

Examination of the Tunbridge Wells Borough Local Plan

Examination Hearing Programme Stage 2 – Revised

Matthew Birkinshaw BA(Hons) Msc MRTPI

Inspector appointed by the Secretary of State

Date: 13 May 2022

Hearing Day 4: Wednesday 25 May 2022

Committee Room A and B, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Matter 2 – Housing and Employment Needs (Policy STR1)

Morning Session – 10:00 – 13:00

- 1) Matter 2 Issue 1 – Housing Needs and the Housing Requirement
- 2) Matter 2 Issue 2 – Affordable Housing Needs

Participants

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issue 1) (Katherine Miles, Pro Vision)
- REP/1234727 Turley obo Taylor Wimpey (Ryan Johnson, Turley) (Issues 1-2)
- REP/24920 Home Builders Federation (Mark Behrendt, HBF)
- REP/1234802 Turley obo Bellway Homes Strategic (Issues 1 & 2) (David Murray-Cox, Turley)
- REP/1273919 Phase 2 obo Rosconn Strategic Land
- REP/24757 Barton Willmore obo Crest Nicholson (Jane Piper, BW)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (Issues 1 & 2) (Adam Kindred/David Maher)
- REP/631830 Royal Tunbridge Wells Town Forum (Issue 1 & 2) (Mark Booker)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments (Issue 1)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issues 1 & 2) (Troy Hayes)
- REP/1233098 Save Capel (James Neil, Counsel & Stewart Gledhill, Save Capel)
- REP/921258, REP/1274394-Neame Sutton obo Rydon Homes (Issue 1) (David Neame, Neame Sutton)
- REP/1231020 Peter Avgherinos (Issue 1)
- REP/1230262 CPRE Kent (Issue 1)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East

Afternoon Session – 14.00 – 17:30

Matter 2 Issue 3 – Employment Needs

Participants

- TWBC
- REP/631830 Royal Tunbridge Wells Town Forum (Mark Booker)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1233098 Save Capel (James Neil, Landmark Chambers & Stewart Gledhill, Save Capel)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East

Hearing Day 5: Thursday 26 May 2022

Committee Room A and B, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Matter 3 – Spatial Strategy and Distribution of Development (Policies STR1, STR3, STR9 and STR10)

Morning Session – 09:30 – 13:00

- 1) Matter 3 Issue 1 – Spatial Strategy
- 2) Matter 3 Issue 2 – Distribution of Development
- 3) Matter 3 Issue 3 – Limits to Built Development
- 4) Matter 3 Issue 4 – Management of Development in the Green Belt

Afternoon Session – 14.00 – 17:30

- 1) Matter 3 Issue 1 – Spatial Strategy
- 2) Matter 3 Issue 2 – Distribution of Development
- 3) Matter 3 Issue 3 – Limits to Built Development
- 4) Matter 3 Issue 4 – Management of Development in the Green Belt continued...

Participants

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issues 1-4) (Katherine Miles, Pro Vision)
- REP/1234727 Turley obo Taylor Wimpey (Issues 1-2) (Ryan Johnson, Turley)
- REP/1101940 Colin Smith Planning obo Leander Homes (Issues 1-4)
- REP/1234802 Turley obo Bellway Homes Strategic (Issues 1 & 2) (David Murray-Cox, Turley)
- REP/1273919 Phase 2 obo Rosconn Strategic Land (Lisa Skinner, Phase 2)
- REP/24757 Barton Willmore obo Crest Nicholson (Jane Piper, BW)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (Issue 1) (Adam Kindred/David Maher)
- REP/631830 Royal Tunbridge Wells Town Forum (Issues 1-4) (Mark Booker)
- REP/24741 DHA Planning obo Caenwood Estates (Jonathan Buckwell, DHA)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments (Issues 1-3)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1233098 Save Capel (James Neil, Landmark Chambers & Stewart Gledhill, Save Capel)
- REP/921258, REP/1274394-Sigma Planning & Neame Sutton obo Rydon Homes (David Neame, Neame Sutton & Chris Hough, Sigma Planning) (Issues 1-4)

