

Examination of the Tunbridge Wells Borough Local Plan

Examination Hearing Programme for Stage 3

Matthew Birkinshaw BA(Hons) Msc MRTPI

Inspector appointed by the Secretary of State

Date: 10th June 2024

Hearing Day 1: Tuesday 18 June 2024 (Week 1)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 10:00 – 13:00

Matter 1 – Green Belt Assessment, Sustainability Appraisal and Local Plan Review

- 1) Introduction and Scope of Further Hearing Sessions
- 2) Matter 1 Issue 1 – Green Belt Study Stage 3 Addendum
- 3) Matter 1 Issue 2 – Sustainability Appraisal Addendum
- 4) Matter 1 Issue 3 – Proposed Strategy and Early Review

Participants

- TWBC
- REP/1231813 Bloomfields obo Fernham Homes (James Puxty)
- REP/1352191 Nancy Davies (Issue 2)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell)
- REP/1352124 Neame Sutton obo B.Yond Strategic (David Neame)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments Ltd. (Issues 1 & 3) (Graham Ritchie)
- REP/303146 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton)
- REP/25911 Capel Parish Council
- REP/1196626 Alan Chilvers obo Residents of Golden Green Association & Keep Kent Green
- REP/1235345 Stantec obo Obsidian Strategic (Daniella Marrocco, Stantec)
- REP/1234802 Turley obo Bellway Homes (David Murray-Cox)
- REP/1351881 Turley obo Taylor Wimpey UK (Issue 3) (Ryan Johnson)
- REP/25587 CPRE Kent (Julie Davies)
- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))
- REP/1114391 Margaret Borland (Matter 1)

Afternoon Session – 14:00 – 17:00

Matter 1 – Green Belt Assessment, Sustainability Appraisal and Local Plan Review continued...

Matter 2 – The Strategy for Royal Tunbridge Wells and Southborough

5) Matter 2 Issues 1-4

- Former Cinema Site – Policy AL/RTW1
- Land at Colebrook House
- Hawkenbury Recreation Ground – Policy AL/RTW19
- Land at Mabledon House

Participants

- TWBC
- REP/1271127 Dr Janet Sturgis, Hawkenbury Allotment Holders' Association (Matter 2 Policy AL/RTW19)
- REP/1231813 Bloomfields obo Fernham Homes
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Matter 1)(Troy Hayes)
- REP/1352124 Neame Sutton obo B.Yond Strategic (David Neame) (Matter 1)
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell) (Matter 1)
- REP/1352191 Nancy Firmin (Matter 1 Issue 2)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments Ltd. (Matter 1 Issues 1 & 3) (Graham Ritchie)
- REP/303146 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton) (Matter 1)
- REP/25911 Capel Parish Council (Matter 1)
- REP/1196626 Alan Chilvers obo Residents of Golden Green Association & Keep Kent Green
- REP/1235345 Stantec obo Obsidian Strategic (Daniella Marrocco, Stantec)
- REP/1234802 Turley obo Bellway Homes (Matters 1 & 2) (David Murray-Cox)
- REP/1351881 Turley obo Taylor Wimpey UK (Matter 1 Issue 3) (Ryan Johnson)
- REP/25587 CPRE Kent (Matter 1) (Julie Davies)
- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))
- REP/1114391 Margaret Borland (Matters 1 & 2)
- REP/1103234 DHA Planning obo Axiom Developments (Matter 2) (Jonathan Buckwell)

Hearing Day 2: Wednesday 19 June 2024 (Week 1)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 09:30 – 13:00

Matter 3 – The Strategy for Tudeley Village

1) Matter 3 Issues 1-5

- Location and Accessibility
- Five Oak Green Bypass
- Wider Infrastructure Provision
- Meeting Future Housing Needs
- Exceptional Circumstances

Afternoon Session – 14:00 – 17:00

Matter 3 – The Strategy for Tudeley Village continued...

