

1) Please confirm which document this representation relates to.

Schedule of Proposed Main Modifications

2) Please confirm which part of the document this representation relates to? (If your representation relates to multiple sections and/or documents, please add separate comment(s) to the relevant section on this event page)

If Main Modification (please quote number e.g. MM1):

MM15

Chapter and (if applicable) subheading:

Section 4: Formulating the Development Strategy

Policy/ Paragraph number:

Deletion of paragraph 4.47 and inclusion of the new paragraph after 4.49.

3) Do you consider the Main Modification/ document on which you are commenting, makes the Borough Local Plan Submission Version (2020 – 2038):

Yes No

Legally Compliant *

Sound *

4) 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. Or 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.

The removal of Tudeley Garden Village from the development strategy in the Plan and elsewhere as identified in the proposed main modifications, including the removal of section 5: The Strategy for Tudeley Village (MM84) and Policy STR/SS3 (MM85) is supported by Tonbridge and Malling Borough Council.

In providing his initial findings on the draft Tunbridge Wells Local Plan in November 2022, Inspector Matthew Birkinshaw concluded the following regarding proposals for Tudeley Village.

“...at this stage there remain significant and fundamental unanswered questions regarding the accessibility of the site by sustainable modes of transport, the ability to successfully mitigate against serious impacts on the highway network, the suitability and deliverability of the Five Oak Green bypass and the ability of the site to deliver housing at the rate and scale envisaged by the Plan. For reasons discussed above, the decision to allocate the site was also made without the benefit of a comparative assessment of Green Belt impacts on alternative potential development sites.” (paragraph 36).

The Inspectors findings reflect the concerns expressed by TMBC in representations made to TWBC during the stages of plan making and at examination. As such we did not consider that the draft Plan was sound due to the unresolved delivery, transport impacts and infrastructure concerns of the draft Tudeley strategy, policy and site allocation. These are now overcome due to the removal of these proposals from the Plan.

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

TMBC recognise that the new Tunbridge Wells Local Plan will not provide for the full housing needs up to 2038, and that TWBC is committed to an early review of the Plan to seek ways of meeting unmet housing needs in the later part of the Plan period.

We further recognise that changes to the planning system brought in through the December 2024 National Planning Policy Framework will need to be taken into consideration in progressing the Local Plan review. TMBC remains committed to supportive partnership working in seeking to progress plan making and meet identified needs in accordance with the Duty to Cooperate.

7) Please tick this box if you wish to be kept informed about the Inspector's Report and/ or adoption of the Local Plan.

Yes, please keep me informed