

Tunbridge Wells Borough Council Local Plan Examination – Post Initial Findings Consultation: Responses to comments relating to Policy AL/HA 5 Land to the north of Birchfield Grove

Rep No	Consultee Name	Consultee Organisation	Agent Name	Agent Organisation	Consultation Point	Proposed Modifications	Comment Summary	TWBC Response
18-1	Clare Escombe	Hawkhurst Parish Council			Land north of Birchfield Grove Hawkhurst		<p>HPA objects strongly to the decision to modify allocation AL/HA5 - Land to the north of Birchfield Grove. Mindful of the recent planning permission but would raise the following concerns;</p> <p>Concern that the housing has been allocated to ensure delivery of the medical centre, however there is no policy requirement for this and although HPC's preference is that the whole allocation be revisited, they feel that the housing should be conditional on the delivery of the medical centre.</p> <p>Concern in regard to reference to no other suitable sites available to deliver the medical centre - there is no detailed argument about this and HPC's view is that the medical centre should be co-located at the Community hospital.</p> <p>Birchfield Grove is not a suitable location for a medical centre and 70 houses with the resultant impact on the road network- particularly at the Rye and Flimwell crossroads.</p> <p>Access to the site is through the landscape buffer created as part of the Birchfield Grove development and concern over protected landscapes, landscape and BNG. The baseline evaluation of BNG is undervalued, raising questions over the extent of any gain that is achievable.</p>	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this.
23-1	Margaret Gregory				Appendix F: Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst	<p>Within Hawkhurst a medical centre could be sited on brown field NHS land at Hawkhurst Community Hospital, for example, although it would not provide the same benefits to the Doctors.</p> <p>70 houses could be built on the 31% non-AONB within TWBC rather than the 69% AONB, which includes the whole of Hawkhurst.</p> <p>Such changes would conform with Government policy.</p>	<p>The amended plan is not considered to be legally compliant or sound in regard to Policy AL/HA5 - Land to the north of Birchfield Grove for the following reasons;</p> <p>Building on greenfield AONB land, previously rejected by Inspectors and the Council should not be considered, particularly when other brownfield sites are available.</p> <p>The medical centre should be built on land at the Hawkhurst Community Hospital and houses on non AONB land within the borough. These amendments would conform with government policy.</p>	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this.

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							Concerns raised over the procedure of the planning committee which dealt with the planning application.	The Council does not agree with the proposed modifications put forward.
32-1	Gavin Steele	N/A			Land north of Birchfield Grove Hawkhurst	This allocation should be removed from the Plan.	<p>The amended Local Plan is considered to not be sound for the following reasons;</p> <p>The revision to the Local Plan mirrors the decision made at planning committee to grant the application 22/02664.</p> <p>TWBC's own SHELLA considered the site to be unsuitable for housing, yet now the need for the medical centre has reversed this decision, but concerns that it is just as a result of the removal of Tudeley and numbers at PW mean that there is a shortfall of housing.</p> <p>Concern that the housing has been allocated to ensure delivery of the medical centre, however there is no policy requirement for this and although HPC's preference is that the whole allocation be revisited, they feel that the housing should be conditional on the delivery of the medical centre.</p> <p>The Hawkhurst NDP is clear in that it has a clear preference for small scale development.</p> <p>The conclusions of the High Weald Unit in regard to this site and that exceptional circumstances have not been met and have been ignored by the Borough Council.</p> <p>Concern in regard to reference to no other suitable sites available to deliver the medical centre - there is no detailed argument about this and consider that the medical centre should be co-located at the Community hospital.</p> <p>Proposal will generate increased congestion in Hawkhurst and the assumptions in the supporting information to the planning application are not realistic in additional traffic created. Access to and from Birchfield Grove is very poor and cannot be improved.</p> <p>Sewage problems already evident in Hawkhurst will be made worse.</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this.</p> <p>The Council does not agree with the proposed modification put forward.</p>

