) or send them by post to: Tunbridge Wells Borough Council, PLANNING POLICY, Town Hall, Royal Tunbridge Wells, TN1 1RS

Please note that representations must be attributable to named individuals or organisations. They will be available for public inspection and cannot be treated as confidential. Please also note that all comments received will be available for the public to view and cannot be treated as confidential. Data will be processed and held in accordance with the Data Protection Act 2018 and the General Data Protection Regulations 2018.

	1. Personal Details	2. Agent Details (if applicable)
<b>Title</b>	<b>Mr</b>	
<b>First Name</b>	<b>Bartholomew</b>	
<b>Last Name</b>	<b>Wren</b>	
<b>Job title (where relevant)</b>	<b>Principal Planning Officer (Policy)</b>	
<b>Organisation (where relevant)</b>	<b>Tonbridge and Malling Borough Council</b>	
<b>Address Line 1</b>	<b>Council Offices</b>	
<b>Address Line 2</b>	<b>Gibson Building</b>	

Address Line 3	Gibson Drive	
Address Line 4	Kings Hill	
Postcode	ME19 4LZ	
Telephone number	██████████	
Email address (where relevant)	████████████████████████████████████████	

**PART B – YOUR REPRESENTATION**  
(Please use a separate sheet for each representation)

Name or Organisation	Tonbridge and Malling Borough Council
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3.	<b>To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum?</b>				
Chapter and (if applicable) sub heading	12.0 Conclusions on preferred development strategy option				
Policy	STR/SS1 and STR/SS3				
Paragraph number or appendix	Paragraphs 12.5-12.6				

4.	<b>Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it:</b> (please tick as appropriate)				
4.1	Legally Compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.2	Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

5.	<p>Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038) (as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible.</p> <p>If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.</p> <p>The text box will automatically expand if necessary.</p>				
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Having reviewed the Local Plan Development Strategy Topic paper Addendum, TMBC supports the conclusions now reached on the preferred development strategy option. This being to reduce the scale of proposed growth east of Paddock Wood by 1000 dwellings, and to delete the Tudeley Village allocation from the submitted Plan. We acknowledge in this scenario that TWBC would have to commit to undertaking a review of the Plan within 5 years of the date of adoption.

These proposed changes to the submitted Plan substantively address the concerns previously raised by TMBC regarding the potential cross-boundary impacts of these developments, in-particular upon Tonbridge and the rural settlements of Hadlow, Golden Green and East Peckham.

<b>6.</b>	<p><b>Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness.</b></p> <p><b>You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.</b></p> <p><b>The text box will automatically expand if necessary.</b></p>
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TMBC does not propose any modifications.

<b>7.</b>	<p><b>Please use this box for any other comments you wish to make.</b></p> <p><b>The text box will automatically expand if necessary.</b></p>
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	<p>Notwithstanding our support for the proposed policy changes, the council remains concerned about the cross-boundary traffic impacts of growth upon the A228 north of Paddock Wood and the B2017 west of Paddock Wood, which links with the A26 at Woodgate Way.</p> <p>As outlined in the Paddock Wood and east Capel Access and Movement Report (PS_060), except for the proposed upgrade at the junction of the Whetsted Road, Boyle Way A228 and Maidstone Road B2160, no highway infrastructure improvements are proposed within Tonbridge and Malling borough to support the now reduced level of growth.</p> <p>A further 2450 dwellings at Paddock Wood will still add to the demand upon local roads north and west of Paddock Wood, as illustrated in figure 4.4, reducing available capacity at known link and junction 'hot spots', especially at peak times. This includes junctions of the A26 Woodgate Way at Tonbridge, the A228 at Seven Mile Lane, and between Kent Street and Gibson Drive. Additional growth places further pressure upon the road network which will have to be taken into consideration as the borough council also brings forward our new Local Plan.</p> <p>We note the revised feasibility for improved bus services (PS_040) between towns linking with Tonbridge. The success of which remains dependent upon delivering meaningful bus priority measures to ensure that services are reliable, and that kerb side passenger facilities are improved.</p>
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8.	<p><b>If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?</b></p>
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**No**, I do not wish to participate at the examination hearings

**Yes**, I wish to participate at the examination hearings

9.	<p><b>If you wish to participate at the examination hearings stage once it resumes, please outline why you consider this to be necessary:</b></p>
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N/A

***Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination hearings stage once it resumes.***

## Sustainability Appraisal

10.	To which part of the Sustainability Appraisal does this representation relate?	
Chapter and (if applicable) sub heading		
Policy		
Paragraph number or appendix		

11.	Please use this box for any comments you wish to make about the Sustainability Appraisal. The text box will automatically expand if necessary	
N/A		

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at later stages.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he identifies for examination.**

<b>Signature</b>	Bartholomew Wren	<b>Date</b>	26/02/2024
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