

**From:** [REDACTED]  
**To:** [Local Plan \(TWBC\)](#)  
**Cc:** [REDACTED]  
**Subject:** RE: Tunbridge Wells Borough Council's Local Plan: Public Consultation on the proposed Main Modifications  
**Date:** 30 April 2025 13:56:47  
**Attachments:** [image007.png](#)  
[EA Reply - TW Main Modifications.pdf](#)

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Good Afternoon Carlos

Thank you for consulting us on the Tunbridge Wells proposed Main Modifications.

Further to our meeting on Friday last week, I am aware that my colleague Peter Waring and your colleague Kevin Hope have clarified the concerns raised regarding the newly published NaFRA2 flood risk data and potential implications, we are satisfied with the data used for the Local Plan and therefore have not referenced this in our attached response. We would be happy to arrange future meetings if any further queries are raised regarding national and site specific modelling.

Please find attached our formal response to the Main Modifications, please do not hesitate to contact me with any queries.

Kind regards  
Eleri

**Eleri Randall**

Planning Specialist - Kent and South London Sustainable Places

*Phonetic spelling of name: Eh-Leh-Ree Ran-Duhl*

**Environment Agency** | Orchard House, Endeavour Park, Addington, West Malling, Kent ME19 5SH.

[REDACTED]

Working pattern: Monday&Tuesday 8:30am -2 :30pm Wednesday&Thursday 9am-2 :30pm (Term time)

Pronouns: she/her ([why is this here?](#))



**Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!**

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#)

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**From:** Local Plan (TWBC) <LocalPlan@TunbridgeWells.gov.uk>

**Sent:** 17 March 2025 14:23

**To:** KSLPlanning [REDACTED]

**Subject:** Tunbridge Wells Borough Council's Local Plan: Public Consultation on the proposed Main Modifications

Dear Consultee,

**Public Consultation on the proposed Main Modifications to the Tunbridge Wells Pre- Submission Local Plan under Section 20(7c) of the Planning and Compulsory Purchase Act 2004 and Part 6 (Section 20) of the Town and Country Planning (Local Planning) (England) Regulations 2012**[\[EG1\]](#)

Tunbridge Wells Borough Council submitted its emerging Local Plan for Examination in November 2021, since when an independent Planning Inspector has been examining the Plan on behalf of the Secretary of State.

Stage 1 and 2 Hearing Sessions took place in 2022, and Stage 3 Hearing Sessions were held in June and July 2024, followed by a Public Consultation in September – October on a suite of new evidence base documents. A final Hearing Session was held in November 2024.

The Council is now consulting on proposed 'Main Modifications' to the Pre-Submission Local Plan, these being needed to make the Plan 'Sound' and allowing Tunbridge Wells Borough Council to proceed to adopt the new Local Plan in due course. The proposed 'Main Modifications' are accompanied by a Sustainability Appraisal, Habitats Regulation Assessment and other supporting consultation documents.

**Consultation Documents:**

The consultation invites comments on the following documents:

**Consultation Documents**

- [Schedule of proposed 'Main Modifications'](#)
- [Schedule of proposed Map Changes \(Policies Map/Inset Maps\)](#)
- [Sustainability Appraisal \(Part 2\)](#)
- [Habitat Regulations Assessment \(HRA\) \(Part 2\)](#)

There are also supporting documents, which are available for background information only and are not for comment:

**Supporting Documents**

- [Pre-Submission Local Plan](#)
- [Updated Trajectory \(following publication of December 2024 National Planning Policy Framework \(NPPF\)\)](#)
- [Updated Infrastructure Delivery Plan \(IDP\)](#)
- [Schedule of proposed 'Additional Modifications'](#)
- [Local Plan Policies Map](#)
- [Local Plan Inset Maps](#)

The consultation documents along with the Statement of Representations Procedure, and Making Representations Guidance Note can be viewed via the consultation portal <https://consult.tunbridgewells.gov.uk/kse/> or on the Council's website at <https://tunbridgewells.gov.uk/planning/planning-policy/local-plan>

The consultation period runs from **Monday 17th March until midnight on Wednesday 30th April 2025**, during which time representations may be made. Representations must be made in writing and received within the consultation period.

The consultation documents (hard/paper copies) are available for public inspection during the consultation period at:


- **The Amelia Scott, Mount Pleasant Road, Royal Tunbridge Wells**, TN1 1AW, which is open from 9am-6pm (Monday to Wednesday and on Friday), 9am-8pm on Thursday, 9am-5pm on Saturday and 10am-4pm on a Sunday (Telephone 01892 526121).
- **All Parish and Town Council Offices** (please find locations and contacts [here](#)).
- **All libraries** across Tunbridge Wells borough - please find locations and opening times here <https://tunbridgewells.gov.uk/community-and-leisure/libraries>).

Representations can be submitted as follows:

1. Online at <https://consult.tunbridgewells.gov.uk/kse/>
2. By e-mail to [localplan@tunbridgewells.gov.uk](mailto:localplan@tunbridgewells.gov.uk) (a downloadable form is available)
3. By post to Planning Policy, Planning Services, Tunbridge Wells Borough Council, Royal Tunbridge Wells, Kent TN1 1RS

Further details are available on the Local Plan pages of the Council's website, as above. If you have any queries or are seeking assistance, please email [localplan@tunbridgewells.gov.uk](mailto:localplan@tunbridgewells.gov.uk) or telephone 01892 554056.

Yours Faithfully

  
**Carlos Hone MRTPI**  
Head of Planning  
Tunbridge Wells Borough Council

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