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							Amendment to the Local Plan should be rejected - should protect the AONB, other suitable sites are better for the medical centre and Hawkhurst should not be the location for additional housing in the borough.	
33-1	Derek Gregory	N/A			Appendix F: Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst	DELETE all changes to policy AL/HA 5 and allow whole site to remain as unspoilt pasture within the AONB	<p>Policy AL/HA5 -legally non-compliant/unsound:</p> <p>One of the 'exceptional circumstances' is 'significant Biodiversity Net Gain (BNG).' There will categorically be not. Natural England has confirmed site comprises 'wood pasture and parkland' a priority UK habitat due to its threatened status.</p> <p>Medical centre also used as an exceptional circumstance when this could be located on an alternative brownfield site. Alternatives not properly assessed.</p> <p>Birchfield Grove inappropriate to provide access to 70 houses, a medical centre and 50-bay car park - too narrow, winding and restrictive for emergency vehicles. Turning right onto Rye Road is also difficult Hawkhurst village has fulfilled its quota - no more major new developments as:</p> <p>Hawkhurst is 100% AONB; Has poor transport links; Flimwell X-roads is already over capacity; In 2022, sewage works made 49 illegal discharges (leakage into community 30 days and nights). Infrastructure already overwhelmed; Planning application 22/02664 - The 22/02664 application has failed to identify 'wood pasture and parkland' habitat, and underestimated baseline biodiversity value of site.</p> <p>Comments and list of questions about how application dealt with prior to and at planning committee. Also if Local Plan not amended application should be called in by Secretary of State. Solution: DELETE all changes to policy AL/HA 5 and allow site to remain as unspoilt pasture within AONB.</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this.</p> <p>The Council does not agree with the proposed modification put forward.</p>
37-1	David Veale				Land north of Birchfield Grove Hawkhurst	To remove site AL/HA5 - Land to the North of Birchfield Grove from the Local Plan for the	The amended Plan is not sound due to the following reasons;	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the

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						<p>purposes of development of any medical centre, housing or any other building and infrastructure.</p>	<p>The allocation of Land to the north of Birchfield Grove - Policy AL/HA5. Acknowledges that the site has been granted planning permission however it goes against the wishes of the residents in Birchfield Grove and the majority of residents in Hawkhurst.</p> <p>The planning committee process was flawed and the democratic process unsound. Considers that the modification to ensure the delivery of the medical centre is not correct and not a requirement of the policy.</p> <p>The site at Birchfield Grove is not the only site - it could be co-located with the Community Hospital as residents will drive anyway.</p> <p>Concerns raised with regard to impact on the AONB and landscape.</p> <p>Also impact on biodiversity of this area that is recognised as wood pasture and parkland habitat. Also whether the baseline BNG evaluation is undervalued.</p> <p>Concern also with regard to the access and the junction from the Rye Road and Birchfield Grove as well as congestion and frequent queues on Rye Road becoming worse as part of any development.</p> <p>Policy AL/HA5 should be removed for the purposes of any development including housing, medical or infrastructure.</p>	<p>development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this.</p> <p>The Council does not agree with the proposed modification put forward.</p>
38-1	Angela Thirkell				Appendix F: Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst		<p>The amended Plan relating to Policy AL/HA5 ' Land north of Birchfield Grove is not legally compliant or sound for the following reasons;</p> <p>Vehicle access is dangerous coming out of Birchfield Grove. Whites Lane is not appropriate for either cycle or emergency vehicles.</p> <p>Impact on the AONB.</p> <p>Impact on already over congested crossroads development should not have been approved by the planning committee.</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.</p>

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							<p>Medical centre is oversized for the need and there were alternative sites for it which would have been better.</p> <p>Concerns over infrastructure in the village including lack of sewage infrastructure, water, NHS dentist, secondary school and poor public transport.</p>	
39-1	Dennis Marshall	N/A			Appendix F: Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst	DELETE all changes to policy AL/HA 5 and allow whole site to remain as unspoilt pasture within the AONB	<p>Policy AL/HA5: legally non-compliant/unsound:</p> <p>One of the 'exceptional circumstances' is there will be 'significant Biodiversity Net Gain (BNG).' There will categorically be not. Natural England has confirmed site comprises 'wood pasture and parkland' which is a priority habitat in the UK due to its threatened status.</p> <p>Birchfield Grove is totally inappropriate to provide access to 70 houses, medical centre and 50-bay car park - too narrow, winding and restrictive for emergency vehicles. Difficult turning right out of Birchfield Grove.</p> <p>Other (Planning Application 22/02664/HYBRID):</p> <p>AONB once destroyed is gone forever. Failed to identify 'wood pasture and parkland' habitat, and significantly underestimated baseline biodiversity value of site.</p> <p>Medical centre will create more local traffic, as most patients currently using Wish Valley, who walk, will drive in future. There are other suitable sites for the medical centre available.</p> <p>Dark sky policy, (part of the original Agreement for Birchfield Grove) will not hold good.</p> <p>Solution: DELETE changes to policy AL/HA 5 and allow site to remain as unspoilt pasture within AONB.</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.</p> <p>The Council does not agree with the proposed modification put forward.</p>
50-1	Stephen Davies	Retired			Land north of Birchfield Grove Hawkhurst	The doctors surgery should not be linked to this new proposed Birchfield development and is only being attached to give the building application some gravitas.	<p>Considers that there is no need for a new combined doctors surgery. Acknowledges that the Northridge Surgery is no longer fit for purpose but the Wish Valley Surgery often appears empty.</p> <p>Could the new surgery not be located in the grounds of the Cottage Hospital. The doctors</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the</p>

