



**Tunbridge Wells
Borough Local Plan (2020 – 2038)**

Representation Form

**Please use a separate sheet for each
representation**

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:	Proposed Changes to the Tunbridge Wells Borough Local Plan (2020 - 2038): Response to Examination Inspector's Initial Findings, Received November 2022 and Supporting Documents, including Sustainability Appraisal
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Completed forms must be received at our offices by **midnight Monday 26 February 2024**

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	1. Personal Details	2. Agent Details (if applicable)
Title	Ms	
First Name	Chantal	
Last Name	Brooks	
Job title (where relevant)	Clerk	
Organisation (where relevant)	Brenchley and Matfield Parish Council	
Address Line 1	Matfield Pavilion	

Address Line 2	The Green	
Address Line 3	Matfield, Tonbridge	
Address Line 4	Kent	
Postcode	TN12 7JU	
Telephone number	01892 723586	
Email address (where relevant)	clerk@brenchleyandmatfield-pc.gov.uk	

PART B – YOUR REPRESENTATION
(Please use a separate sheet for each representation)

Name or Organisation	Brenchley and Matfield Parish Council
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3.	To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum?				
Chapter and (if applicable) sub heading					
Policy					
Paragraph number or appendix	PS 059- Local Junction Capacity Sensitivity Testing Technical Note, Part 8, Junction 35 Kippings Cross Roundabout				

4.	Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it: (please tick as appropriate)				
4.1	Legally Compliant	Yes	☐	No	☐
4.2	Sound	Yes	☐	No	☒

5.	Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038) (as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set				
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	out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments. The text box will automatically expand if necessary.
	While the Parish Council is pleased to see the solutions that have been dismissed in this Technical Note (particularly the proposal to narrow the B2160 at Kippings Cross) or shown as unlikely to be accepted, the proposals KX10 and KX11 appear still to require a substantial amount of working up. It is very unclear whether the substantial funding needed for KX10 or KX11 will ever be available, particularly if they are only implemented as and when applications for particular developments come forward, since each developer may argue that their development is either too small on its own to justify this expenditure, or would be made unviable by it. Moreover there is no information on how these proposed changes would interact or combine with the proposed bus route capital improvements suggested for Kippings Cross in the PS 058 Bus Feasibility Technical Note and there is no Landscape and Visual Impact Assessment (LVIA) for either scheme for this prominent site within the High Weald National Landscape (HWNL). Without a properly worked up and costed scheme for Kippings Cross, with its costs included in the Infrastructure Delivery Plan, and without a LVIA to establish whether the proposals are acceptable in landscape terms, there is a real risk that development will go ahead without the necessary improvements at this junction. This would have an unacceptable effect on the highway network, on the residents of Brenchley and Matfield parish and on the HWNL including on the historic rural lanes that are an important feature of the HWNL.

6.	Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. The text box will automatically expand if necessary.
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Firm up the proposals for Kippings Cross, including with a LVIA, to establish which scheme should be preferred, with costings included in the Infrastructure Delivery Plan and an obligation on all developments at Paddock Wood and East Capel, Horsmonden and Matfield and Brenchley to contribute to them.

7.	Please use this box for any other comments you wish to make. The text box will automatically expand if necessary.
	It would be helpful if TWBC were to implement the Community Infrastructure Levy instead of only using S.106 and Highways Act S278 so that every single development, irrespective of size, makes its own contribution to a much larger pot for infrastructure improvements, properly reflecting how their own individual development makes its own contribution to the growing problem.

8.	If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?
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☐

No, I do not wish to participate at the examination hearings

☒

Yes, I wish to participate at the examination hearings

9.	If you wish to participate at the examination hearings stage once it resumes, please outline why you consider this to be necessary:
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For a Parish Councillor to ensure that local concerns are fully taken into account, and that development does not take place without the necessary infrastructure improvements at Kippings Cross

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination hearings stage once it resumes.

