

# **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 June 2022**

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## **Hearing Day 7: Tuesday 14 June 2022**

Virtual – ‘Zoom’

### **Matter 6 – Strategic Sites (Policies STR/SS1, STR/SS2, STR/SS3, STR/PW1 and STR/CA1)**

#### **Morning Session – 10:00 – 13:00**

- 1) Matter 6 Issue 1 – Tudeley Village (Policy STR/SS3)

#### **Afternoon Session – 14.00 – 17:30**

- 2) Matter 6 Issue 1 – Tudeley Village (Policy STR/SS3) continued...
- 3) Matter 6 Issue 2 – Five Oak Green (Policy STR/CA1)

#### **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issue 1) (Katherine Miles, Pro Vision)
- REP/1101940 Colin Smith Planning obo Leander Homes (Issues 1 & 2)
- REP/1234802 Turley obo Bellway Homes Strategic (David Murray-Cox, Turley)
- REP/24757 Barton Willmore obo Crest Nicholson (Jane Piper, BW)
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments (Issue 1)
- REP/24863 Nigel De Wit obo Tonbridge & Malling Borough Council (Issue 1)
- REP/ 25354 British Horse Society (Elizabeth Akenhead)
- REP/1233098 Save Capel (Simon Bell, Knights Solicitors & John Russel, Motion)
- REP/921258, REP/1274394-Neame Sutton obo Rydon Homes (Issues 1 & 2) (David Neame, Neame Sutton)
- REP/24748 James Strachan QC, Turnberry & Enplan obo Hadlow Estate (Paul Roberts, Turnberry, Phil Russell-Vick, Enplan)
- REP/1230262 CPRE Kent (Issue 1-2)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East
- REP/1226774 Capel Parish Council (Cllr. Hugh Patterson & Simon Bell, Knights Solicitors)
- REP/1210843 Friends of Tudeley (Farah Brooks-Johnson)
- REP/1235108 Nicholas Fisher
- REP/1229356 Tonbridge Civic Society (Peter Charlton)
- REP/1273321 Robert Assirati (CGPS) (Issue1)
- REP/ 25890 Revd Dr Jeremy Ive (Capel United Church)

## **Hearing Day 8: Wednesday 15 June 2022**

Virtual – ‘Zoom’

**Matter 6 - Strategic Sites (Policies STR/SS1, STR/SS2, STR/SS3, STR/PW1 and STR/CA1)**

### **Morning Session – 09:30 – 13:00**

- 1) Matter 6 Issue 3 – Paddock Wood and East Capel (Policy STR/SS1)

### **Afternoon Session – 14.00 – 17:30**

- 2) Matter 6 Issue 3 – Paddock Wood and East Capel (Policy STR/SS1) continued...
- 3) Matter 6 Issue 4 – Paddock Wood Town Centre (Policy STR/SS2)
- 4) Matter 6 Issue 5 – Land at Mascalls Farm and Paddock Wood Parish (Policies AL/PW1 and STR/PW1)

### **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issue 3) (Katherine Miles, Pro Vision)
- REP/1228826 Chris Sutton (Issue 3)
- REP//1101940 Colin Smith Planning obo Leander Homes (Issues 3 & 4) (Colin Smith)
- REP/1234802 Turley obo Bellway Homes Strategic (Issue 3) (David Murray-Cox, Turley)
- REP/24757 Barton Willmore obo Crest Nicholson (Jane Piper, BW & Matt Parsons, Crest)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (Adam Kindred/David Maher)
- REP/1275122 DHA Planning obo Gallagher Properties Ltd & Mr Pemble. (Jonathan Buckwell, DHA Planning)
- REP/ 25354 British Horse Society (Issue 3) (Elizabeth Akenhead/Anna Hawkins/Anne Rillie)
- REP/1217981 Kember Loudon Williams obo Mr & Mrs Whetstone (Issue 3) (Polly Canning, Kember Loudon Williams & Mr Whetstone)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issues 3-5) (Troy Hayes)
- REP/1233098 Save Capel (Simon Bell, Knights Solicitors & John Russel, Motion)
- REP/1230262 CPRE Kent (Issue 3)

- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East (Judith Ashton, JAA Associates & David Banfield, Redrow Homes Ltd.)
- REP/1226774 Capel Parish Council (Simon Bell, Knights Solicitors & Cllr. Maggie Fenton)
- REP/712512 Raymond Moon / REP/759706 Paddock Wood Labour Party (Raymond Moon)
- REP/1229356 Tonbridge Civic Society (Peter Charlton)
- REP/1273321 Robert Assirati (CGPS) (Issue 3)

## **Hearing Day 9: Thursday 16 June 2022**

Virtual – ‘Zoom’

### **Matter 8 – Meeting Housing Needs (Policies H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11 and H12)**

#### **Morning Session – 09:30 – 13:00**

- 1) Matter 8 Issue 1 – Housing Mix
- 1) Matter 8 Issue 2 – Housing Density
- 2) Matter 8 Issue 3 – Affordable Housing
- 3) Matter 8 Issue 4 – Estate Regeneration
- 4) Matter 8 Issue 5 – Rural Exception Sites

#### **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issues 1 & 3) (Katherine Miles, Pro Vision)
- REP/24920 Home Builders Federation (Mark Behrendt, HBF)
- REP/631830 Royal Tunbridge Wells Town Forum (Issue 1-3)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issues 1-3) (Troy Hayes)
- REP/1233098 Save Capel (Stewart Gledhill, Save Capel)
- REP/1230262 CPRE Kent (Issue 2)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East
- REP/1275046 The Planning Bureau obo McCarthy Stone & Churchill Retirement Living (Issue 3) (Alex Child)
- REP/ 1101594 James Chapman (Issues 1&2)

#### **Afternoon Session – 14.00 – 17:30**

- 1) Matter 8 Issue 6 – Housing for Older People and People with Disabilities
- 2) Matter 8 Issue 7 – Rural Workers’ Dwellings
- 3) Matter 8 Issue 8 – Self-Build and Custom Housebuilding
- 4) Matter 8 Issue 9 – Replacement Dwellings
- 5) Matter 8 Issue 10 – Residential Extensions, Alterations, Outbuildings and Annexes

## **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issue 6) (Katherine Miles, Pro Vision)
- REP/24920 Home Builders Federation (Mark Behrendt, HBF)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issue 6) (Troy Hayes)
- REP/1233098 Save Capel (Stewart Geldhill, Save Capel)
- REP/1230262 CPRE Kent (Issue 6-10)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East
- REP/ 1101594 James Chapman (Issues 6&8)
- REP/25897 Anne Musker obo Tunbridge Wells Access Group (Issue 6)

# **Hearing Day 10: Friday 17 June 2022**

Virtual – 'Zoom'

## **Matter 7 – Residential Site Allocations**

### **Morning Session – 09:30 – 13:00**

- 6) Matter 7 Issue 1 – Royal Tunbridge Wells and Southborough (Policies STR/RTW1 and STR/SO1) continued...
- Land at Lifestyle Ford/Mount Ephraim/Culverden Street/Rock Villa Road (Policy AL/RTW3)
  - Land at 33-46 St John's Road (Policy AL/RTW4)
  - Land South of Speldhurst Road and West of Reynolds Lane (Policy AL/RTW5)
  - Land at 202 and 230 Upper Grosvenor Road (Policy AL/RTW6)
  - Former Gas Works, Sandhurst Road (Policy AL/RTW7)
  - Land at Beechwood Sacred Heart School (Policy AL/RTW9)
  - Montacute Gardens (Policy AL/RTW10)
  - Former Plant & Tool Hire, Eridge Road (Policy AL/RTW11)

