

Planning Policy Team
Tunbridge Wells Borough Council
Town Hall Mount Pleasant Road
Tunbridge Wells
Kent
TN1 1RS

Our ref: KT/2006/000284/OR-
30/PO1-L01

Your ref:

Date: 21 May 2025

Dear Planning Policy Team

Regulation 16 representations on the Sandhurst Neighbourhood Development Plan

Thank you for consulting us on the Sandhurst Neighbourhood Development Plan 2024 to 2038.

Flood Risk Comments

There are areas within the Northern and Southern sections of the Sandhurst Parish Area within Flood Zones 2 or 3. No new development had been proposed in these areas in the Sandhurst Neighbourhood Development Plan 2024 to 2038, submission version April 2025. The surface water flood risk has been identified correctly as a key issue in the parish area and mitigation measures have been included in the plan's policies. We welcome the importance given within the plan to avoid developments in areas of high flood risk in Sandhurst Parish and the inclusion of flood mitigation measures in the plan to ensure that flood risk can be wisely managed and not made worse.

Groundwater Quality Comments

We attach our Neighbourhood Plan Advice Note which covers advice and guidance on groundwater quality for Neighbourhood Plans which we strongly recommend should be considered and where appropriate included in this plan.

Please do not hesitate to contact me with any queries relating to our response.

Yours sincerely

**Mrs Eleri Randall
Planning Specialist**

Direct e-mail KSLplanning@environment-agency.gov.uk