




From: [David Neame](#)
To: [Rhiannon Jones](#)
Subject: FW: TWBC - Local Plan Examination - Post Initial Findings Evidence Base
Date: 06 June 2024 15:52:09
Attachments: [image001.png](#)

DAVID NEAME
DIRECTOR



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From: Carlos Hone < >
Date: Friday, 17 November 2023 at 08:47
To: David Neame < >
Cc: Ellen Gilbert < >
Subject: RE: TWBC - Local Plan Examination - Post Initial Findings Evidence Base

Dear Mr Neame,

Thank you for your email.

The SHELAA sheets reflect the land submitted through the call for sites, and as shown on the SHELAA interactive map, so I feel that the necessary assessment has been done appropriately. Clearly there has been significant consultation with the public up to this stage and through original Call for Sites there was the opportunity to submit land for consideration. The SHELAA process was given scrutiny at the local plan examination hearings in 2022, where there was the opportunity to raise issues of soundness.

Council members are considering the Officers recommendation, after which I expect that we will go out to public consultation which will allow the opportunity for third parties to comment on the proposed response to the Inspectors Initial Findings letter.

After the conclusion of the consultation, and when we have presented all of the new information and responses to the consultation, it will be the Inspector who will determine the next stages of the examination.

Whilst I appreciate your comments and I look forward to your future engagement in the examination of the TWBC Local Plan, the Inspector in his letter has not identified that there are any deficiencies with the SHELAA process to date.

Yours Sincerely

Carlos Hone MRTPI (He/Him)
Head of Planning



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Town Hall, Royal Tunbridge Wells, Kent TN1 1RS
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From: David Neame <[REDACTED]>
Sent: 09 November 2023 15:47
To: Carlos Hone <[REDACTED]>
Subject: Re: TWBC - Local Plan Examination - Post Initial Findings Evidence Base

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Good afternoon Carlos

I hope this email finds you well.

I am writing in relation to the Council's proposed next steps for the Tunbridge Wells Local Plan Examination and in particular the Post Initial Findings Evidence Base.

From my review of the Evidence Base documents and in particular the Green Belt Stage 3 Addendum and the SHELAA (October 2023) it would appear that there are gaps in the assessment. Of particular note is the fact that our Client's promotion site at Finches Farm, Five Oak Green, has only been partially assessed in the SHELAA despite the Council being in receipt of a comprehensive promotion pack, detailed representations and our Matters Statements for the Examination.

The absence of assessment in the Evidence base is clearly evident when the information that is available is reviewed because a number of constraints have been identified by the Council that our promotion material demonstrates can be addressed. Furthermore the Council's Infrastructure Delivery Plan identifies key surface water drainage infrastructure and other infrastructure such as expansion space for the local school all of which our promotion site is capable of delivering, as shown in the promotion pack.

No dialogue has been had by your officers with Neame Sutton, our Client or the landowners.

Clearly there is a missed opportunity here for a suitable and sustainable site to come forward to help rectify the deficiencies in the draft Plan that the Inspector has identified as well as addressing local infrastructure requirements.

My Client and I would welcome the opportunity to meet with you to discuss this matter further either in person or via MS Teams. As I am sure you will appreciate it would be advantageous to explore these issues together to help reduce the scope for objection through the next stage of the Examination and also to assist the Council in putting forward a Sound Plan that meets the requirements of the NPPF and PPG, particularly in relation to demonstrating a rolling 5-year housing land supply.

I look forward to hearing from you shortly.

Speak soon.

Kind regards.

David

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