



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

Representation Form

Please use a separate sheet for each representation

Ref:

(For official use only)

Name of the Local Plan to which this representation relates:	Proposed Changes to the Tunbridge Wells Borough Local Plan (2020 - 2038): Response to Examination Inspector's Initial Findings, Received November 2022 and Supporting Documents, including Sustainability Appraisal
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Completed forms must be received at our offices by **midnight Monday 26 February 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

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	Matthew	
Last Name	Smith	
Job title (where relevant)	Strategic Planner	
Organisation (where relevant)	Berkeley Strategic Land Ltd	
Address Line 1	Berkeley House	

Address Line 2	19 Portsmouth Road	
Address Line 3	Cobham	
Address Line 4	Surrey	
Postcode	KT11 1JG	
Telephone number	██████████	
Email address (where relevant)	██	

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

Name or Organisation	Berkeley Strategic Land Ltd
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3.	To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum?	
Chapter and (if applicable) sub heading	SLP Mod 3	
Policy	Policy STR 1 The Development Strategy	
Paragraph number or appendix		

4.	Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it: (please tick as appropriate)				
4.1	Legally Compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.2	Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

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

The Council have committed to the progression of a 10-year Local Plan including the requirement for an immediate review of the plan, on the basis that the Local Plan is only meeting housing needs for the next 10 years. The Council's proposed wording in relation to the early review, which forms part of Policy STR 1 The Development Strategy (SLP Mod 3), is shown below:

“Following adoption, the Council will undertake an early review of the Local Plan, which will include further investigation of ways of meeting identified housing needs for the period post 2034.”

Berkeley are supportive of the commitment to progress an early review of the Local Plan. However, the proposed wording to be added to Policy STR1 provides no indication as to when the early review will commence and when the new plan will be adopted. Berkeley consider that the plan needs to provide a stronger commitment to the early review so as to properly reflect the urgency of an early review, given the need for the timely delivery of additional housing, and to commit the Council to start the review immediately following the adoption of this plan.

In the absence of a clear commitment to the timescales associated with the early review, the potential backstop position should an early review not take place, would be for the review to follow the requirement of the NPPF (paragraph 33) that local plans should be reviewed to assess whether they need updating no later than five years from their adoption. This could result in a subsequent update of the local plan starting five years after its adoption i.e. in 2029, which would have severe implications on housing supply in the borough. If the review didn't start until 2029, there is a real likelihood that the updated local plan would not be adopted until 2033. As a result, the additional housing supply to be identified in the local plan update would most likely not begin to be delivered until after 2034, potentially leading to a housing supply shortfall given that the current local plan only identifies a sufficient housing supply to 2034. Therefore, it is essential that a review of the plan starts immediately following the adoption of this plan to ensure the timely delivery of additional housing in the period from 2034.

To secure a greater commitment to, and certainty surrounding the timing of the early review, we respectfully request that Policy STR 1 be amended to include the alternative wording shown below:

“The Council will commence a review and update of the plan immediately following adoption of the Tunbridge Wells Borough Local Plan to ensure to ensure the timely delivery of additional housing in the period from 2034.

In practical terms this will mean that the Borough Council commences its review early in 2025, with an objective to complete a review before the end of 2027. The Council will be revising its Local Development Scheme during 2024 to confirm the timetable for the

review. In accordance with the NPPF, the review will also need to plan for a 15-year period from the date of its adoption.”

Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness.

6. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) 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.

The text box will automatically expand if necessary.

To secure a greater commitment to, and certainty surrounding the timing of the early review, we respectfully request that Policy STR 1 be amended to include the alternative wording shown below:

“The Council will commence a review and update of the plan immediately following adoption of the Tunbridge Wells Borough Local Plan to ensure to ensure the timely delivery of additional housing in the period from 2034.

In practical terms this will mean that the Borough Council commences its review early in 2025, with an objective to complete a review before the end of 2027. The Council will be revising its Local Development Scheme during 2024 to confirm the timetable for the review. In accordance with the NPPF, the review will also need to plan for a 15-year period from the date of its adoption.”

7. Please use this box for any other comments you wish to make.

The text box will automatically expand if necessary.

	Click or tap here to enter text.
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8.	If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?
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No, I do not wish to participate at the examination hearings

Yes, I wish to participate at the examination hearings

9.	If you wish to participate at the examination hearings stage once it resumes, please outline why you consider this to be necessary:
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	Click or tap here to enter text.
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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 hearings stage once it resumes.

Sustainability Appraisal

10.	To which part of the Sustainability Appraisal does this representation relate?	
Chapter and (if applicable) sub heading		
Policy		
Paragraph number or appendix		

11.	<p>Please use this box for any comments you wish to make about the Sustainability Appraisal.</p> <p>The text box will automatically expand if necessary</p>	
<p>Click or tap here to enter text.</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, 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	19/02/2024
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