

Planning Policy  
Planning Services  
Tunbridge Wells Borough Council  
Royal Tunbridge Wells  
Kent TN1 1RS

24 April 2025

Dear Sir/Madam,

**East Sussex County Council Representation on the proposed Main Modifications to the Tunbridge Wells Pre- Submission Local Plan**

Thank you for the opportunity to comment on the Main Modifications to the Tunbridge Wells Pre- Submission Local Plan. The following are officer comments from the East Sussex County Council (ESCC) Transport team.

If you have any queries on the County Council's comments, please contact:

Lisa Simmonds  
Infrastructure Planning & Place Team  
Communities, Economy & Transport  
East Sussex County Council

**1. Transport and Highways**

- 1.1. MM103, Policy STR/HA 1 The Strategy for Hawkhurst parish; The modified text to Policy STR/HA 1 does not include the references to the junctions (A21/A229 and A21/A265) that were outlined in previous comments made by ESCC at previous consultation stages of the Local Plan. It remains the view of ESCC that, for the plan to be effective, the policy wording in STR/HA 1 should be extended to include the impact on the A21 junctions at Hurst Green specifically the junction of the A21 and A229 and the junction of the A21 and A265.

Traffic generated from development on any site in Hawkhurst is going to have an impact on these junctions as they would on the A21 Flimwell crossroads, which is included in the policy wording. This is because traffic coming from and travelling to the south, such as from/to Eastbourne, Bexhill and Hastings, and west, such as

from/to Lewes and Heathfield, will go through both of these junctions which form part of these key routes.

- 1.2. MM105, Policy AL/HA 5 Land to the north of Birchfield Grove: We support the inclusion in the new policy text for AL/HA 5 (requirement 9) for development proposals to establish their impact upon the Flimwell crossroads (junction of A21 and A268) and to identify any highway mitigation measures needed to support the development of the site as well as (requirement 12) the provision of contributions to mitigate the impact of the development in accordance with Policy STR/HA 1.

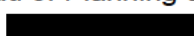
However, there is still no reference to the junctions (A21/A229 and A21/A265) that were outlined in previous comments made by ESCC at previous consultation stages of the Local Plan. It remains the view of ESCC that, in order for the plan to be effective, the policy wording should be extended to include the A21 junctions at Hurst Green specifically the junction of the A21 and A229 and the junction of the A21 and A265. Traffic generated from the development will have an impact on these junctions as they would on the A21 Flimwell crossroads, which is included in the policy wording. This is because traffic coming from and travelling to the south, such as from/to Eastbourne, Bexhill and Hastings, and west, such as from/to Lewes and Heathfield, will go through both of these junctions which form part of these key routes.

Yours sincerely,



**Edward Sheath**

Head of Planning and Environment

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