



**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	Mrs	
First Name	Gwyneth	
Last Name	Sinclair	
Job title (where relevant)		
Organisation (where relevant)		
Address Line 1	██████,	

Address Line 2	██████████	
Address Line 3	██████████	
Address Line 4		
Postcode	██████████	
Telephone number	██████████	
Email address (where relevant)	██████████████████	

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

Name or Organisation	
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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		
Policy	STR1/SS1	
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 type="checkbox"/>	No	<input checked="" 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.

I am extremely disappointed that there is no mention at all of our Paddock Wood Neighbourhood Plan in the Council's response. Our Town Council have spent a long time consulting with residents to formulate this document which culminated with passing in a Town referendum. Why is Tunbridge Wells Borough Council ignoring our democratic wishes?

I welcome the final acknowledgement that no property, whether residential or commercial should be built on Flood Zone 3, but this must also be extended to cover Flood Zone 2. It is very difficult to read the maps on the response from the Council as the resolution is so very poor and the proposal to build both a Primary and Secondary School on land which borders and abuts Flood Zone 2 is highly questionable – the playing fields will be waterlogged for many months of the year. The response does not explain the reasoning behind proposing that two new schools be built to the north of the railway line when all the residential properties are to the south and south-west of the railway line. The proposals take no account of the fact that there is space to expand the buildings at Mascalls School, neither does it explain why the proposed Primary school in partnership with the Rochester Diocese in Green Lane has been removed. Without upgrading and improving the B2160 the traffic along the Maidstone Road will become grid locked during the morning and afternoon rush periods. The road is reduced to single lane during the stretch between Eldon Way and Eastlands Road and there are constant hold ups and queues to through traffic both into and out of the town – proposing even more traffic using the road lacks any clarity of thinking or empathy for the residents and road users. The lack of explanation and any creditable reasons for these proposals, brings into question the judgements on the Council's part.

The proposed new plan itemises various vital pieces of infrastructure which need to be in place in order to meet basic living criteria, however, it does not specifically state who will fund these projects, there are no enforcement dates for completion and reads more like a “wish list” than a planning document. Without major road improvements, traffic problems will occur through the area. Our G.P. services are almost at capacity and the new houses which have brought new residents into Paddock Wood, has caused great difficulty in accessing medical care, and local G.P. surgeries surrounding us are full. There is no room to expand on the surgery site and there is no provision in this new plan for any further medical facilities. Why?

The sewage works is at capacity and there is no room for expansion on the site. Our roads were unusable whilst underground sewage holding tanks were constructed to cope with the current new housing build and now Southern Water have proposed a new works for the Queen Street development, which will spill into Rhoden Stream, a tiny brook, which will be unable to cope with the extra volume of water and back up almost immediately, flooding residential homes. Any new residential or commercial properties need a new fully developed sewage system apart from the current creaking infrastructure.

6.	<p>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.</p> <p>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.</p> <p>The text box will automatically expand if necessary.</p>
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Click or tap here to enter text.

7.	<p>Please use this box for any other comments you wish to make.</p> <p>The text box will automatically expand if necessary.</p>
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Click or tap here to enter text.

8.	<p>If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?</p>
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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:
Click or tap here to enter text.	

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	STR1/SS 1	
Paragraph number or appendix		

11.	Please use this box for any comments you wish to make about the Sustainability Appraisal.	
	The text box will automatically expand if necessary	
	<p>I am extremely disappointed that there is no mention at all of our Paddock Wood Neighbourhood Plan in the Council’s response. Our Town Council have spent a long time consulting with residents to formulate this document which culminated with passing in a Town referendum. Why is Tunbridge Wells Borough Council ignoring our democratic wishes?</p> <p>I welcome the final acknowledgement that no property, whether residential or commercial should be built on Flood Zone 3, but this must also be extended to cover Flood Zone 2. It is very difficult to read the maps on the response from the Council as the resolution is so very poor and the proposal to build both a Primary and Secondary School on land which borders and abuts Flood Zone 2 is highly questionable – the playing fields will be waterlogged for many months of the year. The response does not explain the reasoning behind proposing that two new schools be built to the north of the railway line when all the residential properties are to the south and south-west of the railway line. The proposals take no account of the fact that there is space to expand the buildings at Mascalls School, neither does it explain why the proposed Primary school in partnership with the Rochester diocese in Green Lane has been removed. Without upgrading and improving the B..... the traffic along the Maidstone Road will become grid locked during the morning and afternoon rush periods. The road is reduced to single lane during the stretch between Eldon Way and Eastlands Road and there are constant hold ups and queues to through traffic both into and out of the town – proposing even more traffic using the road lacks any clarity of thinking or empathy for the residents and road users. The lack of explanation and any creditable reasons for these proposals, brings into question the judgements on the Council’s part.</p> <p>The proposed new plan itemises various vital pieces of infrastructure which need to be in place in order to meet basic living criteria, however, it does not specifically state who will fund these projects, there are no enforcement dates for completion and reads more like a “wish list” than a planning document. Without major road improvements, traffic problems will occur through the area. Our G.P. services are almost at capacity and the new houses which have brought new residents into Paddock Wood, has caused great difficulty in accessing medical care, and local G.P. surgeries surrounding us are full – our surgery has been informed that they “must” accept new patients as there is no-where else for them. There is no room to expand on the surgery site and there is no provision in this new plan for any further medical facilities. Why?</p>	

The sewage works is at capacity and there is no room for expansion on the site. Our roads were unusable whilst underground sewage holding tanks were constructed to cope with the current new housing build and now Southern Water have proposed a new works for the Queen Street development, which will spill into Rhoden Stream, a tiny brook, which will be unable to cope with the extra volume of water and back up almost immediately, flooding residential homes. Any new residential or commercial properties need a new fully developed sewage system apart from the current creaking infrastructure.

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	G ML Sinclair	Date	22.02.24
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