
**Stage 3 of the Examination of the Submitted
Tunbridge Wells Borough Local Plan**

STATEMENT FOR:

MATTER 3 – THE STRATEGY FOR TUDELEY VILLAGE

WRITTEN STATEMENT

Prepared by:

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On behalf of:

Castle Hill Developments Ltd

May 2024

WBP Ref: 8092



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CONTEXT AND BACKGROUND

- 1.1. This Statement has been prepared by Woolf Bond Planning Ltd on behalf of Castle Hill Developments Ltd (“CHD”), and addresses several questions posed for Matter 3 of the Hearing Sessions as set out in the Inspector’s Matters and Issues for the Third Stage of the Examination.

- 1.2. In setting out our response, we continue to rely upon the content of the detailed representations submitted on behalf of CHD in response to the Regulation 19 consultation on the Draft Local Plan in June 2021, alongside the subsequent response submitted to the Proposed Modifications in January 2024.

- 1.4. This Statement amplifies our Regulation 19 representations together with those provided on the Proposed Modifications and details further responses to a number of the specific questions raised by the Inspector in his third stage of the examination of the Local Plan.

MATTER 3: THE STRATEGY FOR TUDELEY VILLAGE

Issue 4 – Meeting Future Housing Needs

Q1. The Council's suggested changes to the Plan include a commitment to an early review. Should the suggested early review of the Plan also include reference to Tudeley Village, either as a future development option or broad locations for growth?

- 2.1 No. As indicated in the written statement of CDH on issue 3 in matter 1 of the stage 3 hearings, the early review should consider all options. It should not prejudge this process by making reference to the option of Tudeley Village either as a future development option or broad location for growth. If it was, then land north of Royal Tunbridge Wells should be referenced too.
- 2.2 The written statement of CDH to question 3 of issue 3 in Matter 1 of the Stage 3 hearings highlights that the implementation of the allocations will have an influence on the consideration of future schemes around the borough. This is illustrated by the changing context for the Castle Hill site to the north of Tunbridge Wells following the imminent implementation of the major industrial/warehousing development permitted on the land off Kingstanding Way¹.
- 2.3 It is not considered that the Plan should include any reference to Tudeley Village as a potential option or broad location for growth given that this pre-empts the essential re-appraisal necessary to inform the early review of the Plan. As indicated above, the implementation of schemes and allocations of the still emerging plan i.e – the employment scheme off Kingstanding Way referenced above) will be an important consideration of the suitability of future sites.

¹ See appendices 11 (Planning Committee Report) and 12 (Decision Notice) submitted with the original representations to the Draft Submission Plan by CHD.

Issue 5 – Exceptional Circumstances

Q1. Do the exceptional circumstances exist to alter the Green Belt boundary in this location, having regard to paragraphs 140 – 143 of the Framework?

- 2.4 No exceptional circumstances exist to alter the Green Belt boundary at Tudeley Village. This is confirmed in our written and verbal representations made earlier in the EIP process and endorsed by the Inspector’s initial findings that have generated the Main Modifications. There are no grounds to revise this step.

Q2. Are the Council’s suggested Main Modifications necessary to make the submitted Plan sound?

- 2.5 With our suggested additions/amendments to Policy STR1², then yes.

² See our Statement submitted for Matter 1, paragraph 2.21.