

Appendix – Schedule of Main Modifications

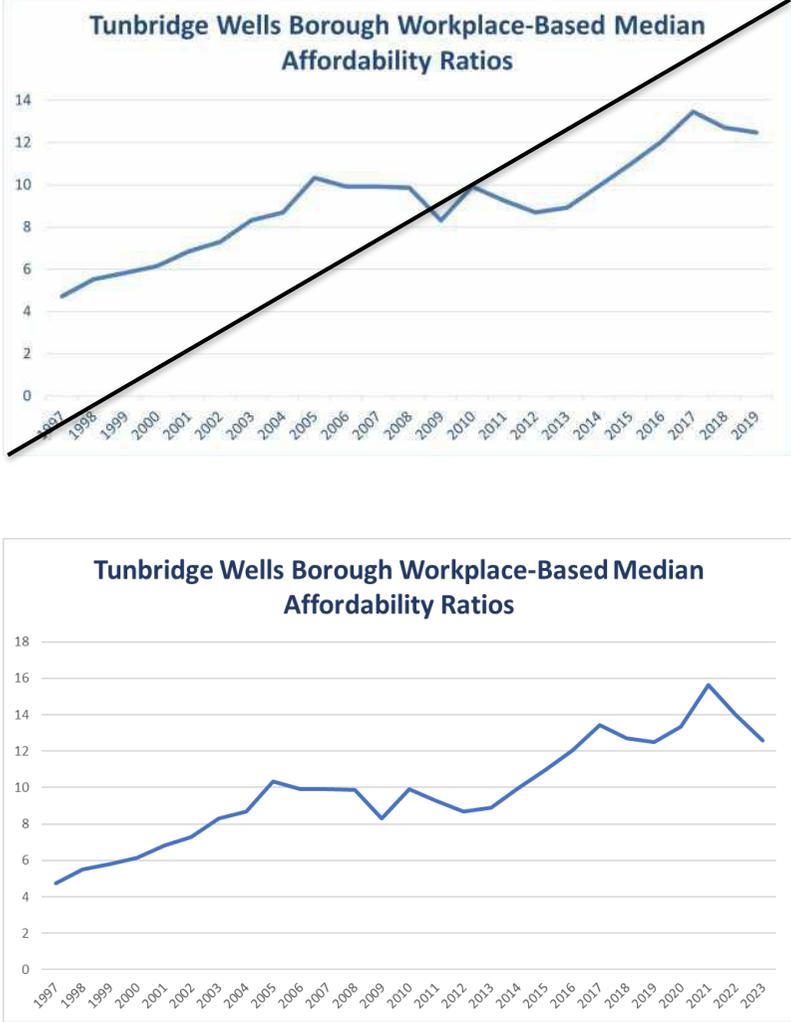
MM Ref.	Page	Policy/ Paragraph	Main Modification
MM1	14	Paragraphs 1.6 and 1.7	<p><b>Section 1: Introduction</b>  <i>Amend paragraphs 1.6 and 1.7 as follows:</i></p> <p><i>Paragraph 1.6</i></p> <p>The Kent Minerals and Waste Local Plan (KMWLP) 2013-2030 was originally adopted by Kent County Council in July 2016 and <del>has been</del> <b>was</b> subject to an Early Partial Review of certain waste management capacity requirement and mineral and waste safeguarding policies. The Plan was adopted in its modified form in September 2020. <b><u>A new KMWLP was adopted in 2025.</u></b></p> <p><i>Second sentence of paragraph 1.7</i></p> <p>... and the extension to Stonecastle Farm Quarry at Hadlow (adjoining <b><u>straddling</u></b> the borough boundary)), and those...</p>
MM2	14	Paragraphs 1.9 and 1.10	<p><b>Section 1: Neighbourhood Plans</b>  <i>Amend paragraphs 1.9 and 1.10 as follows:</i></p> <p><i>Paragraph 1.9</i></p> <p>At present, following a successful referendums in February 2018, there <del>are</del> <b>is a 10</b> 'made' (i.e. approved) Hawkhurst Neighbourhood Plans <b><u>s within Tunbridge Wells borough. Within these areas the respective Neighbourhood Plans form part of the Development Plan under which planning applications</u></b> against which development proposals within Hawkhurst parish are assessed.</p> <p><i>Paragraph 1.10</i></p> <p>Details of these <del>se</del> Hawkhurst Neighbourhood Plans <del>s and others within the borough</del> can be found on the Council's website under <a href="#">Neighbourhood Plans</a>.</p>
MM3	15	Figure 1 and paragraph 1.13	<p><b>Section 1: The Local Plan Process</b>  <i>Amend Figure 1 and paragraph 1.13 as follows:</i></p>

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			<p><i>Figure 1</i></p>  <p><i>Paragraph 1.13:</i></p> <p><del>In accordance with national policy, which states that the strategic policies in a local plan must look ahead over a minimum 15-year period from the date of adoption, this Plan <u>period</u> runs from 2020 to 2038, following anticipated adoption in June 2022.</del> <b><u>The Local Plan provides a housing supply for ten years following adoption, with any remaining needs to be planned for through an early review of the Local Plan, as set out in strategic policy STR 1 – The Development Strategy.</u></b></p>
MM4	16	Paragraph 1.19 and throughout Plan	<p><b>Section 1: Draft Local Plan</b></p> <p><i>In the third bullet point of paragraph 1.19 and for all subsequent references amend name of the High Weald Area of Outstanding Natural Beauty (AONB) as follows:</i></p> <p>the Plan’s consistency with national policies in relation to the release of Green Belt land, as well as the number of major developments in the High Weald Area of Outstanding Natural Beauty (AONB) <b><u>National Landscape</u></b>, and its conservation;</p>

## Section 2: Setting the Scene

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM5	23	Paragraphs 2.11, 2.14, 2.15	<p><b>Section 2: Key Issues, Challenges and Opportunities</b>  <i>Amend paragraphs 2.11, 2.14 ad 2.15 as follows:</i></p> <p><i>Paragraph 2.11</i></p> <p>The Intergovernmental Panel on Climate Change (IPCC), representing a large body of reputable, international scientists, has reported for several decades that the global climate is changing. The consequences of such changes for both the UK and the borough include dangerous flood events, increased deaths due to high summer temperatures, <b>damage to buildings, disruption to transport, disruption to farming, biodiversity loss, and</b> migration of native and invasive species, and habitat loss (UK Climate Projections 2018).</p> <p><i>Paragraph 2.14</i></p> <p>The total CO2 emissions for the borough in <del>2018</del> <b>2022</b> was <del>3.5</del> <b>3.3</b> tonnes per capita, which is lower than the county and country figures of <del>5.0</del> <b>4.2</b> and <del>5.2</del> <b>4.5</b> tonnes per capita respectively. This is largely a result of the lack of motorways or big industry in the borough.</p> <p><i>Paragraph 2.15</i></p> <p>The largest contributors to CO2 emissions in the borough are domestic gas (<del>22</del><b>25</b>%), A-roads (<del>24</del><b>24</b>%), <b>minor roads (16%)</b>, industrial and commercial electricity (<del>15</del><b>11</b>%), <del>minor roads (14%)</del>, and domestic electricity (<del>12</del><b>11</b>%) (<a href="#">see UK local authority greenhouse gas emission statistics 2005 to 2022</a>). These five sectors have been the dominant emission sources since 2005 and this trend is likely to continue, albeit to varying degrees as the Government phases out gas heating and progresses with grid decarbonisation and the promotion of electric vehicles.</p>
MM6	24	Paragraphs 2.17 to 2.19  Figure 4	<p><b>Section 2: Key Issues, Challenges and Opportunities</b>  <i>Amend paragraphs 2.17 to 2.19 and Figure 4 as follows:</i></p> <p><i>Paragraphs 2.17 to 2.19</i></p> <p><del>The above population projections are linked to past rates of development, during which time housing affordability has gradually worsened. In respect of housing prices, Tunbridge Wells borough continues to have higher average house prices than the rest of Kent and the South East region (as based on Land Registry House Prices 2019). Since 2006, the average price of a house</del></p>

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			<p>in Tunbridge Wells has increased by £195,753 (an increase of 73%). Comparatively, other areas across Kent and the South East of England have seen increases of 62% (£127,004) and 64% (£145,447) respectively. <b><u>House prices in the Tunbridge Wells borough are higher than the rest of Kent except Sevenoaks and are above the Southeast regional average. The average cost of a property across the Tunbridge Wells Borough in 2023 was £558,072. This compares with £408,640 for the whole of Kent and £455,599 for the Southeast region. The average cost of a new build home in Tunbridge Wells in 2023 was £563,014. Whilst prices fell slightly in the borough between 2022 and 2023 in common with most parts of the UK, the average price of a property in Tunbridge Wells has increased by 133.5% or £319,089 over the 20-year period 2003 – 2023. This compares with a 133.9% increase across Kent and 127.9% for the Southeast region.</u></b></p> <p>Figure 4 below shows that in <del>2019</del> <b>2023</b>, entry level house prices were approximately 12 times the (workplace based) earnings of households in the borough, representing around a 38% increase since 2009, from around eight times the earnings.</p> <p>Indeed, the relative affordability of homes in Kent as a whole has worsened in both absolute terms and relative to the rest of England, <b><u>being approximately 10 times median earnings to house price ratio in 2023 when the national ratio was 8 times.</u></b> The relative economic strength of London, and its housing market, is undoubtedly a key influence.</p> <p><i>Update Figure 4 with latest available data</i></p>

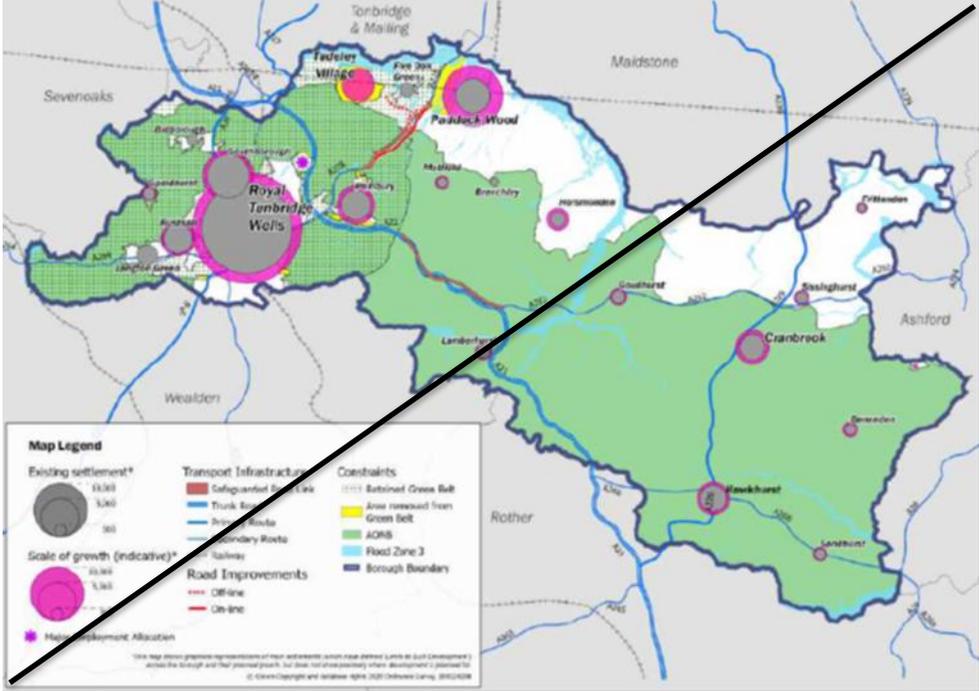
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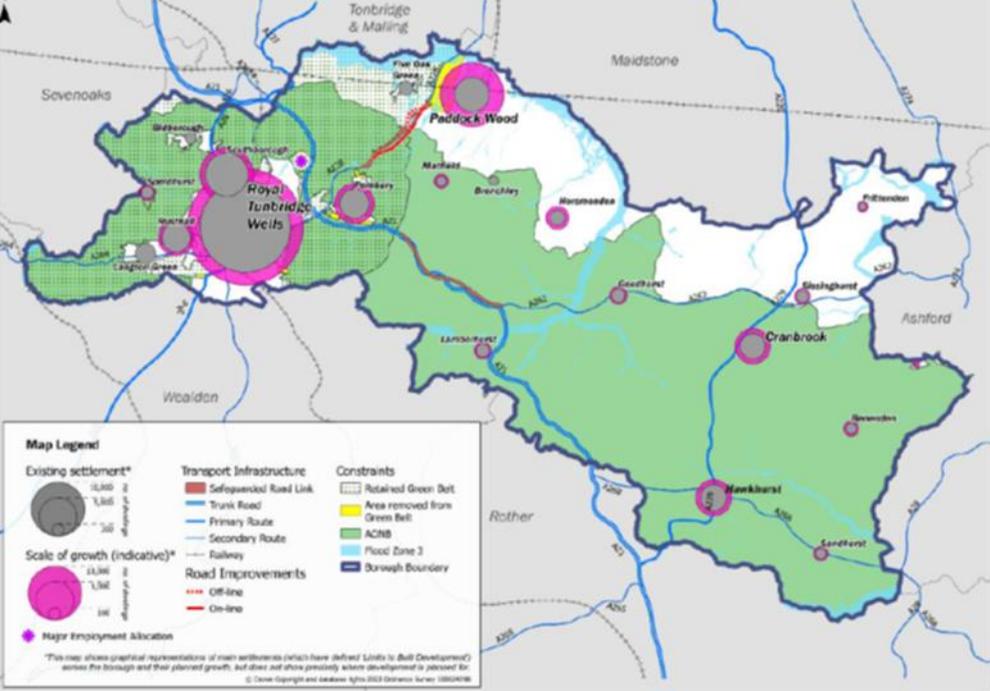
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>For 'Transport' amend 'detail' entry as follows:</i></p> <p>Highways (local and strategic road network)</p> <p>Public transport (the rail network and buses)</p> <p>Cycling and walking <b><u>including Public Rights of Way</u></b></p> <p><i>For 'Waste and Recycling' amend 'detail' entry as follows:</i></p> <p><b><u>Facilities to support</u></b> Local waste collection, <b><u>bulking</u></b>, recycling and disposal, <del>waste</del></p>
MM8	27	Paragraph 2.36	<p><b>Section 2: Key Issues, Challenges and Opportunities</b></p> <p><i>Amend paragraph 2.36 as follows:</i></p> <p>There is also a need to meet nitrogen dioxide reduction targets along the A26 in Royal Tunbridge Wells, <del>which is identified as an Air Quality Management Area (AQMA);</del> as well as along Cranbrook Road in close proximity to the main crossroads in the centre of <del>Hawkhurst</del> <b><u>Hawkhurst</u></b> (A229), which has <del>recently</del> been designated as an AQMA. Further information in respect of these AQMAs and Air Quality is available on the Council's website; see Air quality.</p>
MM9	27	Paragraph 2.39	<p><b>Section 2: Key Issues, Challenges and Opportunities</b></p> <p><i>Amend second sentence of paragraph 2.39 as follows:</i></p> <p>These are often referred to as 'active travel'. <b><u>The borough's Public Rights of Way (PRoW) network also provides linkages and opportunities for enhancement through new development.</u></b> Similarly, it will ...</p>

## Section 3: Vision and Objectives

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM10	29 - 31	Paragraph 3.13 and Vision	<p><b>Section 3: Vision</b>  <i>Amend paragraph 3.13 and the Vision</i>  <i>Delete paragraph 3.13</i></p> <p><del>Finally, in terms of facilitating sustainable growth, consideration also needs to be given to the prospect of a new settlement, as this was well supported when the principle was mooted at the Issues and Options stage and is considered necessary to meet identified housing needs in a sustainable way. Therefore, while the proposed location has been subject to much local opposition, it remains a component of the Vision.</del></p> <p><i>Delete third bullet point of the Vision:</i></p> <p><del>for a garden settlement, to establish the potential for a new village to contribute to sustainable growth, that is: based on garden settlement principles; comprehensively planned and reflecting local character; well connected with nearby towns; providing local job opportunities, services and all necessary supporting infrastructure; with exemplary development of sustainable design;</del></p>
MM11	32	Strategic Objectives	<p><b>Section 3: Strategic Objectives</b>  <i>Delete Strategic Objectives point 3 as follows:</i></p> <p><del>3. To establish the role that garden settlements can make to the future delivery of development in the borough and to ensure such proposals create very high quality living environments;</del></p>

## Section 4: The Development Strategy and Strategic Policies

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM12	34	Key Diagram	<p><b>Section 4: Development Strategy</b>  <i>Replace Key Diagram</i>  <i>Current Key Diagram</i></p>  <p><i>Proposed Key Diagram</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			
MM13	35	Paragraph 4.8	<p><b>Section 4: Development Strategy</b>  Delete paragraph 4.8 as follows:</p> <p>The Local Plan should plan for housing needs from the current year, 2020, to 2038, this giving a plan period of 15 years from anticipated adoption, as required by legislation.</p>
MM14	36	Paragraphs 4.16, 4.17  Table 3	<p><b>Section 4: Development Strategy</b>  Amend paragraphs 4.16, 4.17 and Table 3 as follows:</p> <p>Last sentence of paragraph 4.16</p> <p>The figures are based on the <b>latest data available as at 1 April 2023</b> monitoring of housing completions up to 31 March 2020.</p>

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			<p><i>Update Table 3: Housing Need and Supply 2020-2038</i></p> <table border="1"> <tr> <td>1.</td> <td>Housing need 2020-2038</td> <td>12,204</td> <td>18 years x 678 pa</td> </tr> <tr> <td><b>1a</b></td> <td><b>Completions 2020-2023</b></td> <td><b>1,842</b></td> <td><b>See 5YHLS 2023</b></td> </tr> <tr> <td>2.</td> <td>Extant planning permissions at 1 April <del>2020</del><b>2023</b></td> <td><del>3,313</del><b>32,845*</b></td> <td><del>See HS&amp;T TP</del><b>See 5YHLS 2023</b></td> </tr> <tr> <td>3.</td> <td>Windfall allowance small sites at <b>1 April 2023 (to 2038)</b></td> <td><del>4,340</del><b>1,464</b></td> <td>See HS&amp;T TP/BL TP</td> </tr> <tr> <td>4.</td> <td>Windfall allowance large urban sites <b>at 1 April 2023 (to 2038)</b></td> <td>360</td> <td>See HS&amp;T TP/BL TP</td> </tr> <tr> <td>5.</td> <td>Outstanding SALP/Local Plan site allocations</td> <td><del>276</del><b>592</b></td> <td><del>See HS TP</del><b>See 5YHLS 2023</b></td> </tr> <tr> <td><b>6.</b></td> <td><b>Outstanding Benenden Neighbourhood Development Plan Site Allocations</b></td> <td><b>68</b></td> <td><b>See BNDP</b></td> </tr> <tr> <td><del>6-7.</del></td> <td>Minimum additional allocations to meet need <b>(based on 678 dpa to 2038)</b></td> <td><del>6,945</del><b>5,033</b></td> <td>= row 1 - rows (<del>2-5</del> <b>1a-6</b>)</td> </tr> <tr> <td><del>7-8.</del></td> <td>Minimum total allocations <b>(based on 678 dpa to 2038)</b></td> <td><del>7,224</del><b>5,693</b></td> <td>Rows 5+<del>6</del><b>+7</b></td> </tr> </table> <p>*Includes discounting for C2 permissions</p> <p><i>Paragraph 4.17</i></p> <p>Hence, it would be necessary for further site allocations to be made for some <del>6,900</del> <b>5,033</b> additional homes, assuming that all previous allocations are still suitable and developable. Given that ... the total delivery required from allocations in the Local Plan <b>(in addition to adopted allocations in the Benenden NDP)</b> to meet the borough's housing needs would be at least <del>7,721</del> <b>5,693</b> dwellings.</p>	1.	Housing need 2020-2038	12,204	18 years x 678 pa	<b>1a</b>	<b>Completions 2020-2023</b>	<b>1,842</b>	<b>See 5YHLS 2023</b>	2.	Extant planning permissions at 1 April <del>2020</del> <b>2023</b>	<del>3,313</del> <b>32,845*</b>	<del>See HS&amp;T TP</del> <b>See 5YHLS 2023</b>	3.	Windfall allowance small sites at <b>1 April 2023 (to 2038)</b>	<del>4,340</del> <b>1,464</b>	See HS&T TP/BL TP	4.	Windfall allowance large urban sites <b>at 1 April 2023 (to 2038)</b>	360	See HS&T TP/BL TP	5.	Outstanding SALP/Local Plan site allocations	<del>276</del> <b>592</b>	<del>See HS TP</del> <b>See 5YHLS 2023</b>	<b>6.</b>	<b>Outstanding Benenden Neighbourhood Development Plan Site Allocations</b>	<b>68</b>	<b>See BNDP</b>	<del>6-7.</del>	Minimum additional allocations to meet need <b>(based on 678 dpa to 2038)</b>	<del>6,945</del> <b>5,033</b>	= row 1 - rows ( <del>2-5</del> <b>1a-6</b> )	<del>7-8.</del>	Minimum total allocations <b>(based on 678 dpa to 2038)</b>	<del>7,224</del> <b>5,693</b>	Rows 5+ <del>6</del> <b>+7</b>
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MM15	38 - 41	Paragraphs 4.47 and 4.49	<p><b>Section 4: Formulating the Development Strategy</b>  <i>Insert new paragraphs and table, amend paragraphs 4.47 and 4.49 as follows:</i>  <i>After paragraph 4.35 add</i></p> <p><b><u>A key evidence document is the Council’s ‘<a href="#">Settlement Role and Function Study</a>’. This groups settlements in terms of their characteristics, focusing on the range of services and facilities they currently provide. These groupings are shown in NEW FIGURE (figure number to be confirmed ahead of adoption) below.</u></b></p> <p><b><u>NEW FIGURE (figure number to be confirmed ahead of adoption) Settlement groupings in the Role and Function Study (2021)</u></b></p> <table border="1" data-bbox="544 627 1021 1398"> <thead> <tr> <th data-bbox="544 627 685 675"><u>Grouping</u></th> <th data-bbox="685 627 1021 675"><u>Settlement</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="544 675 685 759"><u>A</u></td> <td data-bbox="685 675 1021 759"><u>Royal Tunbridge Wells (RTW) *</u></td> </tr> <tr> <td data-bbox="544 759 685 876"><u>B</u></td> <td data-bbox="685 759 1021 876"><u>Southborough*, Cranbrook, Paddock Wood and Hawkhurst</u></td> </tr> <tr> <td data-bbox="544 876 685 927"><u>C</u></td> <td data-bbox="685 876 1021 927"><u>Rusthall and Pembury</u></td> </tr> <tr> <td data-bbox="544 927 685 1078"><u>D</u></td> <td data-bbox="685 927 1021 1078"><u>Goudhurst, Langton Green, Benenden, Brenchley and Horsmonden</u></td> </tr> <tr> <td data-bbox="544 1078 685 1262"><u>E</u></td> <td data-bbox="685 1078 1021 1262"><u>Lamberhurst, Speldhurst, Sandhurst, Five Oak Green, Sissinghurst and Bidborough</u></td> </tr> <tr> <td data-bbox="544 1262 685 1313"><u>F</u></td> <td data-bbox="685 1262 1021 1313"><u>Matfield and Frittenden</u></td> </tr> <tr> <td data-bbox="544 1313 685 1398"><u>G</u></td> <td data-bbox="685 1313 1021 1398"><u>Kilndown and Iden Green</u></td> </tr> </tbody> </table>	<u>Grouping</u>	<u>Settlement</u>	<u>A</u>	<u>Royal Tunbridge Wells (RTW) *</u>	<u>B</u>	<u>Southborough*, Cranbrook, Paddock Wood and Hawkhurst</u>	<u>C</u>	<u>Rusthall and Pembury</u>	<u>D</u>	<u>Goudhurst, Langton Green, Benenden, Brenchley and Horsmonden</u>	<u>E</u>	<u>Lamberhurst, Speldhurst, Sandhurst, Five Oak Green, Sissinghurst and Bidborough</u>	<u>F</u>	<u>Matfield and Frittenden</u>	<u>G</u>	<u>Kilndown and Iden Green</u>
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\*RTW and Southborough are also jointly considered as the main urban area

While this gives an indication of the relative level of sustainability in terms of access to goods and services and the need to travel, it is only one of a number of factors to be considered in the selection of appropriate locations for new development; other factors to be taken into account include housing need, employment/economic factors, transport and infrastructure provision, landscape, historic and environmental considerations, and flooding issues. It is also important to note that the Study is a snapshot in time and that current services and facilities available in the settlements may be subject to change in the future.

*Delete paragraph 4.47*

~~Tudeley Village would involve the loss of a large area of Green Belt but is outside the AONB, is well located in terms of accessibility to nearby towns, would be of a scale that supports a good range of services, and can be planned in a holistic, comprehensive manner, achieving very high standards of sustainable design and development. Moreover, no sustainable option has been identified and, without this new settlement, the borough's housing need would not reasonably be capable of being met.~~

*Paragraph 4.49*

The development strategy retains the use and definition of Limits to Built Development (LBDs) around settlements, as 'policy lines'. These do not define settlements as such, and there may be fringe areas as well as some smaller settlements and enclaves of development in the countryside, that are excluded in order to maintain the overall rural character of the locality and to focus growth in more sustainable locations., indicating where Proposed development would within the LBD boundaries, such as for new housing and business, will be acceptable in principle, subject to other Plan policies. Outside of the LBDs, and where a more restrictive approach countryside policies apply. However, some development, such as that for farming, tourism, recreation, equestrianism, rural workers' dwellings, and affordable housing as provided for by specific polices in the Plan, may be is appropriate, this is also set out in the policy. Incorporated into the Local Plan are Site Layout Plans for each site allocation policy. These are indicative maps that provide an indication of how a site may come forward in line with the associated policy box.

*After paragraph 4.49 add the following new paragraphs*

Following the deletion of Tudeley Village, the adopted Local Plan does not provide for the full housing needs up to 2038. As such the Council is committed to an early review of the

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>Plan to seek ways of meeting unmet housing needs in the later part of the Plan period. All other policies included in the Plan remain applicable for the entire plan period 2020-2038.</u></b></p> <p><b><u>As part of this early review the Council will identify and assess reasonable options for meeting unmet housing needs, and without prejudice to any decisions made about a future development strategy to meet this unmet need, will consider all reasonable sites put forward through a ‘Call for Sites’ and other land identified by the Council to be assessed as part of the Strategic Housing and Economic Land Availability Assessment (SHELAA) process.</u></b></p>
MM16	41 - 42	Policy STR 1	<p><b>Policy STR 1 The Development Strategy</b>  <i>Amend Policy STR1 as follows:</i></p> <p><del>The broad development strategy for Tunbridge Wells borough over the period 2020-2038, as shown indicatively on the Key Diagram (Figure 5), is to ensure that a minimum of 12,204 dwellings and 14 hectares of employment (Use Classes B and E) land are developed, together with supporting infrastructure and services.</del></p> <p><b><u>The broad development strategy for Tunbridge Wells borough over the period 2020-2038, as shown indicatively on the Key Diagram (Figure 5), is to ensure that a minimum of 12,204 dwellings and 14 hectares of employment (Use Classes B and E) land are developed, together with supporting infrastructure and services. The strategy of this plan provides for a housing supply for 10 years from the date of adoption including necessary supporting infrastructure, but with a requirement for an early review of the plan to include ways of meeting identified unmet needs.</u></b></p> <p>To achieve this, the Local Plan:</p> <ol style="list-style-type: none"> <li>1. Promotes the effective use of urban and previously developed (brownfield) land, having due regard to relevant Plan policies;</li> <li>2. Looks to focus new development within the Limits to Built Development of settlements, as defined on the Policies Map, where proposals accord with other relevant policies of this Plan;</li> <li>3. Provides for the growth of settlements, having regard to their role and function, constraints, and opportunities, together with the <b><u>major, transformational expansion of Paddock Wood (including land at east Capel), following garden settlement principles and providing flood risk solutions</u></b> <del>development of two strategic sites, namely:</del> <ol style="list-style-type: none"> <li>a. <del>major, transformational expansion of Paddock Wood (including land at east</del></li> </ol> </li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Capel), following garden settlement principles and providing flood risk solutions; and b. the creation of a new garden settlement: Tudeley Village between Paddock Wood and Tonbridge;</p> <p>4. Includes an allowance for potential delays or non-delivery of sites;</p> <p>5. Provides for a prestigious new business park to the north of North Farm/Kingstanding Way, Royal Tunbridge Wells, well connected to the improved A21;</p> <p>6. Provides a framework for the preparation of a holistic Area Plan for Royal Tunbridge Wells Town <b>Centre</b>;</p> <p>7. Provides for some reductions in the area of the Green Belt, notably for <b>land in east Capel (adjacent to Paddock Wood) and</b> the strategic sites and around Royal Tunbridge Wells and Pembury, where exceptional circumstances warrant <b>release of land from the Green Belt</b> this, and where an effective long-term Green Belt is maintained;</p> <p>8. Limits development within the High Weald Area of Outstanding Natural Beauty <b>National Landscape</b> to that which can be accommodated whilst still conserving its key characteristics, this being mostly small-scale, only promoting larger proposals where exceptional circumstances are demonstrated;</p> <p>9. Normally limits development in the countryside (being defined as that outside the Limits to Built Development) to that which accords with specific policies of this Plan and/or that for which a rural location is fully demonstrated to be necessary.</p> <p><b><u>Early Review of the Local Plan</u></b></p> <p><b><u>Following adoption of the Local Plan, the Council will publish an update to its Local Development Scheme (LDS). This shall set out a timetable for an early review of the Local Plan, which shall commence within six months of adoption of the Local Plan. The LDS shall provide an indicative timescale for submission of an updated Local Plan for Examination, to take place no later than 30 months from commencement of the early review of the Local Plan. The Council shall then undertake the early review which shall include ways of meeting identified unmet housing needs.</u></b></p>
MM17	42 - 43	Table 4, Paragraphs 4.43, 4.47, 4.53, 4.54 and Table 5	<p><b>Section 4: Development Strategy</b></p> <p><i>Update Table 4, amend paragraphs 4.53 and 4.54 and update Table 5 as follows:</i></p> <p><i>Update Table 4: Distribution of housing allocations</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification		
			Parish/Settlement	Local Plan allocations	
				Lower	Upper
			Royal Tunbridge Wells	4,416 <b>1,278</b>	4,536 <b>1,421</b>
			Southborough	42 <b>26</b>	42 <b>26</b>
			Paddock Wood	<del>3,932</del> <b>1,820</b>	<del>4,032</del> <b>1,912</b>
			<b><i>Paddock Wood and land east of Capel</i></b> <b><i>-Strategic urban expansion*- (STR/SS 1)</i></b>	<del>3,490</del> <b>2,374</b>	<del>3,590</del> <b>2,532</b>
			<b><i>Paddock Wood</i></b> Town centre	30	30
			Capel <b>(as part of STR/SS 1)*</b>	<del>2,100</del> <b>997</b>	<del>2,100</del> <b>1,063</b>
			<i>Tudeley Village – new settlement</i>	<del>2,100</del>	<del>2,100</del>
			Cranbrook and Sissinghurst	453	467
			<i>Cranbrook</i>	415	429
			<i>Sissinghurst</i>	38	38
			Hawkhurst	<del>161</del> <b>189</b>	<del>170</del> <b>198</b>
			Benenden**	<del>87</del> <b>88</b>	95
			<i>Benenden**</i>	<del>43</del> <b>41</b>	45
			<i>East End*</i>	<del>44</del> <b>47</b>	50
			Bidborough	0	0
			Brenchley and Matfield	<del>56</del> <b>11</b>	<del>60</del> <b>15</b>
			Frittenden	25	30
			Goudhurst	25	25
			Horsmonden	<del>240</del> <b>185</b>	<del>320</del> <b>235</b>
			Lamberhurst	25	30
			Pembury	<del>389</del> <b>371</b>	<del>417</del> <b>399</b>
			Rusthall	15	15
			Sandhurst	20	30
			Speldhurst	10	12
			<b>Sub-total</b>	<b><del>8,996</del> 5,538</b>	<b><del>9,381</del> 5,973</b>
			Allocations with existing planning permission <b>as at 1 April 2023</b> (to be discounted to avoid double counting)	<del>920</del> <b>1,444</b>	<del>920</del> <b>1,444</b>
			<b>Total (with existing planning permission discounted)</b>	<b><del>8,076</del> 4,094</b>	<b><del>8,461</del> 4,529</b>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>* <i>The figure for Capel parish <del>excludes</del> <b>includes</b> that part of the urban expansion extending from Paddock Wood into the eastern edge of the parish <b>and is based on strategic sites and master planning development density ranges</b>, to avoid double counting. The number of houses for Capel parish (including Tudeley Village and development in land in east Capel) for the plan period is approximately 4,160.</i></p> <p><b>** As per the allocation capacities within the 'made' Benenden Neighbourhood Development Plan</b></p> <p><i>Paragraph 4.43</i></p> <p>It is found that, even promoting all suitable SHELAA sites for allocation in the Local Plan, the borough could meet only a fraction of its housing need without the provision for strategic sites, namely the substantial expansion of Paddock Wood (including land at east Capel) and the creation of a new garden settlement at 'Tudeley Village'. With these proposals, the Local Plan can meet the housing need in line with the NPPF's standard method.</p> <p><i>Paragraph 4.53</i></p> <p>It can be seen that the total capacity of all allocated sites, excluding those that already have planning permission at the base date, is <del>8,076-8,461</del> <b>4,094 – 4,529</b> dwellings. This compares to the anticipated residual requirement, after sites with planning permission and windfall sites allowances are made, of <del>7,224</del> <b>5,693</b> dwellings. In overall terms, the allocated sites, together with these other sources of supply yield <del>43,059-43,444</del> <b>10,605 – 11,040</b> dwellings, relative to the Plan's overall target of 12,204 net additional dwellings.</p> <p><i>Paragraph 4.54</i></p> <p>Taking the mid-point of dwelling ranges, there is a 'buffer' <del>shortfall</del> <b>shortfall</b> of approximately <del>1,000</del> <b>1,382</b> dwellings, equivalent to some <del>14.6%</del> <b>24.3%</b> of the need from allocated sites and <del>8.6%</del> <b>11.3%</b> of overall need <b>to the end of the plan period</b>. While <del>there</del> <b>there</b> is a high level of confidence regarding the achievability and availability of identified sites, and very high for those that have already the benefit of planning permission, and the windfall allowances are robust, <b>such that the Council is</b></p>

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			<p><b><u>confident that a 10-year housing land supply can be achieved post-adoption. The Council will them aim to meet the needs beyond the 10-year supply period by way of an immediate Local Plan reiew.</u></b> it is accepted that it is prudent to provide this degree of flexibility in the actual housing supply, particularly having regard to the high contributions from the strategic sites.</p> <p><i>Update to Table 5: Employment land allocations <u>and commitments</u> identified in the Local Plan</i></p> <table border="1" data-bbox="539 459 1552 871"> <thead> <tr> <th data-bbox="539 459 842 539">Site</th> <th data-bbox="842 459 1088 539">Settlement/Parish</th> <th data-bbox="1088 459 1339 539">Policy Number</th> <th data-bbox="1339 459 1552 539">Net Developable area (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="539 539 842 619">Land adjacent to Longfield Road</td> <td data-bbox="842 539 1088 619">Royal Tunbridge Wells</td> <td data-bbox="1088 539 1339 619">AL/RTW 17</td> <td data-bbox="1339 539 1552 619">13.4</td> </tr> <tr> <td data-bbox="539 619 842 703">Land east of Maidstone Road</td> <td data-bbox="842 619 1088 703">Paddock Wood</td> <td data-bbox="1088 619 1339 703">STR/SS 1</td> <td data-bbox="1339 619 1552 703"><del>6.6</del><b><u>4.27</u></b></td> </tr> <tr> <td data-bbox="539 703 842 788">Land east of Transfesa Road</td> <td data-bbox="842 703 1088 788">Paddock Wood</td> <td data-bbox="1088 703 1339 788">STR/SS 1</td> <td data-bbox="1339 703 1552 788"><del>4.6</del><b><u>4.25</u></b></td> </tr> <tr> <td data-bbox="539 788 842 871">Hawkhurst Station Business Park</td> <td data-bbox="842 788 1088 871">Gill's Green</td> <td data-bbox="1088 788 1339 871">AL/HA 7</td> <td data-bbox="1339 788 1552 871">1.2</td> </tr> </tbody> </table> <p>These allocations total some <del>23.1</del> <b>26.5</b> hectares. The sites, which are all 'key employment areas' in the Local Plan, each provide for a mix of business (B and E class) uses. They tend to be developed at a lower density than purely office sites, with consequently lower floorspace coverage. Overall, it is still expected that these allocations are appropriate in relation to the minimum provision required. This takes account of the geographic spread of the sites and their relationship to major housing growth. Also, it recognises that there will be additional floorspace, likely in the form of smaller offices and possibly workshops, as part of the new settlement at Tudeley Village, the locations of which will be identified through the proposed Supplementary Planning Document (SPD).</p>	Site	Settlement/Parish	Policy Number	Net Developable area (ha)	Land adjacent to Longfield Road	Royal Tunbridge Wells	AL/RTW 17	13.4	Land east of Maidstone Road	Paddock Wood	STR/SS 1	<del>6.6</del> <b><u>4.27</u></b>	Land east of Transfesa Road	Paddock Wood	STR/SS 1	<del>4.6</del> <b><u>4.25</u></b>	Hawkhurst Station Business Park	Gill's Green	AL/HA 7	1.2
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MM18	46	<b>Policy STR 2</b>	<p><b>Policy STR 2 Place Shaping and Design</b>  <i>Amend criterion 7 of Policy STR 2 as follows:</i></p> <p>Prioritise the needs of pedestrians, cyclists, and public transport services <b>in line with the Vision</b></p>																				

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			<b><u>defined for a site and in-line with associated agreed Monitor and Manage frameworks;</u></b>
MM19	48	<b>Policy STR 3</b>	<p><b>Policy STR 3 Brownfield Land</b>  <i>Amend point 3e in Policy STR 1 as follows:</i></p> <p>if relevant, they represent an appropriate use of a heritage asset or, in respect of enabling development, this is necessary to secure its future, in accordance with <del>Policy EN 5: Heritage Assets</del> <b><u>Policy EN4: The Historic Environment, including heritage assets;</u></b></p>
MM20	49	Paragraph 4.76	<p><b>Section 4: Ensuring Comprehensive Development</b>  <i>Amend last sentence of paragraph 4.76 as follows:</i></p> <p><del>A</del> Masterplans, in the form of SPDs, will be required for the urban expansion of Paddock Wood (including land at east Capel) and the new garden settlement at Tudeley Village.</p>
MM21	51	<b>Policy STR 4</b>	<p><b>Policy STR 4 Ensuring Comprehensive Development</b>  <i>Amend third paragraph of Policy STR 4 as follows:</i></p> <p>To ensure holistic and fully integrated approaches to the strategic developments proposed in this Local Plan, masterplans for the urban expansion of Paddock Wood (including land at east Capel) and Tudeley Village, will <b><u>be required.</u></b> <del>take the form of Supplementary Planning Documents.</del></p>
MM22	52	Paragraph 4.95	<p><b>Section 4: Infrastructure and Connectivity</b>  <i>Amend paragraph 4.95 as follows:</i></p> <p>As referred to above, the IDP sets out the infrastructure that is required to support the growth proposed in the Local Plan, including the specific projects. A number of 'Critical' or 'Essential' projects are identified, particularly to support the delivery of the Strategic Sites at Paddock Wood (including land at east Capel) and Tudeley Village, and it includes the following by theme as reflected within the IDP and the individual site allocations within the Local Plan:</p> <ul style="list-style-type: none"> <li>• <b>Transport:</b> a package of significant transport measures to support the growth at the Strategic Sites at Paddock Wood (including land at east Capel) and Tudeley Village, including new road junctions/links, bus links and services, and active travel provision (including towards Royal Tunbridge Wells and Tonbridge); a further package of measures for Royal Tunbridge Wells and Pembury, including improvements to road junctions/links, bus priority measures, and</li> </ul>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>upgraded and new cycle routes and pedestrian links; improved pedestrian and cycle links at Hawkhurst and Cranbrook.</p> <ul style="list-style-type: none"> <li>• <b>Education:</b> <del>a new secondary school at Tudeley Village and e</del>Expansion of existing secondary schools at Paddock Wood (<b><u>or if expansion is not feasible a new 4FE Secondary School on safeguarded land</u></b>) and Royal Tunbridge Wells; six <b>four</b> forms of entry of new primary provision at Paddock Wood/Capel, <del>four further forms of entry at Tudeley Village, including expansion of Capel Primary School at Five Oak Green;</del> expansion of two existing primary schools in Royal Tunbridge Wells, as well as expansion at Cranbrook, Hawkhurst, and Horsmonden.</li> <li>• <b>Health:</b> provision of new medical facilities at Paddock Wood/<del>Tudeley Village</del>, Royal Tunbridge Wells, Cranbrook, Hawkhurst, and Horsmonden, as well as expansion of a number of existing premises, including at <del>Paddock Wood and Pembury;</del></li> <li>• <b>Water:</b> additional capacity at waste water treatment works and the sewerage network across the borough to accommodate growth. A range of significant flood mitigation measures at Paddock Wood/Capel;</li> <li>• <b>Utilities:</b> improvements to be made across the whole borough to be able to access high quality and future-proofed broadband connectivity – ultra fast fibre to the premises;</li> <li>• <b>Community, public, and social services:</b> a number of new community halls/hubs to serve the growing population, including at <del>Paddock Wood, Tudeley Village,</del> Cranbrook, and Hawkhurst, as well as community hubs/facilities at Southborough and Showfields and Sherwood within Royal Tunbridge Wells;</li> <li>• <b>Sport and recreation:</b> a new <del>stadia</del> <b>stadium</b> sports hub at Royal Tunbridge Wells, as well as a smaller local sports hubs around, or close to, the Main Urban Area and significant new provision to serve the strategic sites at Paddock Wood (including land at east Capel) <del>and Tudeley Village;</del></li> <li>• <b>Green, grey, and blue infrastructure:</b> a number of green infrastructure projects to be provided through new development across the borough;</li> <li>• <b>Waste and recycling:</b> a new waste transfer station and expanded/redeveloped household waste recycling centre at Royal Tunbridge Wells to serve the whole borough.</li> </ul>
MM23	54 - 56	<b>Policy STR 5</b>	<p><b>Policy STR 5 Infrastructure and Connectivity</b>  <i>Amend Policy STR 5 as follows:</i></p> <p><i>Point 6</i>  For the identified strategic sites where the provision of a range of significant infrastructure projects <b>is</b> <del>are</del> required to mitigate the impact of development to particular areas, the delivery of this will be agreed through a masterplanning process;</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Second paragraph of the Transport section of Policy STR 5 as follows:</i></p> <p>The Council's Infrastructure Delivery Plan will support the growth in the Local Plan. <b><u>The Infrastructure Delivery Plan has been updated to reflect <a href="#">DfT Circular 1/22 (Strategic road network and the delivery of sustainable development, updated December 2022)</a> to outline the required Vision and Validate/Monitor and Manage requirements.</u></b> The Infrastructure Delivery Plan identifies the scope of <b><u>transport/highways</u></b> infrastructure to be provided, the phasing of such infrastructure linked to the planned development, and the mechanisms by which the Council considers that the infrastructure will be delivered, including the use of Section 106 agreements, <b><u>S278 agreements</u></b>, infrastructure levy, or equivalent policy as applicable.</p>
MM24	57	Paragraph 4.98	<p><b>Section 4: Transport and Parking</b>  <i>Amend paragraph 4.98 as follows:</i></p> <p>The NPPF is clear that significant development should be focused on locations which are, or can be made, sustainable, through limiting the need to travel and offering a genuine choice of transport modes, which has been factored into the development of the Council's Development Strategy, with growth principally at the strategic sites of <b><u>at</u></b> Paddock Wood (including land at east Capel) <del>and at Tudley Village,</del> and at the Main Urban Area. <del>This</del> <b><u>these</u></b> strategic sites presents the opportunities for the development of highly permeable and sustainable settlements, whilst development at the Main Urban Area <del>giving</del> <b><u>ing</u></b> access to the employment, services, and public transport available <del>there</del>.</p>
MM25	58 - 60	Policy STR 6	<p><b>Policy STR 6 Transport and Parking</b>  <i>Amend Policy STR 6 as follows:</i></p> <p><i>After Point 2 add new Point 3</i></p> <p><b><u>As required by the <a href="#">DfT Circular 01/22 (Strategic Road Network and Local Highway Network, and the delivery of sustainable development, updated December 2022)</a> the Local Plan will expect site promoters to outline their Vision for the site that manages down the impact of planned development and frame the transport requirements, for all modes of transport, in accordance with relevant Monitor and Manage Strategies.</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>In point 2 of Section a) Active Travel</i></p> <p>The development and delivery of the strategic sites (Paddock Wood and east Capel, and Tudeley Village) proposed in this Local Plan will have integrated active travel as a fundamental element to their layout and design, so that settlements are easy to navigate on foot or by bike, both in new development and through existing areas of settlements to access their centres and services;</p> <p><i>In point 1 of Section b) Public Transport</i></p> <p>Establishing rapid bus/transport links, including from Paddock Wood to Royal Tunbridge Wells, Paddock Wood to Tonbridge (via Tudeley Village), and Royal Tunbridge Wells to Tonbridge, and ensuring that the design of these strategic sites provides for attractive bus services with convenient access to the highway network;</p> <p><i>Amend section c) Highway network</i></p> <p>The Council will work with Kent County Council and Highways England <b><u>National Highways through the agreed Monitor and Manage strategies to oversee the delivery of strategic and local highway improvements, (including) by third parties to mitigate and address the impact on the highway network. These measures will be promoted and funded by development and delivered in conjunction with the Local Planning Authority, KCC Highways, National Highways and developers, although other funding opportunities will be investigated.</u></b> to deliver strategic and local highway improvements to mitigate and address the impact on the highway network. These measures will be funded by development, although other funding opportunities will be investigated. A full list of the <b><u>envisaged/potential</u></b> mitigation measures are provided in the Infrastructure Delivery Plan, but include:</p> <ul style="list-style-type: none"> <li>i. part off-line, part on-line <b><u>Colts Hill Bypass and associated improvements at Badsell Road Roundabout</u></b> to the A228, as shown on the Policies Map;</li> <li>ii. <del>the provision of a highway link bypassing Five Oak Green, as shown on the Policies Map</del> <b><u>Somerhill Roundabout improvements;</u></b></li> <li><b><u>iii. Traffic management improvements at Five Oak Green Village;</u></b></li> <li><b><u>iv. Hop Farm Roundabout improvements;</u></b></li> <li><b><u>iiiiv Junctions on the Pembury Road corridor including</u></b> measures along the A228/A264,</li> </ul>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>including junction capacity improvements at Woodsgate Corner and a <del>roundabout</del> <b>an appropriate junction</b> at the Pembury Road/Halls Hole Road/Blackhurst Lane.</p> <p>The routes for major and strategic road improvements, including a <b>safeguarded</b> route for an entirely off-line A228 strategic link (Colts Hill bypass) as part of the wider major roads network (to deliver wider economic benefits and links to north east Kent (and potentially the Lower Thames Crossing), and the dualling of the A21 from Kippings Cross to Lamberhurst will be safeguarded (see Policy TP 6: Safeguarding Roads).</p>
MM26	62	Paragraphs 4.110, 4.111 and 4.113	<p><b>Section 4: Climate Change</b>  <i>Amend paragraphs 4.110, 4.111 and 4.113 as follows:</i></p> <p><i>Paragraph 4.110</i></p> <p>In 2019, the Climate Change Act was amended to set a legally binding target for reducing UK CO2 emissions to zero by 2050. This decision resulted from an updated report from the Intergovernmental Panel on Climate Change, which <b>followed</b> <del>in turn resulted in the</del> <b>2015</b> Paris Agreement, to which the UK is a signatory. The Paris Agreement is intended to keep increases in global average temperature to well below 2°C above pre-industrial levels; and to limit the increase to 1.5°C.</p> <p><i>Paragraph 4.111</i></p> <p>Paragraph <del>448</del> <b>152</b> of the NPPF states that places should be shaped in ways that contribute to “<i>radical reductions in greenhouse gas emissions, <del>minimising</del> <b>minimise</b> vulnerability and <del>improving</del> <b>improve</b> resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</i>”</p> <p><i>Paragraph 4.113</i></p> <p>At the local level, the Council has declared its recognition of global climate and biodiversity emergencies and its ambition to make the entire borough <del>carbon neutral</del> <b>net zero</b> by 2030 (see <a href="#">Full Council 17 July 2019, Item FC29/19</a>). To this end, it has assisted in the preparation of the <a href="#">Kent and Medway Low Emissions Strategy</a>. However, the planning system still has a key role to play in meeting the new challenge of reducing CO2 emissions to zero.</p>
MM27	67 - 68	Paragraphs 4.125,	<p><b>Section 4: The Borough’s Green Belt</b>  <i>Amend paragraphs 4.125, 4.126, 4.128 and Table 6 as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification																														
		4.126 and 4.128  Table 6	<p><i>Paragraph 4.125</i>            The Council recognises the local, regional, and national importance of the Green Belt and the important role it has, and will play, in shaping the borough. However, as set out in the place shaping policies in Section 5, the Council considers that there are the exceptional circumstances to alter the boundaries of the Green Belt to remove land from the designation for the proposed development at <del>Tudeley Village</del>, Paddock Wood (including land at east Capel), at a few sites around Royal Tunbridge Wells (particularly at North Farm/Kingstanding Way), and at Pembury, and also alterations at <del>Southborough, Speldhurst, and Langton Green</del> as set out in the schedule at Table 6 below.</p> <p><i>Paragraph 4.126</i>  <del>The release includes an area of Safeguarded Land (Land at Colebrooke House, Pembury Road) for future economic development on the edge of Royal Tunbridge Wells. This land is not allocated for development at the present time. Planning permission for the permanent development of this safeguarded land will only be granted in accordance with the NPPF following an update of this Plan which proposes the development.</del></p> <p><i>Paragraph 4.128</i>            Overall, some 5.74 <b>3.046</b>% of the Green Belt within the borough has been de-designated.</p> <p><i>Table 6</i></p> <table border="1" data-bbox="544 965 1556 1481"> <thead> <tr> <th data-bbox="544 965 730 1018">Policy Number</th> <th data-bbox="730 965 1137 1018">Site Address</th> <th data-bbox="1137 965 1272 1018">Status</th> <th data-bbox="1272 965 1413 1018">Size (ha)</th> <th data-bbox="1413 965 1556 1018">% of MGB</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 1018 730 1161">AL/RTW 5</td> <td data-bbox="730 1018 1137 1161">Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road</td> <td data-bbox="1137 1018 1272 1161">Removed</td> <td data-bbox="1272 1018 1413 1161">-5.611</td> <td data-bbox="1413 1018 1556 1161">0.079</td> </tr> <tr> <td data-bbox="544 1161 730 1241">AL/RTW 14</td> <td data-bbox="730 1161 1137 1241">Land at Wyevale Garden Centre, Eridge Road</td> <td data-bbox="1137 1161 1272 1241">Removed</td> <td data-bbox="1272 1161 1413 1241">-5.521</td> <td data-bbox="1413 1161 1556 1241">0.077</td> </tr> <tr> <td data-bbox="544 1241 730 1348">AL/RTW 16</td> <td data-bbox="730 1241 1137 1348">Land to west of Eridge Road at Spratsbrook Farm</td> <td data-bbox="1137 1241 1272 1348">Removed</td> <td data-bbox="1272 1241 1413 1348"><del>-6.332</del> <b>-5.972</b></td> <td data-bbox="1413 1241 1556 1348"><del>0.089</del> <b>0.084</b></td> </tr> <tr> <td data-bbox="544 1348 730 1401">AL/RTW 17</td> <td data-bbox="730 1348 1137 1401">Land adjacent to Longfield Road</td> <td data-bbox="1137 1348 1272 1401">Removed</td> <td data-bbox="1272 1348 1413 1401">-20.235</td> <td data-bbox="1413 1348 1556 1401">0.284</td> </tr> <tr> <td data-bbox="544 1401 730 1481">AL/RTW 19</td> <td data-bbox="730 1401 1137 1481">Land to the North of Hawkenbury Recreation Ground</td> <td data-bbox="1137 1401 1272 1481">Removed</td> <td data-bbox="1272 1401 1413 1481">-7.071</td> <td data-bbox="1413 1401 1556 1481">0.099</td> </tr> </tbody> </table>	Policy Number	Site Address	Status	Size (ha)	% of MGB	AL/RTW 5	Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road	Removed	-5.611	0.079	AL/RTW 14	Land at Wyevale Garden Centre, Eridge Road	Removed	-5.521	0.077	AL/RTW 16	Land to west of Eridge Road at Spratsbrook Farm	Removed	<del>-6.332</del> <b>-5.972</b>	<del>0.089</del> <b>0.084</b>	AL/RTW 17	Land adjacent to Longfield Road	Removed	-20.235	0.284	AL/RTW 19	Land to the North of Hawkenbury Recreation Ground	Removed	-7.071	0.099
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MM Ref.	Page	Policy/ Paragraph	Main Modification				
			RTW Safeguarded Land	Land at Colebrooke House, Pembury Road	Removed	-9.294	0.130
			STR/SS 1	Paddock Wood (including land at east Capel)	Removed	-148.194	2.077
			STR/SS 3	Tudeley Village	Removed	-182.994	2.565
			AL/PE 1 and AL/PE 7	Land rear of High Street and west of Chalket Lane and Cornford Court, Comford Lane	Removed	-7.603	0.107
			AL/PE 2	Land at Hubbles Farm and south of Hastings Road	Removed	-4.653	0.065
			AL/PE 3	Land north of the A21, south and west of Hastings Road	Removed	-5.463	0.077
			AL/PE 4a and AL/PE 4b	Land at Downingbury Farm, Maidstone Road	Removed	-4.679	0.066
						<u>AL/PE 4a</u> <u>-3.278</u>	<u>AL/PE 4a</u> <u>0.046</u>
						<u>AL/PE 4b</u> <u>-3.207</u>	<u>AL/PE 4b</u> <u>0.045</u>
			AL/PE 5	Land at Sturgeons fronting Henwood Green Road	Removed	-0.049	0.001
			South West of Paddock Wood	Land west of Colts Hill Close to Badsell Road	Added	1.084	-0.015
			AL/SP 1	Land to the west of Langton Road, and south of Ferbies	Removed	-0.964	0.014
			<b>Total Green Belt removed (ha)</b>			<del>-407.576</del> <u>-217.272</u>	
			<b>Existing Green Belt (ha)</b>			7,133.602	