### **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (AL/RTW4 & RTW9) (Katherine Miles, Pro Vision)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (AL/RTW5). (Adam Kindred/David Maher)
- REP/968869 Marguerita Morton ono St Johns Road Residents Association (AL/RTW5)
- REP/631830 Royal Tunbridge Wells Town Forum (AL/RTW 5) (Mark Booker)
- REP/1041431 Culverden Residents' Association (AL/RTW5) (Mark Booker)
- REP/24741 DHA Planning obo Caenwood Estates (Jonathan Buckwell, DHA Planning)
- REP/1227058 Speldhurst Road Community Action Group (Matt Rook & Tom Ireson) (AL/RTW5)
- REP/1231020 Peter Avgherinos (AL/RTW5)
- REP/1230262 CPRE Kent (AL/RTW5)
- REP/1268243 Southborough Society (RTW5) (Michael Dunn)

### **Afternoon Session – 14.00 – 17:30**

- 7) Matter 7 Issue 1 – Royal Tunbridge Wells and Southborough (Policies STR/RTW1 and STR/SO1) continued...

- Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down (Policy AL/RTW12)
- Turners Pie Factory, Broadwater Lane (Policy AL/RTW13)
- Land West of Eridge Road and Spratsbrook Farm (Policy AL/RTW16)
- Speldhurst Road Former Allotments (Policy AL/SO1)
- Land at Baldwins Lane (Policy AL/SO3)

**Participants**

- REP/1225605 Tunbridge Wells Green Party (Adrian Thorne) (AL/RTW16)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (AL/RTW16). (Adam Kindred/David Maher)
- REP/631830 Royal Tunbridge Wells Town Forum (Mark Booker)
- REP/1230262 CPRE Kent (AL/RTW16)



# **Hearing Day 11: Tuesday 21 June 2022**

Virtual – 'Zoom'

## **Matter 7 – Residential Site Allocations and Reserve Session (PM)**

### **Morning Session – 10:00 – 13:00**

- 1) Matter 7 Issue 1 – Royal Tunbridge Wells and Southborough (Policies STR/RTW1 and STR/SO1)
  - Land North of Hawkenbury Recreation Ground (Policy AL/RTW19)
  - Land at Culverden Stadium (Policy AL/RTW20)
  - Land at Colebrook Sports Field, Liptraps Lane (Policy AL/RTW21)
  - Land at Bayham Sports Field West (Policy AL/RTW22)
  - Land adjacent to the Rusthall Recreation Ground, Southwood Road, Speldhurst (Policy AL/SP2)

#### **Participants**

- TWBC
- REP/1234802 Turley obo Bellway Homes Strategic (David Murray-Cox, Turley)
- REP/ 25354 British Horse Society (RTW19) (Elizabeth Akenhead)
- REP/874258 RTW Civic Society (Brian Lippard)
- REP/1230262 CPRE Kent

### **Afternoon Session – 14.00 – 17:30**

#### 2) RESERVE SESSION

- IF REQUIRED

#### **Participants**

- TWBC

## **Hearing Day 12: Wednesday 22 June 2022**

Virtual – ‘Zoom’

**Matter 8 – Meeting Housing Needs (Policies H1, H2, H3, H4, H5, H6, H7, H8, H9 and H10) continued... and**

**Matter 9 – Housing Land Supply**

### **Morning Session – 09:30 – 13:00**

- 1) Matter 9 Issue 1 – Total Housing Supply
- 2) Matter 9 Issue 2 – Five Year Housing Land Supply

