



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

**Representation Form**

**Please use a separate sheet for each representation**

Ref:

(For official use only)

<p><b>Name of the Local Plan to which this representation relates:</b></p>	<p><b>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</b></p>
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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](mailto: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)
<b>Title</b>	Mr	
<b>First Name</b>	Michael	
<b>Last Name</b>	Perry	
<b>Job title (where relevant)</b>		
<b>Organisation (where relevant)</b>		
<b>Address Line 1</b>	██████████	

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.	<b>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?</b>	
Chapter and (if applicable) sub heading	Chapter 4	
Policy		
Paragraph number or appendix	General	

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

Little attention is paid by the council to the fact that the proposed development are to the west of paddock wood is in green belt.

The council's response is selective, when quoting the planning inspector. The proposals for East Capel encroach on significant areas of green belt. The very purposes of having a green belt, particularly to check unrestricted sprawl of large built up areas and safeguarding the country side will be defeated if this plan goes ahead. Insufficient effort has been made to provide land that does not form part of green belt.

**6. 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.**

**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.**

The proposed building on the green belt in East Capel should be removed, as it is not compliant with the principals of green belt legislation.

<b>3.</b>	<b>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?</b>	
<b>Chapter and (if applicable) sub heading</b>	Chapter 4	
<b>Policy</b>		
<b>Paragraph number or appendix</b>	4.22	

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

<b>5.</b>	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>The text box will automatically expand if necessary.</b></p>
<p>Whilst further flood risk assessment has been undertaken, inevitably there must be considerable doubt about the accuracy of forward predictions. If the impact of climate change is greater than that allowed for the impact for both proposed houses and existing houses would be catastrophic.</p> <p>No account has been made of what the impact of building on land that is not currently at risk would have on existing flood risk areas. The more land built on, the greater the flood risk to adjoining land and properties.</p>	

<b>6.</b>	<p><b>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.</b></p> <p><b>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.</b></p> <p><b>The text box will automatically expand if necessary.</b></p>
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The proposed building on the green belt in East Capel should be removed, as it would create significant flood risk to both proposed and existing properties.

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

<b>8.</b>	<p><b>If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?</b></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.	<b>If you wish to participate at the examination hearings stage once it resumes, please outline why you consider this to be necessary:</b>
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		
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	22/ 02 / 2024
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