

Examination of the Tunbridge Wells Borough Local Plan

Examination Hearing Programme Stage 2

Matthew Birkinshaw BA(Hons) Msc MRTPI

Inspector appointed by the Secretary of State

Date: 21 January 2022

Hearing Day 4: Thursday 24 March 2022 (Week 2)

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

Matter 2 – Housing and Employment Needs (Policy STR1)

Morning Session – 10:00 – 13:00

- 1) Matter 2 Issue 1 – Housing Needs and the Housing Requirement
- 2) Matter 2 Issue 2 – Affordable Housing Needs

Participants

- TBC

Afternoon Session – 14.00 – 17:30

Matter 2 Issue 3 – Employment Needs

Participants

- TBC

Hearing Day 5: Tuesday 29 March 2022 (Week 3)

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

Matter 3 – Spatial Strategy and Distribution of Development (Policies STR1, STR3, STR9 and STR10)

Morning Session – 10:00 – 13:00

- 1) Matter 3 Issue 1 – Spatial Strategy
- 2) Matter 3 Issue 2 – Distribution of Development
- 3) Matter 3 Issue 3 – Limits to Built Development
- 4) Matter 3 Issue 4 – Management of Development in the Green Belt

Afternoon Session – 14.00 – 17:30

- 1) Matter 3 Issue 1 – Spatial Strategy
- 2) Matter 3 Issue 2 – Distribution of Development
- 3) Matter 3 Issue 3 – Limits to Built Development
- 4) Matter 3 Issue 4 – Management of Development in the Green Belt continued...

Participants

- TBC

Hearing Day 6: Wednesday 30 March 2022 (Week 3)

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

Matter 4 – Principle of Green Belt Release

Matter 5 – Site Selection Methodology

Morning Session – 09:30 – 13:00

- 1) Matter 4 Issue 1 – Principle of Green Belt Release
- 2) Matter 4 Issue 2 – Green Belt Review Methodology
- 3) Matter 4 Issue 3 – Exceptional Circumstances

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 4) Matter 5 Issue 1 – Site Selection Methodology

Participants

- TBC

Note to Participants – Hearing Day 5 (morning session) will consider the principle of Green Belt release and the methodology used to inform the Plan. Individual sites will then be discussed at the relevant site allocation sessions that follow.

Hearing Day 7: Thursday 31 March 2022 (Week 3)

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

Matter 6 – Strategic Sites (Policies STR/SS1, STR/SS2, STR/SS3, STR/PW1 and STR/CA1)

Morning Session – 09:30 – 13:00

- 1) Matter 6 Issue 1 – Tudeley Village (Policy STR/SS3)

Afternoon Session – 14.00 – 17:30

- 2) Matter 6 Issue 1 – Tudeley Village (Policy STR/SS3) continued...
- 3) Matter 6 Issue 2 – Five Oak Green (Policy STR/CA1)

Participants

- TBC

Hearing Day 8: Friday 1 April 2022 (Week 3)

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

Matter 6 - Strategic Sites (Policies STR/SS1, STR/SS2, STR/SS3, STR/PW1 and STR/CA1)

Morning Session – 10:00 – 13:00

- 1) Matter 6 Issue 3 – Paddock Wood and East Capel (Policy STR/SS1)

Afternoon Session – 14.00 – 17:30

- 2) Matter 6 Issue 3 – Paddock Wood and East Capel (Policy STR/SS1) continued...
- 3) Matter 6 Issue 4 – Paddock Wood Town Centre (Policy STR/SS2)
- 4) Matter 6 Issue 5 – Land at Mascalls Farm and Paddock Wood Parish (Policies AL/PW1 and STR/PW1))

Participants

- TBC

Hearing Day 9: Tuesday 19 April 2022 (Week 4)

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

Reserve Session (Morning Only) and Matter 7 – Residential Site Allocations

Morning Session – 10:00 – 13:00

1) RESERVE SESSION

- IF REQUIRED

Participants

- TBC

Afternoon Session – 14.00 – 17:30

1) Matter 7 Issue 1 – Royal Tunbridge Wells and Southborough (Policies STR/RTW1 and STR/SO1)

- Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down (Policy AL/RTW12)
- Turners Pie Factory, Broadwater Lane (Policy AL/RTW13)
- Land West of Eridge Road and Spratsbrook Farm (Policy AL/RTW16)
- Speldhurst Road Former Allotments (Policy AL/SO1)
- Land at Baldwins Lane (Policy AL/SO3)

Participants

- TBC

Hearing Day 10: Wednesday 20 April 2022 (Week 4)