### **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issues 1 & 2) (Katherine Miles, Pro Vision)
- REP/1234727 Turley obo Taylor Wimpey (Issues 1&2) (Ryan Johnson, Turley)
- REP/24920 Home Builders Federation (Mark Behrendt, HBF)
- REP/1234802 Turley obo Bellway Homes Strategic (David Murray-Cox, Turley)
- REP/24757 Barton Willmore obo Crest Nicholson
- REP/1234324 Woolf Bond Planning obo Castle Hill Developments (Issues 1-2)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issues 1 & 2) (Troy Hayes)
- REP/1233098 Save Capel (Stewart Gledhill, Save Capel)
- REP/921258, REP/1274394-Neame Sutton obo Rydon Homes (David Neame, Neame Sutton)
- REP/1274662 Andy Wilford obo Esquire Developments
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East

### **Afternoon Session – 14.00 – 17:30**

- 1) Matter 8 Issue 11 – Accommodation for Gypsies and Travellers

### **Participants**

- TWBC
- REP/24757 Barton Willmore obo Crest Nicholson
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)

- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East

# **Hearing Day 13: Thursday 23 June 2022**

Virtual – ‘Zoom’

## **Morning Session – 09:30 – 13:00**

### **Matter 7 – Residential Site Allocations**

- 1) Matter 7 Issue 7 – Cranbrook and Sissinghurst (Policy STR/CRS1)
  - Land at Brick Kiln Farm (Policy AL/CRS1)
  - Land south of Corn Hall, Crane Valley (Policy AL/CRS2)
  - Turnden Farm, Hartley Road (Policy AL/CRS3)
  - Land South of The Street (Policy AL/CRS6)
  - Land on the corner of Frittenden Road and Common Road (Policy AL/CRS7)

### **Participants**

- TWBC
- REP/1234727 Turley obo Taylor Wimpey (Ryan Johnson, Turley)
- REP/1011266 High Weald AONB Unit (AL/CRS3) (Sally Marsh)
- REP/1274143 Lichfields obo Berkeley Homes (AL/CRS3) (Nicholas Grant, Landmark Chambers & Simon Slatford, Lichfields)
- REP/1230262 CPRE Kent (Issue CRS1-3 & CRS6)
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## **Afternoon Session – 14.00 – 17:30**

- 2) Matter 7 Issue 8 – Hawkhurst (Policy STR/HA1)
- 3) Matter 7 Issue 9 – Benenden (Policy PSTR/BE1)
  - Land at the White House, Highgate Hill (Policy AL/HA1)
  - Brook House, Cranbrook Road (Policy AL/HA2)
  - Former Springfield Nurseries, Cranbrook Road (Policy AL/HA3)
  - Land off Copthall Avenue and Highgate Hill (Policy AL/HA4)
  - Land adjacent to New Pond Road (known as Uphill) (Policy AL/BE1)
  - Feoffee Cottages and Land, Walkhurst Road (Policy AL/BE2)
  - Land at Benenden Hospital – South of Goddards Green Road (Policy AL/BE3)
  - Land at Benenden Hospital – North of Goddards Green Road (Policy AL/BE4)

## **Participants**

- TWBC
- REP/1009661 Pro Vision obo Cooper Estates Ltd. (HA1) (James Iles, Pro Vision)
- REP/1101983 CBRE & Barton Willmore obo Dandara Ltd. (HA4). (Adam Kindred/David Maher)
- REP/25082 DHA Planning obo Cedardrive Ltd (Jonathan Buckwell, DHA)
- REP/1274395- Hawkhurst Parish Council (Issue 8) (Clare Escombe)
- REP/1274908 Friends of East End (Meyric Lewis, Counsel & Hazel Strouts)

## **Hearing Day 14: Friday 24 June 2022**

Virtual – ‘Zoom’

### **Matter 7 – Residential Site Allocations**

#### **Morning Session – 09:30 – 13:00**

- 1) Matter 7 Issue 2 – Pembury (Policy PSTR/PE1)
  - Land Rear of High Street and West of Chalket Lane (Policy AL/PE1)
  - Land at Hubbles Farm and South of Hastings Road (Policy AL/PE2)
  - Land North of the A21 and South and West of Hastings Road (Policy AL/PE3)
  - Land at Downingbury Farm, Maidstone Road (Policy AL/PE4)
  - Land at Sturgeons fronting Henwood Green Road (Policy AL/PE5)
  - Woodsgate Corner (Policy AL/PE6)
  - Land at Cornford Court, Cornford Lane (Policy AL/PE7)
  - Owlsnest, Tonbridge Road (Policy AL/PE8)

#### **Afternoon Session – 14.00 – 17:30**

- 2) Matter 7 Issue 2 – Pembury (Policy PSTR/PE1) continued...