Sustainability Appraisal

10.	To which part of the Sustainability Appraisal does this representation relate?	
Chapter and (if applicable) sub heading		
Policy		
Paragraph number or appendix		

11.	Please use this box for any comments you wish to make about the Sustainability Appraisal. The text box will automatically expand if necessary	
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3.	To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum?				
Chapter and (if applicable) sub heading	Chapter 5 Transport Related Matters				
Policy					
Paragraph number or appendix	5.16				

4.	Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it: (please tick as appropriate)				
4.1	Legally Compliant	Yes	☐	No	☐
4.2	Sound	Yes	☐	No	☒

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	The text box will automatically expand if necessary.
	It is unclear what “this Option” refers to. Is it one of the bus service Options considered in Document PS 040 and if so, which one? Nor is it clear whether the proposed increased frequency of the bus service on the Royal Tunbridge Wells-Pembury-Paddock Wood corridor would include services through Matfield

6.	Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. The text box will automatically expand if necessary.
	Clarify which Option is being referred to in this paragraph and ensure that it is made clear that between Paddock Wood and Pembury it will run through Matfield.

7.	Please use this box for any other comments you wish to make. The text box will automatically expand if necessary.
	The housing allocations at Matfield were justified as being sustainable on the basis of a reasonable bus service. It is essential that bus services through Matfield should be increased, not diminished. Access by bus from Matfield to and from Paddock Wood is particularly important as Paddock Wood is the nearest railway station, shopping centre and secondary school for Matfield. In response to a query from the Parish Council, TWBC's Head of Planning has emailed to say <i>"The Study sets out a number of options for a network of improved bus services that would support the proposed growth in the plan and assesses the feasibility of these. The network options 1-5 are not proposals at this stage, and any detailed proposals for new or changed routes would come forward as part of future planning applications.</i> <i>These are all seen as enhancements to the network rather than reductions, and any changes would be discussed with developers, bus operators and Parish & Town Councils at that time.</i> <i>The intention is to support and improve bus services rather than leave parts of the borough less well served than currently, and this includes Brenchley and Matfield".</i> However, this should be made clear in the document.

8.	If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?
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- ☐ **No**, I do not wish to participate at the examination hearings
- ☒ **Yes**, I wish to participate at the examination hearings

9.	If you wish to participate at the examination hearings stage once it resumes, please outline why you consider this to be necessary:
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A Parish Councillor would participate to ensure that the parish's concerns are fully understood

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination hearings stage once it resumes.

Sustainability Appraisal

10.	To which part of the Sustainability Appraisal does this representation relate?	
Chapter and (if applicable) sub heading		
Policy		
Paragraph number or appendix		

11.	Please use this box for any comments you wish to make about the Sustainability Appraisal. The text box will automatically expand if necessary
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Name or Organisation	Brenchley and Matfield Parish Council
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Chapter and (if applicable) sub heading	Chapter 5 Transport Related Matters				
Policy					
Paragraph number or appendix	5.20				

4.	Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it: (please tick as appropriate)				
4.1	Legally Compliant	Yes	☐	No	☐
4.2	Sound	Yes	☐	No	☒

5.	Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038) (as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments.				
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	The text box will automatically expand if necessary.
	This paragraph fails to recognise that, particularly at some times of day, because of the existing volume and speed of traffic it is already becoming extremely difficult for pedestrians to cross the B2160 Maidstone Road in Matfield village safely and a schoolchild was recently severely injured crossing this road. Moreover, long queues of traffic build up where parked cars obstruct the road. There are also problems at the Kippings Cross junction which have already been raised with the Examiner and the highway authorities. The developments will also increase the traffic using the hazardous Pixot Hill crossroads in Brenchley, where blind bends severely restrict visibility, and the Brenchley road outside the primary school, where a pre-school child was recently knocked down and injured. The increase in traffic through Brenchley and Matfield parish that is bound to occur due to the proposed further development at Paddock Wood will inevitably worsen these problems, to the severe detriment of residents of Brenchley and Matfield parish. The proposed bus service improvements to the Paddock Wood-Pembury-Tunbridge Wells route may well not take place: an email dated 31 January 2024 from KCC’s Member for Tunbridge Wells Rural forwarded advice from a senior planner at KCC saying that “<i>The changes ... are aspirations in respect to TW local plan and in the current climate, where bus services are de-regulated, there is no mechanism to force Arriva to make changes</i>”, so it appears that the anticipated modal shift to public transport may not be forthcoming.

