

# **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: 4<sup>th</sup> July 2024**

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# **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 (Danielle Dunn, Bloomfields)
- 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, Barrister (The Barrister Group))
- REP/25911 Capel Parish Council (Simon Bell, Barrister (The Barrister Group) & Cllr Patterson)
- 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/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 Philippa Jackson (Counsel) & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Hannah Atkins (Markides Associates))

## **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 Hawkenbury Allotment Holders' Association (Matter 2 Policy AL/RTW19) (Dr Janet Sturgis/Christine Phillip)
- REP/1231813 Bloomfields obo Fernham Homes (Danielle Dunn, Bloomfields) (Matter 1)
- 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, Barrister (The Barrister Group)) (Matter 1)
- REP/25911 Capel Parish Council (Matter 1) (Simon Bell, Barrister (The Barrister Group) & Cllr Patterson)
- REP/1352191 Nancy Davies (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/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 Philippa Jackson (Counsel) & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Hannah Atkins (Markides Associates))
- REP/1103234 DHA Planning obo Axiom Developments (Matter 2) (Jonathan Buckwell)

- REP/1225605 Alasdair Fraser obo the Green Party (Matter 2)

## **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, Barrister (The Barrister Group) & John Russell (Director of Motion Consultants))
- REP/25911 Capel Parish Council (Cllr Patterson, Simon Bell, Barrister (The Barrister Group) & John Russell (Director of Motion Consultants))
- 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/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 Phillippa Jackson (Counsel), Turnberry obo the Hadlow Estate (Harry Teacher (Landowner/ Paul Roberts/Jonathan Coulson (Turnberry), Hannah Atkins (Markides Associates))
- REP/712512 Raymond Moon

## **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 & Kevin Wilcox)
- REP/1352191 Nancy Davies (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) (Richard Thompson)
- REP/1273580 Gavin Steele (Matter 5 Policy AL/HA5)
- REP/116 Kember Loudon obo Kent Woodware Ltd. (Mike Holmes) (Matter 5 Issue 2)

***\*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 (Cllr Richards/Mr Winser)
- 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 (Danielle Dunn, Bloomfields)
- REP/25587 CPRE Kent (Richard Thompson)
- REP/1351881 Turley obo Taylor Wimpey (Ryan Johnson)
- REP/1234802 Turley obo Bellway Homes (David Murray-Cox)
- Philippa Jackson (Counsel) & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Hannah Atkins (Markides Associates))
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell, Barrister (The Barrister Group))
- 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 1-8

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

### **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 (Matt Kinghan)
- 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)

- Philippa Jackson (Counsel) & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Hannah Atkins (Markides Associates))
- REP/24873 Brenchley & Matfield Parish Council (Cllr Elizabeth Akenhead/Cllr Andrew Dewdney/ Cllr Jonathan Buttery)
- REP/25911 Capel Parish Council (Cllr Patterson, Simon Bell, Barrister (The Barrister Group) & John Russell (Director of Motion Consultants))
- REP/1233098 Save Capel (Stewart Gledhill, Simon Bell, Barrister (The Barrister Group) & John Russell (Director of Motion Consultants))
- REP/1353492 Cranbrook & Sissinghurst PC (Kim Fletcher/Chairman/David Clark, Headmaster Cranbrook Grammar School /David Selby)
- REP/712512 Raymond Moon
- REP/ 1228421 Cllr Kent
- REP/1352256 Stop Over Development of Paddock Wood (Jonathan Easteal)



## **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)
- Philippa Jackson (Counsel) & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Hannah Atkins (Markides Associates))
- REP/24873 Brenchley and Matfield Parish Council (Cllr Elizabeth Akenhead/Cllr Andrew Dewdney/ Cllr Jonathan Buttery)
- REP/25911 Capel Parish Council (Cllr Patterson & John Russell (Director of Motion Consultants))
- REP/1233098 Save Capel (Stewart Gledhill & John Russell (Director of Motion Consultants))

### **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
- Philippa Jackson (Counsel) & Turnberry obo the Hadlow Estate (Harry Teacher (Landowner), Paul Roberts/Jonathan Coulson (Turnberry), Hannah Atkins (Markides Associates))
- REP/980261 Gleeson Land Ltd. (Issue 2) (Peter Rawlinson)
- REP/25911 Capel Parish Council (Cllr Patterson, Simon Bell, Barrister (The Barrister Group))
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell, Barrister (The Barrister Group))
- REP/1352191 Nancy Davies (Issue 1)
- REP/1231813 Bloomfields obo Fernham Homes (Danielle Dunn, Bloomfields)

## **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/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 (Cllr Patterson, Simon Bell, Barrister (The Barrister Group))
- REP/1233098 Save Capel (Stewart Gledhill & Simon Bell, Barrister (The Barrister Group))
- 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-**

#### **Matter 9-Other Matters**

- 1) Matter 9 Issue 5
  - AL/RTW16- Land to the West of Eridge Road at Spratsbrook Farm

#### **Participants**

- TWBC
- REP/1352204 Residents Against Ramslye Development (Emma Lester, Mike Vos & Adrian Thorne)
- REP/1101983 David Maher obo Dandara South East

### **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**

#### **Matter 8 - Meeting Housing Needs**

1) Matter 8 Issues 1-3 Continued Discussion from 20<sup>th</sup> June afternoon session.

- Housing Requirement and Meeting Housing Needs
- Five-Year Housing Land Supply

#### **Participants**

- TWBC & TBC

### **Afternoon Session – 14:00 – 17:00**

#### **Reserve Session**

#### **Participants**

- TWBC & TBC