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

Matter 7 – Residential Site Allocations

Morning Session – 09:30 – 13:00

- 2) Matter 7 Issue 1 – Royal Tunbridge Wells and Southborough (Policies STR/RTW1 and STR/SO1) continued...
- Land at Lifestyle Ford/Mount Ephraim/Culverden Street/Rock Villa Road (Policy AL/RTW3)
 - Land at 33-46 St John's Road (Policy AL/RTW4)
 - Land South of Speldhurst Road and West of Reynolds Lane (Policy AL/RTW5)
 - Land at 202 and 230 Upper Grosvenor Road (Policy AL/RTW6)
 - Former Gas Works, Sandhurst Road (Policy AL/RTW7)
 - Land at Beechwood Sacred Heart School (Policy AL/RTW9)
 - Montacute Gardens (Policy AL/RTW10)
 - Former Plant & Tool Hire, Eridge Road (Policy AL/RTW11)

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 3) Matter 7 Issue 1 – Royal Tunbridge Wells and Southborough (Policies STR/RTW1 and STR/SO1) continued...
- Land North of Hawkenbury Recreation Ground (Policy AL/RTW19)
 - Land at Culverden Stadium (Policy AL/RTW20)
 - Land at Colebrook Sports Field, Liptraps Lane (Policy AL/RTW21)
 - Land at Bayham Sports Field West (Policy AL/RTW22)
 - Land adjacent to the Rusthall Recreation Ground, Southwood Road, Speldhurst (Policy AL/SP2)

Participants

- TBC

Hearing Day 11: Thursday 21 April 2022 (Week 4)

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

Matter 7 – Residential Site Allocations

Morning Session – 09:30 – 13:00

- 4) Matter 7 Issue 2 – Pembury (Policy PSTR/PE1)
- Land Rear of High Street and West of Chalket Lane (Policy AL/PE1)
 - Land at Hubbles Farm and South of Hastings Road (Policy AL/PE2)
 - Land North of the A21 and South and West of Hastings Road (Policy AL/PE3)
 - Land at Downingbury Farm, Maidstone Road (Policy AL/PE4)
 - Land at Sturgeons fronting Henwood Green Road (Policy AL/PE5)
 - Woodsgate Corner (Policy AL/PE6)
 - Land at Cornford Court, Cornford Lane (Policy AL/PE7)
 - Owlsnest, Tonbridge Road (Policy AL/PE8)

Afternoon Session – 14.00 – 17:30

- 5) Matter 7 Issue 2 – Pembury (Policy PSTR/PE1) continued...

Participants

- TBC

Hearing Day 12: Friday 22 April 2022 (Week 4)

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

Matter 7 – Residential Site Allocations

Morning Session – 09:30 – 13:00

- 6) Matter 7 Issue 3 – Lamberhurst (Policy PSTR/LA1)
- 7) Matter 7 Issue 4 – Rusthall (Policy PSTR/RU1)
- 8) Matter 7 Issue 5 – Sandhurst (Policy PSTR/SA1)
- 9) Matter 7 Issue 6 – Speldhurst (Policy PSTR/SP1)
 - Land West of Spray Hill (Policy AL/LA1)
 - Lifestyle Motor Europe, Langton Road (Policy AL/RU1)
 - Land at Sayville, Rye Road and Marsh Quarter Lane, Sandhurst (Policy AL/SA1)
 - Sharps Hill Farm, Queen Street (Policy AL/SA2)
 - Land West of Langton Road and South of Ferbies (Policy AL/SP1)

Participants

- TBC

Afternoon Session – 14.00 – 17:30

10) RESERVE SESSION

- IF REQUIRED

Participants

- TBC

Hearing Day 13: Tuesday 3 May 2022 (Week 5)

Virtual – ‘Zoom’

Matter 7 – Residential Site Allocations

Morning Session – 10:00 – 13:00

11) Matter 7 Issue 7 – Cranbrook and Sissinghurst (Policy STR/CRS1)

- Land at Brick Kiln Farm (Policy AL/CRS1)
- Land south of Corn Hall, Crane Valley (Policy AL/CRS2)
- Turnden Farm, Hartley Road (Policy AL/CRS3)
- Land South of The Street (Policy AL/CRS6)
- Land on the corner of Frittenden Road and Common Road (Policy AL/CRS7)

Participants

- TBC

Afternoon Session – 14.00 – 17:30

12) Matter 7 Issue 8 – Hawkhurst (Policy STR/HA1)

13) Matter 7 Issue 9 – Benenden (Policy PSTR/BE1)