#### **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (PE6-8) (Katherine Miles, Pro Vision)
- REP/24881 Cllr. Graham Hall & Alison Eardley obo Pembury Parish Council
- REP/71945 DHA Planning obo Countryside Properties
- REP/ 1235345 Barton Willmore obo Obsidian Strategic Asset Management Ltd. (Dan Melling, BW)
- REP/ 25354 British Horse Society (PE1-4) (Anna Hawkins/Anne Rillie)
- REP/24818 MRRP obo Tesco Stores Ltd. (Martin Robeson)
- REP/1230262 CPRE Kent

# **Hearing Day 15: Tuesday 5 July 2022**

Virtual- 'Zoom'

## **Matter 7 – Residential Site Allocations**

### **Morning Session – 10:00 – 13:00**

- 1) Matter 7 Issue 10 – Brenchley and Matfield (Policy PSTR/BM1)
- 2) Matter 7 Issue 11 – Frittenden (Policy PSTR/FR1)
- 3) Matter 7 Issue 12 – Goudhurst (Policy PSTR/GO1)
  - Land at Brenchley Road, Coppers Lane and Maidstone Road (Policy AL/BM1)
  - Land at Maidstone Road (Policy AL/BM2)
  - Land at Cranbrook Road, Frittenden (Policy AL/FR1)
  - Land East of Balcombes Hill / Adjacent to Tiddymotts Lane (Policy AL/GO1)
  - Land at Triggs Farm, Cranbrook Road (Policy AL/GO2)

### **Participants**

- TWBC
- REP/1274205 Brenchley & Matfield Parish Council (Cllr. Warner)
- REP/1101593 Barton Willmore obo Clarendon Homes (AL/BM2) (James Chapman, Clarendon Homes, Daniel Carter, Landowner)

### **Afternoon Session – 14.00 – 17:30**

- 4) Matter 7 Issue 13 – Horsmonden (PSTR/HO1)
  - Land adjacent to Furnace Lane and Gibbet Lane (Policy AL/HO1)
  - Land South of Brenchley Road and West of Fromandez Drive (Policy AL/HO2)
  - Land East of Horsmonden (Policy AL/HO3)

### **Participants**

- TWBC
- REP/1273919 Phase 2 obo Rosconn Strategic Land
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# **Hearing Day 16: Wednesday 6 July 2022**

Virtual- 'Zoom'

## **Matter 7 – Residential Site Allocations**

### **Morning Session – 09:30 – 13:00**

- 1) Matter 7 Issue 3 – Lamberhurst (Policy PSTR/LA1)
- 2) Matter 7 Issue 4 – Rusthall (Policy PSTR/RU1)
- 3) Matter 7 Issue 5 – Sandhurst (Policy PSTR/SA1)
- 4) Matter 7 Issue 6 – Speldhurst (Policy PSTR/SP1)
  - Land West of Spray Hill (Policy AL/LA1)
  - Lifestyle Motor Europe, Langton Road (Policy AL/RU1)
  - Land at Sayville, Rye Road and Marsh Quarter Lane, Sandhurst (Policy AL/SA1)
  - Sharps Hill Farm, Queen Street (Policy AL/SA2)
  - Land West of Langton Road and South of Ferbies (Policy AL/SP1)

### **Participants**

- TWBC
- REP/ 1274688 DLBP obo Kevin & Jo Tucker (Issue 5) (Andrew Ryley DLBP)
- REP/1230262 CPRE Kent

