

**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):**

MM142 & MM143

**Chapter and (if applicable) subheading:**

Section 5 Horsmonden

**Policy/ Paragraph number:**

AL/HO2, Para. 5.587 and Criterion 5 of MM143

**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.**

NPPF paragraph 96 requires planning policies to aim to achieve healthy, inclusive and safe places which promote social interaction, enable and support healthy lives, and this is reflected in the Tunbridge Wells Borough Local Plan (2020-2038) Pre-Submission Policy STR2, criterion 5. Linked to this, NPPF paragraph 105 requires planning policies to protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users. The National Trust consider that to be sound and '*consistent with national policy*' it should be made clear that improved connections from the development site to public right of way WT346 will need to be provided by the developer, as a necessary mitigation measure. This requirement forms part of the Strategy for Horsmonden at Policy PSTR/HO1, criterion f.

**5) If you do not agree with the proposed Main Modification/ document 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 4 (above) where this relates to legal compliance or soundness. Please be as precise as possible.**

The National Trust are the owners and custodians of Sprivers Historic Park and Garden that adjoins the proposed allocation on its western edge. The Trust has been in discussions with the developer of this site, exploring the potential for a pedestrian link from the new development through the woodland to adjoin with the existing public right of way footpath (ref. WT 346). The

historic park is open to the public and we anticipate that new residents will fully utilise this natural resource on their doorstep for the benefit of their health and wellbeing. We therefore seek improved connections from the development site to WT346 as well as resurfacing the circular walk and improved drainage within Sprivers woodland itself.

The nearest formal access point into the park from the proposed development site is currently off Brenchley Road. We therefore welcome revised wording at MM142 which expects development proposals to improve connections from the development site to WT346 as this aligns with NPPF paragraph 96(c) enabling and supporting healthy lives. This would enable safe access to green infrastructure in the form of the wider footpath network to the benefit of new residents and the wider Horsmonden community.

Evidence will be needed to determine the best route for a path through the woodland, and this should be at the expense of the developer. We are pleased that the new policy wording requires the developer to discuss this with the National Trust, but it should be made clear that this element will be secured through a planning condition and/or other means, such as a section 106 agreement. Criterion 5 of MM143 could be better linked through recommended amended wording: *'Proposals shall include a site layout that includes a pedestrian link through the site which links with the western boundary adjacent to Sprivers Historic Park and Garden with improved connections from the development site to WT346 in consultation with the National Trust.'*

We hope that we can work with the relevant authorities and the developer in bringing forward a safe and fully accessible new path through the woodland and resurfacing of the circular walk within Sprivers as well as improvements to drainage as these improvements will greatly enhance the existing public rights of way network.

**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