- Land at the White House, Highgate Hill (Policy AL/HA1)
- Brook House, Cranbrook Road (Policy AL/HA2)
- Former Springfield Nurseries, Cranbrook Road (Policy AL/HA3)
- Land off Copthall Avenue and Highgate Hill (Policy AL/HA4)
- Land adjacent to New Pond Road (known as Uphill) (Policy AL/BE1)
- Feoffee Cottages and Land, Walkhurst Road (Policy AL/BE2)
- Land at Benenden Hospital – South of Goddards Green Road (Policy AL/BE3)
- Land at Benenden Hospital – North of Goddards Green Road (Policy AL/BE4)

Participants

- TBC

Hearing Day 14: Wednesday 4 May 2022 (Week 5)

Virtual – ‘Zoom’

Matter 7 – Residential Site Allocations

Morning Session – 09:30 – 13:00

14) Matter 7 Issue 10 – Brenchley and Matfield (Policy PSTR/BM1)

15) Matter 7 Issue 11 – Frittenden (Policy PSTR/FR1)

16) Matter 7 Issue 12 – Goudhurst (Policy PSTR/GO1)

- Land at Brenchley Road, Coppers Lane and Maidstone Road (Policy AL/BM1)
- Land at Maidstone Road (Policy AL/BM2)
- Land at Cranbrook Road, Frittenden (Policy AL/FR1)
- Land East of Balcombes Hill / Adjacent to Tiddymotts Lane (Policy AL/GO1)
- Land at Triggs Farm, Cranbrook Road (Policy AL/GO2)

Participants

- TBC

Afternoon Session – 14.00 – 17:30

17) Matter 7 Issue 13 – Horsmonden (PSTR/HO1)

- Land adjacent to Furnace Lane and Gibbet Lane (Policy AL/HO1)
- Land South of Brenchley Road and West of Fromandez Drive (Policy AL/HO2)
- Land East of Horsmonden (Policy AL/HO3)

Participants

- TBC

Hearing Day 15: Thursday 5 May 2022 (Week 5)

Virtual – ‘Zoom’

Matter 8 – Meeting Housing Needs (Policies H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11 and H12)

Morning Session – 09:30 – 13:00

- 1) Matter 8 Issue 1 – Housing Mix
- 2) Matter 8 Issue 2 – Housing Density
- 3) Matter 8 Issue 3 – Affordable Housing
- 4) Matter 8 Issue 4 – Estate Regeneration
- 5) Matter 8 Issue 5 – Rural Exception Sites

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 6) Matter 8 Issue 6 – Housing for Older People and People with Disabilities
- 7) Matter 8 Issue 7 – Rural Workers’ Dwellings
- 8) Matter 8 Issue 8 – Self-Build and Custom Housebuilding
- 9) Matter 8 Issue 9 – Replacement Dwellings
- 10) Matter 8 Issue 10 – Residential Extensions, Alterations, Outbuildings and Annexes

Participants

- TBC

Hearing Day 16: Friday 6 May 2022 (Week 5)

Virtual – 'Zoom'

Matter 8 – Meeting Housing Needs (Policies H1, H2, H3, H4, H5, H6, H7, H8, H9 and H10) continued... and

Matter 9 – Housing Land Supply

Morning Session – 09:30 – 13:00

- 1) Matter 9 Issue 1 – Total Housing Supply
- 2) Matter 9 Issue 2 – Five Year Housing Land Supply

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 1) Matter 8 Issue 11 – Accommodation for Gypsies and Travellers

Participants

- TBC

Hearing Day 17: Monday 23 May 2022 (Week 6)

Virtual – ‘Zoom’

Matter 10 – Employment, Economic Development and Infrastructure (Policies STR5, ED1, ED2, ED3, ED4, ED5, ED6, ED7, ED8, and ED12)

Morning Session – 09:30 – 13:00

- 1) Matter 10 Issue 1 – Key Employment Areas
- 2) Matter 10 Issue 2 – Employment Site Allocations
 - Land adjacent to Longfield Road, Tunbridge Wells (Policy AL/RTW17)
 - Land east of Maidstone Road, Paddock Wood (Policy STR/SS1)
 - Land east of Transfesa Road, Paddock Wood (Policy STR/SS1)
 - Hawkhurst Station Business Park (Policy AL/HA7)
 - Limes Grove (March’s Field), Gill’s Green (Policy AL/HA8)
- 3) Matter 10 Issue 3 – Retention of Existing Employment Sites and Buildings