### **Afternoon Session – 14.00 – 17:30**

5) RESERVE SESSION

- IF REQUIRED

### **Participants**

- TBC



## **Hearing Day 17: Thursday 7 July 2022**

Virtual- 'Zoom'

### **Matter 10 – Employment, Economic Development and Infrastructure (Policies STR5, ED1, ED2, ED3, ED4, ED5, ED6, ED7, ED8, and ED12)**

#### **Morning Session – 09:30 – 13:00**

- 1) Matter 10 Issue 1 – Key Employment Areas
- 2) Matter 10 Issue 2 – Employment Site Allocations
  - Land adjacent to Longfield Road, Tunbridge Wells (Policy AL/RTW17)
  - Land east of Maidstone Road, Paddock Wood (Policy STR/SS1)
  - Land east of Transfesa Road, Paddock Wood (Policy STR/SS1)
  - Hawkhurst Station Business Park (Policy AL/HA7)
  - Limes Grove (March's Field), Gill's Green (Policy AL/HA8)
- 3) Matter 10 Issue 3 – Retention of Existing Employment Sites and Buildings

#### **Participants**

- TWBC
- REP/1275122 DHA Planning obo Gallagher Properties Ltd, Mr Pemble &
- REP/1103234 Axiom Developments Ltd. (Jonathan Buckwell, DHA Planning)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issues 1 & 2) (Troy Hayes)
- REP/972014 Kember Loudon Williams obo Kent Woodware Ltd (HA7) (Mike Holmes/Nick Dunlop/Rod Hindley)
- REP/1011112 Standard Life Investments UK Real Estate Fund
- REP/1274771 Logistics UK (Issue 3)
- REP/972014 Kember Loudon Williams obo The Kent Woodware Company Ltd. (Issue 2, AL/HA7) (Mike Holmes, Nick Dunlop & Rod Hindley)
- REP/1230262 CPRE Kent

#### **Afternoon Session – 14.00 – 17:30**

- 4) Matter 10 Issue 4 – Infrastructure, Local Services and Facilities
  - TN2 Centre, Greggs Wood Road (Policy AL/RTW8)
  - Land North of Birchfield Grove, Hawkhurst (Policy AL/HA5)
  - King George V Playing Fields, The Moor (Policy AL/HA6)
  - Cranbrook School (Policy AL/CRS4)

- 5) Matter 10 Issue 5 - Digital Communications
- 6) Matter 10 Issue 6 – Rural Development and Diversification
- 7) Matter 10 Issue 7 – Tourist Accommodation and Attractions

- Land at Mabledon House, Southborough (Policy AL/SO1)
- Sissinghurst Castle Garden (Policy AL/CRS5)

**Participants**

- TWBC
- REP/ 1266536 Jeremy Elsom (Issue 6)
- REP/1236210 Enplan obo Owners of Mabledon House (SO1)
- REP/1274395 Hawkhurst Parish Council (HA5) (Clare Escombe)
- RE/921258- Richard Turney (Landmark Chambers) & Sigma Planning obo Rydon Homes (Issue 4) (Chris Hough, Sigma Planning)
- REP/1273580- Gavin Steele (Issue 4)
- REP/1011112 Standard Life Investments UK Real Estate Fund
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**Hearing Day 18: Friday 8 July 2022**

Virtual- 'Zoom'

**Reserve Day**

**Morning Session – 09:30 – 13:00**

1) RESERVE SESSION

- IF REQUIRED

**Participants**

- TBC

**Afternoon Session – 14.00 – 17:30**

2) RESERVE SESSION

- IF REQUIRED

## **Participants**

- TBC

## **Hearing Day 19: Tuesday 12 July 2022**

Virtual – ‘Zoom’

