

Bayford House
Queen Street
Sandhurst
Cranbrook
Kent
TN18 5HR

8th June 2022

Dear Mr Birkinshaw

Re: Matter 7 Issue 5 – Sandhurst (Policy PSTR/SA1)

This Hearing Statement to the emerging Tunbridge Wells Local Plan 2020-2038 relates to the allocation at AL/SA2 of the Local Plan, which concerns the land at Sharps Hill Farm, Queen Street, Sandhurst, Cranbrook, Kent TN18 5HR. The site is proposed to be allocated for residential development within Tunbridge Wells Council's emerging Local Plan.

We are residents of Bayford House, Queen Street, Sandhurst, Kent TN18 5HR a grade II listed farmhouse and live within 50 metres of allocation AL/SA2. We submitted a Regulation 19 Representation in June 2021, which objected the Council's overall strategy for Sandhurst, and, to the proposed allocation at AL/SA2.

It remains our position that the Local Plan is unsound as it has not been positively prepared, will not be effective, is not justified and is inconsistent with national policy. With respect to the proposed allocation at AL/SA2, this has ignored recent and pertinent evidence in the form of a decision by a Planning Inspector on 5th November 2021 to reject an outline application to develop this site for up to 16 units.

Firstly, we reiterate all the points relating to the proposed local plan which we made when we submitted our comments in June 2021.

Secondly, since that date, an appeal against the decision by TWBC to reject planning application number 19/01493/OUT was lodged by Jarvis Homes. The appeal was DISMISSED by the Planning Inspector on 5th November 2021.

The Planning Inspector stated:

The main issue is the effect of the proposed development on the character and appearance of the area with particular respect to:

- 1) The countryside setting and the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty (AONB)**
- 2) The setting of nearby heritage assets including the Sandhurst Conservation Area (CA), Grade II listed Bayford House and the non-designated heritage asset Sharps Hill Oast.**

Furthermore, the Planning Inspector said 'the proposal would not accord with the development plan and there are no other considerations, including the provisions of the Framework, to indicate that the appeal should be determined otherwise. Therefore, for the reasons given above, I conclude that the appeal should be dismissed.'

As the application to develop 16 units was rejected by Tunbridge Wells Borough Council on 5th February 2021 and subsequently dismissed at appeal on 5th November 2021 it is evident that the site is not suitable for development and should be removed from the draft local plan with immediate effect.

We do not see the point of having a listing system for our country's heritage assets if this is not going to be upheld by restricting development in their immediate vicinity

Yours sincerely

Kevin & Joanne Tucker