- REP/1231020 Peter Avgherinos (Issues 1-4)
- REP/1230262 CPRE Kent (Issue 1-2)
- REP/ 1274205 Brenchley & Matfield Parish Council (Issue 1) (Cllr Akenhead)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East
- REP/897263 Town & Country Planning obo Gleeson Strategic Land (Issue 1)
- REP/1225605 Tunbridge Wells Green Party (Issue 4) (John Hurst)
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Hearing Day 6: Friday 27 May 2022

Committee Room A and B, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS

Matter 4 – Principle of Green Belt Release

Matter 5 – Site Selection Methodology

Morning Session – 09:30 – 13:00

- 1) Matter 4 Issue 1 – Principle of Green Belt Release
- 2) Matter 4 Issue 2 – Green Belt Review Methodology
- 3) Matter 4 Issue 3 – Exceptional Circumstances

Participants

- TWBC
- Rep/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (All Issues) (Katherine Miles, Pro Vision)
- REP/1101940 Colin Smith Planning obo Leander Homes (Issues 1-3)
- REP/24757 Barton Willmore obo Crest Nicholson (Jane Piper, BW)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (Adam Kindred/David Maher)
- REP/631830 Royal Tunbridge Wells Town Forum (Issue 1-3) (Mark Booker)
- REP/24741 DHA Planning obo Caenwood Estates (Jonathan Buckwell, DHA)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments (Issues 1-3)

- REP/ 1235345 Barton Willmore obo Obsidian Strategic Asset Management Ltd. (Dan Melling, BW)
- REP/1273442 Elizabeth Strang (Issues 1-3)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1233098 Save Capel (Paul Brown QC, Landmark Chambers & Stewart Gledhill, Save Capel)
- REP/921258, REP/1274394-Neame Sutton obo Rydon Homes (David Neame, Neame Sutton)
- REP/24748 Turnberry & Enplan obo Hadlow Estate (Paul Roberts/Jonathan Coulson, Turnberry, Phil Russell-Vick, Enplan)
- REP/1231020 Peter Avgherinos (Issues 1-3)
- REP/1273321 Robert Assirati
- REP/1230262 CPRE Kent (Issue 1 & 3)
- REP/897263 Town & Country Planning obo Gleeson Strategic Land (The Environmental Dimension Partnership Ltd.)

Afternoon Session – 14.00 – 17:30

4) Matter 5 Issue 1 – Site Selection Methodology

Participants

- TWBC
- Rep/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Katherine Miles, Pro Vision)
- REP/1234727 Turley obo Taylor Wimpey (Ryan Johnson, Turley)
- REP/1101940 Colin Smith Planning obo Leander Homes
- REP/1234802 Turley obo Bellway Homes Strategic (David Murray-Cox, Turley)
- REP/1273919 Phase 2 obo Rosconn Strategic Land (Lisa Skinner, Phase 2)
- REP/24757 Barton Willmore obo Crest Nicholson (Jane Piper, BW)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (Adam Kindred/David Maher)
- REP/24741 DHA Planning obo Caenwood Estates (Jonathan Buckwell, DHA)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments (Issue 1)
- REP/ 1235345 Barton Willmore obo Obsidian Strategic Asset Management Ltd. (Dan Melling, BW)
- REP/1273442 Elizabeth Strang
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1274143 Lichfields obo Berkeley Homes
- REP/1233098 Save Capel (James Neil, Landmark Chambers & Stewart Gledhill, Save Capel)
- RE/921258- Richard Turney (Landmark Chambers) & Sigma Planning obo Rydon Homes (Chris Hough, Sigma Planning)

- REP/24748 Turnberry & Enplan obo Hadlow Estate (Paul Roberts/Jonathan Coulson, Turnberry, Phil Russell-Vick, Enplan)
- REP/1231020 Peter Avgherinos
- REP/1230262 CPRE Kent
- REP/1274662/1274676 Andy Wilford obo Kent SMEs & Esquire Developments
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East

Note to Participants – Hearing Day 6 (morning session) will consider the principle of Green Belt release and the methodology used to inform the Plan. Individual sites will then be discussed at the relevant site allocation sessions that follow.