**Matter 11 – Retail, Town Centres and Community Facilities (Policies STR/RTW1, ED8, ED9, ED10 and EN6)**

**Matter 12 – Transport Infrastructure (Policies STR6, TP1, TP2, TP3, TP4, TP5 and TP6)**

### **Morning Session – 10:00 – 13:00**

- 1) Matter 11 Issue 1 – Town Centre Hierarchy
- 2) Matter 11 Issue 2 – Managing Vitality and Viability
- 3) Matter 11 Issue 3 – Primary Shopping Areas and Retail Frontages
- 4) Matter 11 Issue 4 – Commercial and Mixed-Use Site Allocations
  - Land at the Auction House, Linden Park Road (Policy AL/RTW2)
  - Land at Tunbridge Wells Garden Centre (Policy AL/RTW14)
  - Former Cinema Site, Mount Pleasant Road, Tunbridge Wells (Policy AL/RTW1)
  - Land at Showfields Road and Rowan Tree Road, Tunbridge Wells (Policy AL/RTW15)

## **Participants**

- TWBC
- REP/631830 Royal Tunbridge Wells Town Forum
- REP/874258 RTW Civic Society (Brian Lippard)
- REP/1230043 Evolution Town Planning obo The Number One Community (Issue 4)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issues 1-3) (Troy Hayes)
- REP/1011112 Standard Life Investments UK Real Estate Fund
- REP/25314 Dr Philip Whitbourn (Issues 1,2 & 4)
- REP/25002 Frankham Projects obo TCH (Issue 4-RTW15) (Catherine Stephens)
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issue 4- RTW1) (Katherine Miles, Pro Vision)
- REP/1230262 CPRE Kent

### **Afternoon Session – 14.00 – 17:30**

- 1) Matter 12 Issue 1 – Effects of Local Plan Growth
- 2) Matter 12 Issue 2 – Transport and Accessibility
- 3) Matter 12 Issue 3 – Parking Standards and Public Car Parks
- 4) Matter 12 Issue 4 – Safeguarded Infrastructure

### **Participants**

- TWBC
- REP/631830 Royal Tunbridge Wells Town Forum (Mark Booker)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issues 1-4) (Troy Hayes)
- REP/1233098 Save Capel (Stewart Geldhill, Save Capel & John Russell, Motion)
- REP/1231020 Peter Avgherinos (Issues 1-2)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East
- REP/1274205 Brenchley & Matfield Parish Council (Issue 1) (Cllr. Warner & Cllr. Churchill)

## **Hearing Day 20: Wednesday 13 July 2022**

Virtual – ‘Zoom’

**Matter 13 – Landscape, Local Green Space and Open Space, Sport and Recreation (Policies STR8, EN8, EN15, EN16, EN17, EN18, EN19, OSSR1 and OSSR2)**

### **Morning Session – 09:30 – 13:00**

- 1) Matter 13 Issue 1 – Landscape within the Built Environment
- 2) Matter 13 Issue 2 – Arcadian Areas
- 3) Matter 13 Issue 3 – Rural Landscape and Dark Skies
- 4) Matter 13 Issue 4 – The High Weald Area of Outstanding Natural Beauty (‘AONB’)

### **Participants**

- TWBC
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issues 1, 3 & 4) (Katherine Miles, Pro Vision)
- REP/631830 Royal Tunbridge Wells Town Forum
- REP/874258 RTW Civic Society (Brian Lippard)
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Issue 1) (Troy Hayes)
- REP/1233098 Save Capel (Stewart Geldhill, Save Capel)
- REP/1230262 CPRE Kent

### **Afternoon Session – 14.00 – 17:30**

- 1) Matter 13 Issue 5 – Local Green Space
- 2) Matter 13 Issue 6 – Retention and Provision of Open Space