MM Ref.	Page	Policy/ Paragraph	Main Modification					
			Net change %			-5.74		
MM28	70	Policy STR 9	<p><b>Policy STR 9 Green Belt</b>  <i>Amend first sentence of third paragraph of Policy STR 9 as follows:</i></p> <p>Inappropriate development<sup>1</sup> in the Green Belt, as defined in the NPPF, will have to demonstrate very special circumstances which will need to <b>clearly</b> outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm.</p>					
MM29	72	Paragraphs 4.142 and 4.145	<p><b>Section 4: Neighbourhood Plans</b>  <i>Delete paragraphs 4.142 and 4.145 as follows:</i></p> <p><i>Paragraph 4.142</i></p> <p><del>Notwithstanding the Council's support for neighbourhood plans, in view of the fact that their progress is variable and outside the direct control of the Council, as well as the pressing requirement to address under delivery of housing against identified need, the Local Plan includes allocations for the whole of the borough.</del></p> <p><i>Paragraph 4.145</i></p> <p><del>It is the Council's intention that Local Plan policies will not cover matters contained within a neighbourhood plan where the latter has progressed to having the benefit of an Examiner's Report before the Local Plan is submitted, where those matters are specific to the area of the neighbourhood plan. If this situation arises post-submission of the Local Plan and prior to completion of the examination, the Council may seek to withdraw relevant Local Plan policies through proposed modifications.</del></p>					
MM30	72	Policy STR 10	<p><b>Policy STR 10 Neighbourhood Plans</b>  <i>Amend Policy STR 10 as follows:</i></p> <p>The preparation and production of neighbourhood plans will be supported by the Council, including in relation to providing environmental, economic, and social data and mapping, scoping, Strategic Environmental Assessment requirements, advice on plan production and drafting of policies to meet the 'basic conditions', as well as by providing the resources necessary to undertake the latter stages for which the Council is responsible in a timely manner.</p>					

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>For clarity, an up-to-date made neighbourhood plan forms part of the statutory development plan for the borough and, as such, planning applications will be determined in accordance with that plan where a proposal is in its area, <b><u>including any identified infrastructure requirements set out in the Neighbourhood Development Plan</u></b>, as well as the adopted Local Plan.</p> <p>Neighbourhood plans will be given increasing weight as they progress through their formal stages. In the event of overlaps or conflicts with non-strategic Local Plan policies, particular regard will be given to the respective stages of plan making and to the locally-specific focus and evidence base of relevant neighbourhood plan policies. This provision increases significantly when there is a post-examination draft Neighbourhood plan.</p>

## Section 5: Place Shaping Policies

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM31	75	Paragraph 5.16	<p><b>Section 5: Royal Tunbridge Wells</b>  <i>Delete paragraph 5.16 as follows:</i></p> <p><del>In addition to the above proposed allocation, an adjoining site (Land at Colebrooke House) has been considered as an employment allocation, for sensitive development within a parkland setting. This site also falls within the Green Belt and the High Weald AONB. Given that the Local Plan is already seeking to plan positively in employment land terms by providing over the minimum requirement, it is not considered to warrant allocation in this Local Plan. However, in order to enable this site, in a sustainable location next to a Key Employment Area, to contribute to continuing economic growth in the longer term beyond the plan period should this be required, it is nonetheless removed from the Green Belt. This is in line with ensuring the long term permanence of the new Green belt boundary. Planning permission for the permanent development of this land will only be granted following a future review of this Local Plan and be subject to further assessment of employment land needs at that time.</del></p>
MM32	75 - 76	Paragraph 5.17	<p><b>Section 5: Royal Tunbridge Wells</b>  <i>Amend paragraph 5.17 as follows:</i></p> <p>The Council is keen that this area continues to provide a location for a mix of employment-generating uses, to include the traditional business and commercial uses, as well as other leisure uses where appropriate, and policies within this Plan set the framework for this. A significant site is <del>proposed to be</del> allocated to provide modern, purpose-built employment floorspace in a prestigious business park setting to deliver in the region of 80,000sqm of additional office E(g)(iii), B2, and B8 floorspace. This site, at Land adjacent to Longfield Road (Policy AL/RTW 17), already benefits from planning permission <b>for a mix of B and E Class commercial</b> uses <del>granted</del> and will help to further establish this area as a key business location, not only for Royal Tunbridge Wells, but the wider borough and west Kent.</p>
MM33	76 - 77	Policy STR/RTW1	<p><b>Policy STR/RTW 1 The Strategy for Royal Turnbridge Wells</b>  <i>Amend first paragraph, last sentence of criterion 1 in Policy STR/RTW 1, add new criterion and amend criterion 18 as follows:</i></p> <p><i>First paragraph</i></p>

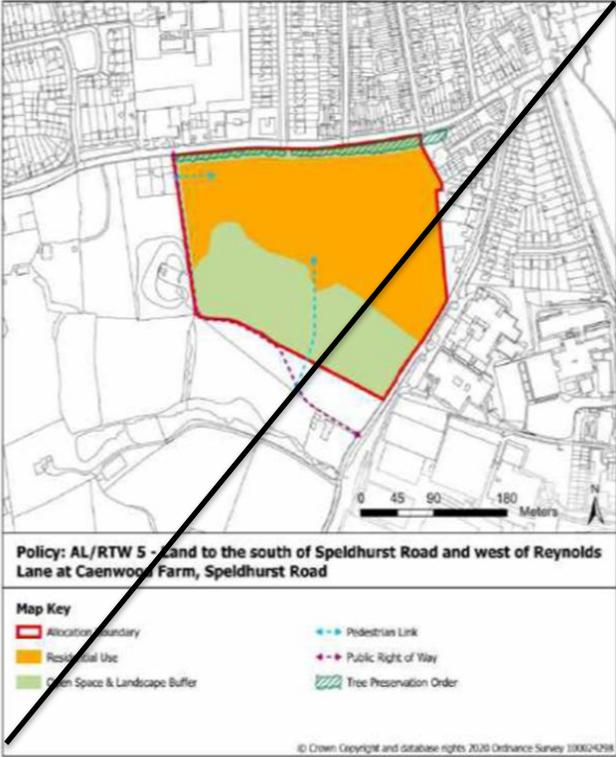
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>The strategy for the unparished area at Royal Tunbridge Wells, as defined on the Policies Map (Inset Maps <u>1a – 1d and 2</u>), is to:</p> <p><i>Criterion 1</i></p> <p>Of these sites, the following already have planning permission: AL/RTW 1 for 408 <b>166</b> dwellings, AL/RTW 4 for 89 units, AL/RTW 9 for 69 units, and AL/RTW 10 for nine dwellings <b><u>and AL/RTW 11 for 40 units</u></b>;</p> <p><i>After criterion 11 add new criterion:</i></p> <p><b><u>Contributions to be used towards a Corridor Study and the associated improvements identified with a view to improving active travel infrastructure, including bus journey times along the A264 Pembury Road.</u></b></p> <p><i>Criterion 18</i></p> <p>Seek developer contributions, either in kind (normally land) and/or financial, from residential and/or commercial schemes to be used towards the provision of the above; <b><u>or for any other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</u></b></p>
MM34	79 - 80	Paragraphs 5.26 and 5.28	<p><b>Section 5: The Strategy for Royal Tunbridge Wells</b></p> <p><i>Amend paragraphs 5.26 and 5.28 as follows:</i></p> <p><i>Paragraph 5.26</i></p> <p>... new Cultural and Learning Hub (The Amelia Scott) <del>which is currently being developed within the heart of the town centre providing</del> <b>featuring</b> a new art gallery, museum, and library. A number of other sites are considered key to the future of the town and to delivering comprehensive improvements to the town going forward. <del>However, with the current uncertainty as a result of the 2020/2021 Covid-19 pandemic, it is considered that further work will need to be carried out in relation to the town centre following the adoption of this Local Plan.</del></p> <p><i>First to fourth bullet points under paragraph 5.28</i></p> <ul style="list-style-type: none"> <li>• <b>The Royal Victoria Place shopping centre, Calverley Road:</b> The key retail destination within the centre, offering significant retail floorspace within a covered shopping mall on three</li> </ul>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>floors. Whilst accepting that the Royal Victoria Place will still form a key retail function, it is recognised that retailing has changed significantly over the last few years and more recently as a result of the 2020/2021 Covid-19 pandemic, and therefore a flexible approach should be promoted for the centre and the future mix of uses. <b><u>The Council purchased the site in 2023 and is exploring</u></b> There is the opportunity for a greater mix and diversity of uses within the centre <b><u>which could include leisure, cultural and residential</u></b> that fall within the new Commercial Use Class E, as well as the possibility of residential on the upper floors as part of a mix with active commercial uses on the lower frontages.</p> <ul style="list-style-type: none"> <li>• <b>The existing civic complex (including the Town Hall, Assembly Hall Theatre, and Police Station):</b> Key public buildings and space within the heart of the town centre, including the listed civic complex and war memorial. <b><u>The Town Hall is currently being re-modelled as a remote working hub and Council Offices. There is</u></b> This site offers scope for a <b><u>further</u></b> variety of uses to be provided <b><u>within this area</u></b> as part of a mixed-use scheme, to be delivered in a sensitive form taking account of its listed status, as well as any impacts on the conservation area and other surrounding listed buildings.</li> <li>• <b>The former cinema site, Mount Pleasant Road:</b> A prominent site which has been vacant for many years and <b><u>is currently being redeveloped</u></b> in need of redevelopment. This site is the subject of Policy AL/RTW 1, which reflects the planning permission for development for a mixed-use scheme comprising <b><u>older persons housing and</u></b> mixed Commercial Class E <b><u>and leisure</u></b> uses, as well as a cinema and residential.</li> <li>• <b>Mount Pleasant Avenue car park and the Great Hall car park:</b> This site consists of two public car parks that could be redeveloped for other town centre uses to include Commercial Class E uses and <b><u>or</u></b> residential. Any redevelopment will need to respect the location in proximity to Calverley Grounds, a registered historic park and garden, but also recognising the opportunities in this location for additional town centre uses focused around the park and enhancements to the public realm and legibility.</li> </ul>
MM35	81	<b>Policy STR/RTW 2</b>	<p><b>Policy STR/RTW 2 Royal Tunbridge Wells Town Centre</b>  <i>Amend first paragraph of Policy STR/RTW 2 and all subsequent references to the Town Centre Area Plan as follows:</i></p> <p>Within the Royal Tunbridge Wells Town Centre, as defined on the Royal Tunbridge Wells <b><u>Town Centre</u></b> Policies Map (Inset Map 2), this Local Plan sets out the framework for the provision of a</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			Royal Tunbridge Wells Town Centre Area Plan setting out a strategic vision for the town centre over the plan period based on the following approach:
MM36	82	Paragraph 5.34	<p><b>Section 5: Former Cinema Site, Mount Pleasant Road</b>  <i>Amend paragraph 5.34 as follows:</i></p> <p>Planning permission was granted for a comprehensive mixed use development <b><u>comprising A1/A2/A3 retail and restaurant uses, D2 cinema use and C3 (99 residential dwellings)</u></b> under 17/02262/FULL. <b><u>A minor material amendment was approved in 2019 for a number of amendments, although still incorporating a mixed-use development but with a reduction of retail floorspace, removal of office accommodation, and external and internal alterations. This permission was implemented but not built out.</u></b> however, the site is currently being marketed and it is uncertain at this stage if any new site owner will implement the current scheme or pursue an alternative scheme for the site. <b><u>A subsequent planning application (22/02304/FULL), for the redevelopment of the site comprising the demolition of 41 Mount Pleasant Road, 166 extra care units, commercial/retail floorspace and landscaping/public realm works was permitted in January 2023 and is currently under construction.</u></b></p>
MM37	83 - 84	Policy AL/RTW 1	<p><b>Policy AL/RTW 1 Former Cinema Site, Mount Pleasant Road</b>  <i>Amend first paragraph and criterion 3 of Policy AL/RTW 1as follows:</i></p> <p><i>First paragraph</i></p> <p>The site as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for mixed use development to include approximately <del>100</del> <b><u>166</u></b> residential <del>units dwellings,</del> <b><u>(which may be in the form of extra-care accommodation) and any</u></b> uses falling within Commercial Use Class E (<del>a – shops</del>), (<del>b – restaurants</del>), (<del>c-financial services, professional services and other services</del>), (<del>e – medical or health services</del>), (<del>g(i) – offices</del>), and sui generis <b><u>town centre</u></b> uses to <b><u>which may</u></b> include a cinema and cafés or <b><u>and</u></b> drinking establishments.</p> <p><i>Criterion 3</i></p> <p>Development must be of a high-quality design, informed by landscape and visual impact and heritage assessments, and shall demonstrate how it <del>conserves</del> <b><u>preserves</u></b> and <b><u>or</u></b> enhances the conservation area and protects the setting of the adjacent listed buildings. Particular regard shall</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			be had to the relationship to the spire of Trinity Church, and in relationship to the tree-lined ridge when viewed from Mount Ephraim Road (i.e. adjacent to the Common);
MM38	84	Paragraph 5.38	<p><b>Section 5: Land at the Auction House, Linden Park Road</b>  <i>Amend paragraph 5.38 as follows:</i></p> <p>The site is allocated within the Site Allocations Local Plan 2016 (Policy AL/RTW 24) for a mix of town centre uses. <b><u>It has planning permission (21/01487/FULL) for change of use of the Auction House (sui generis) to flexible Class E (commercial, business and service) use (excluding uses falling within E c(iii) (any other service which is appropriate in a commercial, business and service locality) and f) (creche and day nurseries).</u></b> <del>It has planning permission under permission 18/01928/FULL for the change of use of the ground floor and first floor from an auction house (sui generis) to a business centre comprising modern office space for use classes B1 (Business) and A2 (Financial and Professional Services) and ancillary works. The permission has <b>now been</b> not been implemented <b>in part</b> and it is considered that the site could be suitable for <b>further redevelopment for</b> a range of town centre uses, and therefore it is proposed that the policy should allow for this and refer to a range of uses as being appropriate in this location.</del></p>
MM39	85	<b>Policy AL/RTW 2</b>	<p><b>Policy AL/RTW 2: Land at the Auction House, Linden Park Road</b>  <i>Amend first paragraph of Policy AL/RTW 2 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for a mix of town centre uses and could comprise a mix of Class E Uses: commercial (a), shops, (b) restaurants, (c, i, ii, iii), financial services, professional and other services, sui generis uses, and residential (as part of a mixed-use scheme).</p>
MM40	87	<b>Policy AL/RTW 3</b>	<p><b>Policy AL/RTW 3: Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road</b>  <i>Amend first paragraph of Policy AL/RTW 3 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for approximately 100 dwellings, of which 30 percent shall be affordable housing.</p>
MM41	88	Paragraphs 5.43 and 5.46	<p><b>Section 5: Land at 36-46 St John's Road</b>  <i>Amend paragraphs 5.43 and 5.46 as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 5.43</i></p> <p>Existing vehicular access is via an access directly onto St John's Road, which should form the access point to any redevelopment of the site. <del>This area falls within the designated Air Quality Management Area and therefore a</del>Any proposals for the site will need to be accompanied by an air quality assessment and appropriate mitigation measures.</p> <p><i>Paragraph 5.46</i></p> <p>The site is allocated within the Site Allocations Local Plan 2016 under Policy AL/RTW 5 for residential development, and planning permission was granted in 2017 <b>(17/00731/FULL)</b> for the demolition of the existing buildings and structure and the construction of three new buildings comprising 89 units to provide accommodation for older people. <b><u>Construction is underway on site.</u></b></p>
MM42	89	<b>Policy AL/RTW 4</b>	<p><b>Policy AL/RTW 4: Land at 36-46 St John's Road</b>  <i>Amend first paragraph of Policy AL/RTW 4 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map <b><u>(Inset Maps 1a-1d and 2)</u></b>, is allocated for residential development providing approximately 65 dwellings, of which 30 percent shall be affordable housing, or, alternatively, for development delivering a higher density of housing for older people providing approximately 90 dwellings.</p>
MM43	91	Map 5 – Site Layout Plan	<p><b>Section 5: Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road</b>  <i>Amend Map 5 – Site Layout Plan</i></p> <p><i>Current Map 5</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="555 783 1153 821">Policy: AL/RTW 5 - Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road</p> <p data-bbox="555 837 1008 933"> <b>Map Key</b>  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; width: 10px; height: 10px; background-color: orange; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed blue; margin-right: 5px;"></span> Pedestrian Link  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed red; margin-right: 5px;"></span> Public Right of Way  <span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed green; margin-right: 5px;"></span> Tree Preservation Order </p> <p data-bbox="840 981 1153 997">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p> <p data-bbox="539 1029 761 1061"><i>Proposed Map 5</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b>Policy: AL/RTW 5 - Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road</b></p> <p><b>Map Key</b></p> <ul style="list-style-type: none"> <li>Allocation Boundary</li> <li>Residential Use</li> <li>Open Space &amp; Landscape Buffer</li> <li>Public Right of Way</li> <li>Pedestrian Link</li> <li>Tree Preservation Order</li> </ul> <p><small>© Crown Copyright and database rights 2024 Ordnance Survey 10004298</small></p>
MM44	91 - 92	<b>Policy AL/RTW 5</b>	<p><b>Policy AL/RTW 5 Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road</b></p> <p><i>Amend first paragraph and criterion 2 of Policy AL/RTW 5 as follows:</i></p> <p><i>First paragraph</i></p> <p>The site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u><b>Inset Maps 1a-1d and 2</b></u>), is allocated for approximately 100 residential dwellings, of which 40 percent shall be affordable housing, and a minimum of five percent to be delivered as serviced self-build and custom housebuilding plots.</p> <p><i>Criterion 2</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			Possible <b><u>Localised</u></b> widening of the section of Speldhurst Road that runs adjacent to the site, <b><u>to facilitate a safe means of access to and egress from the site</u></b> and the provision of an appropriate level of parking for existing residents within the site itself.
MM45	93		<p><b>Section 5: Land at 202 and 230 Upper Grosvenor Road</b>  <i>After paragraph 5.55 add new paragraph as follows:</i></p> <p><b><u>Permission was granted in July 2022 for a reserved matter (landscaping) (22/01189/REM) pursuant to outline approval (21/00460/OUT - redevelopment of site for 44 apartments). Subsequent approval was granted in December 2024 (24/01594/FULL) for the variation of condition 3 – relating to car parking and the removal of windows.</u></b></p>
MM46	93	<b>Policy AL/RTW 6</b>	<p><b>Policy AL/RTW 6: Land at 202 and 230 Upper Grosvenor Road</b>  <i>Amend first paragraph of Policy AL/RTW 6 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for is allocated for 40-45 residential dwellings, of which 30 percent shall be affordable housing.</p>
MM47	95	<b>Policy AL/RTW 7</b>	<p><b>Policy AL/RTW 7: Land at former Gas Works, Sandhurst Road</b>  <i>Amend first paragraph of Policy AL/RTW 7as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for residential development providing approximately 170-200 dwellings, of which 30 percent shall be affordable housing.</p>
MM48	97	<b>Policy AL/RTW 8</b>	<p><b>Policy AL/RTW 8 TN2 Centre and adjacent land, Greggs Wood Road, Sherwood</b>  <i>Amend first sentence of Policy AL/RTW 8 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for a new medical centre and associated community uses</p>
MM49	98	Paragraph 5.68	<p><b>Section 5: Land at Beechwood Sacred Heart School</b>  <i>Delete last sentence of paragraph 5.68 as follows:</i></p> <p><del>Planning permission was granted in 2017 (TW/16/07697) for development of land within the curtilage of Beechwood Sacred Heart School for a 69-bed care home (C2).</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM50	100	Policy AL/RTW 9	<p><b>Policy AL/RTW 9 Land at Beechwood Sacred Heart School</b>  <i>Amend first paragraph and criterion 7 of Policy AL/RTW 9 as follows:</i></p> <p><i>First paragraph</i>  This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for retirement housing, of which 40 percent shall be affordable housing and/or a residential care home (C2) providing approximately 69 units.</p> <p><i>Criterion 7</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/RTW 1, <u>including contributions to be used towards a corridor study with a view to improving active travel infrastructure, including bus journey times along the A264 Pembury Road. Once the corridor study is complete, contributions shall be used to fund improvements arising from the outcomes/findings of the study.</u></p>
MM51	100	Paragraphs 5.71 and 5.75	<p><b>Section 5: Montacute Gardens</b>  <i>Amend paragraphs 5.71 and 5.75 as follows:</i></p> <p><i>Paragraph 5.71</i></p> <p>Vehicular access to the site is from the existing access road to the properties via the car park from the A26, Eridge Road. Pedestrian access to the site is from the existing access road <u>and pedestrian linkages between the site and the surrounding area and to the town centre should be explored.</u></p> <p><i>First sentence of paragraph 5.75</i></p> <p>The site is allocated within the Site Allocations Local Plan 2016 (Policy AL/RTW 4B) for mixed use development and planning permission has been granted for the development at Land to the Rear of 1-2 Montacute Gardens in <del>2020 (20/00191/FULL)</del> <u>2023 (23/00518/FULL)</u> for nine dwellings <u>two-bedroom apartments</u>, which are included within the site capacity of 30 dwellings as set out within the policy.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM52	101	Policy AL/RTW 10	<p><b>Policy AL/RTW 10 Montacute Gardens</b>  <i>Amend first sentence of Policy AL/RTW 10 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for 30 residential dwellings (including the nine already granted planning permission under reference 20/00191/FULL), of which 30 percent shall be affordable housing.</p>
MM53	102	Paragraphs 5.79 and 5.80	<p><b>Section 5: Former Plant &amp; Tool Hire, Eridge Road</b>  <i>Amend paragraphs 5.79 and 5.80 as follows:</i></p> <p><i>Second sentence of paragraph 5.79</i></p> <p>There have been a number of planning permissions on the site over recent years for a range of uses, <del>most recently an EIA Scoping Opinion for the demolition of the pair of houses and the erection of a new foodstore and associated car parking and landscaping.</del></p> <p><i>At end of paragraph 5.80 add</i></p> <p><b><u>Planning permission was granted in July 2022 (21/03298/FULL) for the construction of 40 retirement apartments and the refurbishment of Nos. 15 and 16 Eridge Road to create two unrestricted residential dwellings, repair of existing access into the site, parking, landscaping and associated works (including the demolition of single storey rear extensions attached to 15 and 16 Eridge Road). Development has commenced on site.</u></b></p>
MM54	103	Policy AL/RTW 11	<p><b>Policy AL/RTW 11 Former Plant &amp; Tool Hire, Eridge Road</b>  <i>Amend first paragraph of Policy AL/RTW 11 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for residential development providing approximately 45 dwellings, of which 30 percent shall be affordable housing.</p>
MM55	105	Policy AL/RTW 12	<p><b>Policy AL/RTW 12 Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down</b>  <i>Amend first paragraph of Policy AL/RTW 12 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for 30 residential development providing approximately 50 dwellings, of which 30 percent shall be affordable housing.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM56	106		<p><b>Section 5: Turners Pie Factory, Broadwater Lane</b>  <i>After paragraph 5.89 add new paragraph as follows:</i></p> <p><b><u>Planning permission (22/00238/FULL) was granted in December 2024 for the demolition of the existing buildings on site and the construction of 94 dwellings (36 houses and 58 apartments) and a remote working/community hub.</u></b></p>
MM57	107 - 108	<b>Policy AL/RTW 13</b>	<p><b>Policy AL/RTW 13 Turners Pie Factory, Broadwater Lane</b>  <i>Amend first paragraph of Policy AL/RTW 13 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for approximately 100 residential dwellings, of which 30 percent shall be affordable housing, <b><u>the provision of</u></b> a remote working/community hub for use by residents of the new development, and open space.</p>
MM58	108		<p><b>Section 5: Land at Tunbridge Wells Garden Centre</b>  <i>Insert new paragraph after paragraph 5.93 to read:</i></p> <p><b><u>The site is located within a 250-metre buffer of a minerals and waste safeguarding area (in relation to Superficial Sub-Alluvial River Terrace deposits) and therefore advice should be sought from KCC (Minerals and Waste) in advance of submitting any planning application, as a minerals assessment may be needed.</u></b></p>
MM59	109 - 110	<b>Policy AL/RTW 14</b>	<p><b>Policy AL/RTW 14 Land at Tunbridge Wells Garden Centre, Eridge Road</b>  <i>Amend first paragraph and criterion 1 of Policy AL/RTW 14 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for the expansion of the existing Use Class E (a) commercial use (garden centre) with an element of residential of approximately 25-30 residential dwellings, of which 30 percent shall be affordable housing.</p> <p><i>Criterion 1</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>1. Means of access, including secondary and emergency means of access, to be informed by a transport statement; it is likely that the scale of any development may be limited by the quality of access arrangements that can be achieved within the confines of the site. <del>An emergency access is likely to be required to the north;</del></p>
MM60	110	Paragraph 5.98	<p><b>Section 5: Land at Showfields Road and Rowan Tree Road</b>  <i>Amend paragraph 5.98 and add new text as follows:</i></p> <p><i>Paragraph 5.98</i></p> <p>... Rowan Tree Road, <b><u>and benefits from a range of existing community uses and facilities, which should be retained and enhanced and form an integral part of any redevelopment.</u></b> <del>and It</del> is an area</p> <p><i>After paragraph 5.98 add new paragraph</i></p> <p><b><u>Planning permission was granted in February 2024 (22/01576/FULL) for the demolition of 110 existing residential units and existing garages and construction of 146 new residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and other associated works including servicing and landscaping, works to public highways, public realm improvements and a new sub-station.</u></b></p>
MM61	111 - 112	Policy AL/RTW 15	<p><b>Policy AL/RTW 15 Land at Showfields Road and Rowan Tree Road</b>  <i>Amend first sentence and criterion 1 of Policy AL/RTW 15 as follows:</i></p> <p><i>First sentence</i></p> <p>This site, as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for residential development providing approximately 155 additional dwellings <b><u>in total (net additional 35-40 dwellings)</u></b> and health and community uses.</p> <p><i>Criterion 1</i></p> <p>A comprehensive redevelopment of the site to include the re-provision and enhancement of the existing residential dwellings alongside enhanced and improved community facilities, to include a new medical centre. The community and health facilities to be <b><u>re-provided on site in line with an agreed phasing and implementation plan.</u></b> <del>in accordance with an agreed timetable, relative to the phasing of the residential element of the development.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM62	114	Policy AL/RTW 16	<p><b>Policy AL/RTW 16 Land to the west of Eridge Road at Spratsbrook Farm</b>  <i>Amend first paragraph and criteria 5 and 7 of Policy AL/RTW 16 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Royal Tunbridge Wells <b>and Southborough</b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for residential development providing approximately 120 dwellings, of which 40 percent shall be affordable housing, and a minimum of five percent to be delivered as serviced self-build and custom housebuilding plots, together with enhanced informal open space and recreation areas as part of a landscape buffer.</p> <p><i>Criterion 5</i></p> <p>Development shall be located on the areas identified for residential use on the site layout plan. The open space shown in green on the site layout plan <b><u>shall remain in the Green Belt and shall be kept open and</u></b> is to be managed under an approved scheme of agriculture <b><u>long term maintenance</u></b> with public access <b><u>(to be secured through conditions and s.106 obligations as appropriate)</u></b>. <b><u>The new Green Belt Boundary shall be shown on Inset Map 1c (Royal Tunbridge Wells and Southborough)</u></b>;</p> <p><i>Criterion 7</i></p> <p>The layout, form, design, and mass of built development on-site to have regard to the topography, ancient woodland and buffers, and impact on the setting of the High Weald <b><u>National Landscape Area of Outstanding Natural Beauty</u></b> <b><u>and should have regard to the Council's Landscape and Visual Impact Assessment</u></b>. It shall include a landscape buffer along the south western boundary, including to protect the amenity of the adjacent farmhouse;</p>
MM63	115	Paragraph 5.109	<p><b>Section 5: Land adjacent to Longfield Road</b>  <i>Amend paragraph 5.109 and add new text as follows:</i></p> <p><i>Paragraph 5.109</i></p> <p>The Council resolved to grant planning permission in September 2020 for the development of up to 74,000sqm employment floorspace for Use Classes E Commercial (g)(iii), General Industrial (B2), and Storage and Distribution (B8), subject to the resolution of outstanding highways and Section 106 legal matters (TW/19/02267/OUT). The highway matters have been resolved, and</p>

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			<p><del>both highways authorities recommend granting permission.</del> <b><u>This site has outline planning permission under 19/02267/OUT for the development of up to 74,000sqm GEA of floorspace within Use Classes B1and B8 including creation of a new vehicular and pedestrian site access, cycle way, landscaping, ancillary café, and associated works.</u></b> <del>Therefore, an allocation is appropriate.</del> <b><u>An application (24/00684/FULL) for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) including details for Condition 2; Condition 6; Condition 39; Condition 41 pursuant to 23/03103/FULL for Variation of Conditions 3 and 4 of 22/02789/FULL - to allow the redistribution of B1 and B8 uses was approved in November 2024.</u></b></p> <p><i>Insert new paragraph after paragraph 5.109 as follows:</i></p> <p><b><u>In order to ensure that no one employment use dominates the site, it is proposed that a mix of employment uses would be appropriate. Any future/alternative proposals coming forward for the site, should demonstrate compliance with this requirement of providing a range of employment uses on the site in accordance with the overarching parameters set within Policy AL/RTW 17.</u></b></p>
MM64	117	Policy AL/RTW 17	<p><b>Policy AL/RTW 17 Land adjacent to Longfield Road</b>  <i>Amend first paragraph and add new criterion after criterion 6 of Policy AL/RTW 17 as follows:</i></p> <p><i>First paragraph</i>  This site, as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map <b><u>(Inset Maps 1a-1d and 2)</u></b>, is allocated for Use Class E Commercial uses to provide approximately 80,000sqm (net) office (E(g)(iii)), General Industrial (B2), and Storage and Distribution (B8) to be provided in the form of a business park.</p> <p><i>Criterion 6</i>  <b><u>The site could accommodate up to 80,000sqm of employment use in total, although any proposals should include for a mix of uses within the specified mix as above and no, one use should dominate;</u></b></p>
MM65	118	Paragraph 5.113	<p><b>Section 5: Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate</b>  <i>Amend paragraph 5.113 as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>The former landfill area was designated as Rural Fringe within the Site Allocations Local Plan 2016 (Policy AL/GB 4) as a long-term land reserve. However, Kent County Council has confirmed that the site is still emitting methane gas and therefore would only be suitable for certain development such as that which it is allocated for; sport, recreation or <b>outdoor</b> leisure uses, and renewable or sustainable energy production.</p>
MM66	118 - 119	<b>Policy AL/RTW 18</b>	<p><b>Policy AL/RTW 18 Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate</b>  <i>Amend first sentence of Policy AL/RTW 18 and add new criterion as follows:</i></p> <p><i>First sentence</i>  This site, as defined on the Royal Tunbridge Wells <b>and Southborough</b> Policies Map (<b>Inset Maps 1a-1d and 2</b>), is allocated for renewable or sustainable energy, sport, recreation, or <b>outdoor</b> leisure uses. <del>(including those that fall into associated sui generis use).</del></p> <p><i>At end of Policy add new criterion</i></p> <p><b><u>Any sports, recreation or leisure uses would be outdoor only.</u></b></p>
MM67	119	Paragraph 5.114 and 5.119	<p><b>Section 5: Land to the north of Hawkenbury Recreation Ground</b>  <i>Amend paragraphs 5.114 and 5.116 and add new text as follows:</i></p> <p>The site is located adjacent to the existing LBD of Royal Tunbridge Wells, to the south of the town centre. It is currently an undeveloped site <del>that has planning permission to be used for sports playing pitches under permission 17/03232.</del></p> <p><i>After paragraph 5.116 add new paragraph as follows:</i></p> <p><b><u>The Playing Pitch Strategy (PPS) prepared on behalf of the Council looks in detail at the existing provision of sports pitches, the quantity, quality and configuration for providing for the future population, taking into account housing and population growth and demographics. The ‘Strategy’ and ‘Action Plan’ set out within the PPS considers the rationalization of some of the existing underused or poor quality football pitches and the re-provision to create a new quality sports hub to serve the urban area. The strategy has been endorsed by Sport England and involves the re-provision of sports pitches from Culverden Stadium, Bayham West and Colebrook Sports Field, to be re-provided at a new</u></b></p>

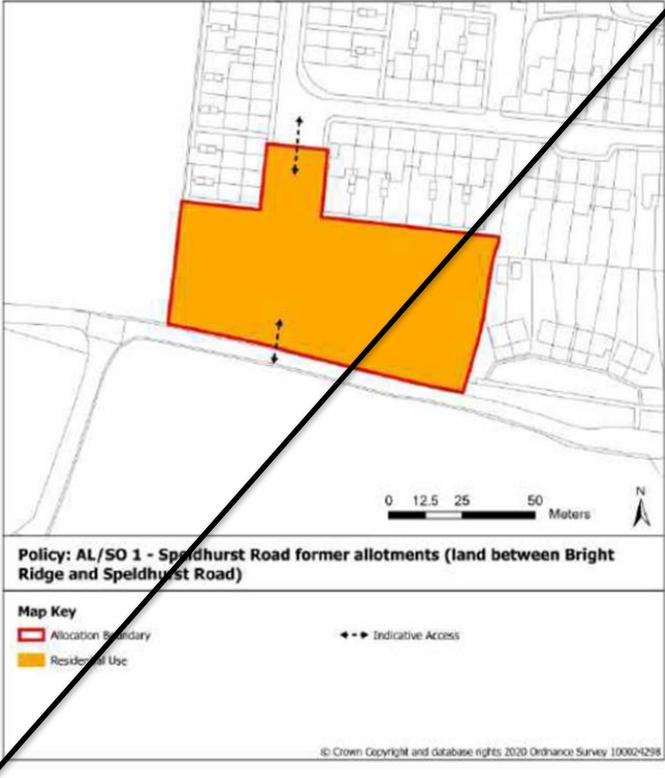
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>'sports hub' at Hawkenbury, offering two senior pitches (one of which to be 4G/Stadium quality), three youth pitches and one mini pitch. The strategy is reflected within the following site allocations, which detail the individual sites and proposed future uses.</u></b></p> <p><i>Amend paragraph 5.119 as follows:</i></p> <p>The site is allocated within the Site Allocations Local Plan 2016 (Policy AL/RTW 30) and was previously allocated within the Adopted Local Plan 2006 for sports pitches and other outdoor recreation facilities. <del>Planning permission was granted in 2017 for the change of use of part of the land to expand existing recreational facilities through the provision of additional sports pitches, together with access, car parking provision, ball stop fencing, changing room facilities and other works.</del></p> <p>This site allocation <del>takes this permission forward and</del> seeks to enhance the area's provision of sporting facilities in the form of a new <b>stadium</b> <del>stadia</del> sports hub, <b><u>with a maximum capacity for up to 3,000 spectators</u></b> to serve the wider urban area, as set out within Policy STR/RTW 1. The hub will primarily be used by sports clubs and leagues for training and match play, but also to provide activities and sports programmes for general community use to increase physical activity and wellbeing. <b><u>Policy AL/RTW 19 sets out the framework for this proposal and includes detailed criteria around access, parking and the need for a Management Plan to control the future development and any impact on the local road network.</u></b></p>
MM68	121	<b>Policy AL/RTW 19</b>	<p><b>Policy AL/RTW 19 Land to the north of Hawkenbury Recreation Ground</b></p> <p><i>Amend Policy AL/RTW 19 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for new and enhanced sport and recreation provision as part of a new <b>stadium</b> <del>stadia</del> sports hub, to include standing/seating for supporters <b><u>up to a maximum capacity for 3,000 spectators</u></b>, other ancillary structures, and increased parking provision.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> <li>1. Development is dependent on the football stadium relocating from the current Culverden Stadium subject to allocation Policy AL/RTW 20;</li> <li>2. Access should be provided via a new <b><u>safe and suitable</u></b> access road into the site from High Woods Lane in the vicinity of an historical access opposite the indoor bowling club. Proposals should include localised widening <b><u>of Halls Hole Road and High Woods Lane between the</u></b></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>junction of Bayhall Road/Forest Road and the site access</u></b> and <b><u>other</u></b> highway improvements as required <b><u>as informed by a detailed transport assessment</u></b>, to facilitate the additional traffic <b><u>and enable access by bus/coach</u></b>;</p> <ol style="list-style-type: none"> <li>3. Improvements to the local road junctions and crossings within the immediate area, and to other traffic or sustainable transport measures; potentially to include the access junction with High Woods Lane, High Woods Lane/Halls Hole Road, Halls Hole Road/Forest Road, <b><u>A264 Pembury Road/A264 Calverley Road/Bayhall Road/B2023 Prospect Road</u></b>, Halls Hole Road/A264 Pembury Road (and/or contributions to junction improvement investigation/implementation on the A264 Pembury Road;</li> <li>4. Provision of an overspill parking area <b><u>as well as measures to facilitate and promote public transport and other sustainable transport journeys within a comprehensive traffic/event/car parking Management Plan. This should include consideration of match day green travel plans, match day marshalling and bus to railway provision should this be necessary. These details</u></b> should be included within any proposals and demonstration that this can be achieved to the satisfaction of the Local Highway Authority;</li> <li>5. The provision of improved cycle, pedestrian, and potential bridleway linkages within and beyond the site linking up with other Public Rights of Way, in particular with linkages to the wider town and via High Woods Lane to Pembury, as set out in the Local Cycling and Walking Infrastructure Plan;</li> <li>6. Regard shall be given to existing hedgerows, and mature trees on-site, <b><u>and the adjacent ancient woodland</u></b> with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</li> <li>7. The layout and design of the scheme to give full consideration of any impact upon the High Weald <b><u>National Landscape</u></b> Area of Outstanding Natural Beauty, <b><u>locating any built development towards the western part of the site</u></b>, and the ancient woodland retaining land to the south east as a landscape and ecological buffer as indicated on the site layout plan <b><u>and should have regard to the Council's AONB Setting Report and the Landscape and Visual Impact Assessment.</u></b></li> <li>8. A scheme of lighting shall demonstrate that it would not cause an unacceptable impact on surrounding areas, including residential properties to the west of the site;</li> <li>9. The provision of an archaeological assessment as part of any planning application;</li> <li>10. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/RTW 1, <b><u>including contributions to be used towards a corridor study with a</u></b></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>view to improving active travel infrastructure, including bus journey times along the A264 Pembury Road. Once the corridor study is complete, contributions shall be used to fund improvements arising from the outcomes/findings of the study.</u></p>
MM69	123	<p><b>Policy AL/RTW 20</b></p>	<p><b>Policy AL/RTW 20 Land at Culverden Stadium, Culverden Down</b>  <i>Amend first paragraph and criterion 2 of Policy AL/RTW 20 as follows:</i></p> <p><i>First paragraph</i>  This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for residential development providing approximately 30 dwellings, of which 30 percent shall be affordable housing.</p> <p><i>Criterion 2</i>  Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility <b><u>as identified through Policy AL/RTW 19 – Land to the north of Hawkenbury Recreation Ground</u></b> at another site</p>
MM70	125	<p><b>Policy AL/RTW 21</b></p>	<p><b>Policy AL/RTW 21 Land at Colebrook Sports Field, Liptraps Lane</b>  <i>Amend first paragraph and criterion 4 of Policy AL/RTW 21 as follows:</i></p> <p><i>First paragraph</i>  This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for residential development providing approximately 30 dwellings 80 dwellings, of which 40 percent shall be affordable housing, the re-provision and enhancement of informal open space, and sports and leisure provision, including a multi-use games area, or alternative recreational facility.</p> <p><i>Criterion 4</i>  Planning permission shall only be granted for development on the playing pitch area of this site subject to planning permission having been granted for a suitable alternative sporting <b><u>facility as identified through Policy AL/RTW19 – Land to the north of Hawkenbury Recreation Ground</u></b> at another site;</p>
MM71	127	<p><b>Policy AL/RTW 22</b></p>	<p><b>Policy AL/RTW 22 Land at Bayham Sports Field West</b>  <i>Amend first paragraph and criteria 2 and 3 of Policy AL/RTW 22 as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>First paragraph</i></p> <p>This site, as defined on the Royal Tunbridge Wells <b><u>and Southborough</u></b> Policies Map (<b><u>Inset Maps 1a-1d and 2</u></b>), is allocated for residential development providing approximately 20-25 dwellings, of which 40 percent shall be affordable housing.</p> <p><i>Criterion 2</i></p> <p>Pedestrian and cycle access to be provided from the site to Bayham Road, <del>or, if this cannot be achieved, through the grounds of the crematorium located to the north of the site</del> <b><u>with an uncontrolled dropped kerb crossing point to be provided as part of any proposed scheme to connect with the new pedestrian link to the southern side of Bayham Road;</u></b></p> <p><i>Criterion 3</i></p> <p>Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility <b><u>as identified through Policy AL/RTW 10 – Land to the North of Hawkenbury Recreation Ground.</u></b> at another site;</p>
MM72	129	Paragraph 5.137	<p><b>Section 5: Southborough</b> <i>Amend fourth sentence of paragraph 5.137</i></p> <p><del>There is a new doctors surgery being provided as part of t</del>The Southborough Hub development in the centre of the town, <b><u>has now been completed which offers a new doctors surgery, a library and</u></b> enhanced community and cultural facilities.</p>
MM73	130	<b>Policy STR/SO 1</b>	<p><b>Policy STR/SO 1 The Strategy for Southborough</b> <i>Amend criterion 2 of Policy STR/SO 1 as follows:</i></p> <p>Build approximately 42 <del>26</del> new dwellings on two sites <b><u>one site</u></b> (Policies AL/SO 1 and <b><u>Policy AL/SO 3</u></b>), including affordable housing, allocated in this Local Plan in the plan period. <del>Of these sites, AL/SO 1 already has planning permission for 16 dwellings.</del></p>
MM74	130 - 132	Paragraphs 5.139 – 5.143	<p><b>Section 5: Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)</b> <i>Delete heading, paragraphs 5.139 to 5.143 and Map 23 – Site Layout Plan as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
		Map 23	<p><i>Heading and paragraphs 5.139 to 5.143</i></p> <p><del>Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)</del></p> <p><del>5.139 This site is located within the built-up area of Southborough, to the west of the centre, and is a former allotment site, although it has not been in allotment use for many years. The northern part of the site nearest the adjacent houses is hard surfaced with paving slabs and the lower rectangular parcel is a green field. There are no existing buildings on the site and it is now a disused, overgrown site. The site is bounded to the north and east by residential properties and to the south and west there are open fields with views to the countryside beyond.</del></p> <p><del>5.140 The site has a lengthy boundary with Speldhurst Road and access from the north from Bright Ridge. The site is well served by public transport in this area and connections should be made to the existing network and facilities.</del></p> <p><del>5.141 The surrounding countryside to the south and west comprises agricultural land and the High Weald AONB is immediately to the west of the site. There are hedgerows and trees along the southern, eastern, and western boundaries of the site which should be retained as part of any development proposals. The site is generally flat, but the wider landscape to the south undulates.</del></p> <p><del>5.142 This site is allocated within the Site Allocations Local Plan 2016 (Policy AL/GB 1) for residential development providing approximately 20 dwellings and was formerly designated under Southborough Allotments as a Rural Fringe site in the 2006 Local Plan.</del></p> <p><del>5.143 There is a resolution to grant Reserved Matters (20/00872), following an outline permission which was granted in 2019 (18/02618/OUT) for the development of the site for 16 dwellings with associated parking, landscaping, and access. If the planning permission has been substantially completed by the submission of the Local Plan, then this policy will be deleted.</del></p> <p><i>Delete Map 23 Site Layout Plan</i></p>

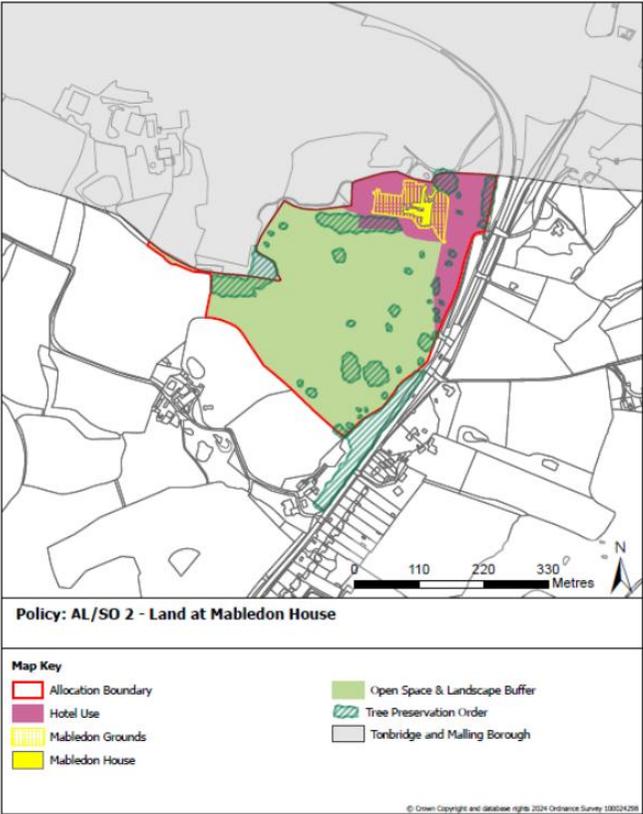
MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="546 783 1167 826"><b>Policy: AL/SO 1 - Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)</b></p> <p data-bbox="546 842 1010 911"><b>Map Key</b>  <span style="color: red;">█</span> Allocation Boundary      <span style="color: orange;">█</span> Residential Use  <span style="color: red;">- - -</span> Indicative Access</p> <p data-bbox="869 986 1211 1002"><small>© Crown Copyright and database rights 2020 Ordnance Survey 100024298</small></p>
MM75	132 - 133	<b>Policy AL/SO 1</b>	<p data-bbox="546 1038 1697 1102"><b>Policy AL/SO 1 Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)</b></p> <p data-bbox="546 1110 981 1142"><i>Delete Policy AL/SO 1 as follows:</i></p> <p data-bbox="546 1182 741 1214"><del>Policy AL/SO 1</del></p> <p data-bbox="546 1254 1653 1286"><del>Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)</del></p> <p data-bbox="546 1318 1787 1390"><del>This site, as defined on the Southborough Policies Map, is allocated for residential development providing approximately 16 dwellings, of which 40 percent shall be affordable housing.</del></p> <p data-bbox="546 1422 1442 1453"><del>Development on the site shall accord with the following requirements:</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<ol style="list-style-type: none"> <li><del>1. Primary vehicular access to be provided from Speldhurst Road with a secondary access from Bright Ridge;</del></li> <li><del>2. Pedestrian linkages should be provided to the wider pedestrian network and a footway within the site to connect to the existing public footpath network along Speldhurst Road and Bright Ridge;</del></li> <li><del>3. The site layout should take into account any potential impact on the High Weald Area of Outstanding Natural Beauty to the west of the site and should ensure that there is no detrimental impact on the setting of the High Weald Area of Outstanding Natural Beauty;</del></li> <li><del>4. Regard shall be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey;</del></li> <li><del>5. An area of open space to be provided as a landscape buffer between the development and Speldhurst Road;</del></li> <li><del>6. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/SO 1.</del></li> </ol> <p><del>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 12: Trees, Woodland, Hedges, and Development; EN 19: The High Weald Area of Outstanding Natural Beauty; H 3: Affordable Housing; TP 1: Transport Assessments, Travel Plans and Mitigation; TP 2: Transport Design and Accessibility; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</del></p>
MM76	133	Paragraphs 5.145 to 5.148	<p><b>Section 5: Land at Mabledon House</b>  <i>Amend paragraphs 5.145 to 5.148 as follows:</i></p> <p><i>After paragraph 5.145 add new paragraph</i></p> <p><b><u>There is currently no public access and the house, gardens and parkland are in need of investment for maintenance and restoration.</u></b></p> <p><i>Paragraph 5.146</i></p> <p>The site is within the High Weald <b><u>National Landscape</u></b> AONB. Proposals will need to satisfy the relevant planning policy requirements associated with this designation to justify development within this sensitive location. <b><u>The site also falls entirely within the Green Belt.</u></b></p> <p><i>Delete paragraph 5.147</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>The site is within the Green Belt. Development proposals for the site are expected to demonstrate 'very special circumstances' as part of any planning application, which clearly outweigh potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal.</p> <p><i>Delete paragraph 5.148 and replace with three new paragraphs</i></p> <p>It is considered that the development of a luxury hotel, with spa and leisure facilities, is an appropriate use within this location and context, and will secure the future of the house and wider site through a positive economic use that benefits the site and the wider locality. The Council's Hotel Capacity Study (2017) considers that there is a lack of luxury five star hotels within the borough offering accommodation at the higher end of the market, and also that there is the potential within the borough to provide new and/or improved amenities, including spa facilities and packages, which could attract those looking for a pampering/weekend break. This allocation seeks to meet this need and the current gap in the hotel market within the borough, in a relatively sustainable location close to both Royal Tunbridge Wells and Tonbridge.</p> <p><b><u>It is considered that Mabledon (including the house and gardens), would be appropriate for the development of hotel uses, which could include a spa and other ancillary facilities. A 'sequential test' has been carried out by the Council in accordance with national policy, which concludes that; there are no other more 'suitable' and 'available' sites within or on the edge of Royal Tunbridge Wells town centre, Tonbridge town centre or Southborough town centre, that could accommodate the type of use proposed. There is a clear need within the borough for hotel use of this type and it is considered that the site at Mabledon provides a very specific locational justification for such a use. The change of use would also bring forward necessary investment to maintain and restore elements of the house, gardens and parkland.</u></b></p> <p><b><u>The assessment carried out refers to the Council's Hotel Capacity Study (2017), which considers that there is a lack of luxury five star hotels within the borough offering accommodation at the higher end of the market, and also that there is the potential within the borough to provide new and/or improved amenities, including spa facilities and packages, which could attract those looking for a pampering/weekend break. This allocation seeks to meet this need and the current gap in the hotel market within the borough, in a relatively sustainable location close to Royal Tunbridge Wells, Southborough and Tonbridge.</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>It is considered that there is considerable scope for development/redevelopment of the above proposals on the site which would be permissible in Green Belt terms under current Green Belt policy</u></b></p>
MM77	134 - 135	<p><b>Policy AL/SO 2</b></p> <p>Map 24 Site Layout Plan</p>	<p><b>Policy AL/SO 2 Land at Mabledon House</b>  <i>Amend first and second paragraphs and criteria 1 and 2 of Policy AL/SO 2 and Map 24 Site Layout Plan as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Southborough Policies Map, straddles the borough boundary with Tonbridge and Malling Borough Council and as such, while the policy encompasses a vision for the whole site, it is restricted to that land which lies within Tunbridge Wells borough. Successful implementation of this policy is dependent upon the support of Tonbridge and Malling Borough Council.</p> <p><i>Second paragraph</i></p> <p>The proposal for the whole site, which this policy supports, is for the development of <b><u>hotel and leisure uses which could include a spa and other ancillary facilities</u></b> <del>a luxury hotel up to a maximum of 200 rooms and leisure development with spa and conference facilities, set within a restored historic park and garden and wider attractive landscape.</del> <b><u>Development should focus on the reuse of the existing house, with this</u></b> <del>The scheme of redevelopment and any scope for demolition and/or <b><u>redevelopment</u></b> new build and/or conversion <b><u>of existing buildings</u></b> is to be determined through appropriate studies covering highways, heritage, landscape, visual amenity, climate change, ecology, and viability.</del></p> <p><i>Criteria 1 and 2</i></p> <ol style="list-style-type: none"> <li>1. Provision of safe and acceptable access arrangements from the A26 for the proposed development, informed by a highways assessment;</li> <li>2. <del>Demonstration of Very Special Circumstances to clearly outweigh any harm by reason of inappropriateness, and any other harm resulting from the proposal.</del> <b><u>Proposals should accord with Policy STR 9 and national Green Belt policy:</u></b></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification						
			<p data-bbox="539 236 965 268"><i>Amend Map 24 Site Layout Plan</i></p> <p data-bbox="539 292 752 323"><i>Current Map 24</i></p> <div data-bbox="539 355 1211 1134" style="border: 1px solid black; padding: 5px;">  <p data-bbox="555 903 902 922"><b>Policy: AL/SO 2 - Land at Mabledon House</b></p> <table border="0" data-bbox="555 959 1081 1031"> <tr> <td data-bbox="555 959 696 991"><b>Map Key</b></td> <td data-bbox="887 983 1081 1002">Open Space &amp; Landscape Buffer</td> </tr> <tr> <td data-bbox="555 991 696 1023">Allocation Boundary</td> <td data-bbox="887 1007 1043 1026">Tree Preservation Order</td> </tr> <tr> <td data-bbox="555 1023 696 1054">Hotel</td> <td></td> </tr> </table> <p data-bbox="864 1102 1205 1118" style="font-size: small;">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p> </div> <p data-bbox="539 1214 779 1246"><i>Proposed Map 24</i></p>	<b>Map Key</b>	Open Space & Landscape Buffer	Allocation Boundary	Tree Preservation Order	Hotel	
<b>Map Key</b>	Open Space & Landscape Buffer								
Allocation Boundary	Tree Preservation Order								
Hotel									