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 4) Matter 10 Issue 4 – Infrastructure, Local Services and Facilities
 - TN2 Centre, Greggs Wood Road (Policy AL/RTW8)
 - Land North of Birchfield Grove, Hawkhurst (Policy AL/HA5)
 - King George V Playing Fields, The Moor (Policy AL/HA6)
 - Cranbrook School (Policy AL/CRS4)
- 5) Matter 10 Issue 5 - Digital Communications
- 6) Matter 10 Issue 6 – Rural Development and Diversification
- 7) Matter 10 Issue 7 – Tourist Accommodation and Attractions
 - Land at Mabledon House, Southborough (Policy AL/SO1)
 - Sissinghurst Castle Garden (Policy AL/CRS5)

Participants

- TBC

Hearing Day 18: Tuesday 24 May 2022 (Week 6)

Virtual – ‘Zoom’

Matter 11 – Retail, Town Centres and Community Facilities (Policies STR/RTW1, ED8, ED9, ED10 and EN6)

Matter 12 – Transport Infrastructure (Policies STR6, TP1, TP2, TP3, TP4, TP5 and TP6)

Morning Session – 09:30 – 13:00

- 1) Matter 11 Issue 1 – Town Centre Hierarchy
- 2) Matter 11 Issue 2 – Managing Vitality and Viability
- 3) Matter 11 Issue 3 – Primary Shopping Areas and Retail Frontages
- 4) Matter 11 Issue 4 – Commercial and Mixed-Use Site Allocations
 - Land at the Auction House, Linden Park Road (Policy AL/RTW2)
 - Land at Tunbridge Wells Garden Centre (Policy AL/RTW14)
 - Former Cinema Site, Mount Pleasant Road, Tunbridge Wells (Policy AL/RTW1)
 - Land at Showfields Road and Rowan Tree Road, Tunbridge Wells (Policy AL/RTW15)

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 1) Matter 12 Issue 1 – Effects of Local Plan Growth
- 2) Matter 12 Issue 2 – Transport and Accessibility
- 3) Matter 12 Issue 3 – Parking Standards and Public Car Parks
- 4) Matter 12 Issue 4 – Safeguarded Infrastructure

Participants

- TBC

Hearing Day 19: Wednesday 25 May 2022 (Week 6)

Virtual – 'Zoom'

Matter 13 – Landscape, Local Green Space and Open Space, Sport and Recreation (Policies STR8, EN8, EN15, EN16, EN17, EN18, EN19, OSSR1 and OSSR2)

Morning Session – 09:30 – 13:00

- 1) Matter 13 Issue 1 – Landscape within the Built Environment
- 2) Matter 13 Issue 2 – Arcadian Areas
- 3) Matter 13 Issue 3 – Rural Landscape and Dark Skies
- 4) Matter 13 Issue 4 – The High Weald Area of Outstanding Natural Beauty ('AONB')

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 1) Matter 13 Issue 5 – Local Green Space
- 2) Matter 13 Issue 6 – Retention and Provision of Open Space

Participants

- TBC

Hearing Day 20: Thursday 26 May 2022 (Week 6)

Virtual – ‘Zoom’

Matter 14 – Sustainable Design and Heritage and Conservation (Policies STR2, STR4, STR7, EN1, EN2, EN3, EN4, EN5 and EN7) and

Matter 15 – The Natural Environment (Policies EN9, EN10, EN12, EN13, EN14, EN20, EN21, EN22, EN23, EN24, EN25, EN26, EN27 and EN28)

Morning Session – 09:30 – 13:00

- 1) Matter 14 Issue 1 – Design and Design Standards
- 2) Matter 14 Issue 2 – Climate Change Mitigation and Adaptation
- 3) Matter 14 Issue 3 – Heritage and Conservation
- 4) Matter 14 Issue 4 – Advertisements

Participants

- TBC

Afternoon Session – 14.00 – 17:30

- 1) Matter 15 Issue 1 – Biodiversity Net Gain
- 2) Matter 15 Issue 2 – Environmental Protection
- 3) Matter 15 Issue 3 – Biomass and Renewable Technology
 - Land at the Former North Farm Landfill Site/North Farm Industrial Estate (Policy AL/RTW18)
- 4) Matter 15 Issue 4 – Water and Flood Risk

Participants

- TBC

Hearing Day 21: Friday 27 May 2022 (Week 6)

Virtual – 'Zoom'

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

- IF REQUIRED

Participants

- TBC

Afternoon Session – 14.00 – 17:30

2) RESERVE SESSION

- IF REQUIRED

Participants

- TBC