### **Participants**

- TWBC
- REP/631830 Royal Tunbridge Wells Town Forum
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1233098 Save Capel (Stewart Geldhill, Save Capel)
- REP/1231020 Peter Avgherinos
- REP/1274205 Brenchley & Matfield Parish Council (Issues 5 & 6) (Cllr. Warner)
- REP/897263 Town & Country Planning obo Gleeson Strategic Land
- REP/ 1274883 The Rural Planning Practice obo Mr Henley (Issue 5) (Alena Dollimore)

- REP/1230262 CPRE Kent
- RE/921258- Rydon Homes (Kevin Wilcox/Paul Mepham/Kate Outterside)

## **Hearing Day 21: Thursday 14 July 2022**

Virtual – ‘Zoom’

**Matter 14 – Sustainable Design and Heritage and Conservation (Policies STR2, STR4, STR7, EN1, EN2, EN3, EN4, EN5 and EN7) and**

**Matter 15 – The Natural Environment (Policies EN9, EN10, EN12, EN13, EN14, EN20, EN21, EN22, EN23, EN24, EN25, EN26, EN27 and EN28)**

### **Morning Session – 09:30 – 13:00**

- 1) Matter 14 Issue 1 – Design and Design Standards
- 2) Matter 14 Issue 2 – Climate Change Mitigation and Adaptation
- 3) Matter 14 Issue 3 – Heritage and Conservation
- 4) Matter 14 Issue 4 – Advertisements
- 5) Matter 14 Issue 5 – Ensuring Comprehensive Development

### **Participants**

- TWBC
- REP/24920 Home Builders Federation (Mark Behrendt, HBF)
- REP/1275122 DHA Planning obo Gallagher Properties Ltd.
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1233098 Save Capel (Stewart Geldhill, Save Capel & John Russell, Motion)
- RE/921258- Rydon Homes (Kevin Wilcox/Paul Mepham/Kate Outterside)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East
- REP/25314 Dr Philip Whitbourn (Issue 3)
- REP/874258 RTW Civic Society (Brian Lippard)
- REP/1230262 CPRE Kent

### **Afternoon Session – 14.00 – 17:30**

- 1) Matter 15 Issue 1 – Biodiversity Net Gain
- 2) Matter 15 Issue 2 – Environmental Protection
- 3) Matter 15 Issue 3 – Biomass and Renewable Technology

- Land at the Former North Farm Landfill Site/North Farm Industrial Estate (Policy AL/RTW18)

4) Matter 15 Issue 4 – Water and Flood Risk

**Participants**

- TWBC
- REP/467569 Greg Clark MP (14.00) (Whole Plan)
- REP/1009661 Gregory Jones QC & Pro Vision obo Cooper Estates Ltd. (Issue 2) (Katherine Miles, Pro Vision)
- REP/1275122 DHA Planning obo Gallagher Properties Ltd.
- REP/450581 Troy Planning & Design obo Paddock Wood Town Council (Troy Hayes)
- REP/1233098 Save Capel (Stewart Geldhill, Save Capel & John Russell, Motion)
- RE/921258- Rydon Homes (Kevin Wilcox/Paul Mephram/Kate Outterside)
- REP/1233764 Judith Ashton Associates obo Redrow Homes Ltd. and Persimmon Homes South East
- REP/1230262 CPRE Kent



## **Hearing Day 22: Friday 15 July 2022**

Virtual – 'Zoom'

### **Morning Session – 09:30 – 13:00**

1) RESERVE

- IF REQUIRED

#### **Participants**

- TWBC

### **Afternoon Session – 14.00 – 17:30**

2) RESERVE SESSION

- IF REQUIRED

#### **Participants**

- TWBC

## **Hearing Day 23: Tuesday 19 July 2022**

Virtual – 'Zoom'

### **Morning Session – 10:00 – 13:00**

1) RESERVE

- IF REQUIRED

#### **Participants**

- TBC

### **Afternoon Session – 14.00 – 17:30**

2) RESERVE SESSION

- IF REQUIRED

#### **Participants**

- TBC