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="546 837 884 858">Policy: AL/SO 2 - Land at Mabledon House</p> <p data-bbox="546 890 607 906">Map Key</p> <ul data-bbox="546 914 1086 1007" style="list-style-type: none"> <li>Allocation Boundary</li> <li>Hotel Use</li> <li>Mabledon Grounds</li> <li>Mabledon House</li> <li>Open Space &amp; Landscape Buffer</li> <li>Tree Preservation Order</li> <li>Tonbridge and Malling Borough</li> </ul> <p data-bbox="952 1038 1182 1050">© Crown Copyright and database rights 2024 Ordnance Survey 10004298</p>
MM78	136	Paragraph 5.152	<p data-bbox="539 1091 1265 1118"><b>Section 5: Land at Baldwins Lane, North Farm Road</b></p> <p data-bbox="539 1126 1220 1153"><i>Amend first sentence of paragraph 5.152 as follows:</i></p> <p data-bbox="539 1185 1809 1398"> <del>Planning Committee resolved to grant permission (20/00881/FULL) of this site on 9 December 2020, subject to completion of a Section 106 agreement. <b><u>This site benefitted from planning permission under 20/00881/FULL for new residential development comprising 26 flats with associated vehicle parking.</u></b> The policy as drafted reflects this current <b><u>lapsed</u></b> permission which <b><u>has not been implemented but</u></b> is considered to be acceptable in planning terms, constituting an appropriate development on a previously developed site within a highly sustainable location.</del> </p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM79	138 - 144	Paragraphs 5.153 to 5.193	<p><b>Section 5: Strategic Sites</b>  Amend Section Heading, paragraphs 5.153 to 5.193 and add new text as follows:</p> <p><i>Section Heading</i></p> <p>Strategic Sites: <del>Tudeley Village and</del> Paddock Wood, including land at east Capel</p> <p><i>Paragraph 5.153</i></p> <p>The Local Plan proposes the provision of the significant expansion of Paddock Wood including east Capel and <del>a new standalone garden village at Tudeley</del>, as part of its strategy to deliver its housing need over the plan period. <del>These</del> <b>This</b> settlements will be delivered on garden settlement principles, and will provide several thousand houses, employment provision, and the need for significant infrastructure delivery. The growth around Paddock Wood will <del>also</del> provide a significant opportunity for investment into Paddock Wood town centre so it can respond to meeting the needs of the additional population it will serve.</p> <p><i>Delete paragraph 5.154</i></p> <p><del>The strategy for these strategic growth sites is set out below.</del></p> <p><i>Paragraph 5.155</i></p> <p>A strategic extension to Paddock Wood, including land at east Capel (hereafter referred to as Paddock Wood and east Capel), is proposed to deliver approximately <del>3,490-3,590</del> <b>2,450</b> new dwellings, considerable employment use, and associated education, leisure, retail, and health facilities.</p> <p><i>Paragraph 5.159</i></p> <p>The High Weald <b>National Landscape</b> <del>AONB</del> lies outside the site, around 0.7 miles to the south of the site boundary. The impact of development on the setting of the High Weald <b>National Landscape</b> <del>AONB</del>, and on views from vantage points within the <b>National Landscape area</b> <del>AONB</del>, will be major factors in delivering development in this location.</p> <p><i>Paragraph 5.160</i></p> <p>Land to the west of the proposed extension, <b>the majority of which</b> is within Capel parish, was released from the Green Belt. The exceptional circumstances for this release are outlined in the</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Development Strategy Topic Paper. The previous Green Belt designation had its edge defined to the south of the railway as the existing urban area, and to the north by built form and ditch/vegetation features.</p> <p><i>After paragraph 5.165 add new paragraphs</i></p> <p><b><u>There are a small number of pumping stations within the existing town, which can raise amenity issues such as noise and vibration. It is typically recommended that residential uses are at least 15 metres from any pumping station and schemes within this strategic allocation should be considered accordingly against the requirements of Policies EN 1 and EN 27.</u></b></p> <p><b><u>Planning applications for sensitive land uses (including residential, recreational, and educational development) within 500 metres of the Paddock Wood Wastewater Treatment works should consider the impact of odour disbursement through discussions with Southern Water. In some cases, an odour assessment may be required.</u></b></p> <p><i>Paragraph 5.171</i></p> <p>To the north of the railway line is an established employment area, with industrial units located along Transfesa Road and Eldon Way. Given its proximity to the railway line, beyond which the town centre lies immediately to the south, it is considered that some land could be better utilised for a mixed use/residential-led uses which will enhance the town centre's vibrancy and vitality. Additional, high quality employment provision is planned for land <del>around</del> <b><u>south of</u></b> Lucks Lane and further east of Transfesa Road, which will allow for the relocation of existing employment operators looking for more modern premises better suited to their needs and provide for some additional employment provision.</p> <p><i>Paragraph 5.172</i></p> <p>Public Rights of Way (mostly footpaths) run through all sites, providing an existing grid of pedestrian connectivity to access the surrounding countryside. There are wider connections for walking to the north and south, with a particularly high density of footpaths towards the High Weald <b><u>National Landscape</u></b> AONB. Connections to the Medway and river path are available to the north west</p> <p><i>Paragraph 5.175</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Such an approach is acknowledged in the NPPF, which states that “<i>the supply of large numbers of new homes can often be best achieved through planning for larger scale development, <b>such as new settlements or significant extensions to existing villages and towns</b> such a new settlements or major urban extensions” (paragraph <b>73 72</b>).</i></p> <p><i>Paragraph 5.177</i></p> <p>Masterplanning work to inform the proposed strategic growth in this location has been undertaken by David Lock Associates (Strategic Sites Masterplanning and Infrastructure Study February 2021, <b>and the Follow-on Study October 2023</b>). This has assessed the deliverability of the extension to Paddock Wood and east Capel, in terms of site constraints and flood and highways modelling. The viability of the scheme has been tested, and whilst further detail on phasing and mix of dwellings is required, the deliverability and viability of the growth here is justified.</p> <p><i>Paragraph 5.178</i></p> <p>Site promoters have indicated their support for the proposals, and so deliverability is anticipated to be achievable over the plan period, in line with the assumed phasing set out in the <del>study</del> <b>studies</b> undertaken by DLA. At an early stage, the Council brought together key consultees, infrastructure providers, parish and town councils, and developers to discuss and input into the evolving work on this site, and the infrastructural requirements associated with this; this discussion and input has carried on throughout the development of this Plan. Please refer to the Strategic Sites Topic Paper for further information.</p> <p><i>Paragraph 5.185</i></p> <p>A community hub to serve the existing and new residents of Paddock Wood <del>should be</del> <b>has recently been</b> delivered <del>over the plan period. A planning application is currently being considered for the provision of a community hub on land at Memorial Field.</del></p> <p><i>Paragraph 5.188</i></p> <p>A low <del>or zero</del> carbon vision will be incorporated into the design of the proposed extension such that the final development can be considered as an exemplar scheme. This is particularly pertinent for the heating and energy supplies of the new residential buildings which <del>are expected to be off the gas grid and to</del> <b>will need to</b> incorporate renewable energy generation. The suitability</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>of district heating schemes and modern waste collection measures will also be considered (see Policies EN 1, EN 2, and EN 3).</p> <p><i>Paragraph 5.189</i></p> <p>The infrastructure required to support an expanded settlement of this scale in the location proposed has been identified. This includes education provision, health facilities, and required drainage and utility services. This is detailed in the Strategic Sites Masterplanning and Infrastructure Study <b>Follow-on Study</b> prepared by DLA <b>October 2023</b><del>February 2024</del>. In highway terms, it is proposed that works to the A228 will be required, including a new off-line bypass around Colts Hill to the north of Alders Road (smaller in scale to the longstanding Colts Hill bypass proposals promoted by Kent County Council), and off-line works to the A228 to the south of Alders Road. <del>A new link road, bypassing Five Oak Green, will also be provided connecting the improved A228 around Colts Hill to the south east corner of the new settlement at Tudeley Village.</del> Land is identified on the Policies Map for these highway works. Other works, and junction improvements, will also be required.</p> <p><i>Delete paragraph 5.190</i></p> <p><del>Notwithstanding the general principle that the overall strategic growth warrants these highway and related improvements, highway modelling shows that the growth at Tudeley Village (and to a more limited extent that at Paddock Wood and east Capel) would increase traffic through Five Oak Green. The Five Oak Green bypass is largely required to alleviate issues caused by strategic development at Tudeley Village and the viability assessment shows that this can be delivered wholly by the Tudeley Village Garden Settlement. The improvements to the A228 should factor in connections to the Five Oak Green bypass on delivery.</del></p> <p><i>Paragraph 5.191</i></p> <p>The assignment of contributions will be further refined through the <del>Supplementary Planning Documents</del> masterplans to be prepared for each Strategic Site <u>or parcel</u>. The delivery of this infrastructure should be through ongoing discussions with relevant stakeholders. This includes, but is not limited to, Kent County Council, adjacent local planning authorities (Tonbridge &amp; Malling and Maidstone Borough Councils) and other statutory consultees.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 5.192</i></p> <p><del>Provisional</del> LBDs for Paddock Wood, including land in Capel parish, which form part of the extended settlement, are shown on the Policies Map. This has been informed through consideration of the Strategic Sites Masterplanning and Infrastructure <del>Study</del> <b>Studies</b> and follows the broad location of the allocation for this strategic settlement, but has allowed for some appropriate offsets from road and other boundaries to allow for landscape buffers. <del>These remain provisional as part of the Plan to allow for further detail to be considered and agreed at planning application stage, which may alter these boundaries accordingly. Following the grant of outline planning permission for the parcels of land identified at Map 27, the LBD will be agreed and fixed through the five-year review of the Local Plan.</del></p> <p><i>After paragraph 5.192 add new paragraph</i></p> <p><b><u>Policy STR/SS1 - The Strategy for Paddock Wood including Land at east Capel sets out the Development Principles, Masterplanning requirements, strategic Infrastructure needs, and principle uses for the individual parcels (A – E).</u></b></p> <p><i>Paragraph 5.193</i></p> <p>It is important that the overall vision is clearly established to help develop the growth around Paddock Wood and east Capel strategically and holistically. To this end, the Council <b><u>requires that all developments will require a masterplan relating to each parcel (or combination of parcels)</u></b>. <del>has facilitated the production of a Structure Plan for the whole settlement, which will be published as a Supplementary Planning Document (SPD). Beneath this, three Framework Masterplan SPDs,</del> <b><u>The masterplans shall be prepared with relevant key stakeholders and submitted with planning applications.</u></b> <del>with input from land promoters, local communities, and infrastructure and key service providers, will be prepared. These</del> <b><u>masterplans</u></b> SPDs will provide a framework to how the policy requirements of this Local Plan can be incorporated into the new settlement in order for it to attain the garden settlement objectives in relation to the development, and how these will relate to the <b><u>made</u></b> neighbourhood development plans being produced by <b><u>of</u></b> Paddock Wood Town Council and Capel Parish Council. <del>The SPDs will need to be adopted before any planning permissions for substantial new development at that part of Paddock Wood and east Capel are granted, unless exceptional circumstances arise. Planning applications will generally need to accord with the broad objectives and principles set out in the</del> <b><u>masterplans</u></b> SPDs. <del>The different parcels to which the SPDs relate is shown at Map 27. It is noted that the boundaries of</del></p>

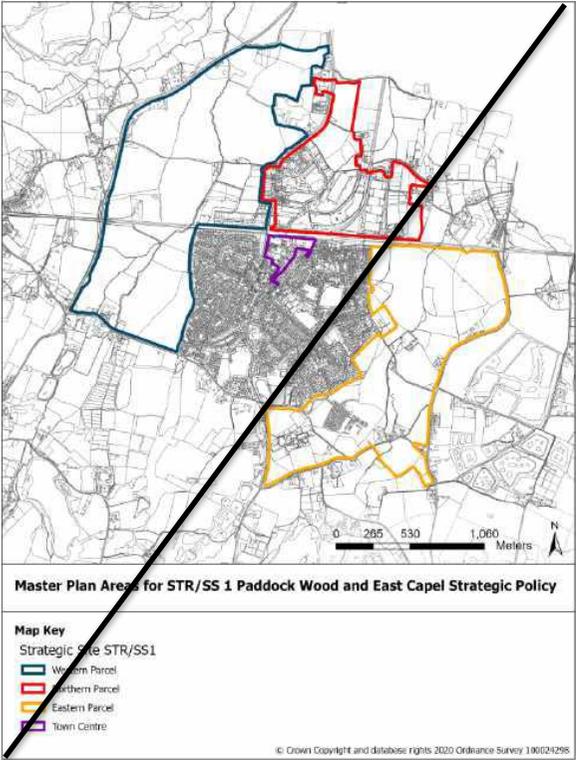
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>these parcels do differ slightly to the allocation boundary. This is considered appropriate to ensure the SPDs consider relevant features beyond the boundary edge.</p>
MM80	145 - 150	Policy STR/SS 1	<p><b>Section 5: Strategic Sites</b>  Delete existing Policy STR/SS 1, paragraph following Policy, Map 27 – Masterplan Areas, Map 28 – Paddock Wood and East Capel Structure Plan, Map 29 Transport Connections: Paddock Wood and East Capel</p> <p><b>Policy STR/SS 1</b></p> <p><b>The Strategy for Paddock Wood, including land at east Capel</b></p> <p>Significant growth around Paddock Wood and east Capel is proposed to deliver approximately 3,490-3,590 houses, as defined on the Policies Map.</p> <p>The development strategy for Paddock Wood and east Capel is to:</p> <ol style="list-style-type: none"> <li>1. With Policies STR/PW 1 (the Strategy for Paddock Wood (parish) and STR/CA 1 (the Strategy for Capel parish), set provisional Limits to Built Development for Paddock Wood and east Capel on the Policies Map (Inset Map 4) as a framework for the provision of an extended settlement over the plan period and beyond. This is facilitated through the release of Green Belt land;</li> <li>2. Provide for the expansion of Paddock Wood and east Capel, which will deliver the following, on the broad locations as identified at Map 28: <ol style="list-style-type: none"> <li>a. approximately 3,490-3,590 dwellings;</li> <li>b. three neighbourhood centres providing around 2,000sqm commercial floorspace (Class E) in total: one in each of the key development parcels as outlined on Map 27. The broad locations of the neighbourhood centres will be defined through the Framework Masterplans, and should be located to maximise accessibility by foot from the new dwellings to serve local shopping needs;</li> <li>c. two two-form entry primary schools: one in the western parcel (edged in blue on Map 27) to the north of the railway line, and the second in the eastern parcel (edged in yellow on Map 27). The primary school site in the western parcel should be safeguarded to enable expansion to three form entry;</li> <li>d. a new sports and leisure hub, which could incorporate an indoor 25m swimming pool and indoor and outdoor sports facilities. Around 10 hectares of land should be safeguarded within the</li> </ol> </li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>western parcel (edged in blue on Map 27), to the south of the railway line and to the east of the A228 for this purpose;</p> <p>e. provision of a health centre: there is potential for this to be co-located with the sports and leisure hub;</p> <p>f. three-pitch gypsy/traveller site (to include one mobile home and one touring caravan per pitch). It is expected that this provision will be on the western parcel (to the north of the railway line) and eastern parcel (as shown on Map 27);</p> <p>g. significant new land for a mix of employment uses on sites to the north and south of Lucks Lane, and to the east of Transfesa Road. These are Key Employment Areas and regard should be had to Policy ED 1. The new employment areas should include walkable links from the new neighbourhoods;</p> <p>h. a town-wide system of paths and cycle routes, linking out of the town to nearby villages and leisure routes, such as the Hop Pickers Trail;</p> <p>i. a new north-south pedestrian and cycle link over the railway line (within the western parcel), linking neighbourhoods and public facilities;</p> <p>j. a Paddock Wood 'Wetland Park' to the north of the western parcel (land edged in blue on Map 27), to deliver flood water attenuation and new wetland habitat, and allowing for informal recreation via a network of footpaths and boardwalks;</p> <p>k. a community hub;</p> <p>3. Provide a mix of housing types, size, and tenure to be provided to ensure a balanced, inclusive, and accessible community, the exact mix to be agreed with the Local Planning Authority at the planning application stage. Forty percent affordable housing should be provided on-site and phased through the development in line with Policy H 3;</p> <p>4. Provision to be made for accommodation to deliver mixed communities, including provision for those with different accommodation needs, including those of older people. At least one sheltered and one extra care housing scheme shall be provided within the strategic site;</p> <p>5. Be developed to a high standard of design and layout. Particular attention to be paid to layout, scale, height, design, and massing to ensure that the development is of a high quality design</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>responding to local character. Planning applications for development should be assessed by a Design Review Panel, at least once at pre-application stage and once following submission of a planning application;</p> <p>6. Ensure the development embeds the garden settlement principles. Planning applications need to demonstrate consideration of the associated key qualities as outlined in the supporting text;</p> <p>7. Secure the phased delivery of highway and transport infrastructure, including on and off-line improvements to the A228 around Colts Hill and the provision of a new highway which bypasses Five Oak Green, as shown on Maps 29 and 33;</p> <p>8. Provide new and improved bus connections to directly link the planned new residential areas with Paddock Wood town centre and the employment areas to the north of the railway line. The use of bus gates should be considered;</p> <p>9. Provide walking and cycling linkages within the site, together with links to Paddock Wood town centre, employment areas, and surrounding countryside. Development in the eastern parcel, shown as land edged in yellow on Map 27, should make use of, and enhance, the Hop Pickers Trail;</p> <p>10. For development on land to the west, edged in blue on Map 27, to provide compensatory improvements to the Green Belt;</p> <p>11. Consider the potential for mineral deposits on the land edged in blue and yellow on Map 27, and any viably workable minerals should be extracted prior to development commencing on the site;</p> <p>12. Incorporate zero and low carbon energy production, in line with the requirements of Policy EN 3, during early design stages to provide an exemplar scheme with climate change mitigation and adaptation measures and sustainable development principles fundamental to the design, construction, and operation stages;</p> <p>13. Ensure a drainage strategy is in place, in consultation with the Local Planning Authority, Kent County Council as the Drainage Authority, and Southern Water prior to the grant of planning permission for any substantial development on the site, unless exceptional circumstances arise. This should demonstrate that there is adequate capacity in the foul sewage network, and that development will not exacerbate flooding elsewhere. The drainage strategy should be</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>implemented through the development to deliver the levels of storage, attenuation, and mitigation measures to reduce the incidence of flooding to adjacent residential areas in Paddock Wood;</del></p> <p><del>14. Provide a scheme for the management and funding for green spaces and green infrastructure for each parcel of land as outlined on Map 27, for both amenity and biodiversity for the lifetime of the development;</del></p> <p><del>15. Secure developer contributions towards the strategic growth of this area and Tudeley Village, either in kind (normally land) and/or financial, as set out in the Strategic Sites Masterplanning and Infrastructure Study (February 2021) (or a version of this document as amended), to include:</del></p> <p><del>a. highway improvements and mitigation measures, including:</del></p> <p><del>i. on- and off-line works to the A228;</del></p> <p><del>ii. new bypass around Five Oak Green;</del></p> <p><del>b. provision, improvements, and enhancement to bus and cycle routes, and cycle corridors;</del></p> <p><del>c. primary and secondary education provision;</del></p> <p><del>d. health and medical provision;</del></p> <p><del>e. utility provision and upgrades;</del></p> <p><del>f. flood defences and mitigation measures;</del></p> <p><del>g. improvements and enhancement to sports and recreation provision, including children's and youth play space;</del></p> <p><del>h. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</del></p> <p><del>The development will be delivered through the production of four Framework Masterplan Supplementary Planning Documents (SPD). This will relate to an overall Structure Plan for the planned growth, and three further SPDs in relation to the following parcels of land, as shown on Map 27:</del></p> <p><del>1. Western parcel (edged in blue);</del></p>

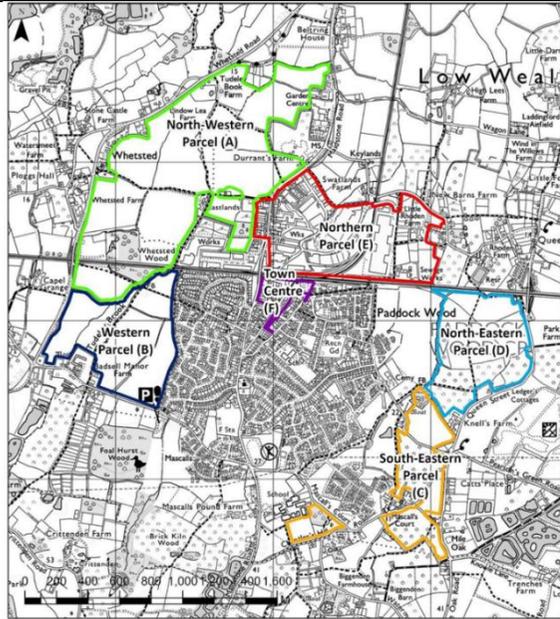
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>2. Northern parcel (edged in red);</p> <p>3. Eastern parcel (edged in yellow).</p> <p><del>These Framework Masterplans will guide developers and the Local Planning Authority in respect of the garden settlement principles to create a new community at Paddock Wood and east Capel. The SPDs will set out guidance to show how the above policy requirements, together with other policies within this Local Plan, should be delivered on the site. It will provide guidance on design, phasing, and site access to ensure comprehensive development and strong assimilation with the existing settlement at Paddock Wood.</del></p> <p><del>Proposals for the piecemeal development of individual sites within the parcels identified will not be supported (it is noted, and accepted, that the western parcel is likely to be delivered as two schemes). The delivery of this infrastructure should be through ongoing discussions with relevant stakeholders. This includes, but is not limited to, Kent County Council, adjacent local planning authorities (Tonbridge &amp; Malling and Maidstone Borough Councils) and other statutory consultees.</del></p> <p><del>It is highly likely the delivery of the development will require land equalisation agreements. The Council will, if necessary, use its Compulsory Purchase Order powers to ensure the delivery of the appropriate masterplanned approach.</del></p> <p><del>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies STR 1: The Development Strategy; STR 2: Place Shaping and Design; STR 4: Ensuring Comprehensive Development; STR 5: Infrastructure and Connectivity; STR 6: Transport and Parking; STR 7: Climate Change; STR 8: Conserving and Enhancing the Natural, Built and Historic Environment; STR 9: Green Belt; EN1: Sustainable Design; EN2: Sustainable Design Standards; EN3: Climate Change Mitigation and Adaptation; EN 4: Historic Environment; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges and Development; EN 13: Ancient Woodland and Veteran Trees; EN 14: Green, Grey and Blue Infrastructure; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 21: Air Quality; EN 24: Water Supply, Quality and Conservation; EN 25: Flood Risk; EN 26: Sustainable Drainage; EN 27: Noise; H 1: Housing Mix, H 2: Housing Density; H 3: Affordable Housing; H 6: Housing for Older People and People with Disabilities; H 8: Self and Custom Housebuilding; H 9: Gypsies and Travellers; ED 1: The Key Employment Areas; ED 2: Retention of Existing Employment Sites and Buildings; ED 8: Town, Rural Service and Neighbourhood Centres and Village Settlement Hierarchy; ED 10: Sequential Test and Local Impact Test; TP 1: Transport Assessments, Travel</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Plans and Mitigation; and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility; TP 3: Parking Standards; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p> <p><i>Delete Map 27 Masterplan Areas</i></p>  <p><b>Master Plan Areas for STR/SS 1 Paddock Wood and East Capel Strategic Policy</b></p> <p><b>Map Key</b>  Strategic Site STR/SS1  Western Parcel  Northern Parcel  Eastern Parcel  Town Centre</p> <p><small>© Crown Copyright and database rights 2020 Ordnance Survey 100124298</small></p> <p><i>Delete Map 28 Paddock Wood and East Capel Structure Plan (published with the permission of David Local Associates Ltd)</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="539 957 1803 1029"><i>Delete Map 29 Transport Connections: Paddock Wood and East Capel Capel (published with the permission of David Local Associates Ltd)</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM81	145 - 150	<b>Policy STR/SS 1</b>	<p><b>Policy STR/SS 1 The Strategy for Paddock Wood, including land at east Capel</b>  <i>Add new Policy STR/SS 1 and maps as follows:</i></p> <p><b><u>Policy STR/SS 1</u></b>  <b><u>The Strategy for Paddock Wood including Land at east Capel</u></b></p>

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**Legend**

<span style="color: green;">▭</span> North-Western Parcel (A)	<span style="color: blue;">▭</span> North-Eastern Parcel (D)
<span style="color: purple;">▭</span> Western Parcel (B)	<span style="color: red;">▭</span> Northern Parcel (E)
<span style="color: orange;">▭</span> South-Eastern Parcel (C)	<span style="color: pink;">▭</span> Town Centre (F)

Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy      Scale: 1:18,061

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**Development principles**

**1. The development strategy for Paddock Wood and east Capel in conjunction with Policies STR/PW 1 (the Strategy for Paddock Wood (parish) and STR/CA 1 (the Strategy for Capel parish), sets Limits to Built Development for Paddock Wood and east Capel on the Policies Map (Inset Map 4) as a framework for the provision of an extended settlement providing for approximately 2,450 dwellings and associated infrastructure. This is facilitated through the release of Green Belt land to the west of Paddock Wood, with development to be carried out on each of the development Parcels identified on Map 27 as follows;**

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>A. North - Western Parcel (edged in green) – approximately 770 dwellings.</u></b></p> <p><b><u>B. South - Western Parcel (edged in dark blue) – approximately 520 dwellings.</u></b></p> <p><b><u>C. South - Eastern Parcel (edged in yellow) – approximately 560 dwellings.</u></b></p> <p><b><u>D. North - Eastern Parcel (edged in light blue) – approximately 600 dwellings.</u></b></p> <p><b><u>E. Northern Parcel (edged in red) - approximately 4.25 hectares of Class E (g), B2 and B8 employment uses.</u></b></p> <p><b><u>F. Town Centre (edged in purple on Map 27 (Master Plan Areas)) which is subject to Policy STR/SS2;</u></b></p> <p><b><u>2. The development proposals for the whole of the allocated area shall embed garden settlement principles. Proposals for each Parcel should give effect to this requirement and be informed and guided by the Council’s Strategic Sites Masterplanning and Infrastructure Study (Addendum) dated October 2023.</u></b></p> <p><b><u>3. The development proposals as a whole shall:</u></b></p> <p><b><u>(a) provide a mix of housing types, size, and tenure (in line with Policy H1) to ensure a balanced, inclusive, and accessible community, the exact mix to be agreed with and approved by the Local Planning Authority at the planning application stage in relation to each Parcel;</u></b></p> <p><b><u>(b) deliver mixed communities, including accommodation for those with different accommodation needs, including the needs of older people with at least one sheltered and one extra care housing scheme (one on the east and one on the west of the allocated site);</u></b></p> <p><b><u>(c) be landscape led and of a high standard of design with particular attention to be paid to structural and detailed landscaping (to promote and deliver a continuous and homogeneous landscape approach to the allocation as a whole). This should include the retention and enhancement of hedges and trees along the A228 with development set back from A228 to reduce visual impact on the countryside, with use of internal hedging and tree belts along field boundaries to influence development layout;</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>(d) ensure that the development responds appropriately to local character and overall setting;</u></p> <p><u>(e) provide a strategy for seeking to achieve low carbon design and construction in accordance with policies STR 7, EN1 and EN3;</u></p> <p><u>(f) meet the informal and formal recreational needs of the development and provide areas of green and open space (as shown schematically on Map 28);</u></p> <p><u>(g) meet the biodiversity objectives of Policy EN9 in an integrated and comprehensive manner;</u></p> <p><u>(h) ensure that surface water runoff from the development will not exacerbate and so far as possible and practicable improve flooding elsewhere;</u></p> <p><u>(i) make provision for any viably workable minerals to be extracted prior to development commencing on the site where this is practical and environmentally feasible;</u></p> <p><u>(j) where development is proposed within the setting of the High Weald National Landscape, it will be delivered having regard to the recommendations of the High Weald AONB Setting Study and the objectives of the High Weald AONB Management Plan and ensure that landscape and visual impact are avoided or fully mitigated;</u></p> <p><u>(k) is developed with Vision and Validate/Monitor and Manage principles and provides walking and cycling linkages within and between each Parcel, together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with Policy TP2;</u></p> <p><u>(l) where possible and practicable, connect to and enhance the existing bridleways network;</u></p> <p><u>4. Proposals for the piecemeal development of individual sites in the Eastern and Western Parcels that do not conform to the above requirements will not be permitted.</u></p> <p><u>5. Planning applications for development should be informed by appropriate landscape and visual impact assessments, biodiversity and heritage studies where necessary.</u></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p data-bbox="539 237 1749 304"><b><u>6. All development proposals shall be assessed by a Design Review Panel at the pre-application and application stages.</u></b></p> <p data-bbox="539 331 1760 435"><b><u>7. All residential development shall be within Flood Zone 1, and planning applications shall be supported with an up to date site specific Flood Risk Assessment in accordance with Policy EN 25.</u></b></p> <p data-bbox="539 462 768 491"><b><u>Masterplanning</u></b></p> <p data-bbox="539 518 1800 732"><b><u>8. All development proposals in relation to the Eastern and Western parcels shall be in accordance with an approved masterplan relating to each parcel (or combination of parcels) that will respect the requirements of paragraphs 2 to 7 above. The masterplan shall be prepared with relevant key stakeholders, and submitted to the Council for its approval as part of the initial application for planning permission in relation to (any part of) the relevant Parcel.</u></b></p> <p data-bbox="539 759 920 788"><b><u>9. Each Masterplan shall:</u></b></p> <ul style="list-style-type: none"> <li data-bbox="600 815 1800 1029"><b><u>(a) show the intended overall design and layout of the development and the proposed distribution and location of uses across the Parcel including its functional links with neighbouring Parcels, the existing community of Paddock Wood and Paddock Wood Town Centre and surrounding land which shall accord with, be based upon and promote, garden community principles as required in paragraph 2 above;</u></b></li> <li data-bbox="600 1056 1720 1123"><b><u>(b) demonstrate how heritage assets and their settings will be sympathetically integrated into the development and their significance respected;</u></b></li> <li data-bbox="600 1150 1686 1217"><b><u>(c) show all structural landscaping and indicative treatments to be provided (including boundary treatments);</u></b></li> <li data-bbox="600 1244 1800 1348"><b><u>(d) incorporate a green and blue infrastructure (GBI) plan which is informed by a comprehensive wildlife and habitat survey and heritage and landscape character assessments;</u></b></li> <li data-bbox="600 1375 1812 1479"><b><u>(e) show how the development will incorporate the full range of sustainable transport measures, including the proposed access and highway and transport links, including links within the site and to the surrounding footpath and cycleway and</u></b></li> </ul>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>bridleway network (including proposed and potential footpath and cycleway and bridleway links to the wider area wherever possible);</u></p> <p><u>(f) demonstrate how the development will safeguard, maintain and, where possible, enhance key views in and across the allocated site;</u></p> <p><u>(g) provide convenient and highly legible pedestrian and cycle links through the allocated site to connect the Parcels and integrate the new communities and provide good pedestrian access to Paddock Wood Town Centre and surrounding areas;</u></p> <p><u>(h) identify the locations and forms of the district and local centres, including the community and healthcare facilities to be provided;</u></p> <p><u>(i) incorporate a parking strategy in accordance with policy TP3;</u></p> <p><u>(j) where land has been removed from the Green Belt the masterplan shall demonstrate how compensatory improvements will be provided.</u></p> <p><u>10. Proposals for employment development on the Northern Parcel shall comply with the requirements of paragraph 8 (a), to (g) above.</u></p> <p><u>11. The masterplans shall include a phasing and implementation plan which shall be submitted to and approved by the Local Planning Authority. The phasing and implementation plan shall include details to demonstrate how the provision of necessary infrastructure will be coordinated with the occupation of the development, including shared services with other phases or parcels. The plan shall have regard to the Council's latest Strategic Sites and Masterplanning Infrastructure Study and include a Monitor and Manage Framework.</u></p> <p><u>Strategic Infrastructure</u></p> <p><u>12. Infrastructure shall be secured by conditions and/or s.106 obligations to ensure that:</u></p> <p><u>a) development across the whole of the allocated site shall be capable of being integrated and phased and its impacts satisfactorily and mitigated;</u></p> <p><u>b) there are supporting facilities (including access to green and blue infrastructure, leisure and sporting facilities, shops, health, community and educational</u></p>

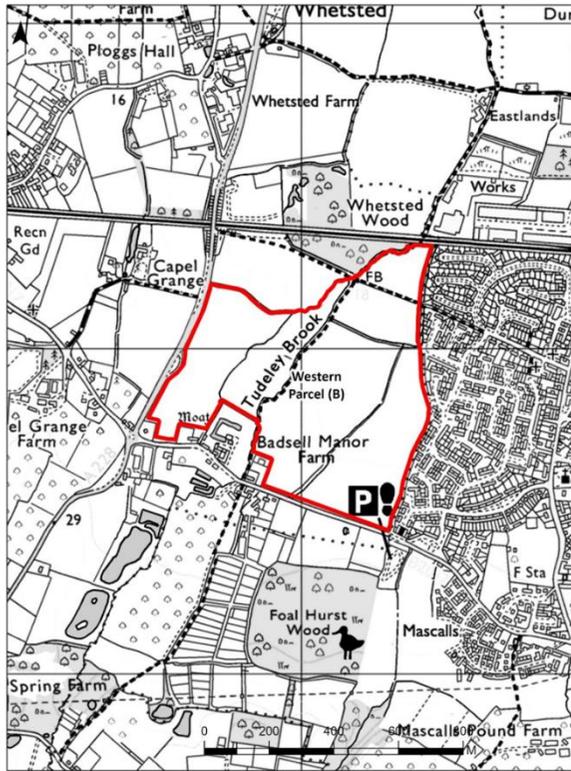
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>facilities) that will allow the early establishment of a self-sufficient and cohesive community with an appropriate level of supporting infrastructure provision;</u></p> <p><u>c) occupiers have a range of sustainable travel options at their disposal, including access to bus services and the cycle and pedestrian links;</u></p> <p><u>d) transport links and associated transport and highway improvements and the provision of new transport and highway infrastructure is provided when it is needed to support the development and mitigate potential off-site highway and other transport impacts in accordance with the Vision and Validate/Monitor and Manage Framework. The timing and trigger points for highway mitigation measures are to be determined in accordance with Monitor and Manage Framework to avoid potentially severe impacts on the highway. NB: Capacity and/or safety issues may be identified at other junctions/links in the respective transport assessments at the planning application stage, and further mitigation may be required;</u></p> <p><u>13. The delivery of necessary infrastructure shall be informed by ongoing discussions with relevant stakeholders, including Kent County Council and adjacent local authorities (Tonbridge &amp; Malling, Maidstone Borough Councils, Paddock Wood Town Council, and Capel Parish Council) and other relevant statutory consultees and be kept under review throughout the planning stages of the development.</u></p> <p><u>13. Save to the extent covered by CIL requirements (if any), development proposals in relation to all Parcels will be required to be supported by planning obligations that provide so far (as necessary and reasonable) for the timely provision of and/or the payment of proportionate contributions towards the carrying out and/or implementation of strategic and other necessary highway mitigation works and improvements, education and health provision and other necessary infrastructure as identified within the Infrastructure Delivery Plan, and following consultation with relevant parties.</u></p> <p><u>15. The infrastructure to be funded shall include but may not be limited to:</u></p> <p><u>(a) sports and leisure provision to include an upgrade to existing indoor and outdoor sports facilities (which shall include a 25m swimming pool if feasible);</u></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>(b) health provision (to be provided and delivered in one or more of the local centres);</u></p> <p><u>(c) secondary school provision equivalent to 3 Forms of Entry (3FE) as an expansion of the existing secondary school at Mascalls Academy, or in the event that this scheme is not deliverable, a new secondary school shall be delivered within the North-Western development parcel,</u></p> <p><u>(d) cycle and pedestrian links to be delivered across the development parcels with links to the existing settlement including a north-south pedestrian and cycle bridge over the railway line linking the North-Western and South Western Parcels, and links to adjoining neighbourhoods and access to community facilities;</u></p> <p><u>(e) the improvement of the highway network including:</u></p> <ul style="list-style-type: none"> <li><u>i) the Colts Hill Bypass and associated junction improvements at Badsell Roundabout</u></li> <li><u>ii) Somerhill Roundabout improvements</u></li> <li><u>iii) Hop Farm Roundabout improvements</u></li> <li><u>iv) Junctions on the Pembury Road corridor</u></li> </ul> <p><u>(f) subject to monitoring evidence collected in accordance with an agreed Monitor and Manage Framework the further improvement of the highway network through a series of junction improvements (as set out in the council's Infrastructure Delivery Plan) may be required at:</u></p> <ul style="list-style-type: none"> <li><u>i) A267/B2169 Birling Road</u></li> <li><u>ii) B2017/Hartlake Road</u></li> <li><u>iii) A228/Maidstone Road</u></li> </ul> <p><u>(g) the delivery of 4,54ha of sport provision (in one location straddling the south western and north western parcel boundaries) for sport and leisure provision including outdoor pitches, changing facilities, and car parking;</u></p> <p><u>Development Parcel Principle Uses and Development</u></p>



MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>(iii) a three-pitch gypsy/traveller site (to include space for one mobile home and one touring caravan per pitch) in accordance with policy H9;</u></p> <p><u>(iv) a local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total;</u></p> <p><u>(v) the safeguarding of land for 4FE secondary school that has land available to expand to 6FE should it be required, unless it can be demonstrated that the school provision will be delivered through other ways as set out in this policy, whereby any alternative development of the safeguarded land will be subject to the consideration of policies in this plan, and the council's ambitions for comprehensive delivery of policy STR/SS 1;</u></p> <p><u>(vi) Parkland within and to the north of the North-Western parcel to deliver new habitat, allowing for informal recreation via a network of footpaths and boardwalks, and flood attenuation measures where necessary;</u></p>

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Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy  
Parcel: Western Parcel (B)

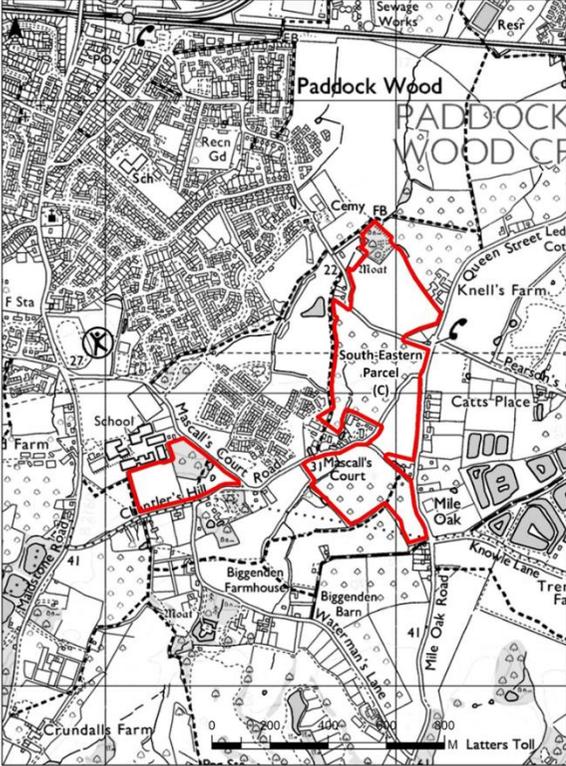
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**Policy STR/SS 1(B) – South Western parcel Requirements**

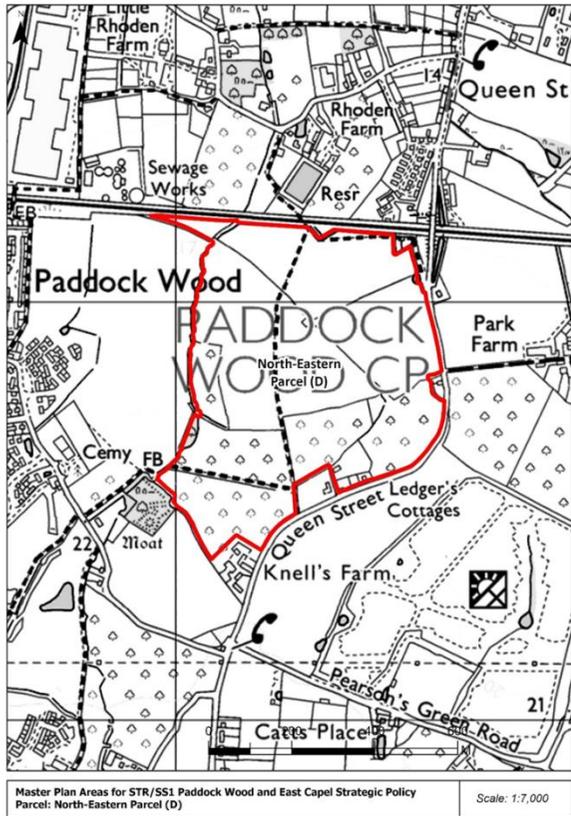
**The South Western Parcel shall provide the following development/uses:**

- (i) approximately 520 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;**
- (ii) a mix of housing to include sheltered accommodation provision in accordance with policy H6;**

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>(iii) a local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total including a Healthcare facility;</u></b></p> <p><b><u>(iv) a flood water attenuation area allowing for informal recreation via footpaths and boardwalks;</u></b></p> <p><b><u>(v) provision of flood attenuation features to enable the delivery of flood betterment to the north western area of the existing settlement.</u></b></p>  <p><b><u>Policy STR/SS 1(C) – South Eastern Parcel Requirements</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>The South Eastern Parcel shall provide the following development/uses:</u></b></p> <p><b><u>(i) approximately 560 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;</u></b></p> <p><b><u>(ii) a mix of housing to include specialist extra care accommodation for the elderly in accordance with policy H6;</u></b></p> <p><b><u>(iii) safeguarding of land north of Chanters Hill for the expansion of Mascalls Academy if required.</u></b></p> <p><b><u>(iv) a local centre providing up to 700sqm commercial floorspace (Use Class E(a) to (f)) in total.</u></b></p>

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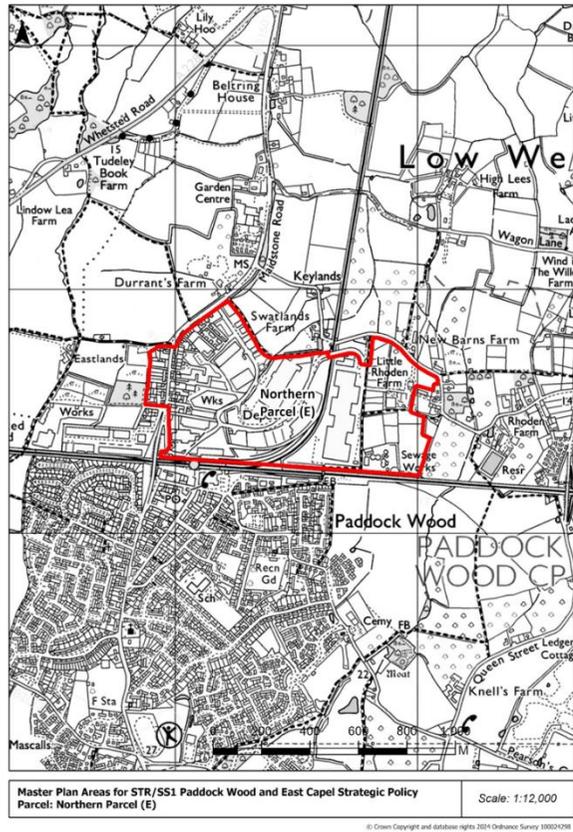


**Policy STR/SS 1(D) – North Eastern Parcel Requirements**

**The North Eastern Parcel shall provide the following development/uses:**

- (i) approximately 600 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;**
- (ii) land for a two-form entry primary school;**
- (iii) incorporation, use and enhancement of the Hop Pickers Trail.**

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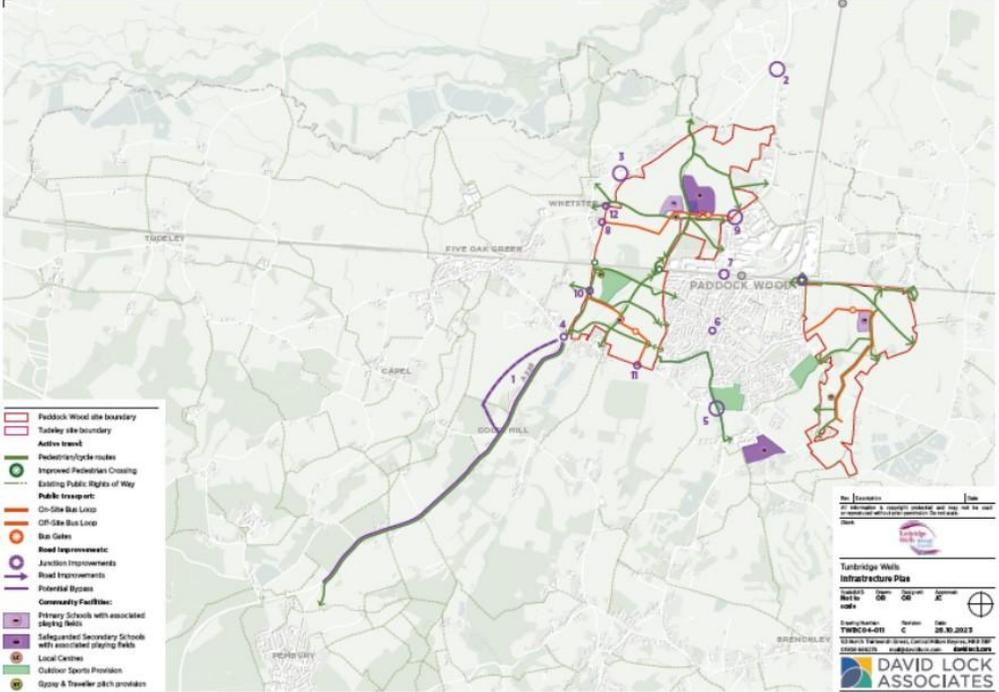
**Policy STR/SS 1(E) – Northern Parcel Requirements**

**The Northern Parcel shall provide the following development:**

- (i) a mix of employment uses on sites to the east of Transfesa Road to provide approximately 4.25 hectares of Class E (g), B2 and B8 employment uses.**

*Map 28 Paddock Wood and East Capel Structure Plan (published with the permission of David Local Associates Ltd)*

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Map 29 Transport Connections: Paddock Wood and East Capel (published with the permission of David Local Associates Ltd)</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			
MM82	151 - 152	<p>Paragraphs 5.195</p> <p>Map 30</p>	<p><b>Section 5: The Strategy for Paddock Wood Town Centre</b>  <i>Amend paragraph 5.195 and Map 30</i></p> <p><i>Fourth sentence of paragraph 5.195</i></p> <p>This includes the delivery of around <del>3,490-3,590</del> <b>approximately 2,450</b> dwellings on land around the existing settlement, <del>and the provision of a new garden settlement (2,800 dwellings) at Tudeley Village, which lies two miles to the west.</del></p> <p><i>Add correct title to Map 30</i></p> <p>Policy: <b>STR/SS2</b> – Paddock Wood Town Centre</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM83	152 - 153	Policy STR/SS 2	<p><b>Policy STR/SS 2 The Strategy for Paddock Wood Town Centre</b>  <i>Amend of Policy STR/SS 2 as follows:</i></p> <p><i>Point 8</i></p> <p>Seek developer contributions, either in kind (normally land) and/or financial, from residential schemes to be used towards the infrastructure <del>as set out in the</del><b>having regard to the latest <u>Infrastructure Delivery Plan</u></b> <del>Strategic Sites Masterplanning and Infrastructure Study (February 2021) (or a version of this as amended).</del></p> <p><i>Final paragraph</i></p> <p>Proposals for the development within the town centre will <del>not</del> be supported <del>that do not</del> <b>where they</b> follow the principles set out within <b><u>this policy,</u></b> the Framework Masterplan, <b><u>and other associated policies in the Local Plan.</u></b></p>
MM84	153 - 160	Paragraphs 5.199 to 5.299  Map 31  Map 32	<p><b>Section 5: The Strategy for Tudeley Village</b>  <i>Delete heading, paragraphs 5.199 to 5.299, Map 31 – Site Layout Plan and Map 32 – Tudeley Village Plan as follows:</i></p> <p><i>Heading and paragraphs 5.199 to 5.299</i></p> <p><b>The Strategy for Tudeley Village</b></p> <p><b>Overview</b></p> <p><del>5.199</del> Tudeley Village is a proposed new garden settlement planned on land in Capel parish, which was released from the Green Belt, to accommodate approximately 2,800 new homes. The development will achieve the highest standards of design and a range of supporting facilities will be provided, including new schools and other services.</p> <p><b>Context</b></p> <p><del>5.200</del> The site, as shown on Map STR/SS 3, is situated to the north of the B2017 Five Oak Green Road, approximately two miles to the east of Tonbridge and two miles to the west of Paddock Wood. The village of Five Oak Green is close by, to the south east, but physically separate from the proposed settlement. The hamlets of Tudeley and Tudeley Hale are located to the west.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.201</del> The entire site extends to 170 hectares and is mostly in agricultural use, within a rural landscape. Bank Farm is located in the centre of the site. There are buildings (mostly residential in use) scattered in a linear form around the part of the site fronting the B2017.</p> <p><del>5.202</del> The allocation site is located on a north facing slope, which is steeper to the south and flattens out towards the north, where it meets the floodplain of the River Medway. Orchards are located in the north-western corner of the site and a solar farm located just beyond the site to the north-east. Gravel extraction workings are associated with the flat river valley to the north of the site.</p> <p><del>5.203</del> A watercourse runs north from the south-western site boundary and the site contains ditches and numerous ponds. The site contains small copses, tree belts, and small tree groupings associated with ponds. The proposed site contains three small blocks of ancient woodland.</p> <p><del>5.204</del> The London to Ashford/Dover railway line dissects the site east to west, with the nearest railway stations to the site at Tonbridge and Paddock Wood. Sherenden Road, a rural lane, runs through the centre of the site from north to south.</p> <p><del>5.205</del> The High Weald AONB lies to the south of the B2017 and the northern boundary of the AONB abuts the southern and south-eastern boundary of the proposed site.</p> <p><del>5.206</del> There are a number of listed buildings associated with the B2017, which adjoins the site boundary. The most notable of these is the Grade I listed Church of All Saints (noted for the stained glass windows by Chagall), located at the western site boundary. Three listed buildings are located within the site, with two at Bank Farm and one at Lilley Farm. A Registered Park and Garden is associated with the 'Schools at Summerhill', approximately 300m to the west of the site, at its nearest point.</p> <p><del>5.207</del> The vast majority of the site falls inside Flood Zone 1, with a small parcel of land to the north located in Flood Zone 2.</p> <p><b>Justification</b></p> <p><del>5.208</del> The Development Strategy (Policy STR-1) set out in Section 4 for distributing housing development across the borough includes the delivery of a new garden settlement at Tudeley Village. This is considered an appropriate, sustainable, and effective means of meeting the housing needs during the plan period and beyond.</p>