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The Parish Council is not convinced that the second sentence of this paragraph is true. It should

- 1) give more recognition to the uncertainties about bus route improvements, and
- 2) after “road infrastructure projects” “ including pedestrian safety improvements and speed reduction measures in Matfield and Brenchley” should be inserted.

For reasoning see Box 5 above

7.	Please use this box for any other comments you wish to make. The text box will automatically expand if necessary.
	As previously stated to the Examiner, proposed developments at Horsmonden will also increase the pressure on roads through Brenchley and Matfield parish. Some of the roads that will be affected by the increased traffic from the proposed developments at Paddock Wood and Horsmonden are historic rural lanes which are an important feature of the High Weald National Landscape. Under the Levelling Up and Regeneration Act 2023 public authorities now have a duty not merely to have regard to the purpose of conserving and enhancing this landscape, but to further that purpose. It is also worth noting that applications are often misleading regarding anticipated traffic volumes and routeing, e.g. the self-evident error in the planning application 24/00078/HYBRID for Bassetts Farm, Horsmonden, that suggests that <u>all</u> A21-bound traffic is expected to use Lamberhurst Road to join at the roundabout by Lamberhurst, when it is obvious that anyone wanting to head northwards, i.e. to TW, Tonbridge and beyond, will rather go via Brenchley, Matfield and Kippings Cross.

8.	If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?
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☐

No, I do not wish to participate at the examination hearings

☒

Yes, I wish to participate at the examination hearings

9.	If you wish to participate at the examination hearings stage once it resumes, please outline why you consider this to be necessary:
For a Parish Councillor to participate in discussions about how the increased traffic will be mitigated and how realistic the assumptions are.	

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Sustainability Appraisal

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Policy		
Paragraph number or appendix		

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PART B – YOUR REPRESENTATION
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3.	To which part of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) as set out in the Development Strategy Topic Paper Addendum?				
Chapter and (if applicable) sub heading					
Policy					
Paragraph number or appendix	Appendix D: Proposed changes to Policy STR/SS1, <u>Strategic Infrastructure</u> d), e) and j)				

4.	Do you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) would make it: (please tick as appropriate)				
4.1	Legally Compliant	Yes	☐	No	☐
4.2	Sound	Yes	☐	No	☒

5.	Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038) (as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set				
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	out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments. The text box will automatically expand if necessary.
	Sub-paragraphs d) and j) fail to make it clear that off-site highway impacts to be mitigated will include impacts in Brenchley and Matfield parish (apart from Kippings Cross). “Off-site highway impacts” are normally held to include highways in the immediate vicinity of developments together with impacts on the strategic road network, but usually fail to include impacts on the highways in between these. The traffic that will be generated by proposed development at Paddock Wood and East Capel will, however, have a serious impact on highways in Brenchley and Matfield, both during construction and on completion. Mitigation measures for improved bus services appear to be uncertain (see our comments on 5.20) and there appear to be no proposals for pedestrian safety and speed management in Brenchley and Matfield, or to prevent rat running on historic rural lanes in the High Weald National Landscape. Subparagraph e) fails to address traffic through Brenchley and Matfield during construction

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At the end of paragraph d), add “including in Brenchley and Matfield parish.” This will make it clear that off-site mitigation measures should extend into Brenchley and Matfield.
Provide for mitigation measures to be installed in time to reduce the effects of construction traffic on Brenchley and Matfield

7.	Please use this box for any other comments you wish to make. The text box will automatically expand if necessary.
	Please also see our comments on 5.20

