



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

**New Evidence Base Documents
Consultation Representation Form**

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

Ref:

(For official
use only)

Box 1: Name of the Local Plan Evidence Base Document to which this representation relates:	Post Hearing Stage 3 - Revised wording for Policy STR/SS 1 - The Strategy for Paddock Wood including Land at east Capel
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Completed forms must be received at our offices by **midnight on Wednesday 23rd October 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 or send them by post to: Tunbridge Wells Borough Council, PLANNING POLICY, Town Hall, Royal Tunbridge Wells, TN1 1RS

PART A – CONTACT DETAILS

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)
Title	Mr	
First Name	David	
Last Name	Cross	
Job title (where relevant)		
Organisation (where relevant)	Paddock Wood Bowls Club	
Address Line 1	█ ██████████ █	
Address Line 2	██████████████	

Address Line 3		
Address Line 4		
Postcode	■ ■ ■ ■ ■ ■	
Telephone number	■ ■ ■ ■ ■ ■ ■ ■	
Email address (where relevant)	■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■	

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

Name or Organisation	Paddock Wood Bowls Club
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3.	To which part of the document listed in Box 1 above does this representation relate to?	
Chapter and (if applicable) sub heading	15 & 16	
Paragraph number or appendix		

4.	Do you consider the Evidence Base document on which you are commenting, makes the Borough Local Plan Submission Version (2020 – 2038) (please tick or cross as appropriate):				
4.1	Legally Compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.2	Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

<p>5.</p>	<p>Please give details of why you consider the Borough Local Plan Submission Version (2020 – 2038) is not legally compliant or unsound. Please be as precise as possible.</p> <p>If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments.</p> <p>The text box will automatically expand if necessary.</p>

<p>6.</p>	<p>Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness.</p> <p>You will need to say why this modification will make the Local Plan 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.</p> <p>The text box will automatically expand if necessary.</p>

7.	<p>Please use this box for any other comments you wish to make.</p> <p>The text box will automatically expand if necessary.</p>
	<p>The effect of this plan is to almost double the size of Paddock. With this in mind, it is not unreasonable to expect that the demand for all of the sports offered in Paddock Wood may double.</p> <p>Paddock Wood Bowls Club could not cater for these numbers with our current green or clubhouse facilities. We would need to have a green that is the same width, but 20 metres longer and a clubhouse double the size of our current buildings, which measure a total of 24m x 7m.</p> <p>Our existing plot is approximately 42m x 50m. There would not be space on our existing plot for the facilities that we would need. Our estimate is that we would need a plot of approximately 65m x 57m. On our existing site, this could be accommodated by extending the playing area out towards the pond and relocating the clubhouse, which is currently on the east side, to the west side. If space for a single-story clubhouse proved to be an issue, then it could be possible to have a two-storey clubhouse built on a smaller footprint.</p> <p>In that period the club could contribute c£50,000 towards the cost of the improvements. In addition to any grants that could be secured.</p> <p>As an additional benefit, a larger clubhouse could allow enough space to also offer short mat bowls to the community.</p> <p>---</p> <p>Paddock Wood Town Council had put a lot of thought into their proposal for a sports hub at Eastlands. Tunbridge Wells Borough Council, in their infinite wisdom appears to have ruled that out with very little thought. The information provided appears to indicate that the area is unsuitable for sports facilities based on flood risk, although it does appear that TWBC think that it is fine to build houses on that land!</p> <p>In my experience councils get far better value out of developers if they are asked to build something rather than just provide funds. With one developer already offering to build a brand new 6-lane athletics track, it is surely comfortably within reach to get a combination of developers to build all of the facilities necessary for a sports hub.</p>

8.	<p>If your representation is seeking a modification, do you consider it necessary to participate at the examination hearing session when it takes place? (please tick or cross as appropriate)</p>
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No, I do not wish to participate at the examination hearing session	
Yes, I wish to participate at the examination hearing session	

9.	If you wish to participate at the examination hearing when it takes place, please outline why you consider this to be necessary:

***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 hearing session.*

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.

Signature		Date	23/10/24
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