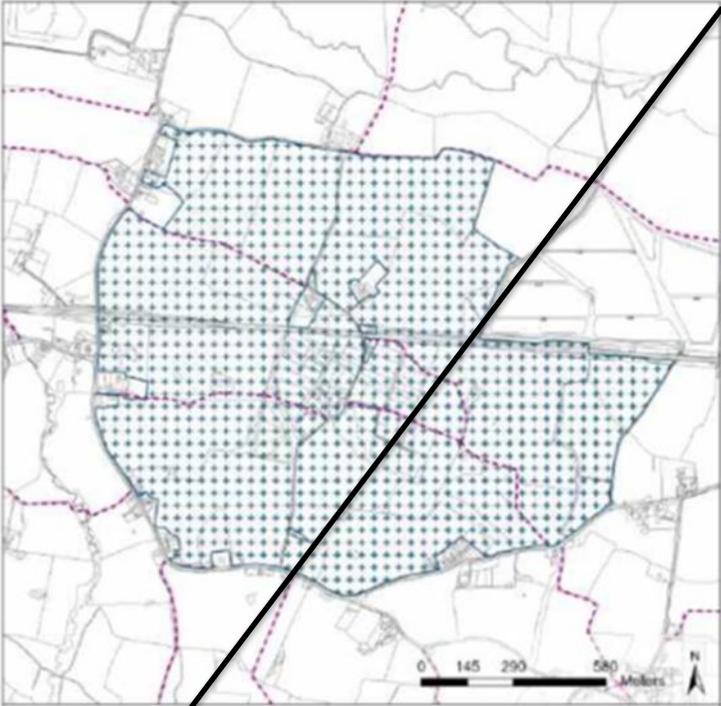
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.209</del> Such an approach is acknowledged in the NPPF, which states (at paragraph 72) that “<i>the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements...</i>”.</p> <p><del>5.210</del> The site is well located to provide a substantial amount of housing close to, and well related to, Tonbridge, Paddock Wood, and Royal Tunbridge Wells. The size of the new settlement as proposed means that it is large enough to provide and support various facilities on the site, including retail, education, employment, health, and leisure, so that its residents will not have to travel to meet their day-to-day requirements.</p> <p><del>5.211</del> The site was released from the Green Belt, and the Development Strategy Topic Paper sets out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location. The layout of the new settlement, and associated landscaping, have been developed in light of the findings and recommendations from technical reports prepared for the Council as part of the evidence base for this Local Plan on the setting of development on the High Weald AONB and Green Belt land.</p> <p><del>5.212</del> The new garden settlement will accommodate a significant amount of the housing growth planned for the borough within the plan period and beyond, in a sustainable way that meets the Plan’s Vision and Strategic Objectives, and provides a quality of development and community that would not occur in the absence of a holistic approach to planning and delivery. A coordinated, strategic approach to the masterplanning and delivery of a new garden settlement is required to deliver the necessary infrastructure, facilities, and services to meet the needs of the new community.</p> <p><del>5.213</del> Masterplanning work to inform the proposed strategic growth in this location has been undertaken by The Hadlow Estate (Tudeley Village Delivery Strategy 2020) and, in relation to infrastructure, by David Lock Associates (Strategic Sites Masterplanning and Infrastructure Study February 2021). This has assessed the deliverability of Tudeley Village in terms of a number of factors, including highways modelling. The viability of the scheme has been tested, and whilst further detail on phasing and mix of dwellings is required, the deliverability and viability of the growth here is justified. At an early stage the Council brought together key consultees, infrastructure providers, parish and town councils, and developers to discuss and input into the evolving work on this site, and the infrastructural requirements associated with this; this</p>

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			<p>discussion and input has carried on throughout the development of this Plan. Further information on this is detailed within the Strategic Sites Topic Paper.</p> <p><b>5.214</b> The Hadlow Estate is the single landowner of the land which forms the Tudeley Village garden settlement, together with wider land holdings. Delivery of some 2,100 houses is anticipated to be achievable over the plan period, with the balance (700 houses) to be delivered post-2038. Phasing of the development will be set out within a SPD as detailed below.</p> <p><b>Vision</b></p> <p><b>5.215</b> Tudeley Village will provide a sustainable, self-contained, new settlement which has a unique identity and is distinctive to the surrounding towns and villages. Inspired by the Princes' Foundation approach to development, and underpinned by the objectives of garden settlements, a new village community will be created.</p> <p><b>5.216</b> The new settlement will provide around 2,800 new dwellings, which will include a mix of units, including starter homes, larger family houses, and smaller homes to downsize or retire to. A proportion will be affordable homes, fully integrated into the community.</p> <p><b>5.217</b> Tudeley Village will develop around a highly legible, attractive, and accessible movement framework. A cohesive, walkable community will form around footpaths and routes designed to encourage pedestrian and bicycle movement over car use. The garden settlement will also establish a high degree of connectivity by walking and cycling to the surrounding villages, open countryside, and Tonbridge, Paddock Wood and Royal Tunbridge Wells town centres.</p> <p><b>5.218</b> The development provides an opportunity for a new railway station to be delivered on the site to provide rail linkages to London on the Ashford/Dover line (linking to Tonbridge and Paddock Wood). The delivery of a station is not anticipated during the plan period, and provision of a station has not been included in the Council's considerations of this site through the Sustainability Appraisal, or in terms of planning merits or infrastructure requirements. However, the Masterplan makes provision for a station to be accommodated in the future, if this can be realised.</p> <p><b>5.219</b> To create a sustainable and vibrant settlement, the new garden settlement will be supported by a village centre to include retail, recreational, employment, and commercial services and facilities in the centre of the development. It is anticipated that up to 10,000sqm of commercial and office floorspace within the village centre, and three smaller neighbourhood centres, will be</p>

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			<p><del>provided to sustain the vitality and viability of the new community and support wellbeing and social cohesion for residents, workers, and visitors. The village centre is primarily intended to serve the residents of the settlement only rather than to draw trade from elsewhere. Evidence will be required to demonstrate that the level of floorspace sought within the village and neighbourhood centres does not detract from the vitality and viability of other nearby centres.</del></p> <p><del><b>5.220</b> Employment opportunities will be created through the provision of workspaces integrated in the village, along with offices, workshops, cafés, and shops, allowing many people to work close to home.</del></p> <p><del><b>5.221</b> Community facilities are considered an integral part of the vision for Tudeley Village, with the provision of both a primary and secondary school, community hall, village green, health facilities, and playing fields.</del></p> <p><del><b>5.222</b> Development at Tudeley Village will be supported by a cohesive landscape and drainage strategy. A comprehensive network of multi-functional green infrastructure will be delivered to provide an ecological resource for habitat management, restoration, and enhancement, and a recreational and amenity resource for the new communities established here.</del></p> <p><del><b>5.223</b> At the heart of the creation of a sustainable community is the delivery of the new settlement based on garden settlement principles. This includes the following qualities:</del></p> <ol style="list-style-type: none"> <li><del>1. <b>Clear identity:</b> a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm;</del></li> <li><del>2. <b>Sustainable scale:</b> built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day-to-day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area;</del></li> <li><del>3. <b>Well designed places:</b> with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational, and community facilities;</del></li> <li><del>4. <b>Great homes:</b> offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life;</del></li> <li><del>5. <b>Strong local vision and engagement:</b> designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should</del></li> </ol>

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			<p>include consideration of how the natural and historic environment of the local area is reflected and respected;</p> <p><del>6. <b>Transport:</b> integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services;</del></p> <p><del>7. <b>Healthy places:</b> designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies;</del></p> <p><del>8. <b>Green space:</b> generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital;</del></p> <p><del>9. <b>Legacy and stewardship arrangements:</b> should be in place for the care of community assets, infrastructure, and public realm, for the benefit of the whole community;</del></p> <p><del>10. <b>Future proofed:</b> designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.</del></p> <p><del>5.224</del> The infrastructure required to support a new settlement of this scale in the location proposed has been identified. This includes education provision, health facilities, and required drainage and utility services. This is detailed in the Strategic Sites Masterplanning and Infrastructure Study prepared by DLA February 2021. In highway terms, it is proposed that a new link road, bypassing Five Oak Green, will be provided connecting an improved A228 around Colts Hill to the south east corner of the new settlement. Land is identified on the Policies Map for these highway works. Other works, and junction improvements, will also be required.</p> <p><del>5.225</del> Notwithstanding the general principle that the overall strategic growth warrants these highway and related improvements, highway modelling shows that the growth at Tudeley Village (and to a more limited extent that at Paddock Wood and east Capel) would increase traffic through Five Oak Green. The Five Oak Green bypass is largely required to alleviate issues caused by</p>

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			<p>strategic development at Tudeley Village and the viability assessment shows that this can be delivered wholly by the Tudeley Village Garden Settlement. The improvements to the A228 should factor in connections to the Five Oak Green bypass on delivery.</p> <p><del>5.226</del> The assignment of contributions will be further refined through the Supplementary Planning Documents to be prepared for each Strategic Site. The delivery of this infrastructure should be through ongoing discussions with relevant stakeholders. This includes, but is not limited to, Kent County Council, adjacent local planning authorities (Tonbridge &amp; Malling and Maidstone Borough Councils) and other statutory consultees.</p> <p><del>5.227</del> A low or zero carbon vision will be incorporated into the design of the proposed settlement such that the final development can be considered as an exemplar scheme. This is particularly pertinent for the heating and energy supplies of the new residential buildings which are expected to be off the gas grid and to incorporate renewable energy generation. The suitability of district heating schemes and modern waste collection measures will also be considered (see Policies EN 1, EN 2, and EN 3).</p> <p><del>5.228</del> Provisional LBDs for Tudeley Village are shown on the Policies Map. This has been informed through consideration of the Tudeley Village Delivery Strategy (2020) and follows the broad location of the allocation for this strategic settlement, but has allowed for some appropriate offsets from road and other boundaries to allow for landscape buffers. These remain provisional as part of the Plan to allow for further detail to be considered and agreed at planning application stage which may alter these boundaries accordingly. Following the grant of outline planning permission(s) for the development, the LBD will be agreed and fixed, through the five-year review of the Local Plan.</p> <p><del>5.229</del> It is important that the overall vision is clearly established to help develop the community's own identity. To this end, the Council will facilitate the production of a Framework Masterplan SPD with input from The Hadlow Estate (the single land owner), local communities (including through working with the Capel Neighbourhood Development Plan Group), and infrastructure and key service providers. The SPD will provide a framework to how the policy requirements of this Local Plan can be incorporated into the new settlement in order for it to attain the garden settlement objectives in relation to the development. The SPD will need to be adopted before any planning permissions for substantial new development at Tudeley Village are granted, unless exceptional</p>

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			<p>circumstances arise. Planning applications will generally need to accord with the broad objectives of the SPD.</p> <p><i>Delete Map 31 – Site Layout Plan</i></p>  <p><b>Policy: STR/SS 3 The Strategy for Tudeley Village</b></p> <p><b>Map Key</b></p> <ul style="list-style-type: none"><li>STR/SS 3 Strategic Site STR/SS3</li><li>Public Right of Way</li></ul> <p><small>© Crown Copyright and database rights 2020 Ordnance Survey 100024298</small></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Delete Map 32 – Tudeley Village Plan</i></p> 
MM85	160 - 165	<p><b>Policy STR/SS 3</b></p>	<p><b>Policy STR/SS 3 The Strategy for Tudeley Village</b>  Delete Policy STR/SS 3, paragraph following Policy, Map 33 – Transport connections and Map 34 – Transport connections as follows:</p> <p><del><b>Policy STR/SS 3</b></del></p> <p><del><b>The Strategy for Tudeley Village</b></del></p> <p><del>A new garden settlement will be provided at Tudeley Village, as defined on the Policies Map.</del></p> <p><del>The development strategy for Tudeley Village is to:</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>1. <del>Set provisional Limits to Built Development for Tudeley Village on the Policies Map (Inset Map 8) as a framework for the provision of a new garden settlement over the plan period and beyond;</del></p> <p>2. <del>Provide a new garden settlement which will deliver the following, as identified on Map 32:</del></p> <ul style="list-style-type: none"> <li>a. <del>approximately 2,800 dwellings (2,100 by 2038);</del></li> <li>b. <del>a main village centre and up to three neighbourhood parades comprising a range of shops, services, and employment uses of an appropriate scale to serve the new settlement: to include community and leisure facilities. The broad locations of the village centre and neighbourhood parades will be defined through the Framework Masterplan, and should be located to maximise accessibility by foot from the new dwellings to serve local shopping needs;</del></li> <li>c. <del>provision of employment floorspace;</del></li> <li>d. <del>a six-form entry secondary school to the south east of Tudeley Village;</del></li> <li>e. <del>a three-form entry primary school, to be located to maximise accessibility by foot from the new dwellings;</del></li> <li>f. <del>open space, leisure, and recreation areas, including formal and informal space, children's and youth play space, sports pitches, and allotments;</del></li> </ul> <p>3. <del>Provide a mix of housing types, size, and tenure to ensure a balanced, inclusive, and accessible community. A minimum of five percent self and custom built homes, and 40 percent affordable housing in line with Policy H 3, should be provided on-site and phased through the development;</del></p> <p>4. <del>Make provision for accommodation to deliver mixed communities, including provision for those with different accommodation needs, including those of older people. At least one sheltered and one extra care housing scheme shall be provided within the strategic site;</del></p> <p>5. <del>Ensure the development embeds the garden settlement principles. Planning applications need to demonstrate consideration of the associated key qualities as outlined in the supporting text;</del></p> <p>6. <del>Secure the phased delivery of highway and transport infrastructure, including on and off-line improvements to the A228 around Colts Hill, and the provision of a new highway which bypasses Five Oak Green, as shown on Maps 33 and 34;</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>7. Require a high quality layout and design. In particular:</p> <ul style="list-style-type: none"> <li>a. the layout should provide good levels of permeability to encourage more sustainable modes of transport. Walking and cycling linkages to be provided within the site, together with links to Tonbridge, Paddock Wood, and the surrounding countryside. Consideration of how the development can enhance and connect to the existing bridleways network should be considered;</li> <li>b. consideration should be given to the key landscape characteristics, views, and the setting of the High Weald Area of Outstanding Natural Beauty;</li> <li>c. particular respect should be given to the setting of heritage assets, especially All Saints Church;</li> <li>d. zero and low carbon energy production to be incorporated to provide an exemplar scheme with climate change mitigation and adaptation measures and sustainable development principles fundamental to the design, construction, and operation stages;</li> <li>e. high density development around the village centre and other key points within the development should be maximised in line with other design considerations;</li> <li>f. the design should incorporate means to ensure there is appropriate visual separation between Tudeley Village and Five Oak Green, including potentially the use of structural planting on land outside of the allocation, but within the wider land ownership;</li> <li>g. where possible, overhead power cables should be 'underground';</li> </ul> <p>8. Provide compensatory improvements to the Green Belt;</p> <p>9. Consider the potential for Tunbridge Wells Sand Formation Mineral deposits across the site. Planning applications will need to be accompanied by a minerals impact assessment in line with the requirement of the Kent Minerals and Waste Local Plan;</p> <p>10. Ensure a drainage strategy is in place, in consultation with the Local Planning Authority, Kent County Council as the Drainage Authority, and Southern Water prior to the grant of planning permission for any substantial development on the site, unless exceptional circumstances arise. This should demonstrate that the development will not exacerbate flooding elsewhere in the vicinity, particularly from Alder Stream at Five Oak Green. The compensatory improvements to the Green Belt should also deliver storage, attenuation, and mitigation measures to reduce the flood risk to particular residential areas in Five Oak Green;</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>11. Provide a scheme of management and funding for green spaces and green infrastructure for both amenity and biodiversity for the lifetime of the development;</del></p> <p><del>12. Secure developer contributions towards the strategic growth of this area and Land at Paddock Wood and east Capel, either in kind (normally land) and/or financial, as set out in the Strategic Infrastructure Framework November 2020 (or a version of this document as amended), to include:</del></p> <ul style="list-style-type: none"> <li><del>a. highway improvements and mitigation measures, including:</del> <ul style="list-style-type: none"> <li><del>i. on- and off-line works to the A228;</del></li> <li><del>ii. new highway to bypass around Five Oak Green;</del></li> </ul> </li> <li><del>b. provision, improvements, and enhancement to cycle routes and cycle corridors;</del></li> <li><del>c. primary and secondary education provision;</del></li> <li><del>d. health and medical provision;</del></li> <li><del>e. improvements and enhancement to sports and recreation provision, including children's and youth play space;</del></li> <li><del>f. utility provision and upgrades;</del></li> <li><del>g. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</del></li> </ul> <p><del>The development will be delivered through the production of a Framework Masterplan Supplementary Planning Document (SPD) to guide development in respect of the garden settlement principles and creation of a new community at Tudeley Village.</del></p> <p><del>The SPD will set out broad principles to show how the above policy requirements, together with other policies within this Local Plan, should be delivered on the site and will set out the phasing for delivery of the key elements and associated infrastructure. The SPD will need to ensure all elements of the proposals are considered comprehensively, following a masterplan approach. Proposals for the piecemeal development of individual sites/elements within the settlement without the comprehensive masterplan approach will not be supported.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Planning applications for development within this area should be assessed by a Design Review Panel, at least once at pre-application stage and once following submission of a planning application. Applicants will be expected to liaise with Kent County Council, adjacent local planning authorities (Tonbridge &amp; Malling and Maidstone Borough Councils) and other consultees in the provision of infrastructure associated with the new settlement.</p> <p>The Council will, if necessary, use its Compulsory Purchase Order powers to ensure the delivery of the appropriate masterplanned approach, including the delivery of infrastructure.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies STR 1: The Development Strategy; STR 2: Place Shaping and Design; STR 4: Ensuring Comprehensive Development; STR 5: Infrastructure and Connectivity; STR 6: Transport and Parking; STR 7: Climate Change; STR 8: Conserving and Enhancing the Natural, Built and Historic Environment; STR 9: Green Belt; EN1: Sustainable Design; EN2: Sustainable Design Standards; EN3: Climate Change Mitigation and Adaptation; EN 4: Historic Environment; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges and Development; EN 13: Ancient Woodland and Veteran Trees; EN 14: Green, Grey and Blue Infrastructure; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 21: Air Quality; EN 24: Water Supply, Quality and Conservation; EN 25: Flood Risk; EN 26: Sustainable Drainage; EN 27: Noise; H 1: Housing Mix, H 2: Housing Density; H 3: Affordable Housing; H 6: Housing for Older People and People with Disabilities; H 8: Self and Custom Housebuilding; ED 8: Town, Rural Service and Neighbourhood Centres and Village Settlement Hierarchy; ED 10: Sequential Test and Local Impact Test; TP 1: Transport Assessments, Travel Plans and Mitigation; and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility; TP 3: Parking Standards; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p> <p><i>Delete Map 33 – Transport connections: Tudeley Village</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="539 1031 1727 1062"><i>Map 34 – Transport connections: both Paddock Wood and East Capel, and Tudeley Village</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM86	167 - 198	Paragraphs 5.242, 5.244 and 5.245	<p><b>Section 5: The Strategy for Paddock Wood</b>  <i>Amend paragraphs 5.242, 5.244 and 5.245 as follows:</i></p> <p><i>Paragraph 5.242</i></p> <p>Further significant growth is planned around Paddock Wood, including land in east Capel, as set out through Policy STR/SS 1. This will deliver up to <del>3,490-3,590</del> <b>approximately 2,450</b> dwellings (excluding the 300 units already permitted at Church Farm). In addition, the planned revitalisation of Paddock Wood town centre will deliver around a further 30 houses (Policy STR/SS 2). The delivery of this growth will be carried out in accordance with an overarching Structure Plan for the overall expansion, and Framework Masterplans for each smaller area, to properly assimilate this planned growth with the existing settlement at Paddock Wood. The strategy for Paddock Wood as</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>set out under Policy STR/PW 1 below does not include details on the strategy for the development within these two strategic growth sites.</p> <p><i>Delete paragraph 5.244</i></p> <p>The LBDs for Paddock Wood, as shown on the Policies Map, are shown as illustrative at this stage. This reflects the ongoing masterplanning work for the strategic growth of this settlement as set out under Policy STR/SS 1, and it is expected that these will be finalised once further detail is known at outline permission stage. In the meantime, the illustrative LBDs for Paddock Wood should be applied for development coming forward in the parish in line with Policy STR 1: The Development Strategy.</p> <p><i>Paragraph 5.245</i></p> <p>Local guidance on policies is being <b>has been</b> prepared through the Paddock Wood Neighbourhood Plan (<b>'Made' in October 2023</b>). This will become an increasingly important consideration as it progresses.</p>
MM87	168	<b>Policy STR/PW 1</b>	<p><b>Policy STR/PW 1 The Strategy for Paddock Wood parish</b>  <i>Amend title and criterion 1, 2, 5, 10 of Policy STR/PW 1 as follows:</i></p> <p><i>Policy title</i></p> <p>The Strategy for Paddock Wood <b>parish</b></p> <p><i>Criterion 1</i></p> <p>1. With Policy STR/SS1: The Strategy for Paddock Wood, including land at east Capel, set <del>illustrative</del> Limits to Built Development for Paddock Wood on the Policies Map (Inset Map 4) as a framework for new development over the plan period;</p> <p><i>Criterion 2</i></p> <p>2. Deliver approximately <del>3,490-3,590</del> <b>2,450</b> dwellings and accompanying infrastructure through the planned extension to Paddock Wood, including land at east Capel (Policy STR/SS 1);</p> <p><i>Criterion 5</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>5. Deliver <b>education provision</b> a two-form entry expansion to the existing Mascalls Secondary School in accordance with <b>Policy STR/SS1</b>;</p> <p><i>Criterion 10</i></p> <p>Seek developer contributions, either in kind (normally land) and/or financial, from residential schemes to be used towards the infrastructure as set out in the <b>latest Infrastructure Delivery Plan</b> Strategic Sites Masterplanning and Infrastructure Study February 2021 (or a version of this as amended) <b>(including the Structure Plan for Paddock Wood) dated October 2023; strategic site allocation Policy STR/SS 1 Land at Paddock Wood including land in East Capel, strategic Policy STR/SS2 The Strategy for Paddock Wood Town Centre and strategic Policy STR 5 Infrastructure and Connectivity or for other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</b></p>
MM88	170	Paragraphs 5.257 and 5.258	<p><b>Section 5: Land at Mascalls Farm</b>  <i>Amend paragraphs 5.257 and 5.258 as follows:</i></p> <p><i>Paragraph 5.257</i></p> <p>The Council has resolved to grant planning permission for Phase 2 for a further 100 dwellings, including 40% affordable housing (19/03349/FULL <b>and as amended by planning reference 24/00528/FULL, which seeks to deliver the 40% affordable housing in a different format</b>).</p> <p><i>Paragraph 5.258</i></p> <p>An allocation is still appropriate as the <b>approved</b> planning application <b>proposals</b> for Phase 2 has <b>have not yet</b> been issued and will post-date the base date of the Local Plan <b>implemented</b>. The policy criteria will ensure that any other schemes meet important policy requirements, including higher levels of affordable housing provision.</p>
MM89	172	<b>Policy AL/PW 1</b>	<p><b>Policy AL/PW 1 Land at Mascalls Farm</b>  <i>Amend criterion 10 of Policy AL/PW 1 as follows:</i></p> <p><i>Criterion 10</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/PW 1. This will include a contribution towards the Foal Hurst Wood Nature Reserve to</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			address the need for ecological mitigations. Contributions may be sought towards the associated infrastructure for the planned strategic growth at Land at Capel and Paddock Wood at set out in the <b><u>Council's Strategic Sites Masterplanning and Infrastructure Study and the follow on Study October 2023</u></b> Strategic Infrastructure Framework 2020.
MM90	173	Paragraphs 5.262, 5.265, 5.266 and 5.267	<p><b>Section 5: Capel</b>  <i>Amend paragraphs 5.262, 5.265, 5.266 and 5.267 as follows:</i></p> <p><i>First sentence of paragraph 5.262</i></p> <p>With the exclusion of land inside the LBD of Five Oak Green, and that proposed at Tudeley Village and land east of Capel, the parish lies within the Green Belt.</p> <p><i>Paragraph 5.265</i></p> <p>Significant growth has been identified within Capel parish over the plan period. This <b><u>is land in the east of the parish, where land is allocated as part of the strategic site allocation STR/SS 1 (Land at Paddock Wood including land at east Capel), forming a significant extension to Paddock Wood,</u></b> includes a new garden settlement at Tudeley Village, to deliver <b><u>approximately 2,450</u></b> <del>2,800</del> homes, <b><u>of which approximately 997 – 1,063 homes are within Capel parish</u></b> <del>over the plan period and beyond. This is dealt with under Policy STR/SS 3.</del></p> <p><i>Paragraph 5.266</i></p> <p><del>Land to the east of Capel is also proposed to form part of a significant extension to Paddock Wood to deliver 3,490-3,590 homes. This is dealt with under Policy STR/SS 1. The Strategy for Capel parish, as set out under Policy STR/CA 1 below does not include details on the strategy for the development within these two</del> <b><u>the</u></b> strategic growth sites, and accordingly reference should be made to these policies <b><u>Policy STR/SS 1 (Land at Paddock Wood including land at east Capel).</u></b></p> <p><i>Paragraph 5.267</i></p> <p>Local guidance on policies is being <b><u>has been</u></b> prepared through the Capel Neighbourhood Plan <b><u>(‘Made’ in October 2024).</u></b> This will become an increasingly important consideration as it progresses.</p>

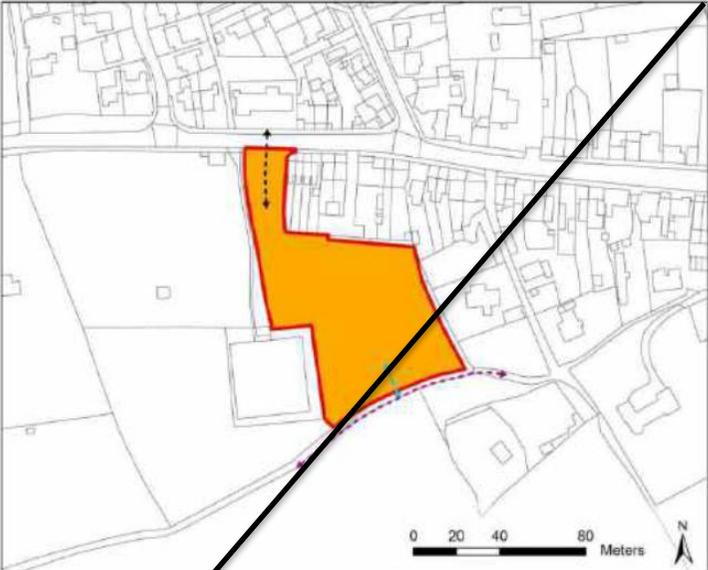
MM Ref.	Page	Policy/ Paragraph	Main Modification
MM91	174 - 175	Policy STR/CA 1	<p><b>Policy STR/CA 1 The Strategy for Capel parish</b>  <i>Amend Policy STR/CA 1 as follows:</i></p> <p><i>Policy STR/CA 1</i></p> <p>This policy should be read in conjunction with Policy STR/SS 1: The Strategy for Land at Paddock Wood, including land at east Capel and <del>Policy STR/SS 3: The Strategy for Tudeley Village.</del></p> <p>The development strategy for Capel parish (excluding land which forms part of the Strategic Growth sites at <del>Tudeley Village and Land east of Capel and Paddock Wood</del>) is to:</p> <ol style="list-style-type: none"> <li>1. Set Limits to Built Development for Five Oak Green village on the Policies Map (Inset Map 7) as a framework for new development over the plan period;</li> <li>2. <del>Provide a new garden settlement at Tudeley Village, which will deliver approximately 2,800 dwellings and a range of associated services and infrastructure over the plan period and beyond (as set out in Policy STR/SS 3);</del></li> <li>3. Accommodate approximately <b>1,030</b> <del>2,060</del> dwellings on land at east Capel as part of the extension to Paddock Wood, and a range of associated services and infrastructure (as set out in Policy STR/SS 1);</li> <li>4. Provide compensatory improvements to the Green Belt, <del>including measures to reduce flooding to particular areas of Five Oak Green;</del></li> <li>5. Provide transport improvements, including on-line and off-line improvements to the A228 <b><u>as part of a Colts Hill Bypass necessary for planned growth at Paddock Wood and land at east Capel identified in STR/SS 1, with the</u></b> potential provision of the <b><u>broader</u></b> safeguarded A228 Colts Hill bypass <b><u>and traffic management and/or speed reduction measure in Five Oak Green,</u></b> <del>and a highway to bypass Five Oak Green;</del></li> <li>6. Seek developer contributions, either in kind (normally land) and/or financial, from residential schemes to be used towards the provision of: <ol style="list-style-type: none"> <li>a. <del>primary education facilities, namely the expansion of Capel Primary School by one form of entry;</del></li> <li>b. <del>open space, sports, and recreations facilities, including improvements to the football pitches at Five Oak Green Recreation Ground.</del></li> </ol> </li> </ol>

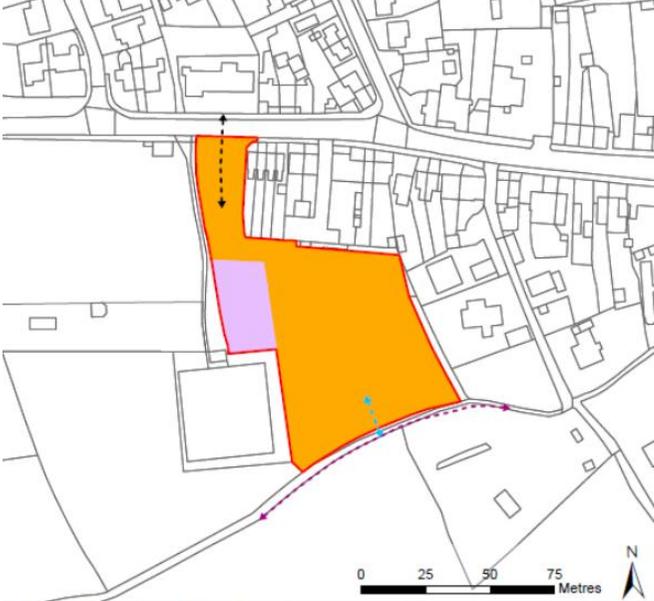
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>c. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</u></b></p>
MM92	176 - 178	Paragraphs 5.271, 5.278, 5.282, 5.284 and 5.287	<p><b>Section 5: Cranbrook and Sissinghurst</b>  <i>Amend paragraphs 5.271, 5.278, 5, 282, 5.284 and 5.287 as follows</i></p> <p><i>Paragraph 5.271 as follows:</i></p> <p><b><u>The Conservation Area in central Cranbrook mainly runs east-west along High Street and Stone Street.</u></b> Sissinghurst Conservation Area runs east-west through the village along The Street (the A262). The separate Wilsley Green Conservation Area is located to the north east of the centre of Cranbrook, covering parts of Wilsley Green and Wilsley Pound and the land between. <b><u>There is a high concentration of buildings of historic or architectural interest. The central core of Cranbrook retains the historic street plan and dense form of development.</u></b> There are numerous convenience and comparison retail outlets at the centre of Cranbrook, including a post office, supermarket, and food and drink outlets (including two public houses). Sissinghurst village has a post office, convenience store, and public house. There is a primary school, two secondary schools, and a pre-school at Cranbrook. There is a primary school and pre-school/nursery at Sissinghurst.</p> <p><i>Paragraph 5.278</i></p> <p>The IDP identifies the following infrastructure requirements for Cranbrook and Sissinghurst: a new medical centre <b><u>at Cranbrook (as an amalgamation of the existing three practices)</u></b> ; a new community centre <b><u>at Cranbrook</u></b>; expansion of the primary school at Cranbrook by one form of entry; and <del>additional expansion of secondary schools if required towards the end of the plan period (subsequent reviews of this Local Plan will assess whether such an expansion of secondary schools is required);</del> <b><u>a new village hall at Sissinghurst; and improved and extended sport and recreation facilities across the parish.</u></b></p> <p><i>Paragraph 5.282</i></p> <p>It is also proposed that St George's Hall at Sissinghurst is re-provided as part of Policy AL/CRS 6 Land south of The Street, Sissinghurst (the site area includes St George's Hall), which requires a replacement community hall as part of the delivery of the site allocation. <b><u>There is planning permission (21/03914/FULL) for a new village hall and 19 dwellings and these are currently under construction.</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 5.284</i></p> <p>The IDP identifies the following requirements relating to open space <b>provision</b>; sport and recreation grounds <b>and facilities</b>, <del>sports pitches, allotments, children's and youth play space, amenity green space provision,</del> extensions to existing provision across the parish, re-designation of junior pitches to adult pitches at King George Field at Sissinghurst and Ball Field at Cranbrook, improvements required to the King George Field at Sissinghurst and the Tomlin Ground at Cranbrook, and improvements to the changing rooms and new pavilion at Cranbrook Rugby Club at Cranbrook.</p> <p><i>Paragraph 5.287</i></p> <p><del>Local policies are also being prepared through the Cranbrook and Sissinghurst Neighbourhood Plan, which will become an increasingly important consideration as it progresses. <b>Local policies are also provided through the 'made' Cranbrook and Sissinghurst Neighbourhood Plan (adopted October 2023) that forms part of the borough's development plan in relation to Cranbrook and Sissinghurst parish.</b> The Neighbourhood Plan <b>also</b> includes a number of specific goals and a reference to a list of projects that <b>would potentially be provided through</b> indicates how developer contributions could potentially be used.</del></p>
MM93	179	<b>Policy STR/CRS 1</b>	<p><b>Policy STR/CRS 1 The Strategy for Cranbrook and Sissinghurst parish</b> <i>Amend criterion 9f as follows:</i></p> <p>other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, <del>including potentially those identified in the Cranbrook &amp; Sissinghurst Neighbourhood Plan.</del></p>
MM94	180	Paragraph 5.294	<p><b>Section 5: Land at Brick Kiln Farm, Cranbrook</b> <i>Amend paragraph 5.294 as follows:</i></p> <p>The area which this site allocation refers to, Land at Brick Kiln Farm, has outline planning approval for up to 180 dwellings, approved under 16/502860/OUT. The Reserved Matters application 20/00814/REM was considered, and there was a resolution to grant planning permission. However, the planning application was subsequently withdrawn prior to the Decision Notice being issued following a change in land ownership. <b><u>A further Reserved Matters application 21/03299/REM was approved in May 2022.</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM95	183	Paragraph 5.302	<p><b>Section 5: Land south of Corn Hall, Crane Vallet, Cranbrook</b>  <i>Amend paragraph 5.302 as follows:</i></p> <p>The western and central part of Site Allocations Local Plan Policy AL/CR 4, Land at Brick Kiln Farm, has outline planning approval for up to 180 dwellings, approved under 16/502860/OUT. The reserved matters application 20/00814/REM is pending consideration. <b><u>As referenced at paragraph 5.294 above, this site benefits from planning consent for the construction of 180 dwellings.</u></b></p>
MM96	186	Paragraph 5.313	<p><b>Section 5: Turnden Farm, Hartley Road, Cranbrook</b>  <i>Add new text and amend paragraph 5.313 as follows:</i></p> <p><i>After paragraph 5.312 add:</i></p> <p><b><u>There is a pumping station within close proximity to the development site, which can raise amenity issues such as noise and vibration. It is typically recommended that residential uses are at least 15 metres from any pumping station and the schemes should be considered accordingly against the requirements of Policies EN 1 and EN 27.</u></b></p> <p><i>Paragraph 5.313</i></p> <p>The site is currently being promoted by planning application 20/00815 for 165 new dwellings with associated access, car parking, refuse/recycling storage, landscaping, earthworks and other associated works, and is pending consideration. <b><u>The site benefits from planning consent granted under reference 20/00815/FULL for the construction of 165 dwellings and associated development. It was granted by the Secretary of State on the 22 of November 2024. This followed a 'Call In' Public Inquiry held in October and November 2021.</u></b></p>
MM97	188	Policy AL/CRS 3	<p><b>Policy AL/CRS 3 Turnden Farm, Hartley Road, Cranbrook</b>  <i>Amend criterion 7d of Policy AL/CRS 3 as follows:</i></p> <p><i>Criterion 7d</i></p> <p>the reinstatement <b><u>where appropriate</u></b> of historical field boundaries with hedgerows, shaws, and woodlands;</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM98	190	Policy AL/CRS 4	<p><b>Policy AL/CRS 4 Cranbrook School</b>  <i>Amend second paragraph of Policy AL/CRS 4 as follows:</i></p> <p>Proposals for more substantive proposals, including new buildings and/or different uses of land, both within the main site and on ancillary landholdings, will be supported where they accord with the following:</p>
MM99	193 - 194	Paragraph 5.334  Map 41	<p><b>Section 5: Land south of The Street, Sissinghurst</b>  <i>After paragraph 5.334 add two new paragraphs and amend Map 41 – Site Layout Plan as follows:</i></p> <p><i>Add after paragraph 5.334</i></p> <p><b><u>There is planning permission (21/03914/FULL) for a new village hall and 19 dwellings on this site and these are currently under construction.</u></b></p> <p><b><u>Due to the need for, and public benefit of, the new village hall along with its associated cost, it may not be viable to deliver the full requirement for 30% affordable housing. The proportion achievable will be determined through the planning application process, having regard to the most recent viability assessment information</u></b></p> <p><i>Delete Map 41 Site Layout Plan</i></p> <p><i>Current Map 41</i></p>

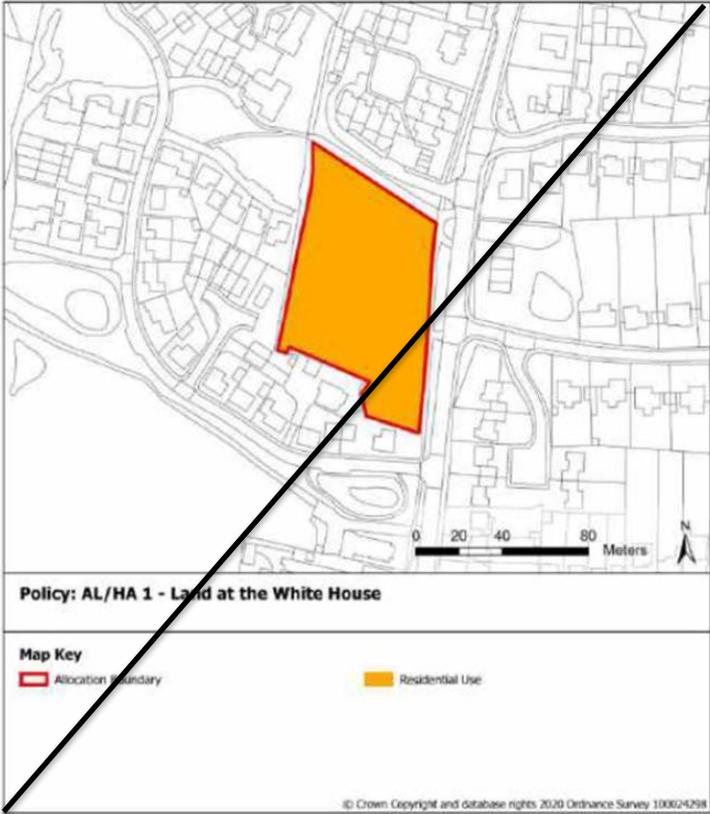
MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="562 820 1055 842"><b>Policy: AL/CRS 6 - Land south of The Street, Sissinghurst</b></p> <p data-bbox="562 884 1048 986"><b>Map Key</b>  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed blue; margin-right: 5px;"></span> Pedestrian Link  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Indicative Access  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed purple; margin-right: 5px;"></span> Public Right of Way</p> <p data-bbox="887 1038 1249 1054" style="font-size: small;">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p> <p data-bbox="539 1086 775 1118"><i>Proposed Map 41</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="551 847 994 866">Policy: AL/CRS 6 - Land south of The Street, Sissinghurst</p> <p data-bbox="551 901 987 991"> <b>Map Key</b>  <span style="display: inline-block; border: 1px solid red; width: 10px; height: 10px; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; background-color: orange; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; background-color: purple; width: 10px; height: 10px; margin-right: 5px;"></span> Education/Community Use  <span style="display: inline-block; border-bottom: 1px dashed pink; width: 10px; margin-right: 5px;"></span> Public Right of Way  <span style="display: inline-block; border-bottom: 1px dashed black; width: 10px; margin-right: 5px;"></span> Indicative Access  <span style="display: inline-block; border-bottom: 1px dashed blue; width: 10px; margin-right: 5px;"></span> Pedestrian Link </p> <p data-bbox="952 1050 1189 1061" style="font-size: small;">© Crown Copyright and database rights 2024 Ordnance Survey 100042888</p>
MM100	194 - 195	<b>Policy AL/CRS 6</b>	<p data-bbox="539 1093 1317 1121"><b>Policy AL/CRS 6 Land south of The Street, Sissinghurst</b></p> <p data-bbox="539 1129 1234 1158"><i>Amend first paragraph of Policy AL/CRS 6 as follows:</i></p> <p data-bbox="539 1201 741 1230"><i>First paragraph</i></p> <p data-bbox="539 1262 1805 1401">This site, as defined on the Cranbrook and Sissinghurst Policies Map, is allocated for a mixed use scheme, including <b>the provision of a replacement community hall, and</b> residential development providing approximately 20 dwellings, of which <b>up to</b> 30 percent shall be affordable housing, and a replacement community hall.</p>

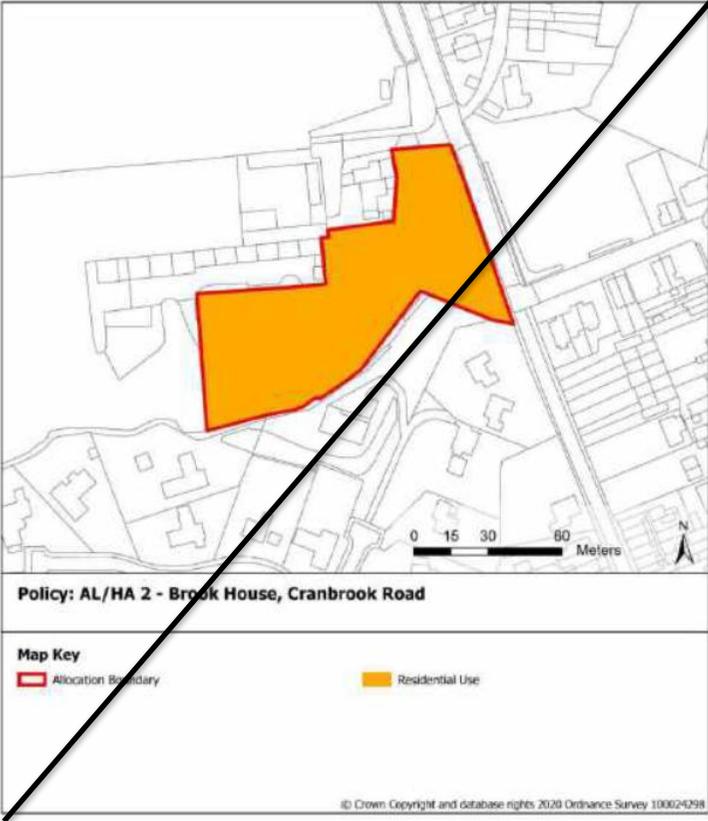
MM Ref.	Page	Policy/ Paragraph	Main Modification
MM101	196	Paragraph 5.342	<p><b>Section 5: Land at the corner of Frittenden Road and Common Road, Sissinghurst</b>  Amend paragraph 5.342 as follows:</p> <p>The site is subject to <b><u>outline planning approval</u></b> a <del>planning application</del> (19/03625 <b><u>for the erection of up to 18 dwellings</u></b>). <b><u>A Reserved Matters application 21/03126 was approved in January 2022 and the site is currently under construction.</u></b> <del>for which there is a resolution to grant permission (made by the Planning Committee on 11 November 2020); however, formal consent is awaited subject to completion of a Section106 agreement.</del></p>
MM102	199	Paragraphs 5.349, 5.351, 5.352 and 5.353	<p><b>Section 5: Hawkhurst</b>  Amend paragraphs 5.349, 5.351, 5.352 and 5.353 as follows:</p> <p><i>Last sentence of paragraph 5.349</i></p> <p>There is <del>also a one</del> doctors surgery at Hawkhurst (The Moor), <b><u>which is part of the Weald View Medical Practice also at Highgate. Planning permission has been granted for a new medical centre for the practice at Land North of Birchfield Grove, which will replace the two current surgeries.</u></b></p> <p><i>Paragraph 5.351</i></p> <p>In terms of development potential, <del>eight</del> <b><u>six</u></b> sites have been identified, <del>five</del> <b><u>four</u></b> at Hawkhurst (Highgate), one at Hawkhurst (The Moor), and <del>two</del> <b><u>one</u></b> at Gill's Green:</p> <p><del>Policy AL/HA 1 Land at the White House, Hawkhurst (Highgate)</del></p> <p>Policy AL/HA 2 Brook House, Cranbrook Road, Hawkhurst (Highgate)</p> <p>Policy AL/HA 3 Former site of Springfield Nurseries, Cranbrook Road, Hawkhurst (Highgate)</p> <p>Policy AL/HA 4 Land at Copthall Avenue and Highgate Hill, Hawkhurst (Highgate)</p> <p><del>Policy AL/HA 5 Land to the north of Birchfield Grove (medical centre)</del></p> <p>Policy AL/HA 6 King George V Playing Fields, The Moor (community use)</p> <p>Policy AL/HA 7 Hawkhurst Station Business Park, Gill's Green (employment use only)</p> <p><del>Policy AL/HA 8 Site at Limes Grove (March's Field), Gill's Green (employment use only)</del></p>

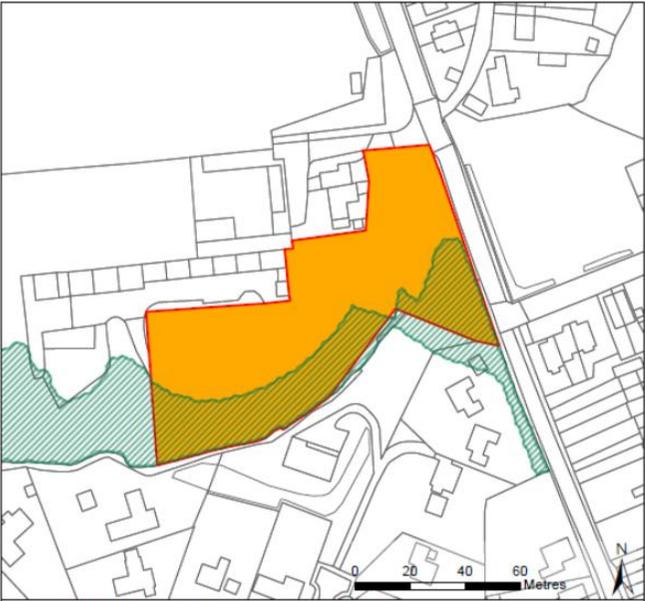
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 5.352</i></p> <p>The full requirements for development of these sites are set out in the subsequent site allocation Policies AL/HA <del>42</del> to AL/HA <del>86</del>.</p> <p><i>Paragraph 5.353</i></p> <p>The overall level of development to be delivered at Hawkhurst parish through these allocations amounts to some <del>464-470</del> <b>189 – 198</b> dwellings ... via an extension to the <b>Hawkhurst</b> Station Business Park at Gill's Green.</p>
MM103	201 - 202	<b>Policy STR/HA 1</b>	<p><b>Policy STR/HA 1 The Strategy for Hawkhurst parish</b>  <i>Amend criteria 2, 7 and 10h of Policy STR/HA 1 as follows:</i></p> <p><i>Criterion 2</i></p> <p>Build approximately <del>464-470</del> <b>189 – 198</b> (net) new dwellings, including affordable housing, as allocated under the subsequent site allocation policies;</p> <p><i>Criterion 7</i></p> <p>Safeguard the <b>Hawkhurst Station Business Park</b> (Gill's Green) Key Employment Area, including its extension (as provided for by Policies <del>AL/HA 6</del> and AL/HA 7) for future employment (E, B2, B8) use in accordance with Policy ED 1;</p> <p><i>Criterion 10h.</i></p> <p>h. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, <del>including potentially those identified or referenced in the Hawkhurst Neighbourhood Plan</del></p>
MM104	202 - 203	Paragraphs 5.366 – 5.372  Map 43	<p><b>Section 5: Land at the White House, Highgate Hill</b>  <i>Delete heading, paragraphs 5.366 to 5.372 and Map 43 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.366 to 5.372</i></p> <p><del>Land at the White House, Highgate Hill</del></p>

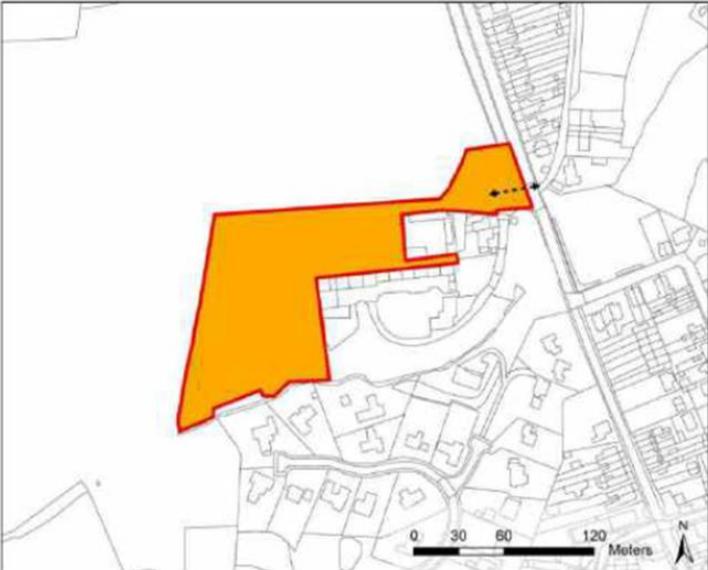
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.366 The site is located adjacent to residential development on the south western side of Hawkhurst. It forms a broad 'L' shape, extending around the remaining garden of the White House, a part-rendered/part weatherboarded, slate roofed, detached dwelling, a non-designated heritage asset.</del></p> <p><del>5.367 The site area is 0.6 hectares. It is within the High Weald AONB.</del></p> <p><del>5.368 The site generally slopes upwards from south to north. There are a variety of mature trees and hedgerows around the boundaries of the land. It is mainly kept to grass but there are a number of domestic features within the site, including an open-air swimming pool located towards the middle of the site.</del></p> <p><del>5.369 The site has a frontage with Highgate Hill (the A229) from which it has a vehicular access. There are pavements along Highgate Hill. The site is bordered to the east by this road, and to the south and west by land currently being developed to provide 62 residential dwellings. To the north, the site is separated from residential development at Lorenden Park by a private track and mature trees. Beyond these houses is a Grade II listed building (Lorenden). There is a gated pedestrian access to Highgate Hill.</del></p> <p><del>5.370 Site boundaries include hedge, fencing, and some mature trees.</del></p> <p><del>5.371 The site's situation relatively close to the core of Hawkhurst and its services, with good pedestrian linkages, together with limited on-site constraints, suggest development potential to contribute to development needs.</del></p> <p><del>5.372 Planning permission has been granted (19/01271) for the redevelopment of the site for 43 retirement units.</del></p> <p><i>Delete Map 43 Site Layout Plan</i></p>

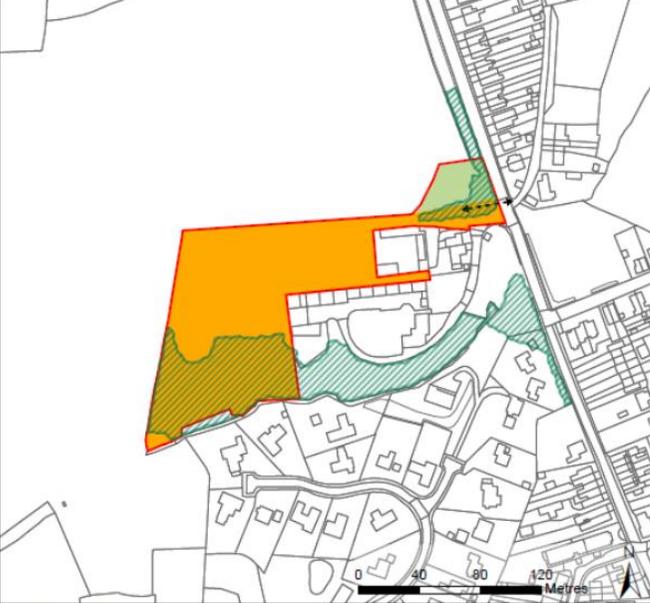
MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="562 823 927 842"><b>Policy: AL/HA 1 - Land at the White House</b></p> <p data-bbox="562 884 1025 927"><b>Map Key</b>  <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Allocation boundary      <span style="background-color: orange; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use</p> <p data-bbox="887 1038 1249 1054">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p>
MM105	203 - 204	<b>Policy AL/HA 1</b>	<p data-bbox="539 1091 1294 1123"><b>Policy AL/HA 1 Land at the White House, Highgate Hill</b></p> <p data-bbox="539 1129 976 1161"><i>Delete Policy AL/HA 1 as follows:</i></p> <p data-bbox="539 1201 741 1233"><del>Policy AL/HA 1</del></p> <p data-bbox="539 1273 1048 1305"><del>Land at the White House, Highgate Hill</del></p> <p data-bbox="539 1329 1794 1441"><del>This site, as defined on the Hawkhurst Policies Map, is allocated for approximately 43 retirement living apartments with associated communal facilities. Given the planning history of the site, a contribution for the provision of affordable housing, in lieu of on-site provision, shall be provided.</del></p>

