

Tunbridge Wells Borough Council Local Plan Examination – Post Initial Findings Consultation: Responses to comments relating to Policy AL/HA 8 Site at Limes Grove (March's Field)

Rep No	Consultee Name	Consultee Organisation	Agent Name	Agent Organisation	Consultation Point	Proposed Modifications	Comment Summary	TWBC Response
18-2	Clare Escombe	Hawkhurst Parish Council			Limes Grove		Hawkhurst Parish Council support the proposed modification to delete allocation AL/HA8 - March Field at Limes Grove.	This is noted.
116-1	Nick and Peter Dunlop	Kent Woodware Ltd	Kember Loudon Williams	Kember Loudon Williams	Limes Grove	<p>If the Inspector agrees with the Council on the proposed deletion of Policy AL/HA 8 of the Submission Local Plan, the landowners would ask the Inspector to consider the modification to the policy proposed below.</p> <p>This will allow the landowners to utilise their land in conjunction with the expanding Hawkhurst Station Business Park, supported by the inclusion of additional land to the south of the existing Business Park in proposed Policy AL/HA 7.</p> <p>We would therefore suggest the following modification to the proposed policy –</p> <p>"This site, as defined on the Gill's Green Hawkhurst Policies Map, is reserved for the parking of vehicles at the Hawkhurst Station Business Park. Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. The design sensitive to the adjacent historic farmstead and listed buildings; 2. A landscape and visual impact assessment that informs the extent of the development proposals, to include the; 3. Provision of a landscape management scheme to ensure any impact of 	<p>It is considered that the amended is not sound due to the following;</p> <p>The removal of Policy AL/HA8 - Limes Grove, Marches Field, Gills Green, Hawkhurst, from the plan for employment development.</p> <p>As pointed out by the Inspector, this site directly opposite the existing business park, is within the same ownership and has been identified as being suitable for commercial uses by the Council. Rather than deleting the allocation, the site could be included still but for smaller, less-intensive ancillary uses associated with the existing business park.</p> <p>The site is available now and is required to provide local businesses with more space and should not be restricted in coming forward.</p> <p>The highway note produced in support of the site in discussion with KCC Highways demonstrates that minor off-site highways improvements can be made to Limes Grove and its junction with Cranbrook Road to provide continuous pedestrian access and that there are no safety concerns and would not generate significant vehicle trips.</p> <p>The policy should not be deleted on highways grounds and is an ideal location for additional employment land within the borough.</p>	<p>Following receipt of the Inspector's Initial Findings letter in November 2022, TWBC discussed the site further with the Kent County Council (KCC) Highway Authority. This is explained in the Development Strategy Topic Paper Addendum [PS_054] at para 7.12 to 7.20. Para 7.17 and 7.18 are particularly important, and informed the decision set out at para 7.21 to delete the allocation from the Submission Local Plan.</p> <p>TWBC considers there to be an in principle objection to the allocation of the site at this time, based on the further advice from the local highway authority. The employment needs of the borough as a whole are being met through other proposed allocations in the Plan. TWBC does not support modifications to the policy wording.</p>

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						<p>development upon the surrounding rural area is minimised in perpetuity, including landscape boundaries of native species;</p> <p>4. There is no unacceptable impact on air quality, having regard to any mitigation measures provided.”</p>		
134-5		National Highways (formerly Highways England)			Limes Grove		National Highways consider that the proposed changes to the Local Plan are sound in regard to Policy AL/HA8 - Limes Grove. It is considered that the changes to remove the site allocation are justified and effective.	This is noted.