Participants

- TWBC
- REP/1233098 Save Capel (Stewart Gledhill, Simon Bell & John Russell)
- REP/299245 Neame Sutton obo B.Yond Strategic (David Neame)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments Ltd. (Issues 4 & 5) (Graham Ritchie)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/303146 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton & Toby Gosden)
- REP/25911 Capel Parish Council
- REP/1196626 Alan Chilvers obo Residents of Golden Green Association & Keep Kent Green
- REP/24757 Stantec obo Crest Nicholson (Jane Piper)
- REP/25587 CPRE Kent (Julie Davies)
- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))

Hearing Day 3: Thursday 20 June 2024 (Week 1)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 09:30 – 13:00

Matter 5 – The Strategy for Hawkhurst

Matter 6 – The Strategy for Cranbrook and Sissinghurst

1) Matter 5 Issues 1-2

- Land North of Birchfield Grove – Policy AL/HA5
- Land at Limes Grove – Policy AL/HA8

2) Matter 6 Issue 1

- Turnden Farm, Cranbrook – Policy AL/CRS3*

Participants

- TWBC
- REP/1230583 Derek Gregory (Matter 5 Policy AL/HA5)
- REP/1352124 High Weald National Landscape (AONB) Unit (Matter 6) (Diane Russell)
- REP/299245 Neame Sutton obo B.Yond Strategic (Matter 5) (David Neame)
- REP/1352191 Nancy Firmin (Matter 5 Issue 1)
- REP/1352169 Berkeley Homes (Matter 6) (Robert Franks- Berkeley, James Maurici KC & Simon Slatford- Lichfields)
- REP/25587 CPRE Kent (Matter 6) (Julie Davies)
- REP/1273580 Gavin Steele (Matter 5 Policy AL/HA5)

****Note to Participants – The session on Turnden Farm, Cranbrook is scheduled to discuss any material changes in circumstances since the Stage 2 hearing sessions. It is not necessary for participants to attend this session to repeat any representations previously made as part of the examination process, which will be taken into account by the Inspector.***

Afternoon Session – 14:00 – 17:00

Matter 8 – Meeting Housing Needs

1) Matter 8 Issues 1-3

- Housing Requirement and Meeting Housing Needs
- Five-Year Housing Land Supply
- Housing for Older People and People with Disabilities

Participants

- TWBC
- REP/24879 Horsmonden Parish Council
- REP/299245 Neame Sutton obo B.Yond Strategic (David Neame)
- REP/24818 Martin Robeson Planning obo Tesco Stores Ltd. (Jessica Ferguson)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments Ltd. (Issues 1 & 2) (Graham Ritchie)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1009661 Pro Vision obo Cooper Estates (Katherine Miles)
- REP/1233764 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton)
- REP/24920 Home Builders Federation (Mark Behrendt)
- REP/1352169 Berkeley Homes (Robert Franks- Berkeley, James Maurici KC & Simon Slatford- Lichfields)
- REP/24757 Stantec obo Crest Nicholson (Jane Piper)
- REP/1351881 Turley obo Taylor Wimpey UK (Ryan Johnson)
- REP/1231813 Bloomfields obo Fernham Homes
- REP/25587 CPRE Kent (Julie Davies)
- REP/1351881 Turley obo Taylor Wimpey (Ryan Johnson)
- REP/1234802 Turley obo Bellway Homes (David Murray-Cox)
- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell)
- REP/1101983 David Maher obo Dandara South East

Hearing Day 4: Tuesday 16 July 2024 (Week 2)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 10:00 – 13:00

Matter 4 – The Strategy for Paddock Wood

1) Matter 4 Issues 1-7

- Flooding and Flood Risk
- Education Provision
- Sports and Leisure Provision
- Highways Infrastructure
- Viability
- Employment Land
- Gypsy and Traveller Accommodation
- Policy Requirements / Masterplanning

Afternoon Session – 14:00 – 17:00

Matter 4 – The Strategy for Paddock Wood continued...

