



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

**Main Modifications Consultation
Representation Form**

**Please use a separate form/sheet for each
representation/main modification**

Ref:

(For official
use only)

We welcome your comments on the Tunbridge Wells Borough Local Plan Main Modifications Consultation.

The consultation also includes a number of other documents as listed in Box 1 below upon which representations can be made, including an updated Sustainability Appraisal and updated Habitats Regulations Assessment.

Completed forms must be received at our offices by midnight on **Wednesday 30th April 2025**.

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 print them off and send them by post to: Tunbridge Wells Borough Council, PLANNING POLICY, Town Hall, Royal Tunbridge Wells, TN1 1RS

Please refer to the [Guidance Note on Making Representations](#) for further information. The Guidance Note explains the soundness tests and statutory plan making requirements relevant to this consultation.

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	Ms	
First Name	Chantal	
Last Name	Brooks	
Job title (where relevant)	Clerk	

Organisation (where relevant)	Brenchley and Matfield Parish Council	
Address Line 1	Matfield Pavilion	
Address Line 2	The Green	
Address Line 3	Matfield	
Postcode	TN12 7JU	
Telephone number	[REDACTED]	
Email address (where relevant)	[REDACTED]	

PART B – YOUR REPRESENTATION

(Please use a separate form/sheet for each representation)

1.	Name of the Document to which this representation relates (please tick):
<input checked="" type="checkbox"/>	Schedule of Proposed Main Modifications
<input type="checkbox"/>	Sustainability Appraisal (Part 2)
<input type="checkbox"/>	Habitats Regulations Assessment (Part 2)
<input type="checkbox"/>	Schedule of proposed Map Changes (Policies Map/Inset Maps)

2.	To which part of the document listed in Box 1 above does this representation relate to?
If Main Modification (please quote number e.g. MM1)	MM131
Chapter and (if applicable) subheading	Section 5: Land at Maidstone Road
Policy/Paragraph number	<i>Paragraphs 5.501 and 5.506 and Map 56 Site Layout Plan</i>

3.	Do you consider the Main Modification / document on which you are commenting, makes the Borough Local Plan Submission Version (2020 – 2038) (please tick or cross as appropriate):				
3.1	Legally Compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
3.2	Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

4.	<p>Please give details of why you consider the Main Modification/document not to be legally compliant or sound. Please be as precise as possible and provide evidence to support this.</p> <p>Or</p> <p>If you wish to support the legal compliance or soundness of a main modification/document, please also use this box to set out your comments.</p> <p>The text box will automatically expand if necessary.</p>
<p>The Parish Council fully supports the modified wording, which reflects Policy H8 of the Brencley and Matfield Neighbourhood Development Plan and the Parish Council's requests, as well as the planning permission for application 22/00757/FULL, that was granted at Committee on 15 May 2024 subject to a S106 agreement that has not yet been finalised .</p> <p>However, the proposed revised Map 56 attached to this policy, together with the proposed map Modification <u>PMM21</u>, is not sound. It differs importantly from the previous Map 56, from PS 069 the Brencley and Matfield Neighbourhood Development Plan's map (figure 20, page 38) for this site, and from the drawings P (0)107 Rev D Block Plan and P(0) 400 Rev A Landscape Strategy that were listed in the resolution to grant planning permission, in that the residential area is now shown extending right up to the village hall's southern boundary, instead of leaving a landscape buffer area of woodland between the residential area and the village hall. The removal of this area of trees from the map would also conflict with subparagraphs c and d of Policy H8 of the Neighbourhood Development Plan, as it would damage the landscape character of the village and would not safeguard existing trees.</p> <p>Drawings P(0) 107 Rev D Block Plan and P(0) 400 Rev A Landscape Plan from planning application 22/00757/FULL are attached to the covering email submitting the Parish Council's representations.</p>	

5.	<p>If you do not agree with the proposed Main Modification/document, 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 4 (above) where this relates to legal compliance or soundness.</p> <p>Please be as precise as possible.</p> <p>The text box will automatically expand if necessary.</p>
<p>Revise the proposed modified map 56 to preserve the important woodland buffer between the proposed residential area and the village hall.</p>	

6.	<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 Parish Council understands that the removal of the landscape buffer between the proposed residential area and the village hall area may have been an accidental mapping error on the northern boundary of the residential area while the western and southern boundaries of the residential area were being amended to reflect the planning permission. It is an error that needs to be corrected.</p>	

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification.

7.	Please tick this box if you wish to be kept informed about the Inspector's Report and/or adoption of the Local Plan	<input checked="checked" type="checkbox"/>
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Signature		Date	16.4.25
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Thank you for taking the time to complete this form.

Closing date for responses: midnight on Wednesday 30th April 2025