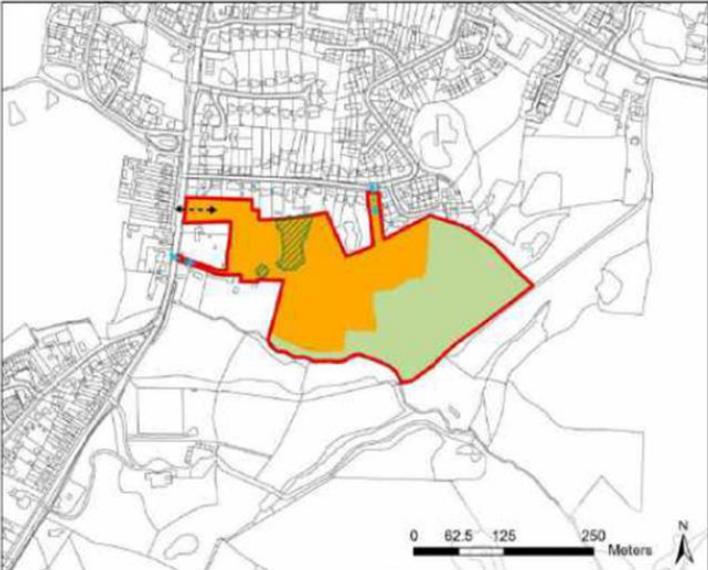
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>Development on the site shall accord with the following requirements:</del></p> <ol style="list-style-type: none"> <li><del>1. Provision of a vehicular access onto Highgate Hill that must not cause harm to highway safety;</del></li> <li><del>2. Regard must be given to the impact of development on trees along the boundaries of the site, as well as street trees on Highgate Hill and their replacement as appropriate, if they impact visibility splays;</del></li> <li><del>3. Confirmation from the highway authority that there is no objection to the impact of the development at the crossroads at Highgate and on traffic flows along Highgate Hill;</del></li> <li><del>4. Development to have regard to the setting of the Conservation Areas (Hawkhurst: Highgate and All Saints Church, and The Moor) and to the loss of the White House, which is considered to be a non-designated heritage asset;</del></li> <li><del>5. The height and massing of development proposals to reflect the design and character of the surrounding development, and to have regard to potential residential amenity impacts towards dwellings in Herschel Place;</del></li> <li><del>6. There is not an unacceptable impact on air quality, having regard to any mitigation measures provided;</del></li> <li><del>7. Provide on-site amenity/natural green space;</del></li> <li><del>8. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/HA1.</del></li> </ol> <p><del>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges, and Development; EN 21: Air Quality; EN 22: Air Quality Management Areas; EN 24: Water Supply, Quality, and Conservation; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</del></p>
MM106	205	Map 44 Site Layout Plan	<p><b>Section 5: Brook House, Cranbrook Road</b>  <i>Amend Map 44 Site Layout Plan</i></p> <p><i>Current Map 44</i></p>

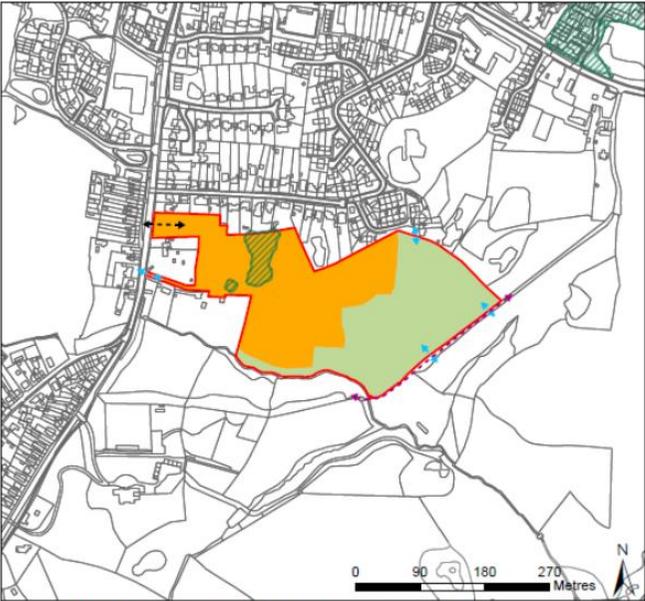
MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="562 821 974 845"><b>Policy: AL/HA 2 - Brook House, Cranbrook Road</b></p> <p data-bbox="562 885 1030 933"><b>Map Key</b> Allocation Boundary      Residential Use</p> <p data-bbox="884 1037 1254 1053">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p> <p data-bbox="539 1085 779 1125"><i>Proposed Map 44</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="555 842 922 863">Policy: AL/HA 2 - Brook House, Cranbrook Road</p> <p data-bbox="555 895 987 959"> <b>Map Key</b>  <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Allocation Boundary  <span style="background-color: orange; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Residential Use  <span style="border-bottom: 1px dashed green; width: 15px; display: inline-block; vertical-align: middle;"></span> Tree Preservation Order </p> <p data-bbox="949 1042 1182 1054" style="font-size: small;">© Crown Copyright and database rights 2024 Ordnance Survey 100024208</p>
MM107	207	Map 45 Site Layout Plan	<p data-bbox="544 1091 1603 1161"><b>Section 5: Former site of Springfield Nurseries, Cranbrook Road, Hawkhurst</b> <i>Amend Map 45 Site Layout Plan</i></p> <p data-bbox="544 1185 752 1217"><i>Current Map 45</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="562 820 1021 842"><b>Policy: AL/HA 3 - Former site of Springfield Nurseries</b></p> <p data-bbox="562 884 629 903"><b>Map Key</b></p> <ul data-bbox="562 911 1039 954" style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Allocation Boundary</li> <li><span style="background-color: yellow; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use</li> <li><span style="display: inline-block; width: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Indicative Access</li> </ul> <p data-bbox="887 1038 1249 1054" style="font-size: small;">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p> <p data-bbox="539 1086 779 1121"><i>Proposed Map 45</i></p>

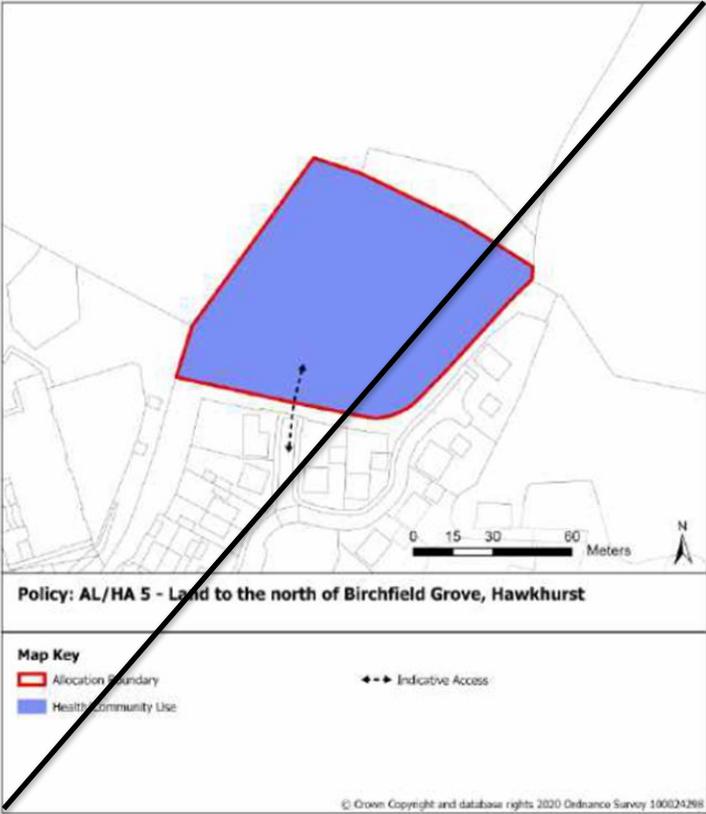
MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="546 847 972 866">Policy: AL/HA 3 - Former site of Springfield Nurseries</p> <p data-bbox="546 900 1039 991"> <b>Map Key</b>  <span style="display: inline-block; border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; background-color: orange; width: 15px; height: 10px; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; background-color: lightgreen; width: 15px; height: 10px; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer  <span style="display: inline-block; border-bottom: 1px dashed black; width: 15px; margin-right: 5px;"></span> ← → Indicative Access  <span style="display: inline-block; border-bottom: 1px dashed green; width: 15px; margin-right: 5px;"></span> Tree Preservation Order </p> <p data-bbox="954 1046 1196 1059" style="font-size: small;">© Crown Copyright and database right 2024 Ordnance Survey 100024208</p>
MM108	208		<p data-bbox="546 1094 1294 1123"><b>Section 5: Land off Copthall Avenue and Highgate Hill</b></p> <p data-bbox="546 1129 898 1158"><i>After paragraph 5.388 add:</i></p> <p data-bbox="546 1187 1783 1254"><b><u>The site has planning permission (20/02788/FULL) for the erection of 71 dwellings, but as this has not yet been implemented, an allocation is appropriate.</u></b></p>
MM109	209	Map 46 Site Layout Plan	<p data-bbox="546 1286 1294 1315"><b>Section 5: Land off Copthall Avenue and Highgate Hill</b></p> <p data-bbox="546 1321 965 1350"><i>Amend Map 46 Site Layout Plan</i></p> <p data-bbox="546 1378 752 1407"><i>Current Map 46</i></p>

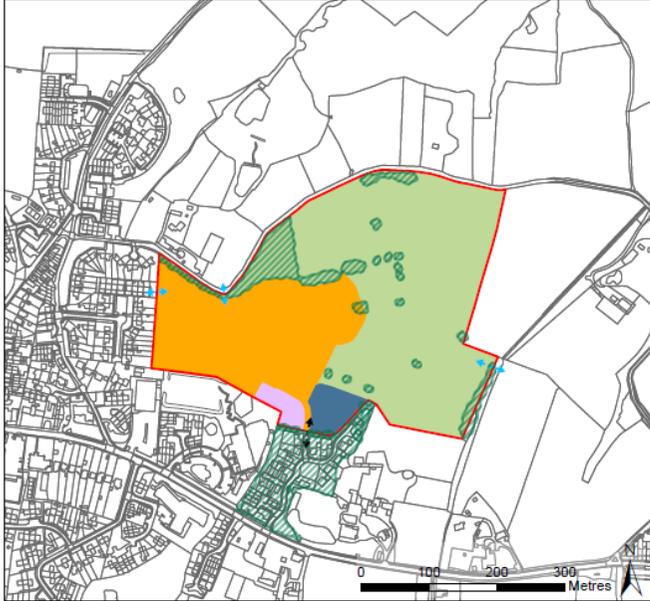
MM Ref.	Page	Policy/ Paragraph	Main Modification						
			 <p data-bbox="562 820 1084 842"><b>Policy: AL/HA 4 - Land off Copthall Avenue and Highgate Hill</b></p> <p data-bbox="562 884 629 900"><b>Map Key</b></p> <table border="0" data-bbox="562 906 1077 986"> <tr> <td data-bbox="562 906 712 927">Allocation Boundary</td> <td data-bbox="909 906 1032 927">Pedestrian Link</td> </tr> <tr> <td data-bbox="562 933 685 954">Residential Use</td> <td data-bbox="909 933 1043 954">Indicative Access</td> </tr> <tr> <td data-bbox="562 960 775 981">Open Space &amp; Landscape Buffer</td> <td data-bbox="909 960 1077 981">Tree Preservation Order</td> </tr> </table> <p data-bbox="887 1034 1256 1050">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p> <p data-bbox="548 1086 786 1118"><i>Proposed Map 46</i></p>	Allocation Boundary	Pedestrian Link	Residential Use	Indicative Access	Open Space & Landscape Buffer	Tree Preservation Order
Allocation Boundary	Pedestrian Link								
Residential Use	Indicative Access								
Open Space & Landscape Buffer	Tree Preservation Order								

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="544 842 1025 863"><b>Policy: AL/HA 4 - Land off Copthall Avenue and Highgate Hill</b></p> <p data-bbox="544 895 1032 1007"><b>Map Key</b></p> <ul style="list-style-type: none"> <li data-bbox="544 919 696 935">Allocation Boundary</li> <li data-bbox="544 943 674 959">Residential Use</li> <li data-bbox="544 967 757 983">Open Space &amp; Landscape Buffer</li> <li data-bbox="544 991 696 1007">Public Right of Way</li> <li data-bbox="869 919 1003 935">Indicative Access</li> <li data-bbox="869 943 1025 959">Pedestrian Link</li> <li data-bbox="869 967 1032 983">Tree Preservation Order</li> </ul> <p data-bbox="947 1038 1182 1054"><small>© Crown Copyright and database rights 2024 Ordnance Survey 100034298</small></p>
MM110	209 - 210	<b>Policy AL/HA 4</b>	<p data-bbox="544 1150 1361 1214"><b>Policy AL/HA 4 Land off Copthall Avenue and Highgate Hill</b> Amend criteria 3, 4 and 7 of Policy AL/HA 4 as follows:</p> <p data-bbox="544 1254 680 1286"><i>Criterion 3</i></p> <p data-bbox="544 1318 1756 1482">Emergency vehicle and pedestrian access to be provided to Copthall Avenue to the north and Highgate Hill through the southerly point, as indicated on the site layout plan. Any application shall demonstrate how these accesses will only be usable by emergency vehicles <b><u>Pedestrian access to be provided to Fieldways to the north and to Highgate Hill via the main access and a second southerly point, with further pedestrian</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>connections to the wider Public Right of Way network to the south-east, as shown on the Indicative Site Layout Plan;</u></b></p> <p><i>Criterion 4</i></p> <p>There is no unacceptable impact on air quality, having regard to any mitigation measures to be provided;</p> <p><i>Criterion 7</i></p> <p>The layout and design of the scheme to give full consideration to the location of the site <b><u>in the High Weald National Landscape</u></b> on the edge of the settlement and the setting of listed buildings, and to provide a scheme that is sensitively designed and <b><u>takes account of the findings of the landscape and visual impact assessment</u></b> providing a suitable edge to the settlement;</p>
MM111	210	<p>Paragraphs 5.389, 5.391 and 5.392</p> <p>Map 47 – Site Layout Plan</p>	<p><b>Section 5: Land north of Birchfield Grove</b></p> <p><i>Amend paragraphs 5.389, 5.391 and 5.392, add new paragraphs and amend Map 47 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.389</i></p> <p>The site comprises <del>0.79</del> <b>14</b> hectares of undeveloped land, <b><u>immediately adjacent to the existing Limits to Built Development</u></b>, located immediately north of Birchfield Grove, to the east of the settlement centre and within the High Weald <b><u>National Landscape</u></b> AONB. Hawkhurst Primary School is located to the <b><u>south</u></b>/west of the site, <b><u>as well as residential development and the Tesco retail store.</u></b></p> <p><i>Paragraph 5.391</i></p> <p><b><u>There are two areas of ancient woodland to the northern and northeastern boundary, that extend into the site as well as trees covered by Tree Protection orders within and on the boundaries of the site.</u></b> There are a number of veteran trees located outside of the site, to the north.</p> <p><i>Paragraph 5.392</i></p> <p>There is an identified need for a new medical centre at Hawkhurst, which will replace the two existing GP practices <b><u>premises within the settlement.</u></b> <b><u>There is also an identified need to</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>provide land for the expansion of Hawkhurst Church of England Primary School located adjacent to the site, to enable the delivery of growth proposed by the Local Plan within Hawkhurst and the surrounding areas.</u></b></p> <p><i>Following paragraph 5.392 add two new paragraphs</i></p> <p><b><u>The site is allocated for a mixed-use development comprising housing, a medical centre, land for primary school expansion and open space.</u></b></p> <p><b><u>An Outline Application (All matters reserved except access), (22/02664/HYBRID) for the development of the site of up to 70 homes with associated medical centre, parking and landscaping and full planning application for creation of new country park, has been approved.</u></b></p> <p><i>Amend Map 47 Site Layout Plan</i></p> <p><i>Current Map 47</i></p>

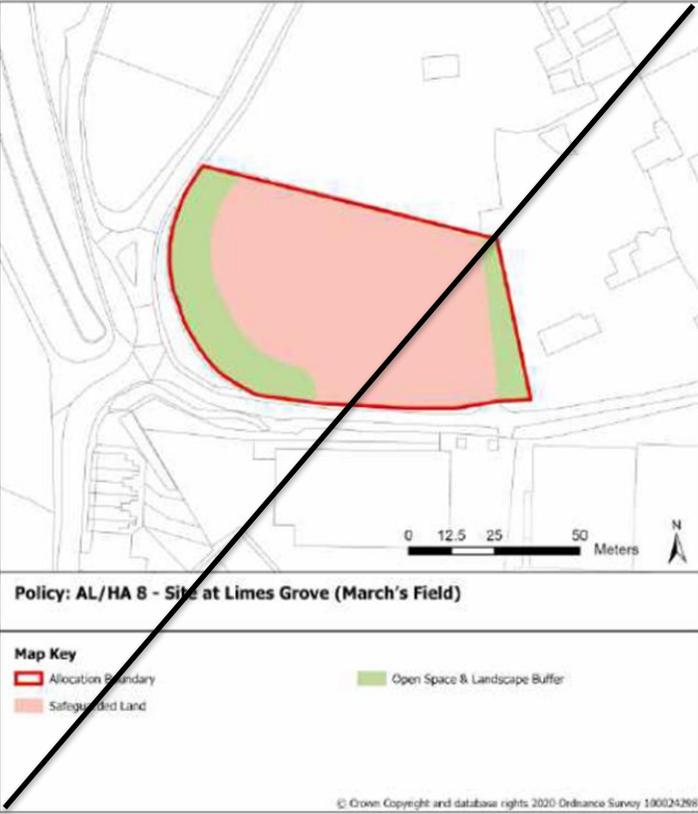
MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="562 821 1137 842"><b>Policy: AL/HA 5 - Land to the north of Birchfield Grove, Hawkhurst</b></p> <p data-bbox="562 885 1041 957"><b>Map Key</b> Allocation Boundary Health/Community Use Indicative Access</p> <p data-bbox="884 1034 1249 1050">© Crown Copyright and database rights 2020 Ordnance Survey 100024268</p> <p data-bbox="539 1086 954 1121"><i>Proposed Map 47 Modification</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification																		
			 <p data-bbox="539 842 974 863"><b>Policy: AL/HA 5 - Land to the north of Birchfield Grove</b></p> <table border="1" data-bbox="539 895 1189 1054"> <thead> <tr> <th colspan="2">Map Key</th> </tr> </thead> <tbody> <tr> <td></td> <td>Allocation Boundary</td> </tr> <tr> <td></td> <td>Residential Use</td> </tr> <tr> <td></td> <td>Education/Community Use</td> </tr> <tr> <td></td> <td>Health/Community Use</td> </tr> <tr> <td></td> <td>Open Space &amp; Landscape Buffer</td> </tr> <tr> <td></td> <td>Indicative Access</td> </tr> <tr> <td></td> <td>Pedestrian Link</td> </tr> <tr> <td></td> <td>Tree Preservation Order</td> </tr> </tbody> </table> <p data-bbox="952 1045 1189 1054"><small>© Crown Copyright and database rights 2024 Ordnance Survey 100024298</small></p>	Map Key			Allocation Boundary		Residential Use		Education/Community Use		Health/Community Use		Open Space & Landscape Buffer		Indicative Access		Pedestrian Link		Tree Preservation Order
Map Key																					
	Allocation Boundary																				
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	Education/Community Use																				
	Health/Community Use																				
	Open Space & Landscape Buffer																				
	Indicative Access																				
	Pedestrian Link																				
	Tree Preservation Order																				
MM112	211 - 212	<b>Policy AL/HA 5</b>	<p data-bbox="539 1091 1272 1121"><b>Policy AL/HA 5 Land to the north of Birchfield Grove</b></p> <p data-bbox="539 1126 1509 1157"><i>Delete existing Policy AL/HA 5 and replace with new Policy text as follows:</i></p> <p data-bbox="539 1198 1644 1289"><del>This site, as defined on the Hawkhurst Policies Map, is allocated for a medical centre and parking to serve this facility.</del></p> <p data-bbox="539 1315 1442 1345">Development on the site shall accord with the following requirements:</p> <ol data-bbox="539 1374 1749 1441" style="list-style-type: none"> <li><del>1. The provision of vehicular and pedestrian access into the site from Rye Road via Birchfield Grove;</del></li> </ol>																		

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>2. The layout and design of the scheme to give full consideration to the location of the site on the edge of the settlement, and to provide a scheme that is sensitively designed and provides a suitable edge to the settlement;</p> <p>3. Regard will be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment;</p> <p>4. Proposals to take account of, and respond to, the veteran trees situated north of the site through appropriate surveys and mitigation.</p> <p><i>New Policy text:</i></p> <p><b><u>This site, as defined on the Hawkhurst Policies Map, is allocated for approximately 70 dwellings, of which 40 percent shall be affordable housing, a medical centre and associated parking, an area of land to be safeguarded for future educational use, and open spaces and landscape buffers, as indicated on the site layout plan.</u></b></p> <p><b><u>Development on the site shall accord with the following requirements:</u></b></p> <ol style="list-style-type: none"> <li><b><u>1. Provision of vehicular access serving the site shall be from Birchfield Grove located to the south of the site, as supported by a Transport Assessment;</u></b></li> <li><b><u>2. Proposals for the site shall include the provision of pedestrian links, linking the site to surrounding footways and Public Right of Way number WC187;</u></b></li> <li><b><u>3. Proposals for the site shall include the provision of a pedestrian, cycle and emergency connection from the site into Whites Lane;</u></b></li> <li><b><u>4. The design, layout and scale of development shall provide a suitable edge to the settlement, informed by a Landscape and Visual Impact Assessment (taking account of the National Landscape location of the site), which shall include details of height parameters and wireframe visualisations from a selected number of key viewpoints, ecological studies, and a heritage assessment (including archaeology and landscape heritage);</u></b></li> <li><b><u>5. Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and the Landscape and Visual Impact Assessment;</u></b></li> <li><b><u>6. Proposals to take account of, and respond to, ancient woodland, Tree Preservation Orders and existing ponds on site, with the layout and design of the development protecting these as informed by an ecological survey. If it is justified that any</u></b></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>protected trees are to be removed, these must be replaced by semi-mature specimens;</u></p> <p><u>7. Proposals for the site shall include provision of, and adherence to, a Landscape and Ecological Management Plan to cover public spaces, retained and restored habitats, and if applicable, any retained agricultural land;</u></p> <p><u>8. The spatial distribution of the different uses for which this site is allocated, shall reflect that shown indicatively on the site layout plan, and include a serviced plot for the medical centre;</u></p> <p><u>9. Development proposals shall be informed by a Transport Assessment and ensure that impact upon the Hawkhurst crossroads junction (the A229/A268) and the Flimwell crossroads (the junction of the A21 and A268) shall not be severe. The Transport Assessment shall identify any highway mitigation measures needed to support development of the site;</u></p> <p><u>10. Proposals for development of the site shall include the provision of significant amenity/natural green space, parks and recreation grounds, children's play space and youth play space in accordance with the requirements of Policy OSSR 2: Provision of publicly accessible open space and recreation;</u></p> <p><u>11. A suitable legal mechanism shall be put in place to ensure that the provision of the medical centre and associated parking is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;</u></p> <p><u>12. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/HA 1.</u></p>
MM113	212		THERE IS NO MAIN MODIFICATION MM113
MM114	214 - 215	Policy AL/HA 7	<p><b>Policy AL/HA 7 Hawkhurst Station Business Park</b></p> <p><i>Amend first sentence of Policy AL/HA 7 and delete criterion 4 as follows:</i></p> <p><i>First sentence</i></p> <p>This site, as defined on the <b>Gill's Green</b> Hawkhurst-Policies Map, is allocated for employment uses (E/B2/B8).</p> <p><i>Criterion 4</i></p> <p><del>4. The design and layout is to be informed by a comprehensive energy and climate change strategy;</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM115	215 - 216	Paragraphs 5.403 to 5.409  Map 50 – Site Layout Plan	<p><b>Section 5: Site at Limes Grove (March's Field)</b>  <i>Delete heading, paragraphs 5.403 to 5.409 and Map 50 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.403 to 5.409</i></p> <p><b>Site at Limes Grove (March's Field)</b></p> <p><del><b>5.403</b> This site is a former woodyard located opposite, to the north of, the business park at Gill's Green. There are no existing buildings on the site.</del></p> <p><del><b>5.404</b> The site area is 0.63 hectares.</del></p> <p><del><b>5.405</b> The site is within the High Weald AONB, located some distance from the centre of Hawkhurst to the south.</del></p> <p><del><b>5.406</b> The site is located adjacent to Limes Grove, from which it has a vehicular access at the south-eastern corner of the site. To the east of the site is the junction of Limes Grove with Cranbrook Road (the A229). The site is adjacent to a number of Grade II listed buildings and a farmstead.</del></p> <p><del><b>5.407</b> The boundaries of the site consist of open chain link fencing to the back of the site. The front boundary of the site with Limes Grove comprises tall leylandii hedging. There are trees along the remaining boundary. The site is close to the Hop Pickers Railway Line.</del></p> <p><del><b>5.408</b> In view of the proposed extension to the existing Hawkhurst Station Business Park to the south under Policy HA 7, it is not clear whether further employment land will be required. However, to provide some contingency, it is considered reasonable to reserve this site for such purposes to be released only if there is a demonstrable need, either because monitoring indicates that other employment allocations have not come forward, or there is evidence that further employment provision is required in the eastern part of the borough. If the site is not required in the plan period, it would still be appropriate to safeguard it for employment in the longer term.</del></p> <p><del><b>5.409</b> The topography of the site slopes up to the north from Limes Grove and then levels out. The middle area of the site is a flat plateau. There are partial views into the site from Limes Grove. There are more open views of the site from the adjacent land to the north.</del></p> <p><i>Delete Map 50 – Site Layout Plan</i></p>

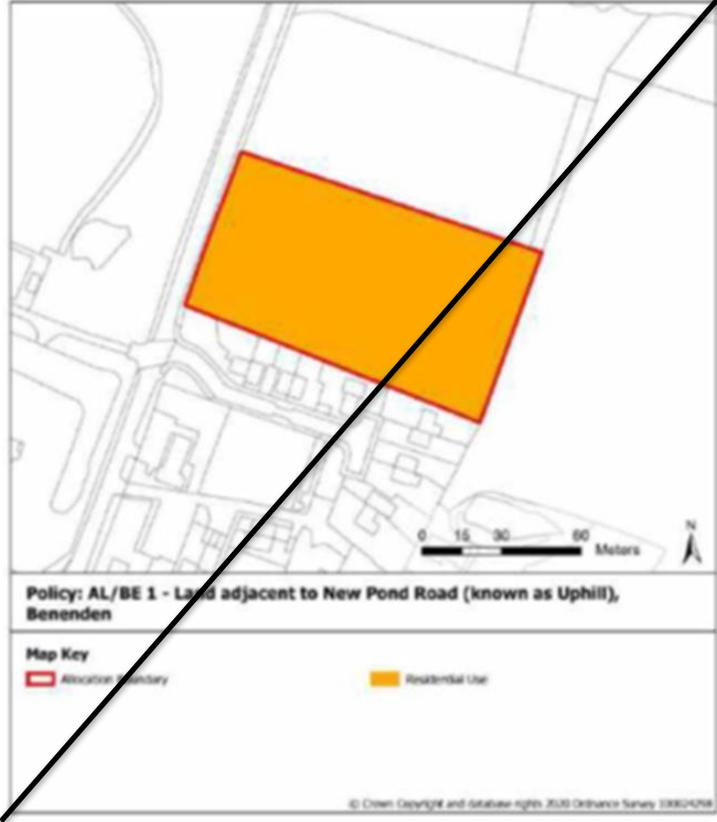
MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="562 823 1010 847"><b>Policy: AL/HA 8 - Site at Limes Grove (March's Field)</b></p> <p data-bbox="562 887 1122 959"><b>Map Key</b>  <span style="color: red;">▭</span> Allocation Boundary  <span style="color: lightcoral;">▭</span> Safeguarded Land  <span style="color: lightgreen;">▭</span> Open Space &amp; Landscape Buffer</p> <p data-bbox="887 1038 1249 1054">© Crown Copyright and database rights 2020 Ordnance Survey 100024268</p>
MM116	216 - 217	<b>Policy AL/HA 8</b>	<p data-bbox="539 1094 1249 1158"><b>Policy AL/HA 8 Site at Limes Grove (March's Field)</b>  Delete Policy AL/HA 8 and paragraph following policy:</p> <p data-bbox="539 1198 1032 1286"><b><del>Policy AL/HA 8</del></b>  <b><del>Site at Limes Grove (March's Field)</del></b></p> <p data-bbox="539 1318 1805 1461"><del>This site, as defined on the Hawkhurst Policies Map, is reserved for employment uses (E/B2/B8), to be released for development if monitoring indicates that other employment allocations have not come forward, or there is evidence that further employment provision is required in the eastern part of the borough, or potentially at the five-year review of the Local Plan.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> <li>1. The design sensitive to the adjacent historic farmstead and listed buildings;</li> <li>2. A landscape and visual impact assessment that informs the height and massing of development proposals, to include the height and colour of roofs, and reflects the elevated rural location of the site that can be viewed from parts of the surrounding areas;</li> <li>3. Provision of a landscape management scheme to ensure any impact of development upon the surrounding rural area is minimised in perpetuity, including landscape boundaries of native species;</li> <li>4. There is no unacceptable impact on air quality, having regard to any mitigation measures provided;</li> <li>5. The design and layout is to be informed by a comprehensive energy and climate change strategy;</li> <li>6. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/HA 1.</li> </ol> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 3: Climate Change Mitigation and Adaptation; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges, and Development; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 21: Air Quality; and EN 22: Air Quality Management Areas.</p>
MM117	218 - 219	Paragraph 5.411 and 5.420 to 5.423	<p><b>Section 5: Benenden</b>  <i>Amend paragraphs 5.411 and 5.420 to 5.423 as follows:</i></p> <p><i>Fifth sentence of paragraph 5.411</i></p> <p>The closest station to East End is <u>Headcorn (approximately seven miles away)</u>, Staplehurst (<del>eight miles to the north west</del>), with the station at Etchingham being located 11.8 miles away.</p> <p><i>Paragraph 5.420</i></p> <p>Local policies are also being prepared through <del>t</del><u>The Benenden Neighbourhood Development Plan (BNDP)</u>, was ‘made’ by Tunbridge Wells Borough Council at Full Council on 23 February</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b>2022. All policies included in the BNDP therefore form part of the development plan for the Borough in relation to development proposals within the area covered by Benenden parish</b> which will become an increasingly important consideration as it progresses. The BNP was submitted to Tunbridge Wells Borough Council in October 2020 and was consulted on between 30 October and 11 December 2020.</p> <p><i>Delete paragraphs 5.421 and 5.422 and replace with three new paragraphs</i></p> <p>If the BNP progress through the relevant stages, including referendum, a decision will be made by the Full Council of Tunbridge Wells Borough Council whether to make the Benenden NDP part of the development plan for Tunbridge Wells borough. If this is agreed, all decisions on planning proposals within the parish of Benenden will be required have regard to its policies.</p> <p>If this occurs while this Plan is still under consideration, the allocation Policies AL/BE1, AL/BE2, AL/BE3, and AL/BE4 will be omitted. Rather, the settlement chapter in the Local Plan for Benenden will refer to the site allocations, and other relevant policies in the made BNP. This would be undertaken through modifications to the Local Plan, which would be consulted on.</p> <p><b><u>The BNDP includes four site allocation policies, Policies SSP1 Land adjacent to Feoffee Cottages, Walkhurst Road, Benenden, SSP2 Uphill, New Pond Road, Benenden, SSP3 Land at Benenden Hospital, South of Goddards Green Road, East End: South-east quadrant, and SSP4 Land at Benenden Hospital, North of Goddards Green Road, East End: North-east quadrant.</u></b></p> <p><b><u>Planning consent has been granted at Feoffee Cottages for 25 dwellings (planning reference 19/00822/HYBRID and 24/00722/REM), and at the two Benenden Hospital sites planning consent has been granted for net 81 units (planning reference 23/03274/FULL).</u></b></p> <p><b><u>Full details of each site allocation policy, including the detailed criteria that each development proposal is required to meet is set out in the BNDP and these should be read in conjunction with policies of this Local Plan. These include the strategic policy for Benenden Parish, Policy PSTR/BE1 set out below,</u></b></p> <p><i>Paragraph 5.423</i></p> <p>The draft BNDP's Vision, Goals, and Objectives provide a framework within which the policies in the BNDP were developed. The <b>made</b> BNDP includes a number of specific goals and reference to</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>sets out</u> a list of projects set out in a Parish Action Plan that indicates how developer contributions could potentially be used.</p>
MM118	220	<p><b>Policy PSTR/BE 1</b></p>	<p><b>Policy PSTR/BE 1 The Strategy for Benenden parish</b>  <i>Amend criteria 1, 2 and 3e of Policy PSTR/BE 1 as follows:</i></p> <p><i>Criterion 1</i></p> <p>Set Limits to Built Development for Benenden village (<b><u>reflecting the relevant site allocations included in the made Benenden Neighbourhood Development Plan</u></b>), as defined on the Policies Map (Inset Map 17) as a framework for new development over the plan period;</p> <p><i>Criterion 2</i></p> <p>Build approximately <del>87</del><b>88</b>-95 new dwellings, including affordable housing, as allocated under the subsequent site allocation policies; (note: Policy AL/BE 3 land at Benenden Hospital (south) already has planning approval for 23 (net) dwellings; these are not included in the total allocations); <b><u>by site specific policies SSP1, SSP2, SSP3 and SSP4 in the Benenden Neighbourhood Development Plan;</u></b></p> <p><i>Criterion 3e.</i></p> <p>e. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, including potentially those identified or referenced in the <del>Benenden Neighbourhood Plan.</del></p>
MM119	220 - 221	<p>Paragraphs 5.424 to 5.431</p> <p>Map 51 Site Layout Plan</p>	<p><b>Section 5: Land adjacent to New Pond Road (known as Uphill), Benenden</b>  <i>Delete headings, paragraphs 5.424 to 5.431 and Map 51 Site Layout Plan as follows</i></p> <p><i>Headings, paragraphs 5.424 to 5.431:</i></p> <p><b>Allocation policies for Benenden parish</b></p> <p><b><del>Land adjacent to New Pond Road (known as Uphill), Benenden</del></b></p> <p><b>5.424</b> This site is located in proximity to the existing built-up area of Benenden, towards the north west of the settlement centre, within the High Weald AONB.</p>

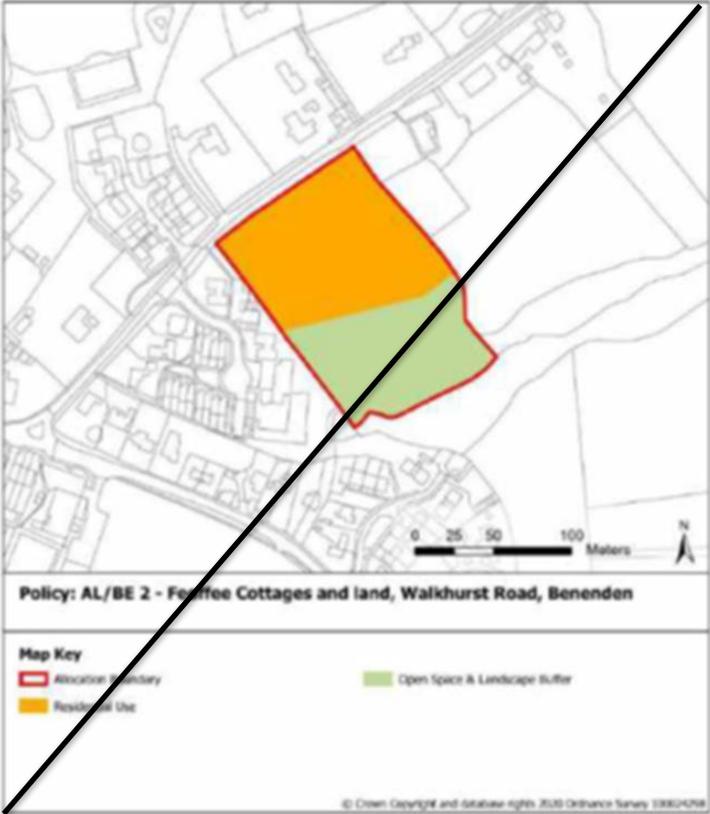
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.425</del> The site area is 0.78 hectares in area.</p> <p><del>5.426</del> The site fronts onto New Pond Road along its western boundary from which there is an existing vehicular access. It lies north of Hortons Close.</p> <p><del>5.427</del> The site is adjoined by residential properties and fields. The garden for the listed Old Manor House is located opposite the site to the west of New Pond Road. There are trees and hedging and some fencing along the site boundaries. Public views of the site are limited due to these boundary treatments.</p> <p><del>5.428</del> The front portion of the site adjacent to New Pond Road has archaeological potential. The conservation area for Benenden lies in close proximity to the south of the site.</p> <p><del>5.429</del> The site comprises a residential property and its associated curtilage and an area to the rear of this (the eastern portion of the site) on which there are trees.</p> <p><del>5.430</del> The site is predominantly greenfield with one residential dwelling; its situation relatively close to the core of the village and its services, together with limited on-site constraints, suggest some development potential to contribute to development needs. The relatively low density development proposed reflects the identified constraints on the site as well as its location on the edge of the settlement, as the character changes from village built-up development to the surrounding rural area.</p> <p><del>5.431</del> It is noted that the submitted BNP broadly follows the same approach towards the potential for developing this site for a residential development, and the requirements that proposals will need to accord with.</p> <p><i>Delete Map 51 Site Layout Plan</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="539 823 1160 863">Policy: AL/BE 1 - Land adjacent to New Pond Road (known as Uphill), Benenden</p> <p data-bbox="539 879 1025 927">Map Key  <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Allocation Boundary  <span style="background-color: orange; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use</p> <p data-bbox="887 1038 1249 1054">© Crown Copyright and Database rights 2010 Ordnance Survey 100042066</p>
MM120	221 - 222	<p data-bbox="349 1094 517 1158"><b>Policy AL/BE 1</b></p>	<p data-bbox="539 1094 1626 1126"><b>Policy AL/BE 1 Land adjacent to New Pond Road (known as Uphill), Benenden</b></p> <p data-bbox="539 1129 1379 1161"><i>Delete Policy AL/BE 1 and paragraph following Policy as follows:</i></p> <p data-bbox="539 1201 752 1233"><b><del>Policy AL/BE 1</del></b></p> <p data-bbox="539 1262 1413 1294"><b><del>Land adjacent to New Pond Road (known as Uphill), Benenden</del></b></p> <p data-bbox="539 1318 1727 1382"><del>This site, as defined on the Benenden Policies Map, is allocated for residential development providing approximately 18-20 dwellings, of which 40 percent shall be affordable housing.</del></p> <p data-bbox="539 1414 1435 1445"><del>Development on the site shall accord with the following requirements:</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>1. Provision of a single point of access onto New Pond Road;</p> <p>2. Provision of a pedestrian footway from the site entrance, past Hortons Close, to the junction of New Pond Road and the B2086. This shall be designed having regard to the designation of this part of New Pond Road as an Important Landscape Approach;</p> <p>3. Relocate the 30mph speed limit along New Pond Road to the north of the site;</p> <p>4. Regard to be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</p> <p>5. This site lies within, or very close to, the relevant impact risk zone for Parsonage Wood SSSI; hence an assessment of potential adverse effects on the SSSI as a result of the development will be required as part of any application, and if required the proposal shall include adequate mitigation measures, both during construction and on completion, to the satisfaction of Natural England to ensure no adverse effects on the SSSI as a result of the proposed development;</p> <p>6. There is the potential for wood pasture or parkland, a BAP priority habitat, to be within 25m of the site. This should be taken into consideration as part of any detailed site-specific studies to inform development and any required mitigation;</p> <p>7. The setting of the settlement character shall be maintained, and the impact on the nearby Benenden Conservation Area and the setting of nearby listed buildings reduced, including through the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment;</p> <p>8. Demonstrate through the submission of relevant and proportionate archaeological investigations (as part of any planning application) that the proposal will not have a materially harmful impact on the archaeological environment;</p> <p>9. Provide on-site amenity/natural green space and children's play space;</p> <p>10. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 10: Protection</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			of Designated Sites and Habitats; EN 12: Trees, Woodland, Hedges, and Development; EN 16: Landscape within the Built Environment; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.
MM121	222 - 224	Paragraphs 5.432 to 5.445  Map 52 Site Layout Plan	<p><b>Section 5: Feoffee Cottages and land, Walkhurst Road, Benenden</b>  Delete heading, paragraphs 5.432 to 5.445 and Map 52 Site Layout Plan as follows:  Heading, paragraphs 5.432 to 5.445</p> <p><del><b>Feoffee Cottages and land, Walkhurst Road, Benenden</b></del></p> <p><del><b>5.432</b> The site is located to the east of Benenden and to the south of Walkhurst Road within the High Weald AONB.</del></p> <p><del><b>5.433</b> The site area is 1.5 hectares.</del></p> <p><del><b>5.434</b> The site is adjacent to the built-up area of Benenden and forms part of the approach to the Benenden Conservation Area.</del></p> <p><del><b>5.435</b> The site slopes downwards towards the eastern corner, with the gradient becoming more pronounced towards the eastern boundary (overall 8m difference between the western and eastern corners). The field in which the application site sits is enclosed on all four sides by hedges and trees.</del></p> <p><del><b>5.436</b> The site comprises an agricultural field with a couple of dilapidated single storey agricultural buildings on the north east boundary.</del></p> <p><del><b>5.437</b> There is an existing access into the site via an agricultural field gate in the north east corner of the site. There is a wide verge dividing the site from Walkhurst Road. There is a large tree on the northern boundary with Walkhurst Road.</del></p> <p><del><b>5.438</b> To the south west boundary is Rothermere Close and Harmsworth Court, a modern development of sheltered flats and houses. To the south east is Workhouse Gill, an area of TPO protected ancient semi natural woodland with a gill stream in the centre. Beyond the north east boundary are open fields and Feoffee Cottages, a Grade II listed building containing six almshouses (flats) run by The Benenden Almshouse Charities.</del></p>

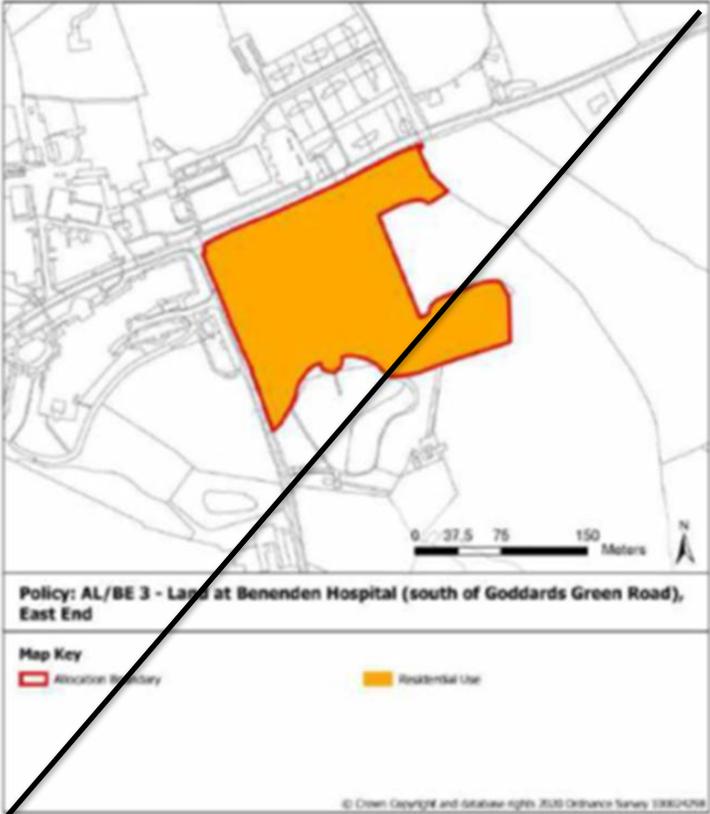
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.439</del> Opposite the site is a group of detached dwellings plus a new development of 12 dwellings (Vere Meadows), which was permitted in March 2018 (16/504891/FULL) and is nearing completion.</p> <p><del>5.440</del> The site is predominantly greenfield; its situation relatively close to the core of the village and its services, together with limited on-site constraints, suggest some development potential to contribute to development needs. The relatively low density development proposed reflects the identified constraints on the site as well as its location on the edge of the settlement, as the character changes from village built-up development into the surrounding rural area.</p> <p><del>5.441</del> It is noted that the submitted BNP broadly follows the same approach towards the potential for developing this site for a residential development.</p> <p><del>5.442</del> The site is subject to a planning application 19/00822 for which there is a resolution to grant permission (made by the Planning Committee on 9 September 2020), but formal consent is subject to completion of a Section 106 agreement.</p> <p><del>5.443</del> The application is made on a 'hybrid' basis; part of the application seeks full planning approval for 12 new almshouses, associated access, parking, landscaping, and an attenuation basin. The rest is an outline application for 13 new market dwellings with all matters reserved except access. The intention is that the 13 market dwellings would act as a funding mechanism for the 12 new almshouses.</p> <p><del>5.444</del> The proposed development would meet a range of local housing needs, with a higher proportion of affordable housing than would usually be the case.</p> <p><del>5.445</del> The development proposed by application 19/00822 broadly follows the approach set out in Local Plan Policy AL/BE 2 and draft BNP Policy SSP1.</p> <p><i>Delete Map 52 Site Layout Plan</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			
MM122	224 - 225	<b>Policy AL/BE 2</b>	<p><b>Policy AL/BE 2 Feoffee Cottages and land, Walkhurst Road, Benenden</b>  Delete Policy AL/BE 2 and paragraph following Policy as follows:</p> <p><b><del>Policy AL/BE 2</del></b>  <b><del>Feoffee Cottages and land, Walkhurst Road, Benenden</del></b></p> <p>This site, as defined on the Benenden Policies Map, is allocated for residential development providing approximately 25 dwellings, of which, given the planning history of the site, 48 percent shall be affordable housing.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> <li>1. A single vehicular means of access from Walkhurst Road;</li> <li>2. The provision of a pedestrian footway from the site entrance, past Rothermere Close, to a position opposite the start of the existing footway on the opposite side of Walkhurst Road. This shall be designed having regard to the sensitive edge-of-settlement character in this part of Walkhurst Road;</li> <li>3. No built form shall take place within the landscape buffer, as shown indicatively on the site layout plan. The landscape buffer shall include the delivery of ecological enhancements within the landscape buffer (and also for the adjoining woodland) that will provide for its long-term management;</li> <li>4. The development shall be sensitive to the approach and setting of the Benenden Conservation Area and the setting of Grade II listed buildings, including through the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment and seeking to retain the existing buildings on the site;</li> <li>5. The layout and design of the scheme must reflect the location of the site on the edge of the settlement, and take account of the sensitive topography;</li> <li>6. Provide on-site amenity/natural green space and children's play space;</li> <li>7. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</li> </ol> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>
MM123	225 - 226	<p>Paragraphs 5.446 to 5.458</p> <p>Map 53 Site Layout Plan</p>	<p><b>Section 5: Land at Benenden Hospital (south of Goddards Green Road) East End, Benenden</b></p> <p><i>Delete heading, paragraphs 5.446 to 5.458 and Map 53 Site Layout Plan as follows:</i></p> <p><i>Heading, paragraphs 5.446 to 5.458</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b>Land at Benenden Hospital (south of Goddards Green Road), East End</b></p> <p><del>5.446</del> This site is located at the East End area of Benenden parish, north of the village of Benenden, outside but adjacent to the High Weald AONB.</p> <p><del>5.447</del> The site area is 3.07 hectares.</p> <p><del>5.448</del> The site is a brownfield site that currently comprises a number of redundant buildings previously used in conjunction with Benenden Hospital.</p> <p><del>5.449</del> The site lies to the east of a complex of buildings and associated land that make up Benenden Hospital. The site is adjoined by fields, with sporadic residential properties and farms in the wider locality.</p> <p><del>5.450</del> To the north of the site is Goddards Green Road, and Green Lane adjoins the site to the west.</p> <p><del>5.451</del> Part of the site is a designated Local Wildlife Site, as is land to the south and west.</p> <p><del>5.452</del> There is intermittent pavement along Goddard's Green Road.</p> <p><del>5.453</del> The adjacent hospital has recently been subject to a major redevelopment and refurbishment. The south-east area of the wider hospital grounds that this site allocation policy covers is previously developed land that will no longer provide for hospital or related uses. The permission (2014) for the redevelopment of the hospital allowed for the residential redevelopment of this site, to provide 24 dwellings. Although it is likely that residents of development in this location will rely heavily on private cars, a number of criteria in the allocation policy recognise these issues and provide some solutions to this, including provision of public transport connections, as well as the provision of an active travel link.</p> <p><del>5.454</del> Landscape assessments identify that the proposed development at Benenden Hospital has the potential to improve the setting of the High Weald AONB through the delivery of a more sensitive redevelopment of existing buildings.</p> <p><del>5.455</del> The former sanitorium building at the southern part of the site, known as the Garland Wing, is considered to be a non-designated heritage asset, as defined in the NPPF and addressed in paragraph 197, and also as defined in paragraphs 039-18a to 041-18a of the Planning Practice Guidance. Its demolition was accepted under the 2014 planning permission.</p>