8.	If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?
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☐

No, I do not wish to participate at the examination hearings

☒

Yes, I wish to participate at the examination hearings

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For a Parish Councillor to participate in discussions about how traffic from the developments will affect Brenchley and Matfield, how it is proposed to be mitigated, how realistic the assumptions are and how construction traffic effects will be mitigated

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4.2	Sound	Yes	☐	No	☒

5.	Please give details of why you consider the Proposed Changes to the Borough Local Plan Submission Version (2020 - 2038) (as set out in the Development Strategy Topic Paper Addendum) are not legally compliant or are unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) (as set out in the Development Strategy Topic Paper Addendum) please also use this box to set out your comments. The text box will automatically expand if necessary.
Click or tap here to enter text. While the Parish Council is pleased to see the solutions that have been dismissed in this Technical Note (particularly the proposal to narrow the B2160 at Kippings Cross) or shown as unlikely to be accepted, the proposals KX10 and KX11 appear still to require a substantial amount of working up. It is very unclear whether the substantial funding needed for KX10 or KX11 will ever be available, particularly if they are only implemented as and when applications for particular developments come forward, since each developer may argue that their development is either too small on its own to justify this expenditure, or would be made unviable by it. Moreover there is no information on how these proposed changes would interact or combine with the proposed bus route capital improvements suggested for Kippings Cross in the PS 058 Bus Feasibility Technical Note and there is no Landscape and Visual Impact Assessment (LVIA) for either scheme for this prominent site within the High Weald National Landscape (HWNL). Without a properly worked up and costed scheme for Kippings Cross, with its costs included in the Infrastructure Delivery Plan, and without a LVIA to establish whether the proposals are acceptable in landscape terms, there is a real risk that development will go ahead without the necessary improvements at this junction. This would have an unacceptable effect on the highway network, on the residents of Brenchley and Matfield parish and on the HWNL including on the historic rural lanes that are an important feature of the HWNL.	

6.	Please set out what modification(s) you consider necessary to the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) Incorporating the Proposed Changes set out in the Development Strategy Topic Paper Addendum, legally compliant or sound, having regard to the Matter you have identified at Section 5 (above) where this relates to legal compliance or soundness. You will need to say why this modification will make the Proposed Changes to the Borough Local Plan Submission Version (2020 – 2038) legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. The text box will automatically expand if necessary.
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Firm up the proposals for Kippings Cross, including with a LVIA, to establish which scheme should be preferred, with costings included in the Infrastructure Delivery Plan and an obligation on all developments at Paddock Wood and East Capel, Horsmonden and Matfield and Brenchley to contribute to them.

7.	Please use this box for any other comments you wish to make. The text box will automatically expand if necessary.
	It would be helpful if TWBC were to implement the Community Infrastructure Levy instead of only using S.106 and Highways Act S278 so that every single development, irrespective of size, makes its own contribution to a much larger pot for infrastructure improvements, properly reflecting how their own individual development makes its own contribution to the growing problem.

8.	If your representation is seeking a modification, do you consider it necessary to participate at the examination hearings stage when it resumes?
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☐

No, I do not wish to participate at the examination hearings

☒

Yes, I wish to participate at the examination hearings

9.	If you wish to participate at the examination hearings stage once it resumes, please outline why you consider this to be necessary:
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A Parish Councillor would participate to ensure that local concerns are fully taken into account, and that development does not take place without the necessary infrastructure improvements at Kippings Cross

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination hearings stage once it resumes.

Sustainability Appraisal

10.	To which part of the Sustainability Appraisal does this representation relate?	
Chapter and (if applicable) sub heading		
Policy		
Paragraph number or appendix		

11.	Please use this box for any comments you wish to make about the Sustainability Appraisal. The text box will automatically expand if necessary
Click or tap here to enter text.	

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at later stages.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he identifies for examination.

Signature		Date	22 Feb 2024
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