

**1) Please confirm the evidence base document this comment relates to.**

PS\_105 TWBC Final Infrastructure Delivery Plan (IDP) (August 2024)

**To which part of the document listed in the question 1 above does this representation relate to?****2) Chapter and (if applicable) sub heading:**

Table 3: Summary of transport needs for the settlements within Tunbridge Wells borough

**3) Paragraph number or appendix:**

Appendix 1: Infrastructure Delivery Schedule

**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):**

Yes No

Legally Compliant  Selected  Not Selected

Sound  Not Selected  Selected

**5) 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. If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments. The text box will automatically expand if necessary.**

Transport requirements identified at page 44/45 of the IDP for Paddock Wood/Capel include schemes that will have implications for residents and businesses in Tonbridge and Malling borough. Further detail on these and other cross-boundary schemes is provided in the delivery schedule at appendix 1 (p125) and include the following which are identified as essential and critical.

- Increased capacity at A26/A21/A2014/Pembury Road (Vauxhall Roundabout)
- Increased capacity at A26 Woodgate Way/ B2017 Tudeley Road roundabout
- Closure of Hartlake Road to through traffic near junction with B2017 Tudeley Road
- Bellmouth widening at junction of B2017 and Hartlake Road junction
- Signalisation and approach lane at junction of A26/Three Elm Lane

TMBC questions whether any of these highway schemes are now required given that the Tudeley Village allocation (STR/SS3) has been removed from draft Local Plan. The borough council would like clarification about this, as without clear justification in terms of related development impacts, it is not considered that these schemes could be funded or delivered. The borough council would be opposed to the closure of Hartlake Road to through traffic close to the junction with the B2017 Tudeley Road, if this would hinder access to Golden Green for local residents. This scheme appears to contract the proposed widening of the junction with the B2017 Tudeley Road.

**6) 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 in question 5 above where this relates to legal compliance or soundness. 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. The text box will automatically expand if necessary.**

TMBC considers that if the cross-boundary highway schemes can't be clearly justified and funded, given that the allocation for Tudeley Village has been removed, they should be removed from the IDP.

**8) 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)**

No, I do not wish to participate at the examination hearing session

Submission NEBD23-2

**1) Please confirm the evidence base document this comment relates to.**

PS\_093 Tunbridge Wells Gypsy, Traveller, and Travelling Showpeople Accommodation Needs Assessment (GTAA) 2024-2039 Final Report June 2024 (V2) and PS\_094 Update to Gypsy and Traveller Pitch Supply Statement (September 2024)

**To which part of the document listed in the question 1 above does this representation relate to?**

**2) Chapter and (if applicable) sub heading:**

Tunbridge Wells Gypsy, Traveller, and Travelling Showpeople Accommodation Needs Assessment 2024-2039 – paragraphs ES20-25, and Tunbridge Wells Five-Year Gypsy and Traveller Pitch Supply Statement 2024 – Tables 7 and 8

**3) 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):**

Yes No

**Legally Compliant** Selected Not Selected

**Sound** Selected Not Selected

**5) 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. If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments. The text box will automatically expand if necessary.**

The revised 2024 GTAA identifies that 29 new permanent Gypsy and Traveller pitches (based on the ethnic identity definition), and 20 new permanent pitches (based on PPTS 2023) are needed over the 15-year period from 2024.

To achieve the required permanent pitch provision the assessment recommends the following at paragraphs ES24 and ES25.

- Identify a range of specific sites in sustainable locations of up to 15 pitches/plots to be developed only for Gypsy and Traveller and Travelling Showpeople homes.
- That the local authority reviews the planning status of unauthorised developments and consider granting permanent status where they are considered acceptable on other material planning grounds (regularisation of existing sites).
- Consider expanding existing sites and yards to provide additional pitches/plots.

The accompanying Five-Year Gypsy and Traveller Pitch Supply Statement 2024 provides a summary of the current level of need for new pitches and the five-year supply position of deliverable Gypsy and Traveller sites within Tunbridge Wells Borough for the period from 1 April 2024 to 31 March 2029.

The document makes clear that for plan making purposes the council is adopting the 2023 PPTS definition, seeking to meet this through existing supply and proposed allocations. The need figures presented differ to those in the GTAA, which it is assumed take account of past under-supply. The

updated PPTS need identified for the 15-year period from 2024 being 45 pitches (Table 1), 29 of which are to be derived within the first 5 years of the plan up to 2029 with 16 to be delivered over the remaining years up to 2039. It is therefore assumed that there is a historic under supply of 25 pitches.

The statement evolves to compare the identified need against available supply. This is set out at table 7 for the first 5 years of the plan period, indicating that 24 pitches could be provided (4.14 years supply), achieved from expected future vacancies, extant planning permissions and existing lawful but unoccupied pitches. We note that the calculated supply does not include proposed site allocations in the submission Local Plan, which could be achieved through intensification, expansion, and/or regularisation of existing sites.

Where also taking account of the proposed site allocations (12 additional pitches from existing sites and 3 from new sites), the statement concludes in Table 8 that the council has a 5-pitch shortfall over the plan period to 2039, but that need can be met within the first 10 years of the Local Plan once adopted.

We acknowledge that TWBC has to undertake an early review of the Local Plan post adoption and has indicated that it will seek additional sites and/or additional capacity at existing sites in order to ensure that the full needs of Gypsies and Travellers are met.

Given this, TMBC is satisfied that the council can meet identified Gypsy and Traveller pitch needs in the 10-year period following adoption of the Local Plan, and fully expects the council to have a subsequent Local Plan in place within that period which should be informed by updated evidence, and which identifies further site allocations which may be required. Given landscape and other constraints it can in our experience be challenging to identify suitable Gypsy and Traveller sites, as such we recommend that the council undertake a targeted call for sites and work proactively with landowners in seeking to fully meet future needs.

**6) 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 in question 5 above where this relates to legal compliance or soundness. 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. The text box will automatically expand if necessary.**

In taking a pragmatic approach, we don't consider that any significant modifications are required to make the Local Plan legally compliant or sound with regard to meeting Gypsy and Traveller pitch needs. The supporting text at paragraphs 6.387 – 6.396 and tables 10 and 11 in the submission Local Plan should be updated to reflect the updated evidence published. Related criteria-based policy H9 is appropriate as drafted.

**8) 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)**

No, I do not wish to participate at the examination hearing session