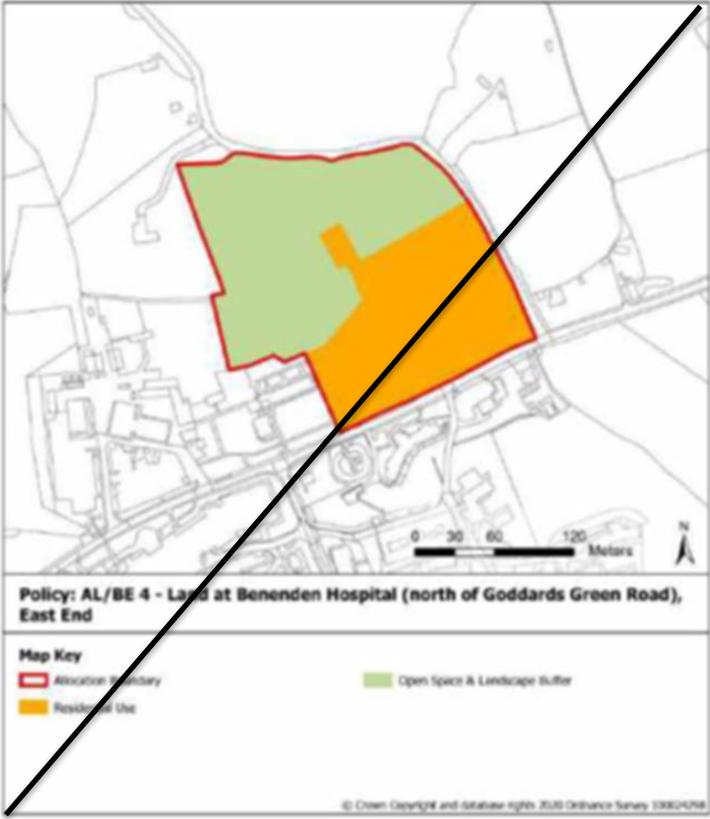
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.456</del> Kent County Council states that the site includes significant archaeology, which could be dealt with through suitable conditions on a planning approval. There is some potential for prehistoric or later remains. The First Edition OS map records a smithy on the site and remains associated with post-medieval activity may survive on-site.</p> <p><del>5.457</del> Southern Water requires that the occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p> <p><del>5.458</del> Both this policy and BNP draft Policy SSP3 broadly follow the same approach towards the potential for developing this site for a residential development, and the requirements that proposals will need to accord with.</p> <p><i>Delete Map 53 Site Layout Plan</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="546 820 1234 863">Policy: AL/BE 3 - Land at Benenden Hospital (south of Goddards Green Road), East End</p> <p data-bbox="546 879 1032 927">Map Key  <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Allocation Territory      <span style="background-color: orange; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use</p> <p data-bbox="882 1034 1249 1050">© Crown Copyright and Database rights 2010 Ordnance Survey 100042064</p>
MM124	226 - 227	Policy AL/BE 3	<p data-bbox="539 1091 1738 1123"><b>Policy AL/BE 3 Land at Benenden Hospital (south of Goddards Green Road), East End</b></p> <p data-bbox="539 1126 1379 1158"><i>Delete Policy AL/BE 3 and paragraph following Policy as follows:</i></p> <p data-bbox="539 1161 752 1193"><b>Policy AL/BE 3</b></p> <p data-bbox="539 1222 1525 1254"><b>Land at Benenden Hospital (south of Goddards Green Road), East End</b></p> <p data-bbox="539 1283 1738 1382">This site, as defined on the Benenden Policies Map, is allocated for residential development providing 22-25 residential units (in addition to the 23 new dwellings that have already been granted approval at this site), of which 30 percent shall be affordable housing.</p> <p data-bbox="539 1410 1447 1442">Development on the site shall accord with the following requirements:</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>1. Comprehensive proposals for this site, together with the site area included within Policy AL/BE 4 (land located to the north of Goddards Green Road), to be delivered in accordance with a phased timetable, which indicates land to the south of Goddards Green Road to be developed first prior to any other phases. If an application is submitted for only part of the area included within Policies AL/BE 3 and AL/BE 4, then this application must:</p> <p>a. show indicatively how the other areas included within Policies AL/BE 3 and AL/BE 4 can be developed to meet the overall policy requirements as set out within each of these policies, and how the future needs for Benenden Hospital will be met on areas to the north west and south west that currently comprise the hospital buildings and associated ancillary uses, and is previously developed land;</p> <p>b. include a mechanism to ensure that the minibus and retail store provision, active travel link, and public access to the café (as referred to below) can be provided through the development at part of the site alone;</p> <p>2. The provision of an active travel link between the site and Benenden village;</p> <p>3. The proposals for Policies AL/BE 3 and AL/BE 4 must incorporate tennis courts, a similar level of car parking for use by the hospital, and access to the sports pavilion as currently provided, unless it can be satisfactorily demonstrated that these facilities are no longer required by the hospital in the short and long term;</p> <p>4. Means to secure the public use of the café at the hospital (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>5. The provision of a small, publicly accessible retail outlet within the existing hospital buildings (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>6. The provision of a daily trip to/from the hospital site to Benenden and Tenterden by minibus to coincide with the primary school start and finish of the day from Monday to Friday, and an additional service in the morning and late afternoon on a Saturday (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>7. Regard to be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</del></p> <p><del>8. An archaeological assessment of the site to be carried out;</del></p> <p><del>9. Proposals to include an assessment of the feasibility for retaining the Garland Wing as part of the redevelopment of the site, which could include refurbishment and conversion of this building to provide separate residential units;</del></p> <p><del>10. Contributions to the provision of the long-term management of the Local Wildlife Site located to the south and west of the site;</del></p> <p><del>11. The occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;</del></p> <p><del>12. Provide on-site amenity/natural green space and children's play space;</del></p> <p><del>13. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</del></p> <p><del>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 10: Protection of Designated Sites and Habitats; EN 12: Trees, Woodland, Hedges, and Development; EN 16: Landscape within the Built Environment; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</del></p>
MM125	228 - 229	Paragraphs 5.459 to 5.470  Map 54 Site Layout Plan	<p><b>Section 5: Land at Benenden Hospital (north of Goddards Green Road), East End</b>  <del>Delete heading, paragraphs 5.459 to 5.470 and Map 54 Site Layout Plan as follows:</del></p> <p><del>Heading, paragraphs 5.459 to 5.470</del></p> <p><b>Land at Benenden Hospital (north of Goddards Green Road), East End</b></p> <p><del><b>5.459</b> This site is located at the East End area of Benenden parish, north of the village of Benenden, and outside, but adjacent to, the High Weald AONB.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.460</del> The site area is 3.72 hectares (of which 2.07 hectares are identified as safeguarded open space, being a designated Local Wildlife Site).</p> <p><del>5.461</del> The site currently comprises 18 residential properties and to the west of these, an area of hardstanding used for parking associated with the hospital, and two tennis courts. Within the north west corner of the site are two garage blocks.</p> <p><del>5.462</del> The site lies to the north east of a complex of buildings and associated land that make up Benenden Hospital. The site is adjoined by fields, with sporadic residential properties and farms in the wider locality.</p> <p><del>5.463</del> To the south of the site is Goddards Green Road, and Mockbeggar Lane adjoins the site to the east.</p> <p><del>5.464</del> The northerly part of the site is a designated Local Wildlife Site.</p> <p><del>5.465</del> Site boundaries comprise hedging, trees, and fencing associated with the residential properties with open boundaries in part fronting onto Goddards Green Road.</p> <p><del>5.466</del> There is intermittent pavement along Goddards Green Road.</p> <p><del>5.467</del> The adjacent hospital has recently been subject to a major redevelopment and refurbishment. The north east part of the hospital grounds that this site allocation policy covers is previously developed land that will no longer provide for hospital or related uses. Although it is likely that residents of development in this location will rely heavily on private cars, a number of criteria in the allocation policy recognise these issues and provide some solutions to this, including provision of public transport connections, as well as the provision of an active travel link. Landscape assessments identify that the proposed development at Benenden Hospital has the potential to improve the setting of the High Weald AONB through the delivery of a more sensitive redevelopment of existing buildings.</p> <p><del>5.468</del> Kent County Council states that the site includes significant archaeology, which could be dealt with through suitable conditions on a planning approval. There is some potential for prehistoric or later remains. The First Edition OS map records a smithy on the site and remains associated with post medieval activity may survive on site.</p>

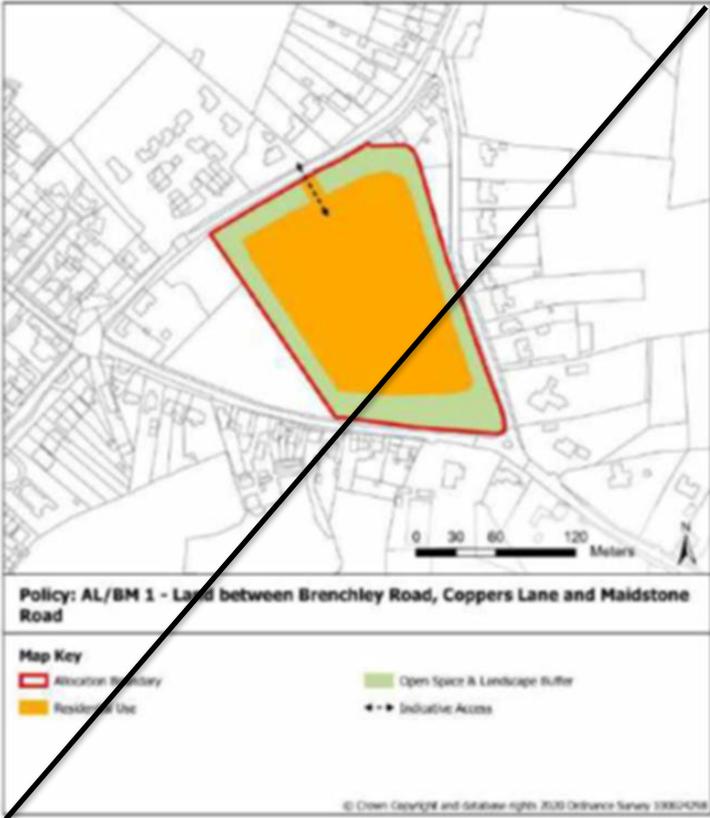
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.469</del> Southern Water requires that the occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p> <p><del>5.470</del> It is noted that the submitted BNP broadly follows the same approach towards the potential for developing this site for a residential development, and the requirements that proposals will need to accord with.</p> <p><i>Delete Map 54 Site Layout Plan</i></p>  <p><b>Policy: AL/BE 4 - Land at Benenden Hospital (north of Goddards Green Road), East End</b></p> <p><b>Map Key</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">▭</span> Allocation boundary</li> <li><span style="color: yellow;">▭</span> Residential Use</li> <li><span style="color: green;">▭</span> Open Space &amp; Landscape Buffer</li> </ul> <p><small>© Crown Copyright and Statutory rights 2020 Ordnance Survey 100042016</small></p>
MM126	229 - 230	<b>Policy AL/BE 4</b>	<p><b>Policy AL/BE 4 Land at Benenden Hospital (north of Goddards Green Road), East End</b></p> <p><i>Delete Policy AL/BE 4 and paragraph following Policy as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b>Policy AL/BE 4</b></p> <p><b>Land at Benenden Hospital (north of Goddards Green Road), East End</b></p> <p><del>This site, as defined on the Benenden Policies Map, is allocated for residential development providing an additional 22-25 residential units, of which 30 percent shall be affordable housing.</del></p> <p><del>Development on the site shall accord with the following requirements:</del></p> <ol style="list-style-type: none"> <li><del>1. Comprehensive proposals for this site, together with the site area included within Policy AL/BE 3 (land located to the south of Goddards Green Road), to be delivered in accordance with a phased timetable, which indicates that this site (land to the south of Goddards Green Road) to be developed first prior to any other phases. If an application is submitted for only part of the area included within Policies AL/BE 3 and AL/BE 4, then this application must: <ul style="list-style-type: none"> <li><del>a. show indicatively how the other areas included within Policies AL/BE 3 and AL/BE 4 can be developed to meet the overall policy requirements as set out within each of these policies, and how the future needs for Benenden Hospital will be met on areas to the north west and south west that currently comprise the hospital buildings and associated ancillary uses, and is previously developed land;</del></li> <li><del>b. include a mechanism to ensure that the minibus and retail store provision, active travel link, and public access to the café (as referred to below) can be provided through the development at part of the site alone;</del></li> </ul> </del></li> <li><del>2. The provision of an active travel link between the site and Benenden village;</del></li> <li><del>3. The garage block within the north west corner of the site shall be demolished;</del></li> <li><del>4. No built form shall take place within the open space and landscape buffer, as shown indicatively on the site layout plan;</del></li> <li><del>5. Means to secure the public use of the café at the hospital (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</del></li> <li><del>6. The provision of a small, publicly accessible retail outlet within the existing hospital buildings (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</del></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>7. The provision of a daily trip to/from the hospital site to Benenden and Tenterden by minibus to coincide with the primary school start and finish of the day from Monday to Friday, and an additional service in the morning and late afternoon on a Saturday (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</del></p> <p><del>8. Regard to be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</del></p> <p><del>9. An archaeological assessment of the site to be carried out;</del></p> <p><del>10. The occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;</del></p> <p><del>11. Contributions to the provision of the long-term management of the Local Wildlife Site located to the north and west of the site;</del></p> <p><del>12. Provide on-site amenity/natural green space and children's play space;</del></p> <p><del>13. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</del></p> <p><del>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 10: Protection of Designated Sites and Habitats; EN 12: Trees, Woodland, Hedges, and Development; EN 16: Landscape within the Built Environment; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</del></p>
MM127	233 - 234	Paragraphs 5.484, 5.485, 5.487, 5.490 and 5.493	<p><b>Section 5: Brenchley and Matfield</b></p> <p><i>Amend paragraphs 5.484, 5.485, 5.487 and 5.493 as follows:</i></p> <p><i>Paragraph 5.484</i></p> <p>In terms of growth potential, <del>two</del> <b>one</b> sites <del>has</del> <b>have</b> been identified, <b>located at</b> both of which are in Matfield.</p> <p><i>Paragraph 5.485</i></p>

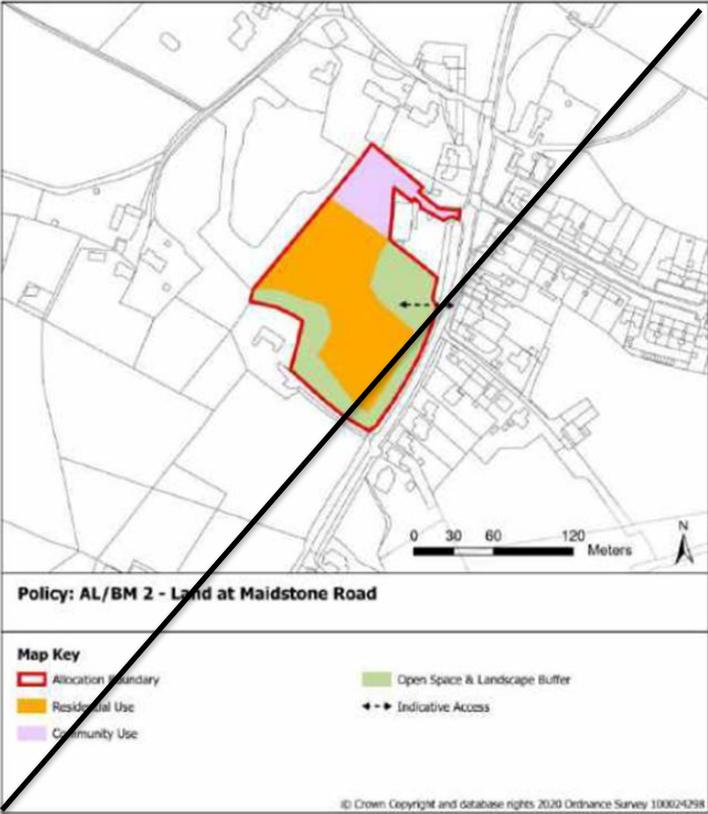
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>... In contrast, Matfield has <del>a several</del> sites where development may be accommodated without real harm to its setting. These are: <del>This is the s</del>Sites allocated under Policy <del>ies</del> AL/BM 1 Land between Brenchley Road, Coppers Lane and Maidstone Road; and AL/BM 2 Land at Maidstone Road, as shown on Inset Map 21. The full requirements for <del>the</del> development of <del>these</del> sites are set out in the subsequent site allocation <del>policy</del>ies.</p> <p><i>Third sentence of paragraph 5.487</i></p> <p>To meet the increased demand identified, land has been identified <del>and safeguarded</del> for the provision of a new health centre/doctors surgery as part of the wider development of the site Land to the east of Horsmonden (at Horsmonden village; site allocation Policy AL/HO 3) <del>as part of a wider development.</del></p> <p><i>Delete paragraph 5.490</i></p> <p><del>An existing (unimplemented) outline permission has established the need for contributions towards secondary education and library facilities provision.</del></p> <p><i>Paragraph 5.493</i></p> <p><del>Local policies for development in the parish are also being prepared through the Brenchley and Matfield Neighbourhood Plan, which will become an increasingly important consideration as it progresses. A non-motorised route between Brenchley and Matfield is also being developed to improve connectivity between the two settlements and is likely to be included in the draft Brenchley and Matfield Neighbourhood Plan.</del> <b><u>Brenchley and Matfield Parish Council has produced a Neighbourhood Plan for the Parish, which was ‘made’ by the Borough Council on the 14 December 2022.</u></b></p>
MM128	235	Policy PSTR/BM 1	<p><b>Policy PSTR/BM 1 The Strategy for Brenchley and Matfield parish</b>  <i>Amend 2 and 5c of Policy PSTR/BM 1 as follows:</i></p> <p><i>Point 2</i></p> <p>Build approximately <del>56-60</del> <b>11 – 15</b> new dwellings, including affordable housing, as allocated under the subsequent site allocation policies;</p> <p><i>Point 5c</i></p>

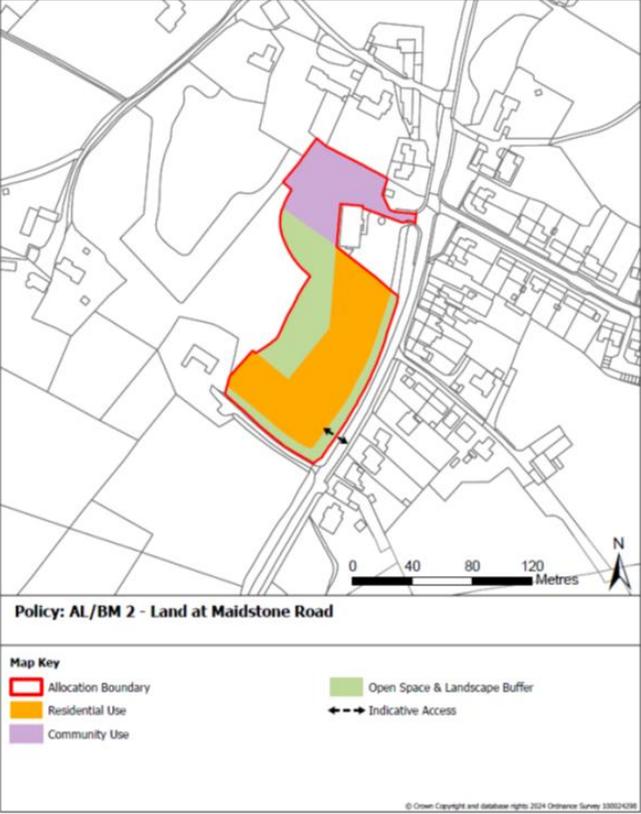
MM Ref.	Page	Policy/ Paragraph	Main Modification
			provision of a range of play facilities, including at <del>Policy AL/BM 1 Land between Brenchley Road, Coppers Lane and Maidstone Road</del> and Policy AL/BM 2 Land at Maidstone Road, suitable for a range of ages including children's and youth provision;
MM129	235 - 237	Paragraphs 5.494 – 5.500  Map 55 Site Layout Plan	<p><i>Delete heading, paragraphs 5.494 to 5.500 and Map 55 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.494 to 5.500</i></p> <p>Land between Brenchley Road, Coppers Lane and Maidstone Road, Matfield</p> <p><del>5.494 The site lies to the east of Matfield and consists of agricultural land. It is located close to the main built-up area of Matfield village. The whole of Matfield lies within the High Weald AONB. The site is surrounded on all sides by ribbon residential development. The levels of the land fall from north to south by approximately 7.5 metres. The site is approximately 2.88 hectares in area.</del></p> <p><del>5.495 The site is bounded on three sides by public highway; to the north is Maidstone Road (the B2160), to the east is Coppers Lane, and to the south is Brenchley Road. Brenchley Road and Coppers Lane are designated Rural Lanes. The western boundary of the site adjoins land which is in use as allotments and another development site where outline planning consent was granted (18/02627/OUT) for three detached houses in December 2018.</del></p> <p><del>5.496 The site boundaries are characterised by mature hedges, interspersed with some trees. The hedge along the northern boundary, alongside the B2160, is in a variable condition. There is a field gate to the south of the site, which provides access onto Brenchley Road. There is a small group of trees in the north west corner of the site.</del></p> <p><del>5.497 There is a footpath along the southern side of Maidstone Road leading to the centre of Matfield.</del></p> <p><del>5.498 Matfield Green Conservation Area is located approximately 275 metres to the south west of the site. There are four Grade II listed buildings to the south of the site on the opposite side of Brenchley Road.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>5.499 Although a greenfield site, its situation relatively close to the core of the village, together with limited on-site constraints and the extant grant of outline planning permission, indicate potential to contribute to development needs.</p> <p>5.500 Planning application 19/01099/OUT for up to 45 dwellings, a new access, and off-site highway works was granted permission on 29 May 2020. The Reserved Matters application 20/03306 was submitted in November 2020. However, an allocation is still appropriate, as that development has not yet been implemented.</p> <p><i>Delete Map 55 - Site Layout Plan</i></p> 

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM130	237 - 238	Policy AL/BM 1	<p><b>Policy AL/BM 1 Land between Brenchley Road, Coppers Lane and Maidstone Road</b>  Delete Policy AL/BM 1 and paragraph following Policy as follows:</p> <p>Policy AL/BM 1</p> <p>Land between Brenchley Road, Coppers Lane and Maidstone Road</p> <p>This site, as defined on the Brenchley and Matfield Policies Map, is allocated for a mixed use scheme, including approximately 45 dwellings, of which 40 percent shall be affordable housing, and play space.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> <li>1. A single point of vehicular access to be provided onto Maidstone Road, to be informed by a landscape and visual impact assessment and highway assessment; the highway assessment to include consideration of crossing points and impact of development on surrounding junctions, including the junction of Coppers Lane with Brenchley Road;</li> <li>2. Provision of a pedestrian access onto Maidstone Road to link with the existing footway along the south eastern side of Maidstone Road and the renewal of existing footway, and other off-site highways works associated with pedestrian footways, bus stop improvements, and junction parking controls;</li> <li>3. Seek opportunities for improving pedestrian permeability through the site to link in with the surrounding footway network;</li> <li>4. Relocation of the 30mph speed limit northwards on Maidstone Road, and installation of speed sign and associated gateway features;</li> <li>5. The setting of the settlement character shall be maintained, including views from and through the site to countryside beyond, including from Maidstone Road. This shall include the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment;</li> <li>6. Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</li> <li>7. Provide on-site amenity/natural green space and play space;</li> <li>8. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BM 1.</li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges, and Development; EN 18: Rural landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; H 3: Affordable Housing; ED 3: Digital Communications and Fibre to the Premises (FTTP); TP 1: Transport Assessments, Travel Plans and Mitigation; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>
MM131	238 - 239	Paragraphs 5.501, 5.506  Map 56 Site Layout Plan	<p><b>Section 5: Land at Maidstone Road</b>  <i>Amend paragraphs 5.501 and 5.506 and amend Map 56 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.501</i></p> <p>The site is undeveloped land, located towards the south west of Matfield centre, within the High Weald <b>National Landscape</b> AONB. The site is adjacent to the Matfield Green Conservation Area. The site is approximately <del>4.65</del> <b>1.22</b> hectares in area.</p> <p><i>Paragraph 5.506</i></p> <p>Although a greenfield site, its situation relatively close to the core of the village and its services, together with areas within the site having limited constraints, suggest some development potential to contribute to development needs. This will include the provision of <b>a fully equipped children's playground, open space, and associated parking spaces</b> additional car parking to serve the village hall.</p> <p><i>Amend Map 56 Site Layout Plan</i></p> <p><i>Current Map 56</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="548 821 929 845"><b>Policy: AL/BM 2 - Land at Maidstone Road</b></p> <p data-bbox="548 885 1120 981"><b>Map Key</b>  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; width: 10px; height: 10px; background-color: orange; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; width: 10px; height: 10px; background-color: lightpurple; margin-right: 5px;"></span> Community Use  <span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Indicative Access</p> <p data-bbox="884 1037 1254 1053"><small>© Crown Copyright and database rights 2020 Ordnance Survey 100024298</small></p> <p data-bbox="537 1085 784 1125"><i>Proposed Map 56</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="555 837 884 858">Policy: AL/BM 2 - Land at Maidstone Road</p> <p data-bbox="555 890 1086 981"> <b>Map Key</b>  <span style="display: inline-block; border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; background-color: orange; width: 15px; height: 10px; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; background-color: purple; width: 15px; height: 10px; margin-right: 5px;"></span> Community Use  <span style="display: inline-block; background-color: lightgreen; width: 15px; height: 10px; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer  <span style="display: inline-block; border-bottom: 1px dashed black; width: 15px; margin-right: 5px;"></span> ← → Indicative Access </p> <p data-bbox="952 1037 1176 1050" style="font-size: small;">© Crown Copyright and database rights 2024 Ordnance Survey 10004208</p>
MM132	239 - 240	<b>Policy AL/BM 2</b>	<p data-bbox="539 1093 1108 1125"><b>Policy AL/BM 2 Land at Maidstone Road</b></p> <p data-bbox="539 1129 996 1161"><i>Amend Policy AL/BM 2 as follows:</i></p> <p data-bbox="539 1201 1803 1345">This site, as defined on the Brenchley and Matfield Policies Map, is allocated for residential development providing approximately 11-15 dwellings, of which 40 percent shall be affordable housing, a fully equipped children's play space, and additional car parking provision for <b><u>adjacent to</u></b> the village hall.</p> <p data-bbox="539 1369 1444 1401">Development of the site shall accord with the following requirements:</p> <ol data-bbox="539 1425 1713 1492" style="list-style-type: none"> <li>1. A single point of <del>v</del>vehicular access to <b><u>the site shall</u></b> be provided from Maidstone Road, <b><u>informed by a Transport Assessment;</u></b></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<ol style="list-style-type: none"> <li>2. Provision of pedestrian access to Maidstone Road, including assessment and provision of pedestrian crossing points;</li> <li>3. The setting of the settlement character shall be maintained, and the impact on the adjacent Matfield Green Conservation Area minimised, including through the layout and design of the development being informed by a landscape and visual impact assessment, <b><u>that shall take full account of the National Landscape designation</u></b> and heritage assessment;</li> <li>4. Regard shall be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</li> <li>5. <del>Provision of a</del> <b><u>A fully equipped children’s play space, open space, and a minimum of eight associated parking spaces shall be sited within the site on land</u></b> <del>to be delivered on the area of the site indicated in green</del> <b><u>purple as ‘community use’</u></b> on the site layout plan;</li> <li>6. <del>Additional public car parking to serve the village hall is to be sited in the area of the site indicated in purple as ‘community use’ on the site layout plan.</del></li> <li>7. <del>A suitable legal mechanism shall be put in place to ensure that the provision of the additional car parking is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;</del> <b><u>Proposals for development shall be accompanied by details of how and when the parking required by criterion 5 will be provided along with proposals for its future maintenance and management;</u></b></li> <li>8. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BM 1.</li> </ol>
MM133	243		<p><b>Section 5: Land at Cranbrook Road, Frittenden</b>  <i>After paragraph 5.526 add new paragraph as follows:</i></p> <p><b><u>The site benefits from an existing planning consent granted under planning reference 21/01638 for the construction of 23 dwellings.</u></b></p>
MM134	246 - 247	Paragraphs 5.533 and 5.535 to 5.538	<p><b>Section 5: Goudhurst</b>  <i>Amend paragraphs 5.533 and 5.535 to 5.538 and as follows:</i></p> <p><i>Paragraph 5.533</i></p> <p>In terms of growth potential, two sites have been identified in Goudhurst village as allocations: Land east of Balcomes Hill and adjacent to Tiddymotts Lane <b><u>(as shown on Site Layout Plan 58 below)</u></b> and Land at Triggs Farm, Cranbrook Road (as shown on <u>Site Layout Plan Inset Map 25</u></p>

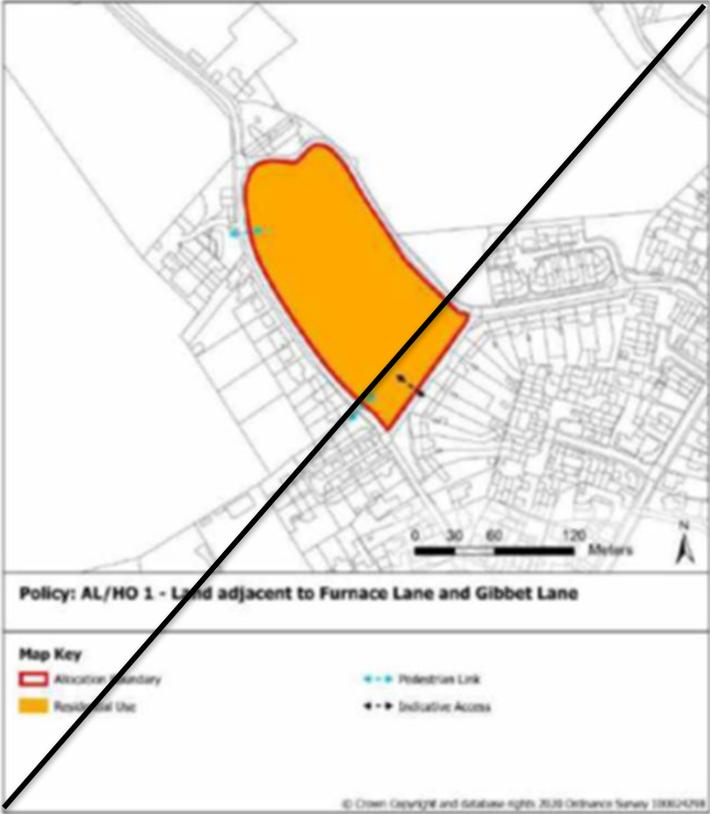
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>59 below</del>). The full requirements for development of these sites are set out in the subsequent site allocation Policies AL/GO 1 and and AL/GO 2 respectively. <del>Both site allocations are subject to unimplemented planning permissions.</del></p> <p><i>Second sentence of paragraph 5.535</i></p> <p>The IDP also identified<del>s</del> that amenity green space could accommodate youth provision.</p> <p><i>Paragraph 5.536</i></p> <p>The IDP identified that the GP practice serving Goudhurst (the practice that serves the Horsmonden/Lamberhurst/Brenchley/Matfield/Goudhurst cluster area) will require new practice premises to serve this area. Policy AL/HO 3 Land to the east of Horsmonden includes the delivery of a new health centre/doctors surgery. <b><u>The IDP identifies that there is existing practice provision serving this area at Goudhurst. The NHS Kent and Medway Integrated Care Board confirms that it is expected that contributions will be required towards the Old Parsonage Surgery at Goudhurst (improvements/reconfiguration, etc) or another practice within the area if appropriate, in order to mitigate the impact of development.</u></b></p> <p><i>Paragraph 5.538</i></p> <p><del>Local policies are being prepared through the Goudhurst Neighbourhood Plan which will become an increasingly important consideration as that Plan progresses. The Neighbourhood Plan does not propose to include any site allocation policies: it was submitted to Tunbridge Wells Borough Council in December 2020. Local policies area also provided through the ‘made’ Goudhurst Neighbourhood Plan (adopted February 2022) that forms part of the borough’s development plan in relation to Goudhurst parish. The policies in the Neighbourhood Plan must be used in the assessment of planning applications in the area.</del> The Neighbourhood Plan <b><u>also</u></b> includes a number of specific goals and <del>refers a reference</del> <b><u>refers a reference</u></b> to a list of projects that <b><u>would potentially be provided through</u></b> <del>indicates how developer contributions could potentially be used.</del></p>
MM135	248	Policy PSTR/GO1	<p><b>Policy PSTR/GO 1 The Strategy for Goudhurst parish</b>  <i>Amend criterion 4g. of Policy PSTR/GO1 as follows:</i></p> <p><i>Criterion 4g</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, <del>including potentially those identified or referenced in the Goudhurst Neighbourhood Plan</del></p>
MM136	249	Paragraph 5.546	<p><b>Section 5: Land east of Balcombes Hill and adjacent to Tiddymotts Lane</b>  <i>Amend paragraph 5.546 as follows:</i></p> <p>Planning approval for the erection of 14 dwellings with associated infrastructure and landscaping was <b>first</b> granted by planning application 19/00280/FULL (19 July 2019). <b><u>Permission has since been granted under a renewal application (23/00372/FULL), approved in November 2024.</u></b> However, an allocation is still appropriate, as that development has not yet been implemented.</p>
MM137	251	Paragraph 5.556	<p><b>Section 5: Land at Triggs Farm, Cranbrook Road</b>  <i>Amend paragraph 5.556 as follows:</i></p> <p>Outline planning permission for the erection of 11 (net) dwellings and new access road was granted by planning application 17/02765/OUT (appeal decision 18 January 2019) <b><u>and there is a subsequent reserved matters application 22/00159/REM (approved March 2022).</u></b> The permission involved the demolition of the modern dwelling adjacent to Cranbrook Road known as 'Kestrel' to provide the new access road, replacing the existing farm track that is not suitable for serving the development, and facilitating adequate visibility splays. However, an allocation is still appropriate, as that approved development has not yet been implemented.</p>
MM138	253 - 254	Paragraphs 5.561, 5.565, 5.566 and 5.569	<p><b>Section 5: Horsmonden</b>  <i>Amend paragraphs 5.561, 5.565, 5.566 and 5.569 as follows:</i></p> <p><i>Paragraph 5.561</i></p> <p>In terms of growth potential, <del>two</del> <b>three</b> sites have been identified: sites allocated as AL/HO 1 Land adjacent to Furnace Lane and Gibbett Lane; AL/HO 2 Land south of Brenchley Road and west of Fromandez Drive; and AL/HO 3 Land to the east of Horsmonden, as shown on Inset Map 26. The full requirements for development of these sites are set out in the subsequent site allocation Policies AL/HO 1, AL/HO 2, and AL/HO 3.</p> <p><i>Delete paragraph 5.565</i></p>

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			<p><del>The assessment of the planning application at Land adjacent to Furnace Lane and Gibbet Lane established the need for contributions to secondary education and library facilities provision.</del></p> <p><i>Paragraph 5.566</i></p> <p>Horsmonden Parish Council has identified a requirement for a <b>new</b> replacement village hall <b>and there are opportunities for future residential developments in the parish to contribute to this, as set out in the overarching policy for the parish, Policy PSTR/HO 1.</b></p> <p><i>Paragraph 5.569</i></p> <p><del>Local policies are also being prepared through the Horsmonden Neighbourhood Plan, which will become an increasingly important consideration as it progresses.</del> <b><u>Horsmonden Parish Council has produced a Neighbourhood Plan for the Parish, which was ‘made’ by the Borough Council on the 5 July 2023.</u></b></p>
MM139	254 - 255	<b>Policy PSTR/HO 1</b>	<p><b>Policy PSTR/HO 1 The Strategy for Horsmonden parish</b>  <i>Amend criteria 2 of Policy PSTR/HO 1 and add new sub-criterion to criteria 4 as follows:</i></p> <p><i>Criterion 2</i></p> <p>Deliver approximately <del>240-320</del> <b>185 - 235</b> new dwellings, of which 40 percent shall be affordable housing, on <del>three</del> <b>two</b> sites allocated in this Local Plan in the plan period (Policies <del>AL/HO 1,</del> AL/HO 2, and AL/HO 3);</p> <p><i>Criterion 4, new sub-criterion after e.</i></p> <p><b><u>new village hall at Horsmonden Village;</u></b></p>
MM140	255 - 256	Paragraphs 5.570 – 5.581  Map 60	<p><b>Section 5: Land adjacent to Furnace Lane and Gibbett Lane</b>  <i>Delete heading, paragraphs 5.570 to 5.581 and Map 60 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.570 to 5.581</i></p> <p><del>Land adjacent to Furnace Lane and Gibbett Lane</del></p> <p><del>5.570 The site comprises an area of land located to the north western side of Horsmonden. The site area is approximately 1.87 hectares.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>5.571 The site is currently in agricultural use, although is presently unutilised and overgrown. A mature hedgerow extends around the perimeter of the site, which varies in height between 2m and 3.5m. There are a small number of trees within the hedgerow.</p> <p>5.572 The area of land is separated from surrounding fields by Gibbet Lane, which extends along its southern, eastern, and northern boundaries, and Furnace Lane to the western boundary. The site has a gated access point and a break in the hedgerow along its western boundary accessed from Furnace Lane.</p> <p>5.573 There are no existing buildings on the site. Existing residential development that forms part of the village extends to the south east, east and, in linear form, lining Furnace Lane opposite the site to the west.</p> <p>5.574 There is also a small cluster of cottages to the north of the site and a group of buildings associated with Crouches Farm to the west.</p> <p>5.575 The site has a largely consistent topography with a gentle slope extending to the north west. From the south eastern front to the back of the site, there is an approximate gradient change of 6m.</p> <p>5.576 The site is not subject to landscape designation policies and is positioned outside of the High Weald AONB, the boundary of which is approximately 300m to the west. This is separated from the site by an agricultural field, associated buildings, and a line of residential properties.</p> <p>5.577 The site is located approximately 225m from the Heath within the centre of Horsmonden, where there are various services, including a convenience shop, public house, and pharmacy. Other community facilities are also present and within walking distance, including the GP surgery, village hall, and school.</p> <p>5.578 As a greenfield site, its situation relatively close to the core of the village and its services, together with limited on-site constraints, suggest some development potential to contribute to development needs.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>5.579 Planning approval for the development of 49 dwellings was granted on 14 July 2020 (planning application 18/01976).</del></p> <p><del>5.580 The approved scheme ensures that most of the hedgerow around the site is retained, although the hedgerow extending along the south eastern boundary is to be removed to facilitate vehicular access to the site, as well as some frontage development. This will ensure the full integration of the development with existing built development and deliver a safe vehicular access.</del></p> <p><del>5.581 However, an allocation is still appropriate, both as the permission post-dates the base date of the Local Plan and as it has not been implemented. The policy criteria will ensure that any other schemes meet important policy requirements, including higher levels of affordable housing provision.</del></p> <p><i>Delete Map 60 Site Layout Plan</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="546 823 1126 847">Policy: AL/HO 1 - Land adjacent to Furnace Lane and Gibbet Lane</p> <p data-bbox="546 884 1039 959"> <b>Map Key</b>  <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Allocative Boundary  <span style="background-color: orange; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use  <span style="color: cyan; font-size: small;">- - -</span> Pedestrian Link  <span style="font-size: small;">+ + +</span> Indicative Access </p> <p data-bbox="887 1038 1249 1054" style="font-size: x-small;">© Crown Copyright and Database rights 2010 Ordnance Survey 100042761</p>
MM141	257	<b>Policy AL/HO 1</b>	<p data-bbox="546 1070 1429 1098"><b>Policy AL/HO 1 Land adjacent to Furnace Lane and Gibbet Lane</b></p> <p data-bbox="546 1106 1384 1133"><i>Delete Policy AL/HO 1 and paragraph following Policy as follows:</i></p> <p data-bbox="546 1177 741 1204"><del>Policy AL/HO 1</del></p> <p data-bbox="546 1249 1173 1276"><del>Land adjacent to Furnace Lane and Gibbet Lane</del></p> <p data-bbox="546 1310 1765 1417"><del>This site, as defined on the Horsmonden Policies Map, is allocated for residential development providing approximately 45-55 dwellings, of which 40 percent shall be affordable housing, and a natural area for play.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>Development on the site shall accord with the following requirements:</del></p> <ol style="list-style-type: none"> <li><del>1. Provide a vehicular link from the site onto Gibbet Lane;</del></li> <li><del>2. Provide a pedestrian link from the site to join up with the existing footway network;</del></li> <li><del>3. Regard shall be given to existing hedgerows on-site, with the layout and design of the development protecting and retaining those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment;</del></li> <li><del>4. The layout and design of the scheme to give full consideration to the site's location on the edge of the settlement and to provide a scheme that is sensitively designed and provides a suitable urban edge to the settlement;</del></li> <li><del>5. Provide on-site amenity/natural green space and children's play space;</del></li> <li><del>6. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/HO 1.</del></li> </ol> <p><del>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design ; EN 12: Trees, Woodland, Hedges, and Development; EN 18: Rural Landscape; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</del></p>
MM142	257 - 258	Paragraphs 5.585, 5.587, 5.592 and 5.593	<p><b>Section 5: Land south of Brenchley Road and west of Fromandez Drive</b>  <i>Amend paragraphs 5.585, 5.587, 5.592, 5.593 and add new text as follows:</i></p> <p><i>Paragraph 5.585</i></p> <p>There is a lack of pavement along the Brenchley Road to link into the centre of Horsmonden, <b><u>which development proposals for the site are expected to address.</u></b></p> <p><i>Paragraph 5.587</i></p> <p>The site lies within proximity of historic farmsteads; to the north, along Brenchley Road, is a listed building and to the south is Sprivers, an historic park and garden on the Kent County Council Compendium and owned by the National Trust (not open to the general public). <b><u>There are a number of listed buildings in the vicinity including Milestone Cottage immediately to the north. To the south west is Sprivers, a National Trust property and gardens (with restricted public access). Sprivers Wood, part of the National Trust estate and ancient woodland, forms the western boundary of the site. A north-south public right of way, WT346, passes</u></b></p>

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			<p><b><u>through Sprivers Wood and connects with public rights of way to the north and south. Development proposals are expected to improve connections from the development site to WT346 either through the woodland, in discussion with the National Trust, or along Brenchley Road in discussion with Kent County Highways.</u></b></p> <p><i>Paragraph 5.592</i></p> <p>In respect of the policy requirement for the provision of a pedestrian access <b>and link</b> from the site to link with <b>connect to</b> the wider footway network (criterion 4), it is necessary for the site promoter to deliver a scheme that provides a pedestrian access <b>and link</b> from the site to the satisfaction of Kent County Council, as the local highways authority, <b>in order to provide infrastructure for active travel</b>. <del>The extent of highway on the southern side of Brenchley Road has been investigated and discussed with Kent County Council.</del></p> <p><i>Paragraph 5.593</i></p> <p>This site allocation will also deliver a <del>replacement</del> <b>new</b> village hall and associated parking, reflecting the aspirations of Horsmonden Parish Council and discussed with Tunbridge Wells Borough Council during the preparation of the Local Plan. The proposed location of the hall, at the eastern end of the site, is considered to be the most suitable, being closest to the village centre and main areas of residential development. <b><u>Proposals for the site are expected to provide land for the new village hall, which shall be transferred to Horsmonden Parish Council. A financial contribution may also be required, to be determined at the planning application stage.</u></b></p> <p><i>After paragraph 5.593 add new paragraph</i></p> <p><b><u>Outline Planning Permission was recently approved for a new village hall and up to 68 dwellings (22/00296/OUT) on the site. This includes a Section 106 agreement for transfer of and financial contribution towards the village hall, in accordance with the above requirements.</u></b></p>
MM143	259 - 260	<b>Policy AL/HO 2</b>	<b>Policy AL/HO 2 Land south of Brenchley Road and west of Fromandez Drive</b> <i>Amend Policy AL/HO 2 as follows:</i>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>This site, as defined on the Horsmonden Policies Map, is allocated for residential development providing approximately <del>80-100</del><b>70</b> dwellings, <b><u>of which 40 percent shall be affordable housing, a new</u></b> replacement village hall, and associated parking.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> <li>1. Provide a vehicular link <b><u>access</u></b> from the site onto Brenchley Road</li> <li>2. The overall design of development, including vehicular access into the site (including the design of visibility splays), should reflect the location of this site within the rural approach into Horsmonden, details to <b><u>of which shall</u></b> be informed by a highways assessment and landscape and visual impact assessment;</li> <li><del>3. Opportunities to be explored for extending the 30mph speed limit westwards along Brenchley Road to include the site, and provision of associated gateway features;</del></li> <li>4. <del>Provide a pedestrian access from the site along Brenchley Road to link with the wider footway network.</del> <b><u>Development proposals shall include the provision of a pedestrian footway beyond the site eastwards to the junction with Furnace Lane. The proposals shall also include provision of safe crossing facilities on Brenchley Road.</u></b></li> <li>5. <del>Opportunities to be explored to provide a pedestrian access into the Sprivers historic park and garden from the site.</del> <b><u>Proposals shall include a site layout that includes a pedestrian link through the site which links with the western boundary adjacent to Sprivers Historic Park and Garden;</u></b></li> <li>6. Residential development shall be located on the areas identified for residential use on the <b><u>indicative</u></b> site layout plan, with the provision of a village hall on the land indicated for community use on the <b><u>indicative</u></b> site layout plan.</li> <li>7. The open space and landscape buffer indicated on the site layout plan shall include a buffer to ancient woodland on the western part of the site, and reinforcement of the southern landscape boundary;</li> <li>8. <del>Regard</del><b><u>Proposals</u></b> shall, <b><u>as far as possible</u></b>, be given to <b><u>incorporate</u></b> existing hedgerows on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment;</li> <li>9. <del>The scheme to give consideration to, and take account of, the adjacent historic farmstead (Oasthanger), the conservation area and historic park and garden on the Kent County Council Compendium, a local heritage asset (Sprivers, located to the south of the site);</del> <b><u>Proposals for the site shall be informed by a heritage assessment including an assessment of the heritage significance of the grade II listed Milestone Cottages to the north of the site,</u></b></li> </ol>

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			<p><b><u>the Horsmonden Conservation Area, the adjacent historic farmstead (Oasthanger), the historic park and garden of Sprivers (Kent County Council Compendium of Historic Parks and Gardens), and Sprivers itself to the south, as a non-designated heritage asset. The assessment shall include the contribution of their settings towards that significance.</u></b></p> <p>10. Provision of on-site amenity/natural green space and children’s play space;</p> <p>11. <del>A suitable legal mechanism shall be put in place to ensure that the provision of the replacement village hall and associated parking is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage.</del> <b><u>A suitable legal mechanism shall be put in place to ensure that the land required for the provision of the new village hall and associated parking (shaded purple on Map 61) is transferred to the Parish Council prior to first occupation of the housing development, to be agreed at the planning application stage</u></b></p> <p>12. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/HO 1.</p>
MM144	261 - 262	Paragraphs 5.604, 5.606, and 5.609	<p><b>Section 5: Land to the east of Horsmonden</b>  <i>Amend paragraphs 5.604, 5.606, and 5.609 as follows:</i></p> <p><i>Paragraph 5.604</i></p> <p><del>Types and layout of development could address issues of landscape sensitivity, with the eastern part of the site to be developed at a lower density than the rest of the site (as informed by a landscape assessment). The northern, higher parts of the site to be used for community uses and not built form, would reduce the impact of development upon the wider rural area, including views from the areas of higher land to the south of the site outside of the developed area of the village, including distant views from Goudhurst.</del></p> <p><i>Paragraph 5.606</i></p> <p>The site area includes (within the central southern section) a collection of disused farm buildings known as Bassetts Farm, most recently used for commercial uses, adjacent to Goudhurst Road. Planning approval has been granted for redevelopment of this area for up to 30 dwellings (15/505340/OUT), with a current application <b><u>subsequent approval, (19/03657/REM)</u></b>, for reserved matters under consideration, proposing 13 <b><u>for 20</u></b> dwellings. Including this area within the wider site allocation will allow for a more comprehensive development. <b><u>It is still appropriate to</u></b></p>

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			<p><b><u>include this site in the wider allocation as these permissions have not been fully implemented.</u></b></p> <p><i>Paragraph 5.609</i></p> <p>Therefore, the site is regarded as having capacity for approximately 115-165 dwellings, as well as safeguarding land for future school expansion of Horsmonden Primary School and a new health centre/doctors surgery. This development has been supported by Horsmonden Parish Council.</p>
MM145	263	<b>Policy AL/HO 3</b>	<p><b>Policy AL/HO 3 Land to the east of Horsmonden</b>  <i>Amend Policy AL/HO 3 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Horsmonden Policies Map, is allocated for residential development providing approximately 115-165 dwellings, safeguarding of land for future expansion of Horsmonden Primary School, new health centre/doctors surgery, and a community orchard, <b><u>allotments</u></b> and open space.</p> <p><i>Criterion 4</i></p> <p><del>Residential</del> <b><u>Built</u></b> development shall be located on the areas identified for residential and <b><u>which shall include the</u></b> doctors surgery use on the site layout plan, with the exact location of the surgery to be determined having regard to accessibility to the main village and services, and landscape impact;</p> <p><i>Criterion 6</i></p> <p>The layout and design of the scheme to give full consideration to any impact upon the setting of the High Weald <del>National Landscape Area of Outstanding Natural Beauty</del> and to provide a scheme that has been fully informed by <del>landscape appraisals</del> <b><u>a landscape and visual assessment</u></b> in order to provide development proposals that respond positively to views out of the High Weald <del>Area of Outstanding Natural Beauty</del> <b><u>National Landscape</u></b>;</p> <p><i>Criterion 7</i></p> <p>Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural</p>

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			<p>survey and landscape and visual impact assessment, with the existing hedgerows to the Bassets Farm development (subject to planning approvals 15/505340/OUT <b>and 19/03657/REM</b>) to be retained and buffered to protect a dormice habitat;</p> <p><i>Criterion 8</i></p> <p>Built development on the eastern area of the site to be at a lower density and informed by a landscape and visual impact assessment;</p> <p><i>Criterion 13</i></p> <p>Provide on-site amenity/natural green space and children's and youth play space, and a community orchard <b>with allotments</b> that will be managed and maintained for this use;</p>
MM146	265 - 266	Paragraphs 5.613, 5.615, 5.617, 5.619 and 5.621	<p><b>Section 5: Lamberhurst</b>  <i>Amend paragraphs 5.613, 5.615, 5.617, 5.619 and 5.621 as follows:</i></p> <p><i>Last sentence of paragraph 5.613</i></p> <p>There is a <del>fairly regular</del> bus service serving Lamberhurst linking it to both Royal Tunbridge Wells and Wadhurst.</p> <p><i>Second sentence of paragraph 5.615</i></p> <p>Lamberhurst village has a <del>number of local shops and services, one local shop including a</del> <b>incorporating a</b> post office and several public houses.</p> <p><i>First sentence of paragraph 5.617</i></p> <p>The main built-up areas of both the core village and <del>The Down</del> <b>existing development South East of the Down (The Slade) and East of the Down (Sand Road/B2169 and Down Avenue</b> are defined by the LBDs ...</p> <p><i>Paragraph 5.619</i></p> <p>The IDP identifies requirements for improvements to <del>Spray Hill Park</del> <b>Chequers Field</b> and recreation ground to provide youth provision and allotments, as well as improvements to amenity green space to provide natural play and allotments.</p>

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			<p><i>Paragraph 5.620</i></p> <p>Local policies for landscape and the environment, community and wellbeing, housing, business and employment, design, and traffic and transport matters are <del>being prepared through the</del> <b>included in the made</b> Lamberhurst Neighbourhood Plan, <del>which will become an increasingly important consideration as it progresses.</del> The <b>made</b> Lamberhurst Neighbourhood Plan does not <del>propose to include any site allocation policies.</del></p> <p><i>Paragraph 5.621</i></p> <p><del>The Lamberhurst Neighbourhood Plan was submitted to Tunbridge Wells Borough Council at the beginning of October 2020.</del> <b><u>Local policies are also provided the ‘made’ Lamberhurst Neighbourhood Plan (adopted 6 October 2021) that forms part of the borough’s development plan in relation to Lamberhurst parish. The policies in the Neighbourhood Plan must be used in the assessment of planning applications in the area.</u></b> The <b>Neighbourhood</b> Plan <b>also</b> includes a number of specific goals and reference to a list of projects set out in a Parish Community Action Plan that <b><u>would potentially be provided through</u></b> indicates <del>how developer contributions could potentially be used.</del></p>
MM147	266	<b>Policy PSTR/LA 1</b>	<p><b>Policy PSTR/LA 1 The Strategy for Lamberhurst parish</b> <i>Amend Policy PSTR/LA 1 as follows:</i></p> <p><i>Criterion 3</i></p> <p>Retain the public car parks at The Broadway, Lamberhurst <b><u>and land adjacent to the Brown Trout, Lamberhurst,</u></b> as defined on the Policies Map;</p> <p><i>Criterion 4d.</i></p> <p>other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind <b><u>including potentially those identified or referenced in the Lamberhurst Neighbourhood Plan.</u></b></p>
MM148	267	Paragraphs 5.622, 5.628 and 5.629	<p><b>Section 5: Land to the west of Spray Hill</b> <i>Amend paragraphs 5.622, 5.628 and 5.629 as follows:</i></p> <p><i>First sentence of paragraph 5.622</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>The site comprises mostly undeveloped land, with a dwelling and buildings <b><u>previously</u></b> used for <b>as</b> a commercial cattery at its southern end. <b><u>This commercial use has now ceased.</u></b></p> <p><i>Paragraph 5.628</i></p> <p>The boundary on the site layout plan that delineates between built development to the south and a landscape buffer to the north has been drawn to reflect a historical boundary and established hedgerow boundaries to the east and west of the site. Moreover, it retains the more treed area to the north of the site. This buffer and adjacent open land will ensure that the undeveloped gap between built development at the village of Lamberhurst and at <del>The Down</del> <b><u>existing development South East of the Down (The Slade) and East of the Down (Sand Road/B2169 and Down Avenue)</u></b> is retained. <b><u>Southern Water's underground infrastructure follows the eastern boundary of the site and therefore the layout and design of the scheme should take account of this infrastructure.</u></b></p> <p><i>Paragraph 5.629</i></p> <p>Scotney Castle, a National Trust property, is located to the east of the site. Any development should recognise the site's proximity to the relevant impact risk zone for Scotney Castle SSSI and ensure any necessary mitigation. <b><u>Any development on this site should provide connections and improvements to the existing PROW and footway network, going north across the landscape buffer to PROW WT387, going south eastwards towards Spray Hill linking to WT380 and going west and south westwards to Sand Road linking to PROW WT352, WT390 and WT389.</u></b></p> <p><i>After paragraph 5.629 add</i></p> <p><b><u>The site has planning permission (22/01882/FULL) for the erection of 26 dwellings (one replacement and 25 new dwellings), but as this has not yet been implemented, an allocation is appropriate.</u></b></p>
MM149	268 - 269	<b>Policy AL/LA 1</b>	<p><b>Policy AL/LA 1 Land to the west of Spray Hill</b>  <i>Amend Criteria 1, 3, 4 and 7 of Policy AL/LA 1 as follows:</i></p> <p><i>Criterion 1</i></p>

