



AGENDA

Tunbridge Wells Local Plan Examination Tuesday 16 July 2024 – 10.00

Matter 4 – The Strategy for Paddock Wood

1) Procedural Matters

2) Flooding and Flood Risk

- In seeking to apply the sequential test and avoid areas at risk of flooding, did the Council look at any alternative strategies for Paddock Wood, such as different sites and/or site areas?

3) Education Provision

- How will the needs for secondary school education be met? Will this be through the expansion of Mascalls Academy and/or provision of a new school?
- How and when will the proposed secondary school be provided? Who will fund and deliver the necessary improvements and is this sufficiently clear to users of the Plan?

4) Sports and Leisure Provision

- How and when will the proposed improvements to facilities at Putlands and Green Lane be provided? Who will fund and deliver the projects and is this sufficiently clear to users of the Plan?

5) Highways Infrastructure

- What effect will the proposed Colts Hill Bypass have on the setting of the High Weald AONB, landscape character and heritage assets? How have these factors been considered?
- Is it sufficiently clear to users of the Plan what strategic highways improvements will be needed from the proposed growth around Paddock Wood and when? Is the Plan (as suggested to be modified) justified and effective in this regard?

6) Viability and Infrastructure Provision

- Does the viability evidence accurately reflect the infrastructure improvements necessary to support the growth at Paddock Wood?

7) Employment Land

- What is the justification for the suggested changes the Plan? Are they necessary for soundness reasons?

8) Green Belt

- The Green Belt Assessment Stage 3 Study identified potential mitigation measures to reduce impacts on the perceived separation between Paddock Wood and Five Oak Green. How does the revised masterplan relate to the evidence and need to ensure separation between the two settlements?

9) Policy Requirements

- What changes are necessary to the submission Local Plan to rectify the soundness matters identified?

Note to participants – Where agreement has been reached between the Council and developers for each parcel it would assist the examination if suggested policy wording could be circulated to participants ahead of the hearing.

10) AOB