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Rep No	Consultee Name	Consultee Organisation	Agent Name	Agent Organisation	Consultation Point	Proposed Modifications	Comment Summary	TWBC Response
						Delete all reference to the doctors surgery.	surgery should not be linked to the new proposed Birchfield development.	TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme. The Council does not agree with the proposed modification put forward.
55-1	Janet Deakin				Appendix F: Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst	Cancellation of all changes to AL/HA5 and leave as pastureland	Policy AL/HA5 - legally non-compliant/unsound: Building in AONB will have adverse effect on biodiversity. Cancel changes to AL/HA5. Other: Already immense traffic congestion and air pollution in Hawkhurst; Dangerous access onto Rye Road and Birchfield Grove unsuitable for large volumes of traffic; Majority of patients will not walk to surgery (including outlying villages). Existing infrastructure poor - sewage, village facilities, public transport.	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme. The Council does not agree with the proposed modifications put forward.
58-1	Robert Firmin				Land north of Birchfield Grove Hawkhurst	Deletion of AL/HA 5 Birchfield Grove from the proposed local plan. Retention of this site as woodland pasture and parkland habitat.	Plan legally non-compliant and unsound in regard to the proposals at Land north of Birchfield Grove. In particular the following are raised; Concerns over the potential future of the medical practice in this location in terms of the actual construction. Concern over loss of biodiversity from the site and whether the Council is complying with BNG policy or its obligations under the Environment Act 2021. No convincing assessment of alternative sites - in particular consideration of the Cottage Hospital.	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme. The Council does not agree with the proposed modifications put forward.

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							<p>Would like to see Policy AL/HA 5 deleted from the Local Plan and this site retained as woodland pasture and parkland habitat.</p> <p>Not convinced that it demonstrates exceptional circumstances.</p>	
93-1	Henrietta Budd				Land north of Birchfield Grove Hawkhurst		<p>Object to the amendments to Policy AL/HA5 due to;</p> <p>Existing congestion and pollution in the area Village infrastructure not sufficient, particularly the sewage system, Schools and other services not able to cope development is within the AONB.</p> <p>Also raised number of issues around the planning committee who dealt with this application and the procedural process involved.</p>	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.
112-1	Jean Kinsey				Land north of Birchfield Grove Hawkhurst		<p>Concern over implications on road network of the proposed development at Birchfield Grove, including;</p> <p>Safety due to speeding; Pollution; Also concern over non-disclosure agreement and development within the AONB.</p>	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.
112-2	Jean Kinsey				6 Infrastructure		<p>Considers that a new sewage treatment plant should be built before the houses to accommodate the expanding village needs - water pressure is already poor.</p>	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion