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			<p>Residential development <del>to</del> <b>shall</b> be located on the southern part of the site only, on land indicated as residential use, as shown indicatively on the site layout plan;</p> <p><i>Criterion 3</i></p> <p>Provision of a pedestrian footway from the site westwards along Sand Road to link into the wider footway network <b><u>(PROW WT352, WT390 and WT389) and provision of a pedestrian footway from the site eastwards along Sand Road to link with the existing pedestrian refuge on Spray Hill and link to PROW WT380 on the Scotney Castle Estate) or such alternative link to be provided within the site to achieve the same objective;</u></b></p> <p><i>Criterion 4</i></p> <p>Provide <b>safe</b> pedestrian (and cycle) linkages <b>from</b> Public Right of Way WT388 <b>to the north of the site across the landscape buffer connecting with PROW WT387</b> <del>to include sensitive lighting and surfacing of footpath, as well as a connection to WT380 to provide ready pedestrian (and cycle) links to Scotney Castle estate, in liaison with the National Trust about how these links could be delivered;</del></p> <p><i>Criterion 7</i></p> <p>This site lies within, or very close to, the relevant impact risk zone for Scotney Castle SSSI, and so an assessment of potential adverse effects on the SSSI as a result of the development will be required as part of any application and, if required, the proposal shall include adequate mitigation measures <b>to be integrated into the development</b>, both during construction and on completion, to the satisfaction of Natural England to ensure no adverse effects on the SSSI as a result of the proposed development;</p>
MM150	270 - 272	Paragraphs 5.635, 5.643 to 5.656, 5.648 to 5.650, 5.654	<p><b>Section 5: Pembury</b>  <i>Amend paragraphs 5.635, 5.643 to 5.646, 5.648 to 5.650 as follows:</i></p> <p><i>Paragraph 5.635</i></p> <p>Small parts of the parish, including land <del>to the north of the settlement containing the Hospice in the Weald, and</del> in the locality of the Tunbridge Wells Hospital at Pembury, are outside both the defined settlement boundary and <b>National Landscape AONB</b>.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 5.643</i></p> <p>In terms of growth potential, eight <del>eight</del> <b>seven</b> sites have been identified as having residential development potential to contribute to meeting growth needs of the borough.</p> <p><i>Last sentence of paragraph 5.644</i></p> <p>There are <del>likely to be</del> opportunities on all three sites to <b><u>provide a new east-west cycle link connecting with the existing cycle network, and opportunities for developer contributions to facilitate an improved cycle connection between Pembury and Hawkenbury, on the edge of Royal Tunbridge Wells, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane and WB43).</u></b> <del>the existing footpath/cyclepath network, including the establishment of a bridleway link with PRoW WB43 by upgrading WT240, which runs along Chalket Lane”</del></p> <p><i>Paragraph 5.645</i></p> <p>Policy <del>iesy</del> <b><u>AL/PE 4A and AL/PE4B</u></b> relates to a sites adjacent to the Hospice in the Weald on the northern edge of Pembury village. AL/PE4A It is a residential allocation, <b><u>with AL/PE4B being the addition of land to enable expansion of the Hospice in the Weald, which will also be of benefit to the wider community and borough as a whole.</u></b></p> <p><i>Paragraph 5.646</i></p> <p><del>Planning permission on Policy AL/PE 5, located towards the southern end of the village, already exists for residential development of 19 dwellings.</del></p> <p><i>Paragraph 5.648</i></p> <p>Policy AL/PE 7 allocates land for the provision of a <del>69</del> <b><u>68-suite extra care assisting living unit (Use Class C2)</u></b> <del>integrated community healthcare facility (Use Class C2), including the provision of an integrated Community Day Care Centre. This reflects an recent existing planning consent on the site (23/03419/FULL), which it is considered appropriate to carry forward into the Local Plan.</del> <b><u>for the erection of an assisted living unit (use C2 with extra care provision) comprising of 69 two-bedroom suites.</u></b></p> <p><i>Paragraph 5.649</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Finally, Policy AL/PE 8 is allocated for development of a 76-bedspace care home, reflecting an <b><u>existing</u></b> resolution to grant planning consent.</p> <p><i>Paragraph 5.650</i></p> <p>Full requirements for development of these sites is set out in the subsequent site allocation Policies AL/PE 1 to AL/PE <b><u>4A and AL/PE 4B</u></b> &amp; inclusive, <b><u>and Policies AL/PE 6 – AL/PE 8 inclusive.</u></b></p> <p><i>Paragraph 5.654</i></p> <p><del>Pembury Parish Council has set out its intentions to produce a Neighbourhood Plan, and a designated Neighbourhood Area for this was approved on 7 July 2020. However, work is still at a very early stage in the production of a plan.</del> <b><u>Pembury Parish Council has produced a Neighbourhood Plan for the Parish, which was ‘made’ by the Borough Council on the 4 October 2023.</u></b></p>
MM151	272 - 273	<b>Policy PSTR/PE 1</b>	<p><b>Policy PSTR/PE 1 The Strategy for Pembury parish</b>  <i>Amend Policy PSTR/PE 1 as follows:</i></p> <p>The development strategy for Pembury parish is to:</p> <ol style="list-style-type: none"> <li>1. Set Limits to Built Development for Pembury village as defined on the Policies Map (Inset Map 29) as a framework for new development over the plan period, incorporating the allocation of sites AL/PE 1-AL/PE <b><u>4A and AL/PE 4B</u></b> &amp; inclusive, AL/PE <b><u>6 and</u></b> 5-AL/PE 7 inclusive, and AL/PE 4 in part into the Limits to Built Development;</li> <li>2. Build approximately <del>389-417</del> <b><u>371 – 399</u></b> new dwellings, of which <del>74</del> <b><u>54</u></b> have existing planning permission*, of which 40 percent shall be affordable housing, on Policies AL/PE 1-AL/PE 4 inclusive and 30 percent shall be affordable housing on Policies <del>AL/PE 5 and AL/PE 6**</del> as allocated under the subsequent site allocation policies;</li> <li>3. Seek <b><u>proportionate</u></b> developer contributions, either in kind (normally <b><u>the provision of</u></b> land) and/or financial, <b><u>in respect of</u></b> <del>from</del> residential schemes to be used towards the provision of: <ol style="list-style-type: none"> <li>a. <b><u>necessary</u></b> highway <b><u>and junction</u></b> improvements and mitigation measures, <b><u>including improvements to Pembury Road:</u></b> <ol style="list-style-type: none"> <li>i. speed reduction;</li> </ol> </li> </ol> </li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> <li>ii. improvements to the crossroads at Woodsgate Corner;</li> <li>lii. improvement works to the access of the A21 roundabout, southbound exit;</li> <li>iv. improved and enhanced pedestrian and cycle links in Pembury Village;</li> <li><b><u>v. contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u></b></li> <li>b. improvements and enhancement to cycle routes and cycle corridors;</li> <li>c. primary and secondary education provision;</li> <li>d. health and medical provision;</li> <li>e. improvements and enhancements to sports and recreation provision, including children's and youth play space;</li> <li>f. recreation and sports provision at Hawkenbury (site allocation Policy AL/RTW 19);</li> <li>g. allotments;</li> <li>h. community learning facilities;</li> <li>i. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</li> </ul>
MM152	275	Paragraph 5.665	<p><b>Section 5: Land rear of High Street and west of Chalket Lane</b>  <i>Amend paragraph 5.665 as follows:</i></p> <p>Along with site allocation Policies AL/PE 2 and AL/PE 3, development of the site is expected to provide an east-west cycle link, linking with the existing, wider cycle network, <b><u>and provide developer contributions towards delivery of an improved cycle link between Pembury and Hawkenbury, on the edge of Royal Tunbridge Wells, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43).</u></b> and consideration is also to be given to provision of a new cycle route to link the southern edge of Pembury to the eastern side of the Main Urban Area of Royal Tunbridge Wells to the east at Hawkenbury. There may be opportunities to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link with PRow WB43 by upgrading WT240 which runs along Chalket Lane.</p>
MM153	275-276	<b>Policy AL/PE 1</b>	<p><b>Policy AL/PE 1 Land rear of High Street and west of Chalket Lane</b>  <i>Add new criterion and amend existing criteria 3, 4, 5, 8, 9, 11 and 12 of Policy AL/PE 1 as follows:</i></p> <p><i>Insert new criterion after existing criterion 1</i></p>

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			<p><b><u>The layout and design of the development shall be informed by a landscape and visual impact assessment (to include details of height parameters and wireframe visualisations from a selected number of key viewpoints) that takes full account of the National Landscape location, and heritage assessment;</u></b></p> <p><i>Criterion 3</i></p> <p>The design and layout of the scheme shall explore, and where feasible provide for, a segregated east-west cycle route, connecting with the adjacent site allocation Policies AL/PE 2 and nearby AL/PE 3 and with the existing cycleway network, including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;</p> <p><i>Criterion 4</i></p> <p>Proposals shall <del>also</del> consider opportunities for the provision of a cycle route link from the <b><u>make financial contributions towards the delivery of a cycle route link from</u></b> the southern edge of the settlement of Pembury, running south over the A21 to link with the east side of Royal Tunbridge Wells at Hawkenbury <b><u>(to be delivered by Kent County Council). This shall include an upgrade along parts of the route to bridleway (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43).</u></b> <del>If feasible, development shall contribute to the provision of this cycle route as a way of ensuring active travel and enhancing access to the Green Belt;</del></p> <p><i>Criterion 5</i></p> <p><del>5. Proposals should consider opportunities for the upgrading of the cycle path along Chalket Lane (WT240) to a bridleway to establish a connection with existing bridleway WB43 as a way of establishing active travel opportunities and enhancing access to the Green Belt;</del></p> <p><i>Criterion 8</i></p> <p><del>8. The layout and design of the development shall be informed by a landscape and visual impact assessment and heritage assessment;</del></p> <p><i>Criterion 9</i></p> <p>Regard shall be given to <b><u>Proposals shall as far as possible incorporate</u></b> existing hedgerows and mature trees on-site, <del>with the layout and design of the development</del> <b><u>and</u></b> protecting those of</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>most amenity value, as informed by an arboricultural survey <del>and landscape and visual impact assessment and retain and improve existing trees and hedgerows within the site;</del></p> <p><i>Criterion 11</i></p> <p>A suitable legal mechanism shall be put in place to ensure that the provision of the additional parking for the adjacent village hall and the public is tied to the delivery <b><u>and occupation</u></b> of the housing. <del>Proposals for development shall be accompanied by details of how and when the parking will be provided along with proposals for its future maintenance and management</del> at a suitable stage of the development, to be agreed at the planning application stage;</p> <p><i>Criterion 12</i></p> <p>Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1, <b><u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></b></p>
MM154	277 - 278	Paragraphs 5.668 and 5.675	<p><b>Land at Hubbles Farm and south of Hastings Road</b>  <i>Amend paragraphs 5.668 and 5.675</i></p> <p><i>Last sentence of paragraph 5.668</i></p> <p>There are <del>likely to be</del> opportunities for this site, along with Policies AL/PE 1 and AL/PE 3, to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link, by upgrading <b><u>parts of Public Rights of Way</u></b> WT240, which runs along Chalket Lane, <b><u>and WB43.</u></b></p> <p><i>Paragraph 5.675</i></p> <p>Along with site allocation Policies AL/PE 1 and AL/PE 3, development of the site is expected to provide an east-west cycle link, linking with the existing, wider cycle network, <b><u>and provide developer contributions towards delivery of an improved cycle link between Pembury and Hawkenbury, on the edge of Royal Tunbridge Wells, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane and WB43).</u></b> <del>and consideration is also to be given to provision of a new cycle route to link</del></p>

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			<p>the southern edge of Pembury to the eastern side of the Main Urban Area of Royal Tunbridge Wells to the east at Hawkenbury. There may be opportunities to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link with PRow WB43 by upgrading WT240 which runs along Chalket Lane.</p>
MM155	279 - 280	<p><b>Policy AL/PE 2</b></p>	<p><b>Policy AL/PE 2 Land at Hubbles Farm and south of Hastings Road</b>  Amend criterion 2, 3, 4, 6, 7, 8, 11, 12 and 13 of Policy AL/PE 2 as follows:</p> <p><i>Criterion 2</i></p> <p>The layout and design of the development shall be informed by a landscape and visual impact assessment (to include details of heights parameters and wireframe visualisations from a selected number of key viewpoints) <b><u>that takes full account of the National Landscape location,</u></b> and heritage assessment;</p> <p><i>Criterion 3</i></p> <p>The <b><u>proposed development</u></b> layout and design of the scheme shall <b><u>not</u></b> include <b><u>any</u></b> new built development <b><u>on land</u></b> located south of the existing Pembury Cemetery, <b><u>as shown pink on Map 65.</u></b>; this land is safeguarded for future cemetery expansion as indicated on the site layout plan; <b><u>This land may be used for recreational purposes in the interim (but its availability shall not count towards the open space that is required to serve the residential development on the allocated site);</u></b></p> <p><i>Criterion 4</i></p> <p>Regard shall be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and <del>landscape and visual impact assessment</del>, and retain and improve existing trees and hedgerows within the site;</p> <p><i>Criterion 6</i></p> <p>The design and layout of the scheme shall <del>explore, and where feasible</del> provide for, a segregated east-west cycle route, connecting with the adjacent site allocation Policies AL/PE 1 and AL/PE 3 and with the existing cycleway network, including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;</p>

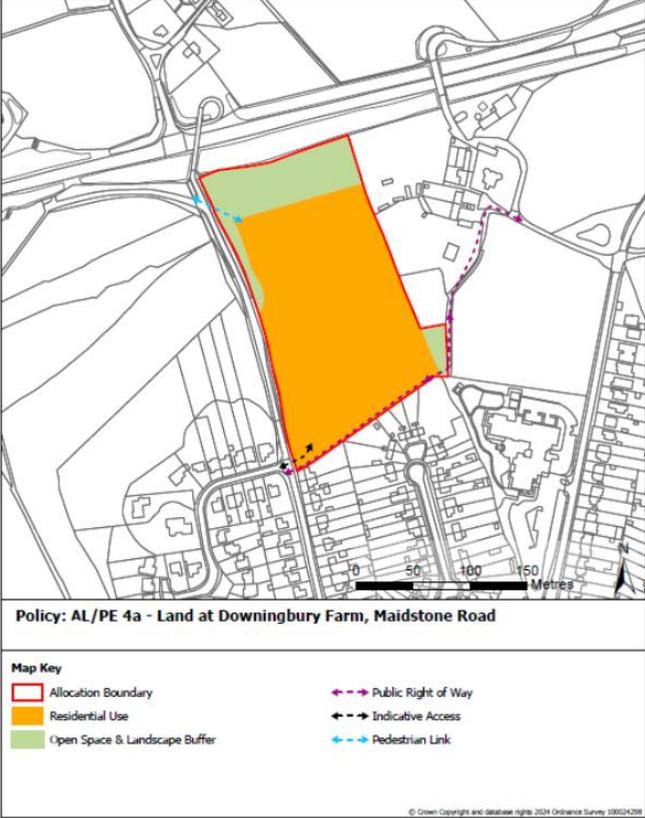
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Criterion 7</i></p> <p>Proposals should consider opportunities for the provision of a cycle route link from the <b><u>make financial contributions towards the delivery</u></b> of a cycle route link from the southern edge of Pembury village, running south over the A21 to link with the east side of Royal Tunbridge Wells at Hawkenbury <b><u>(to be delivered by Kent County Council). This shall include an upgrade along parts of the route to bridleway (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43)</u></b>. If feasible, development shall contribute to the provision of this cycle route as a way of ensuring active travel and enhancing access to the Green Belt;</p> <p><i>Criterion 8</i></p> <p>Proposals should consider opportunities for the upgrading of the cycle path along Chalket Lane (WT240) to a bridleway to establish a connection with existing bridleway WB43 as a way of establishing active travel opportunities and enhancing access to the Green Belt;</p> <p><i>Criterion 11</i></p> <p>The applicant should liaise with Southern Water regarding capacity to serve the development and provide details of this as part of the application;</p> <p><i>Criterion 12</i></p> <p><b><u>Prior to the grant of planning permission, a</u></b> A suitable legal mechanism shall be put in place to ensure that the provision <b><u>transfer</u></b> of the safeguarded land for expansion of Pembury Cemetery <b><u>to Pembury Parish Council, and that this</u></b> is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;</p> <p><i>Criterion 13</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <b><u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></b></p>
MM156	281 - 282	Paragraphs 5.678,	<p><b>Section 5: Land north of the A21, south and west of Hastings Road</b>  <i>Amend paragraphs 5.678, 5.680 and 5.685 as follows:</i></p>

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		5.680 and 5.685	<p><i>Final sentence of paragraph 5.678</i></p> <p>There are likely to be opportunities for this site, along with site allocation Policies AL/PE 1 and AL/PE 2, to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link <b><u>along Public Rights of Way number WT20, which runs along Chalket Lane, and the WB43.</u></b> with PReW WB43 by upgrading WT240 which runs along Chalket Lane.</p> <p><i>Third sentence of paragraph 5.680</i></p> <p>The site was released from the Green Belt <b><u>in part</u></b>, and the Development Strategy Topic Paper and Green Belt studies set out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location.</p> <p><i>Paragraph 5.685</i></p> <p>Along with site allocation Policies AL/PE 1 and AL/PE 2, development of the site is expected to provide an east-west cycle link, linking with the existing wider cycle network, and <b><u>provide developer contributions towards delivery of an improved cycle link between</u></b> consideration is also to be given to provision of a new cycle route to link the southern edge of Pembury <b><u>and Hawkenbury, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43).</u></b> to the eastern side of the Main Urban Area of Royal Tunbridge Wells to the east at Hawkenbury. There may be opportunities on all three sites to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link with PReW WB43 by upgrading WT240 which runs along Chalket Lane.</p>
MM157	283 - 284	<b>Policy AL/PE 3</b>	<p><b>Policy AL/PE 3 Land north of the A21, south and west of Hastings Road</b></p> <p><i>Amend criteria 4, 5, 7, 8, 9, 12 and 13 of Policy AL/PE 3 as follows:</i></p> <p><i>Criterion 4</i></p> <p>The layout and design of the development shall be informed by a landscape and visual impact assessment (to include details of heights parameters and wireframe visualisations from a selected number of key viewpoints) <b><u>that takes full account of the High Weald National Landscape location;</u></b></p> <p><i>Criterion 5</i></p>

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			<p>Regard shall be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and <del>landscape and visual impact assessment</del>, and retain and improve existing trees and hedgerows within the site, particularly along the southern boundary;</p> <p><i>Criterion 7</i></p> <p>The design and layout of the scheme shall <del>explore, and where feasible provide for,</del> a segregated east-west cycle route, connecting with the adjacent site allocation Policy AL/PE 2 and adjacent to that, site allocation Policy AL/PE 1, and with the existing cycleway network, including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;</p> <p><i>Criterion 8</i></p> <p>Proposals shall <del>ould</del> <b>make financial contributions towards the delivery</b> consider opportunities for the provision of a cycle route link from the southern edge of Pembury village, running south over the A21 to link with the east side of Royal Tunbridge Wells at Hawkenbury <b><u>(to be delivered by Kent County Council). This shall include an upgrade along parts of the route to bridleway (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43).</u></b> <del>If feasible, development shall contribute to the provision of this cycle route as a way of ensuring active travel and enhancing access to the Green Belt;</del></p> <p><i>Criterion 9</i></p> <p><del>Proposals should consider opportunities for the upgrading of the cycle path along Chalket Lane (WT240) to a bridleway to establish a connection with existing bridleway WB43 as a way of establishing active travel opportunities and enhancing access to the Green Belt;</del></p> <p><i>Criterion 12</i></p> <p><del>The applicant should liaise with Southern Water regarding capacity to serve the development, and provide details of this as part of the application;</del></p> <p><i>Criterion 13</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <b><u>including contributions to be used towards improvements to active</u></b></p>

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			<u>travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u>
MM158	284 - 285	Paragraphs 5.688, 5.690, 5.691 and 5.693  Map 67 Site Layout Plan	<p><b>Land at Downingbury Farm, Maidstone Road</b>  <i>Amend heading, paragraphs 5.688, 5.690, 5.691, 5.693 and Map 67 Site Layout Plan as follows:</i></p> <p><i>Heading</i></p> <p>Land at Downingbury Farm <b>(West)</b>, Maidstone Road</p> <p><i>Paragraph 5.688</i></p> <p>The site is a greenfield site, mostly orchards, measuring approximately <del>4.56</del> <b>3.28</b> hectares gross. The site forms part of Downingbury Farm, which has a farm shop on land adjacent to the site where there are also a small number of residential properties, conversions of former agricultural buildings. To the south east of the site is the Hospice in the Weald. There is existing residential development located to the south <del>of the site and along Maidstone Road, which runs adjacent to the eastern boundary of the site.</del> Further <del>r</del>Residential properties are <b>also</b> located <b>further</b> to the south west <b>and east</b>.</p> <p><i>Paragraph 5.690</i></p> <p>There is existing vehicular access to the site from Maidstone Road, <b>running through Downingbury Farm</b>. Public Right of Way WT217B runs along part of the southern boundary of the site and up through the site. Further Public Rights of Way are close by.</p> <p><i>Paragraph 5.691</i></p> <p>Almost all <del>t</del>The site is located within the High Weald <b>National Landscape</b> AONB, with an area in the south-east corner adjacent to the Hospice in the Weald being sited outside the AONB. The <b>western</b> part of the site, on which residential development is anticipated, was formerly part of the Green Belt. The remainder of the site, the area to the east, remains designated Green Belt, being safeguarded for potential expansion of the Hospice in the Weald in the future, as indicated on the site layout plan. The Development Strategy Topic Paper and Green Belt studies set out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location. It is expected that delivery of housing on the site shall be tied with the provision of the land for the Hospice in the Weald expansion.</p>

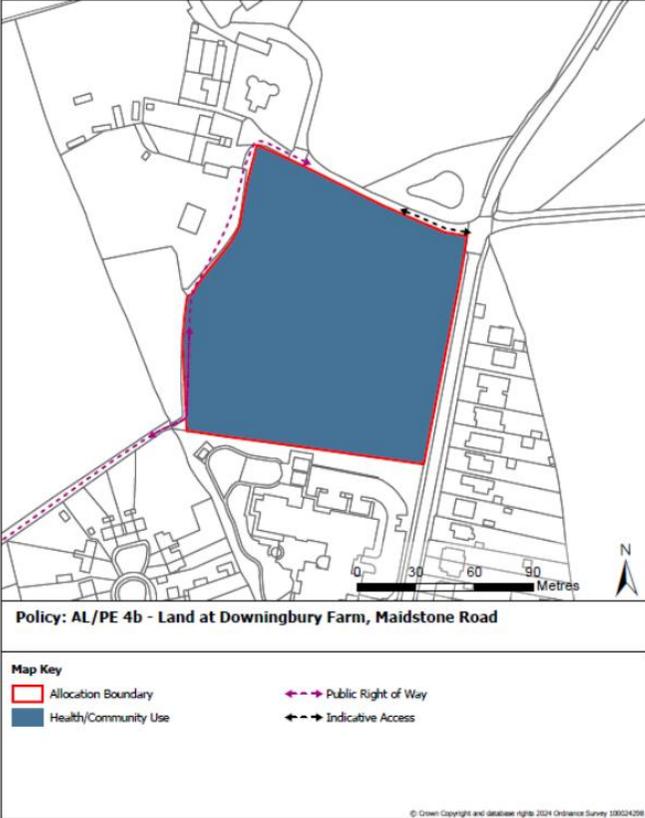
MM Ref.	Page	Policy/ Paragraph	Main Modification								
			<p><i>Paragraph 5.693</i></p> <p>The site is generally flat. The cluster of buildings to the <u>east</u> <del>north</del> form part of Downingbury Farm, a post-medieval historic farmstead. A number of these are listed buildings. Any development of the site should take account of the impact on the setting of these heritage assets, as well as the setting of the Hospice in the Weald.</p> <p><i>Amend Map 67 Site Layout Plan</i></p> <p><i>Current Map 67</i></p>  <p><b>Policy: AL/PE 4 - Land at Downingbury Farm, Maidstone Road</b></p> <p><b>Map Key</b></p> <table border="0"> <tr> <td> Allocation Boundary</td> <td> Pedestrian Link</td> </tr> <tr> <td> Residential Use</td> <td> Indicative Access</td> </tr> <tr> <td> Safeguarded Land</td> <td> Public Right of Way</td> </tr> <tr> <td> Open Space &amp; Landscape Buffer</td> <td></td> </tr> </table> <p><small>© Crown Copyright and database rights 2020 Ordnance Survey 100024298</small></p>	 Allocation Boundary	 Pedestrian Link	 Residential Use	 Indicative Access	 Safeguarded Land	 Public Right of Way	 Open Space & Landscape Buffer	
 Allocation Boundary	 Pedestrian Link										
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			<p><i>Proposed Map 67</i></p>  <p><b>Policy: AL/PE 4a - Land at Downingbury Farm, Maidstone Road</b></p> <p><b>Map Key</b></p> <table border="0"> <tr> <td>Allocation Boundary</td> <td>Public Right of Way</td> </tr> <tr> <td>Residential Use</td> <td>Indicative Access</td> </tr> <tr> <td>Open Space &amp; Landscape Buffer</td> <td>Pedestrian Link</td> </tr> </table> <p><small>© Crown Copyright and database right 2024 Ordnance Survey 100024296</small></p>	Allocation Boundary	Public Right of Way	Residential Use	Indicative Access	Open Space & Landscape Buffer	Pedestrian Link
Allocation Boundary	Public Right of Way								
Residential Use	Indicative Access								
Open Space & Landscape Buffer	Pedestrian Link								
MM159	285 - 286	<b>Policy AL/PE 4</b>	<p><b>Policy AL/PE 4 Land at Downingbury Farm, Maidstone Road</b>  <i>Amend Policy AL/PE 4 as follows:</i></p> <p><b>Policy AL/PE 4A</b></p> <p>Land at Downingbury Farm (<b><u>west</u></b>), Maidstone Road</p> <p>This site, as defined on the Pembury Policies Map, is allocated for residential development providing approximately 25 dwellings, of which 40 percent shall be affordable housing.</p>						

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			<p><del>Land is also safeguarded for potential expansion of the Hospice in the Weald, as indicated on the site layout plan.</del></p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> <li>1. A single point of vehicular access is to be provided onto Church Road, to be informed by a landscape and visual impact assessment and transport assessment;</li> <li>2. The layout and design of the scheme shall give full consideration to the site's edge-of-village location, being informed by a landscape and visual impact assessment, <b><u>that takes full account of the National Landscape location</u></b>, and heritage assessment, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers, as indicated on the site layout plan, to ensure a soft approach to the village and retention of existing hedgerows and mature trees;</li> <li>3. The layout and design of the scheme shall take account of the impact on the setting of heritage assets, including adjacent listed buildings and the Downingbury Farm historic farmstead;</li> <li>4. <b><u>The scheme shall provide suitable pedestrian links to the surrounding footpath network and residential areas so far as possible, including a link to the land to the east allocated for the expansion of the Hospice in the Weald (under Policy AL/PE4B). The scheme shall provide improvements, where necessary to the footpath network, including Public Right of Way numbers WT217B, WT218 and WT219;</u></b></li> <li><del>4. The layout and design of the residential scheme shall be restricted to the area shown indicatively on the site layout plan; with the remaining area being safeguarded for the future expansion of the Hospice in the Weald;</del></li> <li><del>5. A suitable legal mechanism shall be put in place to ensure that delivery of the housing is tied with the provision of the land for the Hospice in the Weald expansion;</del></li> <li>6. The developer shall liaise with Southern Water regarding the development and implications for the easement that runs through the site and regarding capacity to serve the development, and provide details of <b><u>its treatment of</u></b> this as part of the application;</li> <li><del>7. Regard to be given to the</del> <b><u>The developer shall liaise with the Environment Agency in respect of the</u></b> Groundwater Source Protection Zone affecting the site, <b><u>and shall demonstrate</u></b></li> </ol>

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			<p><u>how this has been taken into account in the design of the proposals</u> in consultation with the Environment Agency;</p> <p>8. A suitable legal mechanism shall be put in place to ensure that the provision of the safeguarded land for the expansion of the Hospice in the Weald is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;</p> <p>9. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <b><u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></b></p>
MM160	286		<p><i>After amended Policy AL/PE 4A add following new heading, paragraphs and site layout plan:</i></p> <p><b><u>Land at Downingbury Farm (east), Maidstone Road</u></b></p> <p><b><u>Like site AL/PE 4A, this site forms part of Downingbury Farm, a post-medieval historic farmstead. It is a greenfield site, measuring approximately 1.66 hectares.</u></b></p> <p><b><u>The site lies immediately north of the Hospice in the Weald, to the south east of former agricultural buildings at Downingbury Farm, converted to residential use. A number of these are listed buildings. Any development of the site should take account of the impact on the setting of these heritage assets, as well as the setting of the Hospice in the Weald. Maidstone Road adjoins the eastern boundary of the site, from where there is existing vehicular access serving Downingbury Farm. There are residential properties along Maidstone Road and in the wider locality south of the site.</u></b></p> <p><b><u>Public Rights of Way WT217B and WT218 run along the northern and western boundary of the site, and there are other Public Rights of Way close by.</u></b></p> <p><b><u>The site is mostly located within the High Weald National Landscape, the boundary of which runs across the site (with an area in the south-east corner adjacent to the Hospice in the Weald being sited outside the National Landscape). The site was formerly part of the Green Belt, released following assessment of the impact of release on the Green Belt and having regard to the growth needs of the adjacent Hospice.</u></b></p>

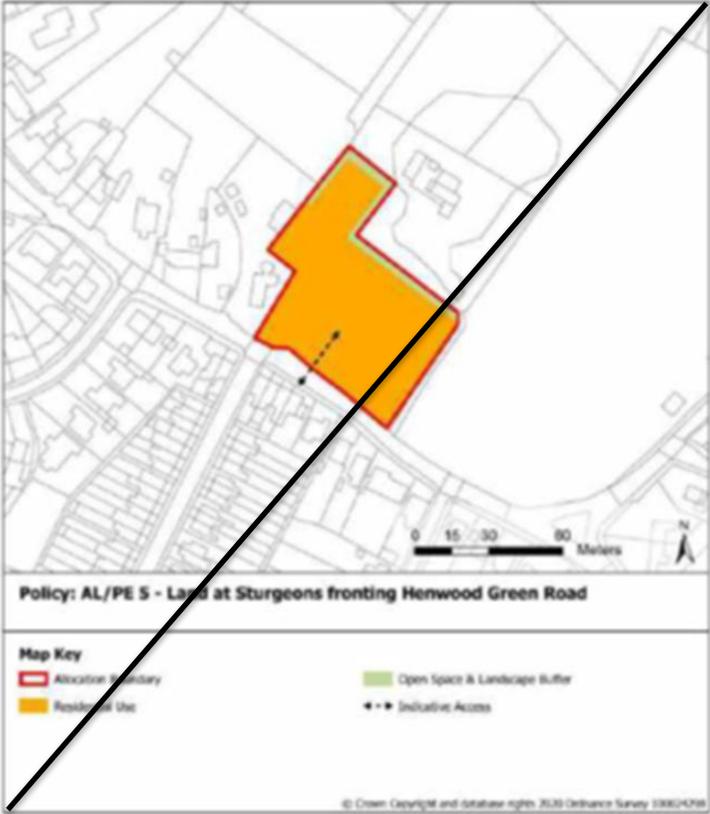
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>The site lies close to/part adjacent to the settlement edge of Pembury. The site forms part of the wider Pembury/Capel Forested Plateau Landscape Character Area. There is low level archaeology (some Palaeolithic and general background archaeology) anticipated, which could be dealt with through suitable conditions on a planning approval.</u></p> <p><u>The site is generally flat. It is considered important that any development of the site should retain and strengthen tree coverage and planting along the boundaries of the site to provide a suitable and sensitive urban edge to the settlement, including provision of landscape buffers to ensure a soft approach to the village.</u></p> <p><u>A sewer line runs through the site and there are other sewer lines close by. A Southern Water underground easement crosses this site, which will need to be taken into account in future development of the site. The site is also part of a Groundwater Source Protection Zone, which will also be a consideration in future proposals for the site.</u></p> <p><i>Add New Site Layout Plan</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="544 842 1043 863">Policy: AL/PE 4b - Land at Downingbury Farm, Maidstone Road</p> <p data-bbox="544 898 972 962"> <b>Map Key</b>  <span style="border: 1px dashed red; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Allocation Boundary  <span style="background-color: blue; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Health/Community Use  <span style="border-bottom: 1px dashed pink; width: 15px; display: inline-block; vertical-align: middle;"></span> Public Right of Way  <span style="border-bottom: 1px dashed black; width: 15px; display: inline-block; vertical-align: middle;"></span> Indicative Access </p> <p data-bbox="952 1043 1189 1054" style="font-size: small;">© Crown Copyright and database rights 2024 Ordnance Survey 100024298</p>
MM161	285 - 286		<p data-bbox="544 1102 887 1129"><i>Add new policy as follows:</i></p> <p data-bbox="544 1166 770 1198"><b><u>Policy AL/PE 4B</u></b></p> <p data-bbox="544 1235 1252 1267"><b><u>Land at Downingbury Farm (east), Maidstone Road</u></b></p> <p data-bbox="544 1303 1702 1367"><b><u>This site, as defined on the Pembury Policies Map, is allocated for expansion of the Hospice in the Weald, as indicated on the site layout plan.</u></b></p> <p data-bbox="544 1404 1518 1436"><b><u>Development on the site shall accord with the following requirements:</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>1. Vehicular access is to be provided from Maidstone Road, to be informed by a transport assessment;</u></b></p> <p><b><u>2. The layout and design of the scheme shall give full consideration to the site's edge-of-village location, being informed by a landscape and visual impact assessment, that takes full account of the National Landscape location, and heritage assessment, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers, to ensure a soft approach to the village and retention of existing hedgerows and mature trees;</u></b></p> <p><b><u>3. The layout and design of the scheme shall take account of the impact on the setting of heritage assets, including adjacent listed buildings and the Downingbury Farm historic farmstead, locating built development towards the south part of the site and retaining views across the northern part between Maidstone Road and Downingbury Farm;</u></b></p> <p><b><u>4. The scheme shall provide suitable pedestrian links to the surrounding footpath network and residential areas so far as possible, including a link to the land to the west allocated for residential use (under Policy AL/PE4A). The scheme shall provide improvements, where necessary to the footpath network, including Public Right of Way numbers WT217B, WT218 and WT219;</u></b></p> <p><b><u>5. The developer shall liaise with Southern Water regarding the development and implications for the easement that runs through the site and regarding capacity to serve the development, and provide details of its treatment of this as part of the application;</u></b></p> <p><b><u>6. The developer shall liaise with the Environment Agency in respect of the Groundwater Source Protection Zone affecting the site, and shall demonstrate how this has been taken into account in the design of the proposals;</u></b></p> <p><b><u>7. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></b></p>
MM162	286 - 288	Paragraphs 5.697 – 5.703	<p><b>Section 5: Land at Sturgeons fronting Henwood Green Road</b>  Delete heading, paragraphs 5.697 to 5.703 and Map 68 Site Layout Plan as follows:</p>

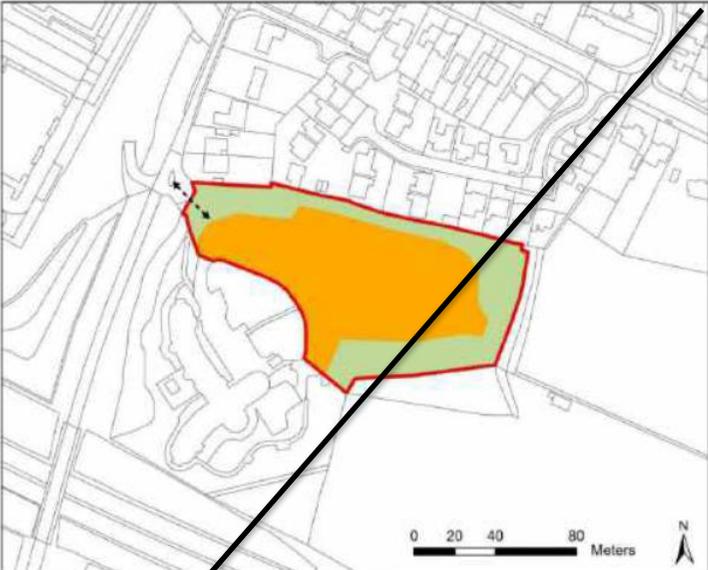
MM Ref.	Page	Policy/ Paragraph	Main Modification
		Map 68 Site Layout Plan	<p data-bbox="539 233 1066 264"><i>Heading and paragraphs 5.697 to 5.703</i></p> <p data-bbox="539 288 1189 320">Land at Sturgeons fronting Henwood Green Road</p> <p data-bbox="539 352 1794 663">5.697 The site is mostly previously developed land of some 0.46 hectares gross, which fronts Henwood Green Road. The site is currently occupied by a civil engineering and road surfacing company and includes 34 Henwood Green Road, a residential property at the front of the site. Most of the site comprises hardstanding. There are a number of other buildings on-site that are associated with the site's commercial use. There are allotments to the east, set behind a substantial brick wall, and residential dwellings to the west and south. To the north of the site are mostly undeveloped fields, with a stable building sited immediately to the rear of the site. Public Right of Way WT233 is close by, south of the site.</p> <p data-bbox="539 695 1805 927">5.698 There is existing vehicular and pedestrian access to the site from Henwood Green Road. For future development of the site, it is expected that vehicular access will be informed by a transport assessment; however, an indicative point of access informed by an existing planning consent for the site has been indicated on the site layout plan. The site is almost wholly part of the established Pembury village, with a small area of the site in the north-west corner being outside of this.</p> <p data-bbox="539 959 1794 1158">5.699 The site lies outside of the High Weald AONB, the boundary to which abuts the eastern boundary edge of the site and curves round further to the north. The north-west corner of the site was formerly within the Green Belt, and has been released. The Development Strategy Topic Paper and Green Belt studies set out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location.</p> <p data-bbox="539 1190 1738 1294">5.700 Land levels drop down into the site from Henwood Green Road towards the north-east corner of the site. The site forms part of the Pembury/Capel Forested Plateau Landscape Character Area.</p> <p data-bbox="539 1326 1783 1477">5.701 The site is part of a much larger area of archaeological potential (some Palaeolithic potential and general background archaeology) and there is low level archaeology anticipated, which could be dealt with through suitable conditions on a planning approval. The site is within a potentially contaminated land buffer, and any proposals for the site shall take account of this.</p>

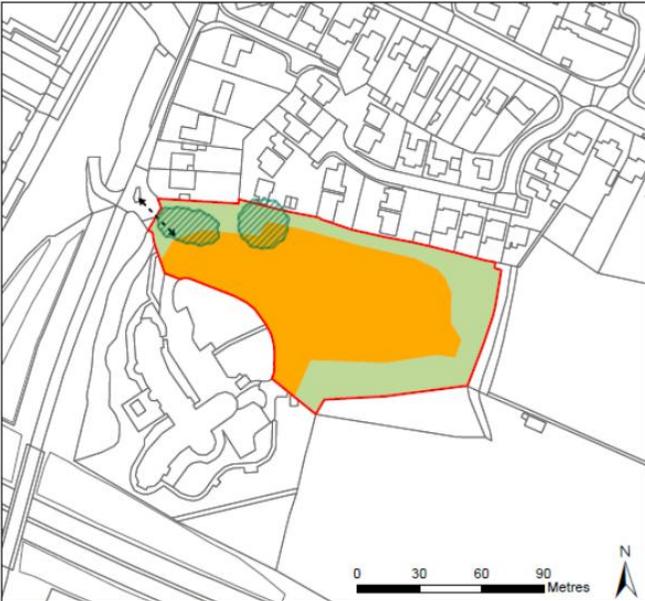
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>There are a number of listed buildings to the west of the site that front Henwood Green Road. The site is also part of a Groundwater Source Protection Zone, which will also be a consideration in future development of the site.</p> <p><del>5.702 The location of the site mostly within the existing settlement suggests some development potential to contribute to meeting development needs. Given the location of the site on the edge of the settlement, development should be sensitively designed to create a green buffer along the northern edge of the site and western boundary, while retaining existing trees and hedgerows, providing a suitable and sensitive urban edge to the settlement, as shown on the site layout plan.</del></p> <p><del>5.703 At a density appropriate to the location, it is anticipated that approximately 19 dwellings will be provided, of which 30% (six units) should be affordable housing. The site benefits from planning consent for the development of the site for 19 dwellings. This was granted under planning reference 17/00756 on 18 January 2019. This allocation seeks to carry this consent forward into the Local Plan.</del></p> <p><i>Delete Map 68 Site Layout Plan</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="546 820 1133 842">Policy: AL/PE 5 - Land at Sturgeons fronting Henwood Green Road</p> <p data-bbox="546 884 1120 959"> <b>Map Key</b>  <span style="display: inline-block; border: 1px solid red; width: 10px; height: 10px; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; background-color: orange; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; background-color: lightgreen; width: 10px; height: 10px; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer  <span style="display: inline-block; border-bottom: 1px dashed black; width: 10px; margin-right: 5px;"></span> Indicative Access </p> <p data-bbox="882 1034 1249 1054">© Crown Copyright and Database right 2010 Ordnance Survey 100042061</p>
MM163	288 - 289	<b>Policy AL/PE 5</b>	<p data-bbox="539 1091 1447 1121"><b>Policy AL/PE 5 Land at Sturgeons fronting Henwood Green Road</b></p> <p data-bbox="539 1126 976 1157"><i>Delete Policy AL/PE 5 as follows:</i></p> <p data-bbox="539 1198 741 1228"><del>Policy AL/PE 5</del></p> <p data-bbox="539 1270 1189 1300"><del>Land at Sturgeons fronting Henwood Green Road</del></p> <p data-bbox="539 1334 1715 1401"><del>This site, as defined on the Pembury Policies Map, is allocated for residential development providing approximately 19 dwellings, of which 30 percent shall be affordable housing.</del></p> <p data-bbox="539 1434 1442 1465"><del>Development on the site shall accord with the following requirements:</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<ol style="list-style-type: none"> <li><del>1. A transport assessment should be submitted with the planning application, which shall inform the point of access, as shown indicatively on the site layout plan;</del></li> <li><del>2. The site layout and design of development should be sensitively designed to create a green buffer along the northern and western edges of the site, as indicated on the site layout plan, while retaining existing trees and hedgerows to provide a suitable and sensitive urban edge to the settlement, and be sensitively designed in relation to heritage assets;</del></li> <li><del>3. The proposal shall take account of the site's location in the contaminated land buffer;</del></li> <li><del>4. Regard shall be given to the Groundwater Source Protection Zone affecting the site, in consultation with the Environment Agency;</del></li> <li><del>5. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1.</del></li> </ol> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets, EN 12: Trees, Woodland, Hedges, and Development; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 26: Sustainable Drainage; EN 28: Land Contamination; H 3: Affordable Housing; TP 1: Transport Assessments; Travel Plans and Mitigation; TP 2: Transport Design and Accessibility; and TP 3: Parking Standards.</p>
MM164	291 - 292	<b>Policy AL/PE 6</b>	<p><b>Policy AL/PE 6 Woodsgate Corner, Pembury</b>  <i>Amend Policy AL/PE 6 as follows:</i></p> <p><i>Criterion 2</i></p> <p>The layout and design of the scheme shall give full consideration to the site's edge-of-village location, providing a suitable and sensitive urban edge to the settlement, informed by a landscape and visual impact assessment, <b><u>that takes full account of the National Landscape location;</u></b></p> <p><i>At end of criterion 6 add</i>  ... Policy PSTR/PE 1, <b><u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></b> These could potentially include measures to mitigate the impact on the transport network.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM165	292-293	<p>Paragraphs 5.719 and 5.721</p> <p>Map 70 Site Layout Plan</p>	<p><b>Section 5: Land at Cornford Court, Cornford Lane</b></p> <p><i>Amend paragraph 5.719, add new paragraph after 5.720, amend paragraph 5.721 and Map 70 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.719</i></p> <p>This site benefits from an existing planning consent granted under reference 17/01151 in September 2018 for the demolition of the existing building and erection of a 68-suite integrated community health centre (C2 Use Class) and associated parking, which includes an integrated community daycare centre, serving a maximum of 20 people at any one time. The consented scheme is a dedicated diagnostic and treatment facility providing medical, nursing, and therapy support. It provides rehabilitation for the elderly, including those subject to hospital discharge.</p> <p><i>After paragraph 5.720 add:</i></p> <p><b><u>In addition, the site also benefits from a recent planning consent (23/03419/FULL) for an assisted living unit (use C2 – with extra care provision) comprising of 69 two-bedroom suites.</u></b></p> <p><i>Paragraph 5.721</i></p> <p>It is noted that accommodation falling within Use Class C2 does not count as fully equivalent to dwellings for housing supply purposes. For the housing supply and trajectory, the capacity of this allocation is to be counted as net <del>35</del> <b>36</b> units, to include discounting for C2.</p> <p><i>Amend Map 70 Site Layout Plan</i></p> <p><i>Current Map 70</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification				
			 <p data-bbox="562 820 972 842"><b>Policy: AL/PE 7 - Cornford Court, Cornford Lane</b></p> <p data-bbox="562 884 629 903"><b>Map Key</b></p> <table border="0" data-bbox="562 906 1120 959"> <tr> <td data-bbox="562 906 712 927">Allocation boundary</td> <td data-bbox="909 906 1120 927">Open Space &amp; Landscape Buffer</td> </tr> <tr> <td data-bbox="562 930 712 951">Residential Use</td> <td data-bbox="909 930 1039 951">Indicative Access</td> </tr> </table> <p data-bbox="887 1034 1256 1050">© Crown Copyright and database rights 2020 Ordnance Survey 100024298</p> <p data-bbox="539 1086 779 1121"><i>Proposed Map 70</i></p>	Allocation boundary	Open Space & Landscape Buffer	Residential Use	Indicative Access
Allocation boundary	Open Space & Landscape Buffer						
Residential Use	Indicative Access						

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="546 842 929 865">Policy: AL/PE 7 - Cornford Court, Cornford Lane</p> <p data-bbox="546 896 1041 989"> <b>Map Key</b>  <span style="display: inline-block; border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; background-color: orange; width: 15px; height: 10px; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; background-color: lightgreen; width: 15px; height: 10px; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer  <span style="display: inline-block; border-bottom: 1px dashed black; width: 15px; margin-right: 5px;"></span> Indicative Access  <span style="display: inline-block; background-color: lightgreen; border: 1px solid black; width: 15px; height: 10px; margin-right: 5px;"></span> Tree Preservation Order </p> <p data-bbox="952 1045 1191 1061" style="font-size: small;">© Crown Copyright and database rights 2024 Ordnance Survey 100024208</p>
MM166	293 - 294	<b>Policy AL/PE7</b>	<p data-bbox="539 1091 1187 1121"><b>Policy AL/PE 7 Cornford Court, Cornford Lane</b></p> <p data-bbox="539 1126 985 1157"><i>Amend Policy AL/PE 7 as follows:</i></p> <p data-bbox="539 1198 1724 1305">This site, as defined on the Pembury Policies Map, is allocated for a <del>689 - suite integrated</del> <b>community healthcare facility, including the provision of an integrated Community Day Care Centre <u>suite extra care assisted living unit (Use Class C2)</u></b></p> <p data-bbox="539 1331 1440 1361">Development on the site shall accord with the following requirements:</p> <ol data-bbox="539 1388 1809 1458" style="list-style-type: none"> <li>1. A transport assessment shall be submitted with the planning application and proposals shall be supported by a robust and thorough assessment as to the impact of the proposal on transport and</li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>the highway network, and the proposals shall deliver any mitigation measures identified through robust assessment as being required;</p> <p><del>2. Developer contributions and highway improvements and mitigation measures are expected, including financial contribution towards a corridor study along the Pembury Road corridor, with a view to relieving congestion;</del></p> <p><del>3-2.</del> The layout and design of the scheme shall give full consideration to the site's edge-of village location, providing a suitable and sensitive urban edge to the settlement, informed by a landscape and visual impact assessment, <b><u>that takes full account of the National Landscape location;</u></b></p> <p><del>4-3.</del> Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <b><u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></b></p>
MM167	295 - 296	Paragraphs 5.731 and 5.732  Map 71 Site Layout Plan	<p><b>Section 5: Owlsnest, Tonbridge Road</b>  <i>Amend paragraphs 5.731 and 5.732 and Map 71 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.731</i></p> <p>The site has <b><u>received planning consent</u></b> <del>been promoted</del> through a planning application submitted under reference 19/01600, <b><u>granted on 5 May 2022</u></b>. This seeks planning permission <b><u>is</u></b> for demolition of existing buildings on the site and construction of a 76-bed health and wellbeing facility to supply private nursing care and step-down care to the adjacent hospital. This includes associated car parking, a signalised entrance junction, landscaping and amenity space, along with proposed community access to the existing lake for recreational and leisure use. <del>The Planning Committee has resolved that, subject to the satisfactory completion of a Section 106 legal agreement, planning consent shall be granted for the development. The legal agreement is in progress.</del></p> <p><i>Paragraph 5.732</i></p> <p>The planning approval <del>will</del> <b><u>secures</u></b> the provision of a minimum of 10 units of accommodation for a step-down care for patients who need a transition between hospital and home, having had surgery (non-orthopaedic) or after treatment of acute or chronic medical conditions, to assist the hospital</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>in dealing with delayed transfer of care (DTOC), on a contractual basis. The development would also offer a training room for staff ...</p> <p><i>Amend Map 71 Site Layout Plan</i></p> <p><i>Current Map 71</i></p>  <p><b>Policy: AL/PE 8 - Owsnest, Tonbridge Road</b></p> <p><b>Map Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Allocation Boundary</li> <li><span style="background-color: orange; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Residential Use</li> <li><span style="background-color: lightgreen; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer</li> <li><span style="color: cyan; font-size: small;">- - -</span> Pedestrian Link</li> <li><span style="color: black; font-size: small;">- - -&gt;</span> Indicative Access</li> </ul> <p><small>© Crown Copyright and database rights 2020 Ordnance Survey 100024298</small></p> <p><i>Proposed Map 71</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="544 842 896 863">Policy: AL/PE 8 - Owslnest, Tonbridge Road</p> <p data-bbox="544 895 1030 986"> <b>Map Key</b>  <span style="display: inline-block; border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></span> Allocation Boundary  <span style="display: inline-block; background-color: orange; width: 15px; height: 10px; margin-right: 5px;"></span> Residential Use  <span style="display: inline-block; background-color: lightgreen; width: 15px; height: 10px; margin-right: 5px;"></span> Open Space &amp; Landscape Buffer  <span style="display: inline-block; border-bottom: 1px dashed black; width: 15px; margin-right: 5px;"></span> Indicative Access  <span style="display: inline-block; border-bottom: 1px dashed blue; width: 15px; margin-right: 5px;"></span> Pedestrian Link  <span style="display: inline-block; border: 1px solid green; width: 15px; height: 10px; margin-right: 5px;"></span> Tree Preservation Order </p> <p data-bbox="952 1042 1189 1054" style="font-size: small;">© Crown Copyright and database rights 2024 Ordnance Survey 100024298</p>
MM168	297	<b>Policy AL/PE 8</b>	<p data-bbox="544 1070 1128 1098"><b>Policy AL/PE 8 Owslnest, Tonbridge Road</b></p> <p data-bbox="544 1106 1218 1133"><i>Amend criteria 7 and 8 of Policy AL/PE 8 as follows:</i></p> <p data-bbox="544 1177 680 1204"><i>Criterion 7</i></p> <p data-bbox="544 1238 1787 1334">7. <del>Developer contributions and highway improvements and mitigation measures are expected, including financial contribution towards a corridor study along the Pembury Road corridor, with a view to relieving congestion:</del></p> <p data-bbox="544 1369 680 1396"><i>Criterion 8</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <b><u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></b>
MM169	302	<b>Policy AL/RU 1</b>	<p><b>Policy AL/RU 1 Lifestyle Motor Europe, Langton Road</b>  <i>Amend criterion 2 of Policy AL/RU 1 as follows:</i></p> <p>Proposals shall be supported by a heritage statement and provide for a scheme that will conserve <del>or</del> <b>and</b> enhance the conservation area and the setting of the listed buildings opposite the site, specifically Bransby Cottage, 1 Langton Road, 3 Langton Road, and 5-11 Langton Road, and give full consideration to the setting and amenities of the adjacent Spa Hotel;</p>
MM170	305 - 306	Paragraphs 5.768, 5.772 and 5.774	<p><i>Amend paragraphs 5.768, 5.772 and 5.774 as follows:</i></p> <p><i>Paragraph 5.768</i></p> <p>The site is a greenfield site <b><u>in the National Landscape and has</u></b> with a gross area of some 1.03 hectares to the south of Rye Road (the A268), to the rear of the properties Sayville and Invicta House, and those on Ringle Green, at the eastern end of Sandhurst village. Marsh Quarter Lane runs north to south along the western boundary of the site. The site is predominantly grassland with a slope gently to the south. Public Right of Way WC295 runs down the western boundary of the site.</p> <p><i>Final sentence of paragraph 5.772</i></p> <p><del>Other highway matters that should be considered include the feasibility of providing a pedestrian crossing along Rye Road and providing for pedestrian connectivity between the site and Sandhurst Primary School.</del></p> <p><i>Paragraph 5.774</i></p> <p>It is noted that the was part of a larger site and larger development, that was refused planning permission in November 2019. However, it is considered that development of the smaller site that forms this site allocation remains acceptable in principle. <b><u>This is reflected through a planning consent granted for the site under planning reference 21/00825/OUT (and Reserved Matters 21/03676) for 15 dwellings.</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM171	307 - 308	Policy AL/SA 1	<p><b>Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst</b>  <i>Amend criteria 2, 3 and 4 of Policy AL/SA 1 as follows:</i></p> <p><i>Criterion 2</i></p> <p>2. <del>Proposals shall include an investigation of, and if feasible, provision of, pedestrian crossing facilities on Rye Road and provide for pedestrian connectivity between the site and Sandhurst Primary School;</del></p> <p><i>Criterion 3</i></p> <p>Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey <del>and landscape and visual impact assessment</del>: with the exception of the point of vehicular access to the site, proposals shall retain and strengthen tree coverage and planting along boundaries, including adjacent to the western boundary of the site by the Public Right of Way WC295;</p> <p><i>Criterion 4</i></p> <p>The setting of the settlement character shall be maintained, including through the layout and design of the development being informed by a landscape and visual impact assessment, <b>that takes full account of the National Landscape location</b>, and heritage assessment, giving full consideration to the site's edge-of-settlement location, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers and open space to ensure a soft approach to the village and be sensitively designed in relation to heritage assets;</p>
MM172	308 - 309	Paragraphs 5.776 and 5.779	<p><b>Section 5: Sharps Hill Farm, Queen Street, Sandhurst</b>  <i>Amend paragraphs 5.776 and 5.779</i></p> <p><i>First sentence of paragraph 5.776</i></p> <p>The <b>site lies within the National Landscape and the</b> wider landscape to the north south, and west is rural in character, with some loosely-spaced dwellings fronting Queen Street to the west of the site.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 5.779</i></p> <p>The development of the site should retain and protect tree coverage and planting along the boundaries of the site, and be supported by an arboricultural survey. In addition, the scheme shall enhance tree coverage in the south of the site. The eastern watercourse and pond shall also be retained. The proposed layout should respond positively to the existing settlement; <del>the pattern of development should reflect that of the surrounding area by being low density in the south-west corner of the site.</del> A suitable and sensitive urban edge to the settlement, including landscape buffers along the southern boundary, should be provided to ensure a soft approach to the village and be sensitively designed. The setting of the designated heritage assets should be taken into account when considering the design and layout of development. <b><u>To ensure appropriate pedestrian access, a pedestrian footway shall be provided to connect with the existing footway to the east of the site, leading to the settlement centre.</u></b></p>
MM173	309 - 310	<b>Policy AL/SA 2</b>	<p><b>Policy AL/SA 2 Sharps Hill Farm, Queen Street</b>  <i>Amend first paragraph, criteria 2, 3 and 4 of Policy AL/SA 2 and add new criterion as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Sandhurst Policies Map, is allocated for residential development providing approximately 10-15 dwellings, of which 40 percent shall be affordable housing.</p> <p><i>Criterion 2</i>  <b><u>Proposals for the site shall be informed by a heritage assessment including an assessment of the heritage significance of</u></b> <del>The setting of the settlement character, Bayford House, Sharps Hill Oast, and the Sandhurst Conservation Area,</del> <b><u>and the contributions of their settings to that significance;</u></b> <del>shall be maintained, including through the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment;</del></p> <p><i>Criterion 3</i>  Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey <del>and landscape and visual impact assessment.</del> Any trees removed as part of the vehicular access should be replaced along the northern site boundary;</p> <p><i>Criterion 4</i>  The <b><u>scale</u></b>, layout and design of development should be informed by a landscape and visual impact assessment, <b><u>that takes full account of the National Landscape location,</u></b> and should</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>respond positively to the existing settlement pattern and the well treed character of the site. The scheme shall give full consideration to the site's edge-of-village location, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers to ensure a soft approach to the village; <del>development in the south-west corner of the site shall be of low density;</del></p> <p><i>After criterion 4 add new criterion</i></p> <p><b><u>Proposals for the site shall provide a footway linking the site to the existing footway to the east of the site, with a general minimum width of 1.8 metres together with any accommodating works.</u></b></p>
MM174	314	Paragraph 5.805	<p><b>Section 5: Land to the west of Langton Road and south of Ferbies</b></p> <p><i>Amend final sentence of paragraph 5.805 as follows:</i></p> <p><del>Details of pre-application discussions/liason between the developer and Southern Water should be provided as part of the application.</del> <b><u>Proposals for the site will be assessed against Policy EN 24: Water Supply, Quality, and Conservation.</u></b></p>
MM175	315 - 316	<b>Policy AL/SP 1</b>	<p><b>Policy AL/SP 1 Land to the west of Langton Road and south of Ferbies</b></p> <p><i>Amend criteria 1, 2 and 4 of Policy AL/SP 1 as follows:</i></p> <p><i>Combine criteria 1 and 2</i></p> <p>Vehicular access shall be taken from Langton Road, the precise location of which shall be informed by a transport assessment. <b><u>The Transport Assessment shall also identify any necessary</u></b> <del>It is expected that any mitigation measures, which may include traffic calming, to</del> <b><u>will be implemented by the developer, or if appropriate through A a developer financial</u></b> <del>contribution may be taken if appropriate;</del></p> <p><i>Criterion 2</i></p> <p><del>The proposal shall make provision for, and implement, necessary traffic calming measures as informed by the outcomes of the transport assessment;</del></p> <p><i>Criterion 4</i></p> <p>Amend criterion to read: <b><u>Proposals for the site shall be informed by a landscape and visual impact assessment, that takes full account of the National Landscape location, and include</u></b></p>

