



AGENDA

Tunbridge Wells Local Plan Examination

Hearing Day 7 – Tuesday 14 June 2022 – 10.00am

Matter 6 (Strategic Sites)

Issues 1-2 Tudeley Village and Five Oak Green

1) Inspector’s Introduction and Procedural Matters

2) Green Belt

- The effect of the proposed development on the Green Belt and the purposes of including land within it, including any cumulative impacts.
- Whether or not exceptional circumstances exist to justify amending the Green Belt boundary and the factors taken into account.

3) Proposed Mix of Uses

- Whether or not it is clear to decision-makers, developers and the local community what mix of uses will be expected on site and when they will be provided, including the indicative scale, amount and location of new development.

4) Highways

- Whether or not the extent of the area modelled in the supporting evidence is appropriate and justified.
- Whether there are differences between the traffic generation rates used in the Transport Assessment (Core Document CD 3.114) and the Transport Assessment Addendum 2 (Post-Submission Document PS_023)? If so, what are the reasons for this and are the conclusions and recommended mitigation measures justified?
- The effect of the proposed development (including cumulative impacts of Local Plan growth) on the highway network, having particular regard to the B2017, the B2017/A26 junction and Tonbridge Town Centre.
- Whether or not Tudeley Village is a location that can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes.

5) Viability and Deliverability

- Whether or not the proposed development is likely to be viable, having particular regard to necessary highway mitigation, such as the Five Oak Green bypass.

6) Landscape and Heritage

- The effect of the proposed development on the landscape character of the area, including the setting of the High Weald AONB.
- The effect of the proposed development on designated heritage assets, having particular regard to the setting of the Grade I listed Church of All Saints and Grade I listed Somerhill.