

# Examination of the Tunbridge Wells Borough Local Plan

## **Tunbridge Wells Borough Council Note Requested by the Inspector**

**Local Plan Examination Note for Inspector  
in response to Action Point 17 regarding  
Policy AL/GO1: Land east of Balcombes Hill/  
Adjacent to Tiddymotts Lane and AL/GO2:  
Land at Triggs Farm, Cranbrook Road**

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# 1.0 Introduction

- 1.1 During the Hearing Sessions on the Tunbridge Wells Borough Local Plan, the Inspector asked the Council to prepare a number of Notes on “Action Points”, essentially to clarify its position on certain matters that were discussed.
- 1.2 This Note relates to Action Point 17 relating to Matter 7, Issue 12 Goudhurst, specifically Policy AL/GO1 Land east of Balcombes Hill/Adjacent to Tiddymotts Lane, and for Policy AL/GO2 Land at Triggs Farm, Cranbrook Road. It follows the hearing session held on Tuesday 5<sup>th</sup> July, at which the Inspector queried whether the consented schemes at both sites were required as part of the relevant s106 agreement to provide contributions towards a doctor’s surgery.

## 2.0 Allocation AL/GO1 Land east of Balcombes Hill/Adjacent to Tiddymotts Lane

- 2.1 Through Policy AL/GO1, this site is proposed to be allocated in the Submission Local Plan for residential development providing approximately 14 dwellings. The site already has the benefit of a full planning permission, for the erection of 14 dwellings with associated infrastructure and landscaping, granted on 20<sup>th</sup> December 2019 by planning application reference 19/00280/Full.
- 2.2 The associated s106 agreement for the planning approval relating to Policy AL/GO1 does not include an obligation requiring a developer to pay a financial contribution towards a doctor’s surgery. The Kent and Medway Clinical Commissioning Group (CCG) did not request any contributions towards medical services which cover Goudhurst parish during the consideration of the outline planning application.

## 3.0 Allocation GO2 Land at Triggs Farm, Cranbrook Road

- 3.1 Policy AL/GO2 Land at Triggs Farm, Cranbrook Road, proposed to be allocated in the Submission Local Plan for residential development providing approximately 12 (11 net dwellings) already benefits from planning consent. This was granted on appeal, which allowed an outline planning permission for the erection of 11 (net) dwellings and new access road (planning reference 17/02765/OUT), on 18<sup>th</sup> January 2019. This permission was subsequently amended by a further planning application (21/02855/FULL) which sought Variation of Condition (4) (Internal Road Configuration Drawings) of the outline consent, reference 17/02765/OUT. It sought to amend condition (4) to read: *'The development hereby permitted shall be carried out in accordance with the following approved plans: 15679 H-01 Rev P2 & DHA/11357/21'*. This was granted on 24<sup>th</sup> November 2021.
- 3.2 More recently, a reserved matters application, planning reference 22/00159/REM was approved on 31<sup>st</sup> March 2022, for the demolition of the property known as Kestral, Cranbrook Road, and erection of a new access road and 12 detached dwellings.
- 3.3 The associated s106 agreement for the outline planning approval relating to Policy AL/GO2 granted in January 2019 does not include an obligation seeking a developer contribution towards a doctor's surgery. The Kent and Medway Clinical Commissioning Group (CCG) did not request any contributions towards medical services which cover Goudhurst parish during the consideration of the outline planning application.

## 4.0 Infrastructure Delivery Plan

- 4.1 The most recent Infrastructure Delivery Plan (IDP) [CD 3.142] confirms that Goudhurst is included within the Kent and Medway Clinical Commissioning Group (CCG) 'Horsmonden/Lamberhurst/Matfield/Goudhurst/Brenchley' area. Strategically, the delivery of services from a single site for the practice population is something that the CCG will be considering in more detail. To achieve this, the

CCG has highlighted that an allocation or safeguarding of land for a doctors practice in Horsmonden may be required to ensure delivery of required infrastructure. Land has been safeguarded for this as part of the site allocation at Land to the East of Horsmonden (Policy AL/HO3). However, it is important to note that a more detailed discussion and assessment is required in this area.

4.2 Specifically, in relation to Goudhurst, the IDP identifies that 'The Old Parsonage' Surgery is an existing practice that serves Goudhurst. While the CCG has not identified the need for a new premise here, it is expected that contributions will be required towards 'The Old Parsonage' Surgery at Goudhurst (improvements/reconfiguration, etc) or another practice within the area if appropriate, in order to mitigate the impact of development. This requirement is included at para 5.541 of the Submission Local Plan and secured by the policy wording criterion 4a of the strategic policy for Goudhurst Parish, Policy PSTR/GO1.

4.3 In the future proposals in the parish of Goudhurst will be assessed against all relevant policies of the Local Plan, including the strategic policy for Goudhurst Parish, Policy PSTR/GO 1. As discussed at the hearing session on the 5<sup>th</sup> July, criterion 4 of Policy PSTR/GO 1 sets out matters for which developer contributions would be sought, which under point 4a includes medical facilities that cover Goudhurst parish. The Council considers that this policy requirement is sufficient to ensure development contributions towards health provision, since it applies to both future windfall developments and, importantly, any alternative proposals that might come forward on the two allocated sites, AL/GO1 and AL/GO2 if the schemes already consented do not come forward. The policy requirement is considered to be appropriate having regards to the representation to the Regulation 19 Pre-Submission Local Plan consultation submitted by the CCG, and is also reflected by the signed Statement of Common Ground with the CCG, dated September 2021.

4.4 In relation to the current planning approvals on the two site allocations, AL/GO1 and AL/GO2, it is notable that the previous IDP, August 2019 did not set out a need for developer contributions towards medical facilities at 'The Old Parsonage'

Surgery. This is a more recent requirement reflected in the most recent IDP and policy requirements set out in Policy PSTR/GO1 of the Submission Local Plan.

## 5.0 Summary and Conclusion

- 5.1 Planning applications relating to both Site AL/GO 1 and AL/GO 2 were granted planning permission in advance of publication of the Regulation 19 version of the Local Plan (the Pre Submission Local Plan) and in the case of AL/GO2 before publication of the Regulation 18 Plan. The Kent and Medway Clinical Commissioning Group (CCG) did not request any contributions towards medical services which cover Goudhurst parish during the consideration of the either planning application covering AL/GO 1 and AL/GO 2, and a need for such contributions was not, at that time, identified in the IDP dated August 2019, supporting the Regulation 18 Draft Local Plan.
- 5.2 However, it should be noted that Policy PSTR/GO 1: The Strategy for Goudhurst parish refers to seeking developer contributions towards “*medical facilities that cover Goudhurst parish (to be used towards improvements/ reconfiguration of existing medical facilities or towards new premises providing medical facilities)*” (criterion 4a). This reflects the most recent IDP and advice from the CCG, as reflected in the Statement of Common Ground between the Council and the CCG, following its representation to the Regulation 19 Pre-Submission Local Plan consultation. Therefore, this Policy ensures that any future planning applications within the parish will be determined against this requirement, including any new applications covering the allocation sites, or indeed, any windfall development within the parish.