



AGENDA

Tunbridge Wells Local Plan Examination

Hearing Day 8 – Wednesday 15 June 2022 – 09.30am

Matter 6 (Strategic Sites)

Issues 3-5 Paddock Wood, Paddock Wood Town Centre and Land at Mascalls Farm

1) Inspector’s Introduction and Procedural Matters

2) Approach to Development

- Whether or not it is clear to decision-makers, developers and the local community what mix of uses will be provided on each parcel and when, including extra care provision and gypsy and traveller accommodation.
- How decision-makers will ensure that development comes forward in a coherent and comprehensive manner which avoids the piecemeal development of individual parcels, having particular regard to the provision of new infrastructure.

3) Flood Risk and Drainage

- The different options considered for development in areas of flood risk.
- Whether or not the proposed development will avoid flood risk to people and property, and whether development will be made safe for its lifetime without increasing flood risk elsewhere.
- Whether or not the submitted Plan is consistent with national planning policy insofar as flood risk is concerned.

4) Highways

- The effect of the proposed developments (including cumulative impacts of Local Plan growth) on the highway network, having particular regard to the A228.
- Whether or not it is clear to users of the Plan what highway mitigation is required and how this will be funded and delivered.
- Whether or not the proposed developments around Paddock Wood are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes.

5) Green Belt

- The effect of the proposed development (to the west of Paddock Wood) on the Green Belt and the purposes of including land within it, including any cumulative impacts.
- Whether or not exceptional circumstances exist to justify amending the Green Belt boundary and the factors taken into account.

6) Landscape Character

- The effect of the proposed development on the landscape character of the area, including the setting of the High Weald AONB.

7) Paddock Wood Town Centre

- Whether or not policies concerning Paddock Wood Town Centre are justified and effective.