

**From:** [REDACTED]  
**To:** [Local Plan \(TWBC\)](#)  
**Cc:** [Paddock Wood Town Council](#); [REDACTED]; [REDACTED]; [Rodney Atkins \(CLT\)](#); [FloodResilienceKSLES@environment-agency.gov.uk](mailto:FloodResilienceKSLES@environment-agency.gov.uk)  
**Subject:** RE: Public Consultation on Tunbridge Wells Borough Council's Response to the Inspector's Initial Findings Letter  
**Date:** 28 February 2024 19:06:23  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.png](#)  
[image007.jpg](#)  
[20240218\\_093749.jpg](#)  
[20221103\\_101214.jpg](#)  
[1963 Paddock wood flood map.jpg](#)

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Dear Carlos,

Many thanks for the email.

My main concern is the allocation of a secondary school on a site that has always flooded. Tudeley Brook, which runs alongside the allocation, more often than not runs at a higher level than the surrounding fields and in extreme weather overflows at the junction of Eastlands Lane and Tudeley Brook.

The attached photo ...214 was taken a few days ago showing Tudeley Brook clearly running well above the waterlogged field.

The other photo ...749 was taken in 2022 showing the allocated site under water.

Both photos have the location embedded as they were taken on my phone.

The site has flooded for MANY years. I also attach the EA plan showing the extent of flooding back in 1963! The proposed allocation is identified as flood zone 2 which is clearly optimistic.

If the allocation remains, I trust that you will be giving every child pairs of wellies and speedos!

In my view, the site is a pretty dumb place to put such an allocation.

For those of you copied hereto that haven't seen the plan, this is the relevant section, shaded purple, to which I refer:



Kind Regards,

[REDACTED]

David Marriott (Volunteer Flood Warden for Paddock Wood)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Environment Agency Incident Hotline: 0800 80 70 60 (24hrs)**

Number to report any incidents of property flooding, blocked culverts etc.

Advice to residents if flood is expected:

Evacuation - Prepare a flood kit in advance

- Inform your family or friends that you may need to leave your home
- Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons.

Home

- Move furniture and electrical items to safety
- Put flood boards, polythene and sandbags in place
- Make a list now of what you can move away from the risk
- Turn off electricity, water and gas supplies
- Roll up carpets and rugs
- Unless you have time to remove them hang curtains over rods

- Move sentimental items to safety
- Put important documents in polythene bags and move to safety

Garden and outside

- Move your car out of the flood risk area
- Move any large or loose items or weigh them down

Business

- Move important documents, computers and stock
- Alert staff and request their help
- Farmers move animals and livestock to safety

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**From:** Local Plan (TWBC) <LocalPlan@TunbridgeWells.gov.uk>

**Sent:** Wednesday, February 28, 2024 3:40 PM

**To:** [REDACTED]

**Subject:** Public Consultation on Tunbridge Wells Borough Council's Response to the Inspector's Initial Findings Letter

Dear consultee

**Update: Consultation extended to midnight Friday 12 April 2024 \*- Public Consultation on Tunbridge Wells Borough Council's Response to the Inspector's Initial Findings Letter on the Examination of the New Local Plan**

Following the Local Plan examination hearing sessions (March to July 2022) for the Tunbridge Wells Submission Local Plan, the Inspector wrote to the Borough Council setting out his [initial findings](#) in November 2022.

Having considered the initial findings, the Council is proposing that the examination of the Local Plan be progressed through a **Revised Development Strategy to the Tunbridge Wells Submission Local Plan (SLP)**, to include the following changes:

- Proposed removal of the strategic policy STR/SS 3: The Strategy for Tudeley Village from the Local Plan.
- Revision of the strategic policy STR/SS 1: The Strategy for Paddock Wood and land at east Capel, including a reduction in the amount of residential housing growth by approximately 1,000 dwellings, with all housing being on Flood Zone 1 and employment land on Flood Zone 2, along with a reduction of employment provision, and reconfigured sport and recreation provision and secondary school education provision (as set out at Appendix D of the Development Strategy Topic Paper Addendum).
- At Hawkhurst it is proposed to revise site allocation policy number AL/HA 5: Land to the north of Birchfield Grove, to include housing, and land safeguarded for primary school expansion (in accordance with a planning committee resolution on application reference 22/02664/HYBRID).
- Also at Hawkhurst, the Council proposes the removal of site allocation policy number AL/HA 8: Limes Grove (March's Field) from the Local Plan. This site was proposed for employment use in the Submission Local Plan.
- Progression of a 10 year housing land supply position including the requirement for an immediate review of the plan.

Further details about the Revised Development Strategy and the Council's full response to the Inspector's Initial Findings Letter can be viewed, together with associated Evidence Base and other supporting documents, including a Sustainability Appraisal Addendum, on the Council's website at <https://tunbridgewells.gov.uk/planning/planning-policy/local-plan>.

### Public Consultation

We are inviting people to comment on the Council's response to the initial findings, including the revised development strategy, through a **public consultation** which began on **Monday the 15 January and closed on Monday 26 February 2024\* - This closing date has been extended.**

\*As a result of some internal database issues identified by the Council the public consultation period is being **extended until midnight on Friday 12 April 2024** so that all relevant parties have the opportunity to respond to the Council's Response to the Inspector's Initial Findings letter.

As there is no change to the information contained in the consultation, all representations made between 15 January and 26 February 2024 will be taken into account and passed on to the Inspector - there is no need for these to be re-submitted. Following the extended deadline of Friday 12 April 2024, any further representations received in response to the consultation will also be taken into account and passed on to the Inspector.

The consultation documents are available on the Council's consultation portal <https://consult.tunbridgewells.gov.uk/kse/> and the Council's website <https://tunbridgewells.gov.uk/planning/planning-policy/local-plan>.

Paper/hard copies are also available for public inspection during the new, extended consultation period (ending Friday 12 April 2024) at:

- **The Amelia Scott, Mount Pleasant Road, Royal Tunbridge Wells, TN1 1AW**, which is open from 9am-6pm (Monday to Wednesday and on Friday), 9am-8pm on Thursday, 9am-5pm on Saturday and 10am-4pm on a Sunday (Telephone 01892 526121).
- **Capel Parish Council:** Capel Village Hall, Falmouth Place, Five Oak Green, TN12 6RD which is open from 10am – 12pm on Tuesday and Thursday (Telephone 01892 837524).
- **Paddock Wood Town Council:** The Podmore Building, St. Andrews Field, St. Andrews Road, Paddock Wood, TN12 6GT which is open from 10am-3pm Monday to Friday (Telephone 01892 837373).
- **Cranbrook and Sissinghurst Parish Council:** The Old Fire Station, Stone Street, Cranbrook, TN17 3HF which is open from 10am-12pm Monday to Friday (Appointments can be made outside of these times by prior arrangement by calling 01580 713112).

**Representations/comments can be submitted on-line, via email or by post.** Further details about the consultation and how to submit a response can be found on the Council's website <https://tunbridgewells.gov.uk/planning/planning-policy/local-plan> and clicking onto Consultation on the Council's Response to the Inspector's Initial Findings.

To ask any questions or find out more about the consultation, please contact [LocalPlan@tunbridgewells.gov.uk](mailto:LocalPlan@tunbridgewells.gov.uk)

Yours Faithfully



**Carlos Hone MRTPI**  
Head of Planning

**Tunbridge Wells Borough Council**

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