

Tunbridge Wells Local Plan Examination - Revised Stage 2 Hearings

STR/SS1 – Regarding specifically Land East of Maidstone Road (Northern Quadrant)

Q1. For each site, how has the scale of proposed development been determined and is it appropriate and justified in this location?

Q1 – The extent of land proposed within the portion north of Lucks Lane is that which has been submitted for consideration through the previous Consultation phases. The land is within a single ownership and control. All of the land has frontage to Maidstone Road and Lucks Lane to which there is an existing established access. The land has previously been used for agriculture and for intermittent rural auction sales. The area of land is commensurate with a proposed development provisionally considered by the Environment Agency as agreeable on this portion which overall extends to 6.1 hectares offering the potential of 9,300 sq metres (1,000 sq ft) built footprint. The balance of the land will be given over to circulation space and the necessary swales, flood retention measures, wetlands and Biodiversity Net Gain area.

Q2. Is it sufficiently clear to decision-makers, developers and local communities the type and amount of development proposed on each site?

Q2 – Determination as to the area of development has been explored with the Environment Agency. The Masterplan indicates the overall concept. The detailed design proposals are yet to be discussed with the Local Planning Authority as we are awaiting a “workshop meeting” to discuss provisionally design ideas linked with the land identified to the south of Lucks Lane where the promoter/land owners are further advanced, having conducted to the best of our knowledge pre-application enquiry with the Local Authority’s Planning Department.

Q3. How will each site be delivered? Will they be tied to the delivery of new housing or developed individually?

Q3 – The land owners to the north are in discussion with the land owners to the south with regard to joint services, in particular shared responsibility for access improvements to Lucks Lane, Maidstone Road where there is general accord as to shared responsibilities.

Q4. How will the proposed employment sites include pedestrian links from the proposed new areas of housing, as required by Policy STR/SS1? (especially land east of Transfesa Road)

Q4 – The principle of pedestrian linkage will follow that outlined within the Masterplan by the Consultants advising the Local Authority. The principle is to have linkage to the portion of Lucks Lane to the east which will have control/restricted vehicular access affording opportunity for cycle pedestrian safe access.



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On behalf of Lambert & Foster Ltd

10th June 2022