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Our Ref: RH/H0115/KO

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

26 February 2024

Dear Sir/Madam,

**TUNBRIDGE WELLS BOROUGH LOCAL PLAN – MAIN MODIFICATION  
CONSULTATION  
RYDON HOMES LIMITED – LAND TO NORTH OF BIRCHFIELD GROVE,  
HAWKHURST (POLICY AL/HA 5)**

I refer to the current Main Modifications consultation being undertaken by Tunbridge Wells Borough Council (“the Council”), which runs until midnight on 26 February 2024 and write to set out Rydon Homes Limited (“Rydon Homes”) support for the proposed modification to Policy AL/HA 5.

Rydon Homes has maintained throughout the preparation of the Tunbridge Wells Borough Local Plan (“the Plan”) that its promotion site at Birchfield Grove, Hawkhurst offers an ideal opportunity for the Council to deliver a sustainable residential development with the benefit of delivering a much needed medical centre.

The original draft allocation only sought to bring forward land for the medical centre and ignored the fact that the wider land parcel was being promoted for residential development that would enable the delivery of the medical centre. As a consequence the original draft allocation would never have been viable or deliverable.

Rydon Homes has worked proactively with the Council to bring this site forward and a planning application has now received resolution to grant for the delivery of housing (70 no. dwellings and 40% affordable housing onsite), a new medical centre, land for education use and a country park.

The requirements of the draft policy as proposed to be modified are met ensuring a sustainable residential development will be delivered that will help the Council to meet its significant Local Housing Need.

Rydon Homes considers the allocation meets the relevant Soundness tests set out in the Framework 20211 and should therefore proceed to be included in the Plan for adoption.

Should the Inspector have any queries regarding the allocation and the planning consent that is now in place on the site Rydon Homes would be happy to assist.

I trust these representations are of assistance to the Council and the Inspector and I would be grateful if you would acknowledge their safe receipt.

Yours faithfully,



**Kate Outterside**  
**Strategic Land Manager**

<sup>1</sup> Noting this is the version of the Framework against which the Plan is currently being examined as per the transitional provisions set out in Annex 1 of the Framework 2023.