Participants

- TWBC
- REP/1101983 David Maher obo Dandara South East
- REP/1228826 Chris Sutton
- REP/1352130 Icen Projects obo Wrenbridge (Hannah Young)
- REP/1275122 DHA Planning obo Gallagher Properties Ltd. (Jonathan Buckwell)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1217981 Kember Loudon Williams obo Tudeley Brook Farm (Mike Holmes & Tony Whetstone)
- REP/1233764 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton & Toby Gosden)
- REP/1196626 Alan Chilvers obo Residents of Golden Green Association & Keep Kent Green
- REP/1269505 Adrian Pitts
- REP/24757 Stantec obo Crest Nicholson (Jane Piper)
- REP/763700 National Highways (Nigel De Wit)
- REP/25587 CPRE Kent (Julie Davies)

- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))
- REP/24873 Brenchley & Matfield Parish Council
- REP/25911 Capel Parish Council
- REP/1233098 Save Capel (Stewart Gledhill, Simon Bell & John Russell)

Hearing Day 5: Wednesday 17 July 2024 (Week 2)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 09:30 – 13:00

Matter 7 – Highways Infrastructure

- 1) Matter 7 Issues 1-2
 - Strategic and Local Road Networks
 - Policy Requirements

Participants

- TWBC
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/303146 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton & Toby Gosden)
- REP/1196626 Alan Chilvers obo Residents of Golden Green Association & Keep Kent Green
- REP/763700 National Highways (Nigel De Wit)
- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))
- REP/24873 Brenchley and Matfield Parish Council
- REP/25911 Capel Parish Council
- REP/1233098 Save Capel (Stewart Gledhill & John Russell)
-

Afternoon Session – 14:00 – 17:00

Matter 9 – Other Matters

- 2) Matter 9 Issues 1-3
 - Material Changes in Circumstances since Stage 2 Hearings
 - Local Green Space Designations
 - Accommodation for Gypsies and Travellers and Travelling Showpeople

Participants

- TWBC
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/303146 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton)

- REP/1196626 Alan Chilvers obo Residents of Golden Green Association & Keep Kent Green
- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))
- REP/980261 Gleeson Land Ltd. (Issue 2) (Peter Rawlinson)
- REP/25911 Capel Parish Council
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell)
- REP/1352191 Nancy Firmin (Issue 1)

Hearing Day 6: Thursday 18 July 2024 (Week 2)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 09:30 – 13:00

Matter 9 – Other Matters

1) Matter 9 Issue 4

- Round up session and close – recap on Main Modifications necessary for soundness and next steps for the examination*

Participants

- TWBC
- REP/303146 Judith Ashton Associates obo Persimmon Homes South East (Judith Ashton)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1231813 Bloomfields obo Fernham Homes
- REP/24748 James Strachan KC & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Atholl Noon/Hannah Atkins (Markides Associates))
- REP/25911 Capel Parish Council
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell)
- REP/299245 Neame Sutton obo B.Yond Strategic (David Neame)

****Note to Participants – The purpose of the Stage 3 hearing sessions is to discuss the Council’s suggested changes to the Plan in response to the Inspector’s Initial Findings, consider material changes in circumstances which have occurred since the previous hearings and assess any new information which is relevant to the soundness of the Plan.***

Participants are invited as required to attend the final session, which will be used to recap all the Main Modifications considered necessary by the Council to make the Plan sound. Participants should note that it is not the purpose of the Stage 3 hearings to repeat sessions from earlier stages of the examination, for example where site allocations have already been heard. Further information can be found in the Inspector’s Examination Guidance Note for Stage 3.

Afternoon Session – 14:00 – 17:00

RESERVE SESSION

Participants

- TWBC

Hearing Day 7: Friday 19 July 2024 (Week 2)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 09:30 – 13:00

RESERVE SESSION

Participants

- TWBC

Afternoon Session – 14:00 – 17:00

RESERVE SESSION

Participants

- TWBC

Hearing Day 8: Wednesday 24 July 2024 (Week 3)

Council Chamber, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Morning Session – 10:00 – 13:00

RESERVE SESSION

Participants

- TWBC

Afternoon Session – 14:00 – 17:00

RESERVE SESSION

Participants

- TWBC