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								of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.
133-1	Nancy Firmin				2 Green Belt	<p>1) An updated ecological appraisal should be carried out by a suitably qualified ecologist to ascertain the condition of the wood pasture and parkland habitat. The Biodiversity Metric should be recalculated, taking into account the actual habitat onsite, and to determine the actual Biodiversity Net Gain (BNG), or loss. This is required to justify the claim that this is an exceptional circumstance to permit a major development at this site and to provide evidence for the Sustainability Appraisal re-assessment of site options.</p> <p>2) The masterplan should be revised to avoid impacts on wood pasture and parkland (a priority habitat under Section 41 of the NERC Act 2006 and listed as a very high distinctiveness habitat in BNG). Where retention/protection of this priority habitat is not possible, bespoke compensation for its loss should be appropriately designed into the scheme (supported by landscape plans and management plans, which target enhancement of wood pasture and parkland priority habitat).</p> <p>3) The Sustainability Appraisal should re-assess all site options involving Birchfield Grove to confirm the impact on biodiversity.</p>	<p>The Sustainability Appraisal states that for all options involving Birchfield Grove at Hawkhurst, the impact on biodiversity will be neutral which is not the case.</p> <p>The site at Birchfield Grove comprises wood pasture and parkland, both of which are priority habitats under section 41 of the Natural Environment and Rural Communities Act 2006. These were not identified as part of the planning application but Natural England have confirmed that it will be including the site on its priority habitat inventory. The following should be considered;</p> <p>An updated ecological appraisal should be carried out by a suitably qualified ecologist and the Biodiversity Metric should be recalculated. The masterplan should be revised to avoid impacts on wood pasture and parkland. The Sustainability appraisal should re-assess all site options involving Birchfield Grove to confirm the impact on biodiversity.</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.</p> <p>The Council does not agree with the proposed modifications put forward.</p>

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134-4		National Highways (formerly Highways England)			Land north of Birchfield Grove Hawkhurst		<p>Consider that the proposed changes to the Local Plan in relation to Policy AL/HA5 - Land at Birchfield Grove are sound for the following reasons;</p> <ul style="list-style-type: none"> The proposed allocation does not alter the fact that the site has been approved (subject to completion of section 106 agreement) and as such has been previously appraised through the planning application process, with any necessary mitigations secured via that route. On the above basis, it is considered that this proposed change sufficiently meets the requirements of the 'justified', effective and 'consistent with national policy' soundness tests. 	This is noted.
135-2		Natural England			Appendix F: Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst	<p>Given the potential impacts to the High Weald National Landscape resulting from the modifications, Natural England considers that the following suggested amendments to Policy AL/HA 5 would strengthen the policy wording and ensure that impacts are avoided or mitigated. Text which we feel should be removed has been struck through and additions are shown as underlined.</p> <p>4. The design, layout and scale of development shall <u>be landscape led and</u> provide a suitable edge to the settlement, informed by a Landscape and Visual Impact Assessment (taking account of the AONB <u>National Landscape</u> location of the site), which shall include details of height parameters, and <u>wireframe and photomontage</u> visualisations from a selected number of key viewpoints, ecological studies, and a heritage assessment (including archaeology and</p>	<p>Policy AL/HA5 - Unsound:</p> <p>Addition of 70 houses in High Weald National Landscape (HWNL) is likely to result in significant landscape and visual impacts and has not been considered against the requirements of NPPF Para 183 or assessed in the updated Sustainability Appraisal.</p> <p>Acknowledge approval of 22/02664 but suggest policy wording should be amended and strengthened to ensure detailed design minimises/mitigate impacts on the HWNL:</p> <p>'4. The design, layout and scale of development shall be landscape led and provide a suitable edge to the settlement, informed by a Landscape and Visual Impact Assessment (taking account of the *AONB*National Landscape location of the site), which shall include details of height parameters, *and* wire frame and photomontage visualisations from a selected number of key viewpoints, ecological studies, and a heritage assessment (including archaeology and landscape heritage).The design of the development shall be in accordance with the High Weald National Landscape Management Plan, Housing Design and Design Guide and Colour Study;[TWBC: text between **should be struck through]</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.</p> <p>The Council appreciates that Natural England acknowledge the extant consent. The committee report from para 10.49 clearly sets out the Councils consideration of the effects of the proposed development on the National Landscape in the context of the Local Plan evidence base and justification provided.</p> <p>In terms of the proposed modifications, re 4) the final sentence is considered unnecessary as it already applies to all development in the National Landscape as set out in Policy EN19 of the Submission Local Plan. Re 9) Highway improvements come under sperate legislation and are delivered by the relevant Highway</p>

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						<p>landscape heritage). <u>The design of the development shall be in accordance with the High Weald National Landscape Management Plan, Housing Design and Design Guide and Colour Study;</u></p> <p>Reason: Given the location of the allocation within the High Weald National Landscape, the development (which the Council has resolved to grant outline permission for) must be delivered to the highest standards to reduce the impacts to the National Landscape in accordance with the requirements of the NPPF; the suggested amendments would help to ensure that the development is sympathetically designed following the locally specific guidance for the National Landscape.</p> <p>8. The spatial distribution of the different uses for which this site is allocated, shall <u>be landscape led and informed by the Landscape and Visual Impact Assessment and</u> reflect that shown indicatively on the site layout plan, and include a serviced plot for the medical centre</p> <p>Reason: Given the location of the allocation within the High Weald National Landscape, the development (which the Council has resolved to grant outline permission for) must be delivered to the highest standards to reduce the impacts to the National Landscape in accordance with the requirements of the NPPF. Key to this will be how the development is accommodated</p>	<p>'8. The spatial distribution of the different uses for which this site is allocated, shall be landscape led and informed by the Landscape and Visual Impact Assessment and reflect that shown indicatively on the site layout plan, and include a serviced plot for the medical centre'.</p> <p>'9. Development proposals shall be informed by a Transport Assessment and ensure that impact upon the Hawkhurst crossroads junction (the A229/A268) and the Flimwell crossroads (the junction of the A21 and A268) shall not be severe. The Transport Assessment shall identify any highway mitigation measures needed to support development of the site. All such highway improvement measures should ensure that landscape and visual impacts to the High Weald National Landscape are avoided or fully mitigated;'</p>	<p>Authority who have their own duty with regards National Landscapes. As such it would be unreasonable to place such a responsibility on a developer.</p>

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						<p>within the existing landscape; the layout and design should reflect and respect the existing landform with a landscape led design to minimise the impacts to the National Landscape through careful design and sympathetic siting of the various development elements.</p> <p>9. Development proposals shall be informed by a Transport Assessment and ensure that impact upon the Hawkhurst crossroads junction (the A229/A268) and the Flimwell crossroads (the junction of the A21 and A268) shall not be severe. The Transport Assessment shall identify any highway mitigation measures needed to support development of the site. <u>All such highway improvement measures should ensure that landscape and visual impacts to the High Weald National Landscape are avoided or fully mitigated;</u></p> <p>Reason: Given the location of the highway improvements associated with the allocation which the Council has resolved to grant permission for all fall within the High Weald National Landscape, they need to ensure that impacts to the National Landscape are avoided or fully mitigated. The suggested wording helps to ensure that such avoidance and mitigation measures are secured in accordance with the NPPF requirements.</p>		
146-1	Robin and Anna Crowther				Land north of Birchfield Grove Hawkhurst		Strongly object to the allocation of Birchfield Grove at Hawkhurst under policy AL/HA5 on the following grounds;	The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with

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							<p>Hawkhurst lacks the infrastructure to deal with another 70 houses.</p> <p>Traffic congestion and pollution are key issues to be addressed before more housing development.</p> <p>Sewage and water works are already inadequate.</p> <p>Schools and other services are at capacity.</p> <p>Site is within an Area of Outstanding Natural Beauty. Other brownfield sites have been ignored.</p> <p>Number of queries in relation to how the application for this site was considered at the Council's planning committee meeting.</p>	<p>associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.</p>
171-1		Rydon Homes	David Neame	Neame Sutton	Land north of Birchfield Grove Hawkhurst		<p>Policy AL/HA5 - legally compliant/sound (developer):</p> <p>Modifications to AL/HA5 supported - offers an ideal opportunity for TWBC to deliver a sustainable residential development with benefit of delivering a much needed medical centre.</p> <p>Original draft allocation would never have been viable or deliverable as only sought to bring forward land for the medical centre, ignoring wider land parcel being promoted for residential development that would enable delivery of the medical centre.</p> <p>Developer has worked proactively with TWBC - planning application has resolution to grant for 70 dwellings (40% affordable), new medical centre, land for education use and a country park.</p> <p>Meets soundness test of NPPF.</p>	<p>The site has been promoted through a hybrid planning application (reference number 22/02664) which sought outline consent for the development of up to 70 homes with associated medical centre, parking and landscaping and full planning consent for the creation of a new country park. Members of the TWBC Planning Committee resolved to grant planning permission subject to the completion of a Section 106 agreement, at its meeting on the 8 November 2023. The Section 106 is in progress and following completion, the planning decision notice granting planning consent will be issued. The site allocation policy has been drafted to reflect this scheme.</p>