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			<p><b><u>an assessment of the impact of proposals on the Speldhurst Conservation Area and the Went Farm historic farmstead</u></b>  The layout and design of the scheme should give full consideration to the historic environment;</p>
MM176	318	<b>Policy AL/SP 2</b>	<p><b>Policy AL/SP 2 Land at and adjacent to Rusthall Recreation Ground, Southwood Road</b>  Add new criterion and amend criterion 3 of Policy AL/SP 2 as follows:</p> <p><i>Before existing criterion 1 add new criterion:</i></p> <p><b><u>Proposals for the site shall be informed by a landscape and visual impact assessment, that takes full account of the National Landscape location;</u></b></p> <p><i>Criterion 3</i></p> <p>Proposals for the site shall have regard to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment;</p>

## Section 6: Development Management Policies

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MM177	322 - 324	Paragraphs 6.15, 6.18, 6.24 and 6.25	<p><b>Section 6: Sustainable Design</b>  <i>Amend paragraphs 6.15, 6.18, 6.24 and 6.25 as follows:</i></p> <p><i>Third sentence of paragraph 6.15</i></p> <p>Since the publication of the <a href="#">National Ecosystem Assessment</a> (2011) and the <a href="#">Enabling a natural capital approach (ENCA) Guidance (2020 and updated in 2023)</a>, it has been clear that ecosystem services are often undervalued in conventional economic analyses and decision making.</p> <p><i>Last sentence of paragraph 6.18</i></p> <p>The <a href="#">Waste and Resources Action Programme</a> (WRAP) and the <a href="#">Construction Information Industry Research and Information Association</a> (CIRIA) should be referred to for further details on reducing construction waste and implementing demolition protocols.</p> <p><i>After paragraph 6.18 add new paragraph</i></p> <p><b><u>All development below the CEMP threshold of 20 units or 2000m<sup>2</sup> (see EN1 policy box), is encouraged to use sustainably sourced materials with low embodied carbon, such as recycled or secondary aggregates, and that can be easily reused or recycled at the end of their life.</u></b></p> <p><i>In bullet point list of documents under paragraph 6.24 add the following:</i></p> <p><b><u><i>Design Manual for Roads and Bridges (DMRB)</i></u></b>  <b><u><i>Sport England's Active Design Guide</i></u></b></p> <p><i>Paragraph 6.25</i></p> <p>In line with the Council's Statement of Community Involvement, new development should be informed by effective engagement between applicants, communities, neighbours of sites, local planning authorities, infrastructure providers, and other interested parties throughout the</p>

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			<p>planning process. Applications that can demonstrate early, proactive, and effective engagement with the community will be looked on more favourably than those that cannot.</p>
MM178	324 - 327	Policy EN 1	<p><b>Policy EN 1 Sustainable Design</b>  <i>Amend first and second paragraphs, Design, character and site context, Residential Amenity, Design and construction guidance and Community engagement sections of Policy EN 1 as follows:</i></p> <p><i>First paragraph</i></p> <p>All proposals for development within the borough will be required to satisfy the following criteria, as applicable to the type of development proposed, and consideration of the criteria should be demonstrated in supporting statements submitted with an application. It is expected that any departure from this policy, including its individual criterion, must be robustly justified in information submitted in support of the application.</p> <p><i>Second paragraph</i></p> <p>For development proposals of over 20 units or 2,000sqm floorspace new build or conversion, a Construction Environmental Management Plan that provides details on all applicable <b>matters in sections 1 to 9 below</b> topics above will be required at pre-commencement stage. These will include targets for diversion of waste from landfill and responsible procurement.</p> <p><i>Design, character, and site context section</i></p> <p><i>Criterion 1</i></p> <p>Proposals should retain and, where appropriate, <b>should retain and</b> enhance buildings that contribute positively to the locality and street scene, heritage assets, open spaces, trees/vegetation, features of biodiversity/geodiversity, or other features important to the built or landscape character of the area, especially in the High Weald <b>National Landscape</b> Area of Outstanding Natural Beauty, unless the proposed development is demonstrably improved overall;</p> <p><i>Criterion 5</i></p>

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			<p><del>The CEMP should demonstrate, w</del>where possible, <b>that</b> materials <del>should</del> <b>will</b> be used that are sustainably sourced by local suppliers and with low embodied carbon such as recycled or secondary aggregates and <b>which</b> can be easily reused or recycled at the end of their life;</p> <p><i>Criterion 12</i>  <del>Proposals should encourage positive behaviour change, such as provision of drinking fountains in public realm developments to discourage purchase of single use plastic</del></p> <p><i>Residential amenity section</i></p> <p><i>Criterion 1</i></p> <p>That development does not result in, or is <b>not</b> exposed to, excessive noise, vibration, odour, air pollution, activity, vehicular movements, or overlooking;</p> <p><i>Criterion 2</i></p> <p>That the built form <b>must not have an overbearing impact nor</b> <del>does not</del> create an unacceptable loss of privacy and <del>overbearing impact</del>, outlook, or daylight and sunlight enjoyed by the occupiers of adjacent/nearby properties;</p> <p><i>Design and construction guidance section</i></p> <p><del>Account must be taken of</del> <b>Regard should be had to</b> the guidance documents (and any successive guidance) listed above in, <b>paragraph 6.23-6.24</b>, where relevant, including Supplementary Planning Documents, the Kent Design Guide, Building for a Healthy Life, the National Design Guide, Conservation Area Appraisals, the High Weald AONB Management Plan, the High Weald AONB Housing Design Guide, and related supporting guidance. Registration with the Considerate Constructors Scheme (or equivalent) is strongly encouraged.</p> <p><i>Community engagement section</i></p> <p>New development should be informed by effective engagement between applicants, local communities, neighbours of sites, local planning authorities, infrastructure providers, and other interested parties throughout the planning process. <del>Applications that demonstrate early, proactive, and effective engagement, and that the views expressed in that engagement have been properly considered, will be looked on more favourably than those that cannot.</del></p>
MM179	329	Paragraphs 6.26, 6.29 and 6.30	<p><b>Section 6: Sustainable Design Standards</b>  <i>Amend paragraphs 6.26, 6.29 and 6.30 as follows:</i></p>

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			<p><i>Paragraph 6.26</i> The NPPF (2019) directs planning authorities to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes being made to the permitted scheme, and advocates the use of assessment frameworks (paragraph <del>129</del> <b>133</b> of the NPPF) such as sustainability standards.</p> <p><i>Paragraph 6.29</i> All these standards allow some flexibility in how the sustainability policy requirements are met, which would be determined on a site-by-site basis. This may apply, for example, if a developer can demonstrate that the standards would restrict its ability to achieve a truly <del>exceptional</del> <b>out-standing</b> or innovative design (as set out in <del>paragraph 79 of</del> <b>134</b> the NPPF).</p> <p><i>Paragraph 6.30</i> Policy EN 2 details the circumstances under which sustainable design standards are expected to be met in the borough. The expectations are gradually increased throughout the timescale of the Local Plan in order to drive up standards. This progression is consistent with the Government's approach of producing more rigorous carbon budgets over time. Standards begin at a relatively achievable level in order to allow developers time to adjust. However, development proposals that exceed the expectations in the initial period from 2022 <del>-2025</del> will be strongly encouraged, subject to all other material considerations being acceptable.</p>
MM180	330	<b>Policy EN 2</b> Table 8	<p><b>Policy EN 2 Sustainable Design Standards</b> <i>Amend heading for second column of Table 8 in Policy EN 2 as follows:</i></p> <p><del>Number of dwellings</del> <b>Size of development</b></p>
MM181	331 - 333	Paragraphs 6.35, 6.36, 6.41 and 6.48	<p><b>Section 6: Climate change mitigation</b> <i>Amend paragraphs 6.35, 6.36, 6.41 and 6.48 and add new paragraphs as follows:</i></p> <p><i>Paragraph 6.35</i> To reduce carbon emissions from the operation of new buildings, an approach that follows the energy hierarchy is expected, whereby the fabric and heating/cooling of the building is given priority over the installation of renewable technology. This is commonly known as the 'fabric first' approach. Following this method has multiple benefits: it is in accordance with the Government's 2017 Clean Growth Strategy; it ensures that inefficient buildings are not constructed with renewable energy technology bolted on; and it avoids the construction of homes that require</p>

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			<p>retrofitting in the future. Instead, developers are required to begin with reducing their building emissions by 10% below current Building Regulation requirements. This figure is in accordance with the preparations Government and industry have made over the past decade to meet the EU Energy Performance of Buildings Directive, which mandates all new buildings must be nearly zero energy after 2021. Despite changes proposed to the Planning and Energy Act 2008 in 2015, there remains provision for local planning authorities to impose requirements to this effect.</p> <p><i>Delete paragraph 6.36</i></p> <p>The Local Authority expects developers to undertake a ‘fabric first’ approach to reduce overall CO2 emissions from buildings. Following this, major developments are required to install renewable energy technology on-site that is capable of reducing CO2 emissions by an additional 15%. This figure was determined following detailed legal advice. Viability assessments for these uplifts in targets have been appraised through viability studies.</p> <p><i>After paragraph 6.36 add</i></p> <p><b><u>The introduction of the 2021 Part L uplift to the Building Regulations set national minimum energy efficiency standards that are higher than those referenced in an earlier 2015 Written Ministerial Statement. A further change to energy efficiency building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continues to decarbonise. The improvement in standards already in force, alongside the ones which are due in 2025, demonstrates the Government’s commitment to ensuring new properties have a much lower impact on the environment in the future.</u></b></p> <p><i>Last sentence of paragraph 6.41</i></p> <p>The Local Authority also has an <a href="#">Energy Efficiency and Historic Buildings Guidance Note</a> (2018) <b><u>Historic England has published an Advice Note 18 (HEAN 18): Adapting Historic Buildings for Energy and Carbon Efficiency (2024)</u></b> to provide historic building owners with information on how to maximise the opportunities available for improving energy efficiency.</p> <p><i>New paragraph after paragraph 6.43</i></p> <p><b><u>Renewable energy-generating technology includes photovoltaics, solar hot water, air/ground source heat pumps, wind turbines, hydropower, and biomass boilers. Low carbon technology presented as an alternative to renewable energy-generating</u></b></p>

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			<p><u>technology, such as Combined Heat and Power (CHP), will be considered on a case-by-case basis, as will emerging new technology. The choice of technology to be installed will have consideration for site constraints such as shading, local air quality, and sensitive features such as the landscape and historic environment. Biomass boilers should have access to locally sourced fuel and be located outside urban areas (See Policy EN 23: Biomass Technology).</u></p> <p><i>New paragraphs after paragraph 6.45</i></p> <p><u>All energy calculations should be made using recognised calculators such as the Standard Assessment Procedure (SAP) or Home Quality Mark method for residential buildings, or the Simplified Building Energy Model (SBEM) for non-residential buildings. The calculations should include all regulated emissions such as fixed heating, lighting, hot water, and ventilation. Unregulated emissions from appliances such as white goods should be considered wherever possible.</u></p> <p><u>Compliance with this policy should be demonstrated with a design stage Energy Strategy Report (major development) or Energy Statement (minor development), which is revisited during the construction phase to confirm its predictions are still valid and thus help avoid a ‘performance gap’. Both submissions should contain adequate information to demonstrate how the energy hierarchy has been followed and energy reduction targets will be achieved. The level of detail provided should be proportionate to the size of the development.</u></p> <p><u>There may be exceptional circumstances where compliance with this policy would make the development unviable. In each case, this would need to be fully and appropriately demonstrated by a robust viability assessment to warrant a departure from compliance with this policy.</u></p> <p><i>Final sentence of paragraph 6.48</i></p> <p>Policy EN 3 details how the Local Planning Authority will ensure this takes place <u>and developers should refer to KCC’s <a href="#">Climate Risk and Impact Assessment</a> for local advice.</u></p>
MM182	334 - 335	Policy EN 3	Policy EN 3 Climate Change Mitigation and Adaptation

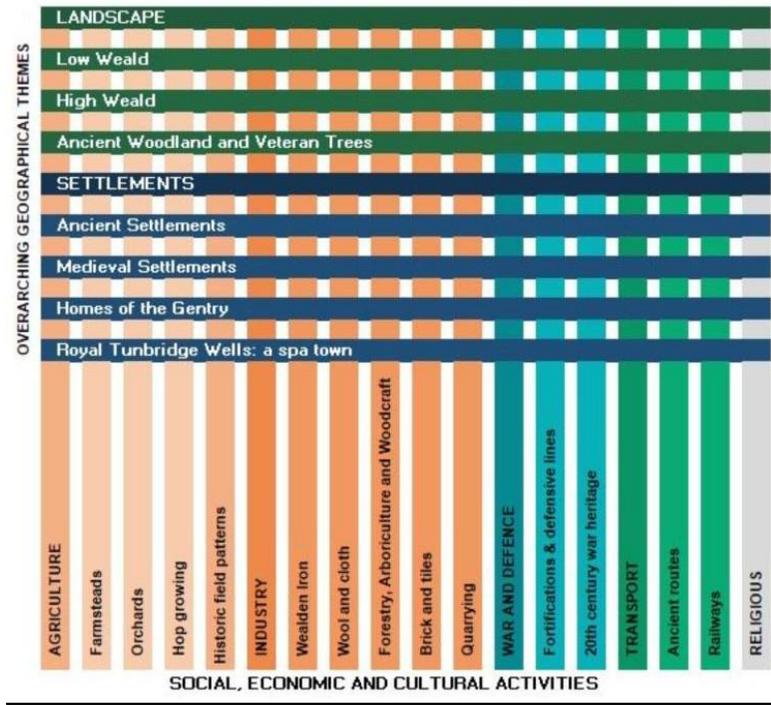
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			<p>Subject to all other material considerations, proposals for zero carbon and low emission development, as well as development that allows communities, infrastructure, businesses, and the natural environment to adapt to the impacts of climate change, will be strongly supported.</p> <p><b>Energy reduction in new buildings</b></p> <p>Proposals for the construction of new buildings are required to incorporate design features that help deliver radical reductions in greenhouse gas emissions, particularly CO<sub>2</sub> emissions, and thus help mitigate climate change impacts. This will be achieved using <b><u>the fabric first* approach to reduce energy demands and thus CO<sub>2</sub> emissions from buildings</u></b>, the measures set out below, unless superseded by national policy or legislation:</p> <ol style="list-style-type: none"> <li>1. A 'fabric first' approach in which all development comprising the construction of new buildings is required to reduce operational CO<sub>2</sub> emissions by at least 10% below the Target Emission Rate (TER) as set out in Building Regulations Part L (2013);</li> <li>2. Requirement for major development comprising the construction of new buildings to reduce operational CO<sub>2</sub> emissions by 15% using renewable energy-generating technology to be installed on site. The 15% reduction will be calculated only after the 'fabric first' approach has been applied.</li> </ol> <p>The 'fabric first' approach should be based upon a consideration of U-values, thermal bridging, air permeability, and thermal mass, and also features that affect lighting and solar gains, such as building orientation and layout.</p> <p>Renewable energy-generating technology including <u>ing</u>es photovoltaics, solar hot water, air/ground source heat pumps, wind turbines, hydropower, and biomass boilers* <b><u>will also be supported, as will</u></b>. <del>Low carbon technology presented as an alternative to renewable energy-generating technology, such as Combined Heat and Power (CHP); will be considered on a case-by-case basis, as will emerging new technology.</del> The choice of technology to be installed will have consideration for site constraints such as shading, local air quality, and sensitive features such as the landscape and historic environment.</p> <p>All energy calculations should be made using recognised calculators such as the Standard Assessment Procedure (SAP) or Home Quality Mark method for residential buildings, or the Simplified Building Energy Model (SBEM) for non-residential buildings. The calculations should include</p>

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			<p><del>all regulated emissions such as fixed heating, lighting, hot water, and ventilation. Unregulated emissions from appliances such as white goods should be considered wherever possible.</del></p> <p>Compliance with this policy should be demonstrated with a design stage Energy Strategy Report (major development) or Energy Statement (minor development), which is revisited during the construction phase to confirm its predictions are still valid and thus help avoid a 'performance gap'. Both submissions should contain adequate information to demonstrate how the energy hierarchy has been <b>applied</b> <del>followed and energy reduction targets will be achieved.</del> The level of detail provided should be proportionate to the size of the development.</p> <p><del>There may be exceptional circumstances where compliance with this policy would make the development not viable. In each case these circumstances would need to be fully demonstrated to warrant a departure from compliance with this policy.</del></p> <p><del>* using locally sourced fuel and outside of urban areas only. See Policy EN 23: Biomass Technology.</del></p> <p><b>Climate change adaptation</b></p> <p>Where relevant, development must incorporate measures that adapt to the impacts of climate change. These could include, but are not limited to, the following measures:</p> <ol style="list-style-type: none"> <li>1. Protection, and provision, of well connected green infrastructure (especially trees) that facilitates native species' movements, facilitates sustainable drainage, provides natural shading, and is well adapted to summer drought and increased winter rainfall (refer to Policy EN 14: Green, Grey, and Blue Infrastructure);</li> <li>2. Reduction in flood risk and provision of infrastructure to protect vulnerable communities and habitats, and minimisation of water consumption. Refer to Policies EN 24: Water Supply, Quality and Conservation, EN 25: Flood Risk, and EN 26: Sustainable Drainage;</li> <li>3. Reduction in the urban heat island effect by consideration of road and building surface materials and the role of green infrastructure;</li> <li>4. Support for proposals and associated infrastructure that allow for more resilient forestry and agricultural practices;</li> <li>5. Buildings designed and built to avoid overheating, especially those for vulnerable users such as hospitals, schools, and elderly care homes, by following the cooling hierarchy.</li> </ol>

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			<p>The latest strategy published by the National Adaptation Programme should be referred to for advice and Dynamic Thermal Modelling should be used where applicable.</p>
MM183	335 - 344	Paragraphs 6.51 – 6.87	<p><b>Section 6: Historic Environment and Heritage Assets</b>  <i>Amend Historic Environment and Heritage Assets section, paragraphs 6.51 to 6.87</i></p> <p><b>Historic Environment and Heritage Assets</b></p> <p><b>Historic Environment</b></p> <p>The historic environment of the borough is an irreplaceable and valuable asset, which is a material planning consideration and contributes to wider strategic objectives, such as economic development, urban regeneration, high quality urban design and planning, tourism, leisure, education, sustainability, and health and wellbeing. The Council recognises that the built, natural, and landscape heritage of the borough is a valuable resource, which is important not only for its cultural and social value, but also its economic potential. The borough has a distinctive heritage, which can be easily identified through the diversity of its heritage assets, including:</p> <ul style="list-style-type: none"> <li>• isolated farmsteads</li> <li>• post-medieval villages, grown through trade and craft, surrounded by ancient farmsteads and historical field patterns, and linked by ancient routeways;</li> <li>• archaeological sites, including such diverse sites as iron age hill forts, medieval moated sites, Tudor furnaces, and post-medieval woodland management features; distinctive oast kilns and hoppers huts seen throughout the borough;</li> <li>• the high number of ancient woodlands and veteran trees characterising the historic landscape;</li> <li>• undulating ridgelines emphasising distinctive trees and spires on the skyline;</li> <li>• the urban grain and architecture of the early spa town of Royal Tunbridge Wells</li> </ul> <p><del>In order to ensure the effective integration of the heritage of the borough into policy and decision making, development management policies relating to the historic environment should be considered in conjunction with other policies in the Plan, such as those relating to design, heritage assets, landscape character, trees, biodiversity, transport, and sustainability, and any related Supplementary Planning Documents (SPD). Also, where development is within, or close</del></p>

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			<p>to, the High Weald AONB, consideration will be given to the High Weald AONB Management Plan.</p> <p>It is important that planning decisions consider heritage assets in the borough in the round, alongside wider objectives as set out in this Plan. National planning policy (the NPPF) and legislation in relation to all aspects of planning, not just the management of the historic environment, recognises the role of our surroundings in contributing to our economy, social life, and environment, and therefore our wellbeing. This includes the many layers of history in all its forms that are evident in our surroundings. They are a shared resource, which should be managed well to ensure that the meaning is not lost to future generations.</p> <p><b><u>The Council's Historic Environment Review</u></b></p> <p>The Council's Historic Environment Review examines the historic environment of the borough to form the basis for heritage local planning, providing an accessible summary of the historic landscape character and heritage assets in the borough. A Historic Environment SPD based on the Review will be produced, and this will be taken into consideration in decision making when adopted. The SPD will form part of the evidence base for the Historic Environment Framework, which will contain a mission statement and suite of practical strategies for managing decision making that demonstrates a positive approach for the conservation, enjoyment, and enhancement of the historic environment.</p> <p>The Historic Environment Review identifies a number of vulnerabilities and opportunities for heritage assets based on various factors, including significant pressure for new development. As well as focusing on specific assets, it is important to consider the main themes and characteristics that help to form the local distinctiveness of the borough, and which make a significant contribution to its heritage, as summarised in the Historic Environment Review and the heritage themes that it identifies in the following matrix:</p> <p style="text-align: center;"><b>Figure 6 Matrix of Heritage Themes</b></p>

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In order to ensure the effective integration of the heritage of the borough into policy and decision making, development management policies relating to the historic environment should be considered in conjunction with other policies in the Plan, such as those relating to design, heritage assets, landscape character, trees, biodiversity, transport, and sustainability, and any related Supplementary Planning Documents (SPD). Also, where development is within, or close to, the High Weald National Landscape, regard will be had to the High Weald AONB Management Plan.

It is important that planning decisions consider heritage assets in the borough in the round, alongside wider objectives as set out in this Plan. National planning policy (the NPPF) and legislation in relation to all aspects of planning, not just the management of the historic environment, recognises the role of our surroundings in contributing to our economy, social life, and environment, and therefore our wellbeing. This includes the

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			<p><b><u>many layers of history in all its forms that are evident in our surroundings. They are a shared resource, which should be managed well to ensure that the meaning is not lost to future generations.</u></b></p> <p>Proposals for development will be required to reflect the local distinctiveness, condition (state of repair), and sensitivity to change of the historic environment, as defined in the following guidance (all documents are those of Tunbridge Wells Borough Council, unless indicated otherwise):</p> <ul style="list-style-type: none"> <li>• Historic Environment Review</li> <li>• Findings as set out in the Historic Landscape Characterisation 2014-2017</li> <li>• Conservation Area Appraisal SPDs</li> <li>• Local Heritage Assets SPD</li> <li>• List of Local Heritage Assets, including Historic Parks and Gardens</li> <li>• Borough Landscape Character Assessment SPD</li> <li>• Rural Lanes SPG</li> <li>• Farmsteads Assessment Guidance SPD</li> <li>• Landscape Sensitivity Assessments</li> <li>• Royal Tunbridge Wells Urban Design Framework</li> <li>• Review of the Kent Compendium’s list of Historic Parks and Gardens for Tunbridge Wells Borough</li> <li>• Kent Design SPD</li> <li>• High Weald AONB Management Plan</li> </ul> <p><b>Heritage Assets</b></p> <p>Heritage assets are buildings, monuments, structures, sites, places, areas, whole landscapes, or elements of landscapes, identified nationally and locally as valued components of the historic character of the borough. They can include designated heritage assets and non-designated heritage assets identified by the Council as being of local historic importance (including local heritage assets or those identified during the determination of planning applications).</p> <p>Designated heritage assets are protected by national policy and legislation, and in the borough. These include:</p>

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			<ul style="list-style-type: none"> <li>• Listed buildings</li> <li>• Conservation areas</li> <li>• Scheduled monuments</li> <li>• Archaeological sites</li> <li>• Registered Historic Parks and Gardens</li> <li>• Ancient semi-natural woodlands</li> <li>• Veteran trees</li> </ul> <p>Tunbridge Wells borough has a rich and diverse built heritage, including a large number of heritage assets, all set within its historic towns and villages, a well-preserved medieval and pre-medieval landscape (dating back to Palaeolithic, Mesolithic, and Neolithic periods) of dispersed settlements, ancient routeways, ancient woodland, veteran trees, farmland, and farmsteads. A high percentage of the borough falls within the High Weald <b>National Landscape AONB</b>, which is recognised as an important medieval landscape. Many of the heritage assets are identified as components of the natural beauty of the <b>National Landscape AONB</b>.</p> <p>As set out in the NPPF, heritage assets are an irreplaceable resource that should be conserved or enhanced in a manner appropriate to their significance. Any harm or loss will require a clear and convincing justification. Substantial harm to, or loss of, heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, will be wholly exceptional. The Vision and Strategic Objectives of the Local Plan set out that the high quality natural, built, and historic environment will be conserved or enhanced.</p> <p>Policy STR 8 relating to the natural, built, and historic environment sets out the aims of the Council for each type of heritage asset that features within the borough, and states that a positive approach will be taken for the management of heritage assets in the delivery of new development, ensuring that the distinctiveness of the natural, built, and historic environment of the borough is conserved or enhanced.</p> <p><b><u>For any development proposal affecting a heritage asset, the submission of a heritage statement will be required with the planning application. This statement should describe the significance of the heritage asset based on historic research and the impact of the proposal on the significance. It should be proportional to its importance and clearly show the context of the proposal. The application should also include, where</u></b></p>

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			<p><u>appropriate, accurate site surveys and drawings showing surrounding buildings and spaces. For some proposals, a heritage statement will be insufficient. Where proposals affect sites of archaeological interest, it is probable that a desk-based assessment and possibly fieldwork will be needed.</u></p> <p><b><u>Other non-designated assets</u></b></p> <p>Local heritage assets (<b><u>also known as non-designated assets</u></b>) are those that appear on a local list of heritage assets and those that may be identified through the development management process as non-designated heritage assets. <b><u>The Council will be producing such a list and may also identify non-designated assets through the development management process. Local heritage assets have also been identified in Neighbourhood Plans. In addition, local groups including the Tunbridge Wells Civic Society have produced their own lists of Local Heritage Assets.</u></b> Non-designated heritage assets have no statutory protection but are protected by national policy and guidance. They can include many different types of assets, such as structures, pavements and road surfaces, ancient trees, and other landscape features, which are considered to have a degree of local heritage significance and merit consideration in planning decisions. <b><u>The Council's <a href="#">Historic Environment Review</a>, based on the historic environment themes of the Borough, and <a href="#">Local Heritage Assets SPD</a>, both referred to above, also provide further information on local heritage assets, and include criteria for selection.</u></b></p> <p>The complex history of the landscape also means that there are many sites and features that do not have a specific statutory designation, and in some cases are yet to be discovered. These include archaeological remains, sites of archaeological interest, and sites featured in the Kent Historic Environment Record. Nevertheless, these should also be conserved or enhanced because of their contribution to the wider landscape, and to the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.</p> <p><del>For any development proposal affecting a heritage asset, the submission of a heritage statement will be required with the planning application. This statement should describe the significance of the heritage asset based on historic research and the impact of the proposal on the significance. It should be proportional to its importance and clearly show the context of the proposal. The application should also include, where appropriate, accurate site surveys and drawings showing surrounding buildings and spaces. For some proposals, a heritage</del></p>

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			<p>statement will be insufficient. Where proposals affect sites of archaeological interest, it is probable that a desk-based assessment and possibly fieldwork will be needed.</p> <p><b>Listed buildings</b></p> <p>The borough contains 2,248 buildings of architectural or historic interest, which make a significant contribution to the quality and distinctiveness of the local environment. Listed buildings are protected by national legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. <b><u>In exercising its planning functions there is a duty on the Council to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</u></b> which sets out a duty for local planning authorities in regard to preserving the special character of listed buildings when making decisions on planning applications.</p> <p>There is a presumption in favour of preserving listed buildings, and consent will only be given in very exceptional circumstances for their demolition. Poor condition is no justification for demolition, and where a building is redundant, every effort must be made to find an optimum viable new use, which should be consistent with the character, appearance, and fabric of the building.</p> <p>Alterations, repair, renovation, and extensions to listed buildings and development affecting the setting of listed buildings should <b><u>sustain or enhance their significance and preserve</u></b> the special features for which they are designated. These features can <b><u>also</u></b> include curtilage buildings, structures, spaces, and the landscape setting that are integral to their character, and important views within, of, into, and out of, the area or site. Development that would have an adverse impact on their special historic or architectural interest, or their formal or natural landscape setting, will not normally be permitted.</p> <p><del>The setting, significance, and importance of historic buildings</del> <b><u>The parts of the setting of historic buildings which contribute towards their significance</u></b> can be seriously harmed by inappropriate neighbouring developments and/or uses. Therefore, for any proposals that would have an impact on the setting of a listed building, applicants will be required to submit technical and illustrative information about the proposed development and its relationship to its setting as part of a heritage statement and/or design and access statement.</p> <p><b>Conservation areas</b></p>

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			<p>Conservation areas are designated by the Local Planning Authority as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (see <a href="#">Planning (Listed Buildings and Conservation Areas) Act 1990 section 69 (1)</a>). Conservation areas are protected by national legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out a duty for local planning authorities <del>in regard to preserving</del> the special historic or architectural character and appearance of the areas when making decisions on planning applications. <b><u>The NPPF additionally requires local authorities to identify and assess the particular significance of a conservation area that may be affected by a proposal including by development affecting the setting of a conservation area.</u></b></p> <p>The borough contains <del>27</del> <b>26</b> conservation areas, within which the combination of the buildings, spaces, and landscape is of great importance in creating the distinctive character of the area. The strong pressures for redevelopment within, or adjoining, conservation areas could, if not controlled sensitively, lead to an erosion of that character. Conservation area boundaries are defined on the Policies Map (<del>please note, the Warwick Park and Madeira Park Conservation Area Appraisal is currently in the process of being adopted, and the draft boundaries are shown on the Policies Map</del>).</p> <p>In designating or reviewing conservation area boundaries, the Council must have regard to advice set out in the NPPF, or any subsequent guidance. The principal concern is whether the area is, or remains, of special architectural or historic interest worthy of preservation or enhancement. The definition of an area's special interest derives from an assessment of the elements that contribute to, and detract from, its character. Such elements include: historical development; the topography; the quality and relationship of buildings in the area; and also the trees, other vegetation, and open spaces; the character and hierarchy of spaces; the prevalent building materials; the mix of uses; and the quality of street furniture and hard and soft surfaces.</p> <p><b><u>With the exception of the Warwick Park and Madeira Park Conservation Area Appraisal, which was adopted in June 2019,</u></b> <del>t</del>The Council is aware that many conservation area appraisals in the borough were prepared more than a decade ago, and review is therefore required. The review of appraisals and management plans will be prioritised to cover areas of vulnerability or development pressure and consideration.</p> <p>New development in conservation areas should aim to preserve or enhance the character <b><u>or appearance</u></b> and local distinctiveness of the historic environment and</p>

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			<p>respect its surroundings in terms of:</p> <ul style="list-style-type: none"> <li>• Design</li> <li>• Layout</li> <li>• Height</li> <li>• Massing</li> <li>• Volume</li> <li>• Scale</li> <li>• Form</li> <li>• Materials</li> <li>• External detailing/ornate features</li> <li>• Roofscape</li> <li>• Plot width</li> <li>• Landscaping; and</li> <li>• Design of any new pedestrian, cycle or vehicular access</li> </ul> <p>In order to assess the impact of a proposal in a conservation area, an appropriate level of detail should be submitted, including drawings and other visual material, and a full application rather than an outline application submitted.</p> <p><b>Scheduled monuments</b></p> <p>The following is a list of Scheduled Ancient Monuments to be found in the borough:</p> <p><b>Royal Tunbridge Wells</b> - High Rocks: Earthworks, Iron Age Hill Fort  <b>Royal Tunbridge Wells</b> - Moat Farm: Medieval Moated Site  <b>Benenden - Iden Green</b>: Paved Ford crossing line of Roman Road  <b>Brenchley</b> - Castle Wood Castle: Iron Age Hill Fort  <b>Capel</b> - Castle Hill: Earthworks, Iron Age Hill Fort  <b>Cranbrook</b> - Little Farningham Wood: Roman Site  <b>Goudhurst</b> - Bedgebury Furnace: Tudor Iron Furnace  <b>Cranbrook</b> - Furnace Farm: Moated site to the west of it  <b>Horsmonden</b> - Share Farm: Moated Site  <b>Lamberhurst</b> - Scotney Castle: Medieval and later Castle</p>

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			<p><b>Lamberhurst</b> - Bayham Abbey: scheduled area is outside the borough (in Wealden) but its setting is within</p> <p><b>Speldhurst</b> - Groombridge Place: Medieval Moated Site</p> <p>These sites are, by definition, of national importance and are afforded a high level of protection from disturbance, as defined by the <a href="#">Ancient Monuments and Archaeological Areas Act 1979</a>. There will a presumption against development proposals that would be likely to cause damage to the sites themselves or their settings. Some archaeological sites or monuments within the borough are not currently scheduled but may be of comparable significance and therefore such sites will be treated as though they are, in fact, scheduled.</p> <p>The consent of the Secretary of State is required for any works affecting an Ancient Monument but planning permission for any accompanying development is required from the Local Planning Authority.</p> <p><b>Archaeological sites</b></p> <p>The borough is mainly embraced by undulating high ground, which rises from the clays of the Low Weald. The area, certainly until the growth of Royal Tunbridge Wells as a spa town in the 17th century, was never densely settled, and in medieval times was still largely wooded, as is evidenced by the '-hurst' and '-den' place names, signifying woodland and woodland swine pasture respectively.</p> <p>Prehistoric occupation is represented by a number of flint scatters and other finds of Mesolithic, Neolithic, and Bronze Age date, and the earthworks of probable Iron Age hill forts survive at High Rocks, Royal Tunbridge Wells; Castle Wood, Brenchley; and Castle Hill, Capel.</p> <p>Apart from some evidence of Roman iron working, there is currently little archaeological evidence of activity in the Roman and Saxon periods.</p> <p>In the later medieval period, Cranbrook developed as a medium-sized town based on the cloth industry, which also flourished in a number of surrounding villages. Several medieval moated sites have been identified, and various sites are known from earthworks and place name evidence to relate to the important Wealden iron industry that developed in the later Middle Ages and reached its peak in the 16th and 17th centuries.</p>

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			<p>The borough's more recent archaeological heritage includes industrial, civil, and military sites of the 19th to 21st centuries. Examples include hospitals, non-denominational churches, hop pickers huts, and second world war pill boxes.</p> <p>While limited in quantity, the archaeological remains make an important contribution to the understanding of the history of the area.</p> <p>Further targeted research into archaeology is recommended, including an assessment of the contribution of standing buildings to archaeological knowledge. The Council is working closely with Kent County Council to establish priority areas for further archaeological research. Areas of greatest sensitivity to change will be agreed with a view to undertaking a focused desktop review of assets by number and by type, with reference to the Kent Historic Environment Record.</p> <p>In considering any development proposals that may affect an archaeological site, applicants should consult both the Local Planning Authority and the County Archaeologist at Kent County Council at an early stage, ideally prior to submitting a formal planning application, in order to establish the possible archaeological implications of any proposals. Developers will need to demonstrate that the archaeological implications of the development have been properly assessed, and an appropriately detailed written archaeological assessment may be required to be submitted with an application for development. Planning permission may be refused without adequate assessment of the archaeological implications.</p> <p>Where permission is to be granted for development resulting in the damage or destruction of archaeological remains and the developer has not entered into a planning agreement or made equivalent arrangements for the excavation and recording of the remains, the deposition of the site archive, and the publication of the results, conditions will be attached to the permission to ensure that no development takes place until this work has been carried out.</p> <p><b>Historic parks and gardens</b></p> <p>Historic parks and gardens are an important heritage asset as they make a significant contribution to the character, history, and landscape setting of the area in which they are located. They also play an important part in maintaining biodiversity and environmental improvement. Proposals for new development must have careful regard to the important landscape architecture of the site, the setting of the historic buildings within the site and its</p>

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			<p>visual amenity and wider setting. Sufficient information to enable the impact of development on a historic park or garden to be properly assessed, including impact on existing trees and landscaping, and detailed landscaping proposals, shall be submitted with all planning applications. The Local Planning Authority may also ensure the conservation of the historic park and garden by requesting the submission of a management plan for the designated site and its setting to promote good land management practice and encourage best use of resources, as part of the application. Improved access to local historic parks and gardens, such as through the National Gardens Scheme, is also encouraged. <del>Further information on the historic parks and gardens of the borough is contained in A Review of the Kent Compendium's list of Historic Park and Gardens for Tunbridge Wells Borough April 2010.</del></p> <p>Historic England maintains a Register of Parks and Gardens of Historic Interest in England. There are 16 such sites situated wholly or partly within the borough, including sites of international reputation such as Sissinghurst Castle and Scotney Castle, and a Repton designed landscape at Bayham Abbey. There is also a local list referred to as the Kent Compendium List of Historic Parks and Gardens. This list was updated by the Council with the aid of the Kent Gardens Trust through a Historic England supported project developing a robust methodology and high-quality publications. The resultant list of 27 sites, as set out in the project report, 'A Review of the Kent Compendium's List of Historic Parks and Gardens for Tunbridge Wells Borough April 2010', was published by the Council in 2010, and are considered to be identified heritage assets. All historic parks and gardens in the borough are defined on the Policies Map and listed on the Council's <a href="#">Historic Parks and Gardens web page</a>.</p> <p><b>Ancient semi-natural woodland and veteran trees</b></p> <p>The borough is rich in ancient semi-natural woodland (ASNW) and aged and veteran trees, which are classed as heritage assets. Tunbridge Wells has the largest area of ASNW in Kent, being 16.22% of the total land area. The Local Planning Authority will seek to prevent loss of, and enhance, woodland cover, working proactively with woodland owners and relevant organisations to bring woodland back into management where possible. Where developments are proposed in, or adjacent to, ASNW, or may affect veteran trees, regard will be given to Natural England and Forestry Commission Standing Advice for Ancient Woodlands and the NPPF; seeking to ensure no loss occurs other than in wholly exceptional circumstances (such as nationally significant infrastructure projects or orders under the</p>

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			Transport and Works Act). Further details of specific requirements and reference guidance on these assets can be found in Policy EN 13: Ancient Woodland and Veteran Trees.
MM184	338 and 344	<b>Policy EN 4</b> <b>Policy EN 5</b>	<p><b>Policy EN 4 Historic Environment and Policy EN 5 Heritage Assets</b>  Delete Policy EN 4 and EN 5 and replace with new policy as follows:</p> <p><i>Policy EN 4</i>  <del>Policy EN 4</del></p> <p><b>Historic Environment</b></p> <p><del>Proposals for development will be required to reflect the local distinctiveness, condition (state of repair), and sensitivity to change of the historic environment as defined in the guidance listed above in paragraph 6.55.</del></p> <p><del>All new development shall contribute to the overall conservation and, where possible, enhancement, of the historic environment of the borough. Applicants must demonstrate how their proposals have regard to the advice set out in government historic environment policy and guidance, including Historic England Good Practice Advice Notes and Historic England Advice Notes, and the themes in the Historic Environment Review.</del></p> <p><del>All proposals shall demonstrate:</del></p> <ol style="list-style-type: none"> <li><del>1. How the development proposal would preserve or enhance the historic environment;</del></li> <li><del>2. A clear consideration of the relationship of the proposal with the historic evolution of the borough;</del></li> <li><del>3. An assessment of the historic character of the local area;</del></li> <li><del>4. An understanding of heritage assets and their setting and associated significance, vulnerabilities, and opportunities.</del></li> </ol> <p><i>Policy EN 5</i>  <b>Policy EN 5</b></p> <p><del>Heritage Assets</del></p>

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			<p><del>Proposals that affect a designated or non-designated heritage asset, or its setting, will normally only be permitted where the development conserves or enhances the character, appearance, amenity, and setting of the asset, and in the case of historic parks and gardens, provides, where possible, improvement of access to it.</del></p> <p><del>Designated heritage assets are the subject of separate legislative planning requirements, as set out in the above supporting text for each heritage asset type, and proposals shall specifically have regard to these.</del></p> <p><del>Proposals that will assist in bringing a heritage asset at risk back into a use consistent with its conservation will be encouraged.</del></p> <p><del>Applications will be assessed with reference to the following:</del></p> <ol style="list-style-type: none"> <li><del>1. the historic and/or architectural significance of the asset;</del></li> <li><del>2. the prominence of its location and setting;</del></li> <li><del>3. the historic and/or architectural significance of any elements to be lost or replaced.</del></li> </ol> <p><del>Proposals should also comply with the advice set out in the Conserving and Enhancing the Historic Environment section of the NPPF (and any subsequent versions). Any development that might directly or indirectly affect the significance of a listed building, conservation area, historic park and garden, scheduled ancient monument, historic landscape (including ancient woodland and veteran trees), archaeological site, or local heritage asset, will be required to submit a heritage statement, and/or where applicable, an archaeological assessment and/or management plan as above for historic parks and gardens, with any planning application, which can be included within a design and access statement. This includes development affecting their setting.</del></p> <p><del>The assessment of proposals should make reference to the Tunbridge Wells Borough Historic Environment Review, the Council's List of Local Heritage Assets, which includes buildings and historic parks and gardens of local importance, and relevant guidance. Although the Council does not hold an exhaustive list of non-designated heritage assets, it should be noted that these are often identified at the application stage of any proposal.</del></p>

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			<p>Should permission be granted for the removal of part or all of a heritage asset, the Local Planning Authority will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</p> <p><i>New Policy</i></p> <p><b><u>Policy EN 4</u></b></p> <p><b><u>The Historic Environment, including Heritage Assets</u></b></p> <p><b><u>The Local Planning Authority will have regard to the statutory duty to preserve the Borough's heritage assets and, so far as relevant for statutory purposes, their settings.</u></b></p> <p><b><u>Proposals for new development that affect a designated* or non-designated heritage asset shall preserve and, where possible, enhance its significance, including its historic character, appearance, amenity and setting, and in the case of historic parks and gardens, provides, where possible, improvement of access to it.</u></b></p> <p><b><u>Proposals that will assist in bringing a heritage asset at risk back into a use consistent with its conservation and with the relevant national policy guidance will be encouraged.</u></b></p> <p><b><u>Applications will be assessed with reference to the following:</u></b></p> <ol style="list-style-type: none"> <li><b><u>1. the historic and/or architectural significance of the asset;</u></b></li> <li><b><u>2. its location and setting;</u></b></li> <li><b><u>3. the historic and/or architectural significance of any elements to be lost or replaced;</u></b></li> <li><b><u>4. any other relevant factors that bear on the significance of the asset and its setting.</u></b></li> </ol> <p><b><u>Should permission be granted for the removal of part or all of a heritage asset, the Local Planning Authority will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</u></b></p> <p><b><u>Proposals should have regard to national historic environment policy and guidance, including Historic England Good Practice Advice Notes and other Advice Notes, the Council's Historic Environment Review and the local guidance listed above in paragraph xx, as applicable.</u></b></p>

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			<p><b><u>[* Designated heritage assets are the subject of separate legislative planning requirements, as set out in the above supporting text for each heritage asset type, and proposals shall specifically have regard to these.]</u></b></p>
MM185	348	Policy EN 6	<p><b>Policy EN 6 Shop Fronts</b>  <i>Amend criterion 5 of Policy EN 6 as follows:</i></p> <p>Where illumination is required, it should be restrained and unobtrusively sited within the context of the appearance of the building and its setting, <del>in accordance with</del> <b>having regard to</b> the advice set out in the Professional Institute of Lighting Engineers Guidance Note 1 relating to The Reduction of Obtrusive Light or any successive guidance;</p>
MM186	350		<p><b>Section 6: Advertisements in conservation areas and on, or affecting, listed buildings and non-designated heritage assets</b>  <i>After paragraph 6.117 add a new paragraph as follows:</i></p> <p><b><u>For advertisements located along, or visible from the Strategic Road Network (motorways or some A roads), regard should be had to the Department for Transport’s Circular 02/2013.</u></b></p>
MM187	351 - 352	Paragraphs 6.124, 6.125 and 6.127	<p><b>Section 6: Outdoor Lighting and Dark Skies</b>  <i>Amend paragraphs 6.124, 6.125 and 6.127 as follows:</i></p> <p><i>First sentence of paragraph 6.124</i></p> <p>Applicants should <del>adhere</del> <b>have regard</b> to the guidance on lighting provided in the Institute of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions).</p> <p><i>Paragraph 6.125</i></p> <p>The whole of the borough, apart from the Main Urban Area of Royal Tunbridge Wells and Southborough, and Paddock Wood, should be treated as being in Zone E1 “<del>intrinsically dark with natural surroundings</del>”; (as defined by <del>Table 1</del> of the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light), where sky glow and building luminance should <b>where possible</b> be zero. Particular consideration should be given to the dark skies of the High</p>

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			<p>Weald <b><u>National Landscape</u></b> AONB as set out in the High Weald AONB Management Plan <b><u>and the High Weald Dark Skies Planning Advice Note</u></b>.</p> <p><i>First sentence of paragraph 6.127</i></p> <p>Where lighting may affect wildlife, any necessary lighting scheme will need to mitigate possible adverse effects through careful scheme design and should <del>adhere</del> <b><u>have regard</u></b> to the guidance set out in Bats and Artificial Lighting Guidance 08/18 (Bat Conservation Trust and Institute of Lighting Professionals 2018), which advises using LED lighting with a warm white spectrum (less than 3000 kelvin) with low UV content</p>
MM188	352	<b>Policy EN 8</b>	<p><b>Policy EN 8 Outdoor Lighting and Dark Skies</b>  <i>Amend first paragraph and criterion 2 of Policy EN 8 as follows:</i></p> <p><i>First paragraph</i></p> <p><del>In rural areas outside the Limits to Built Development there will be a presumption against outdoor lighting except where it is for a reasonable level of safety or security, or exceptional circumstances exist. Under such exceptional circumstances, and within the Limits to Built Development,</del> <b><u>L</u></b>ighting of outdoor areas will only be permitted where all of the following criteria are met:</p> <p><i>Criterion 2</i></p> <p>The design and specification of lighting would minimise obtrusive light, <del>in accordance with</del> <b><u>taking into account</u></b> the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light (or any subsequent guidance) treating all rural areas, <b><u>apart from the main urban areas of Royal Tunbridge Wells, Southborough and Paddock Wood</u></b> as <i>“inherently dark with natural surroundings”</i>; <b><u>Zone E1</u></b>;</p>
MM189	353 - 355	Paragraphs 6.131 to 6.142	<p><b>Section 6: Biodiversity Net Gain</b>  <i>Amend section heading and paragraphs 6.132 to 6.142 as follows:</i></p> <p><b><del>Biodiversity Net Gain</del></b></p> <p>Geodiversity is represented in the numerous small-scale and historical mineral sites; in particular for clay, iron ore, and sandstone, as well as exposed sandstone outcrops, but there are few designated geological sites.</p>

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			<p><b><u>Biodiversity Net Gain</u></b></p> <p>The objective will be for all development to contribute towards delivering <b>measurable</b> net gains for nature so that biodiversity across the borough as a whole is improved by the end of the plan period, and the existing network of sites and habitats is protected and strengthened with the retention and creation of robust, well managed green infrastructure. Protected species, protected sites and irreplaceable habitats will be dealt with in accordance with prevailing legislation and licensing regimes, but they must also be taken into account as part of wider biodiversity considerations and the Local Plan policies.</p> <p>Almost all development, whether it is a single dwelling, industrial shed, or 250 houses, can, and will, be expected to provide enhancements for biodiversity. This may simply be the provision of bird and bat boxes on a building or, on larger schemes, the creation of significant areas of new habitats or nature reserves.</p> <p><b><u>Biodiversity Net Gain (BNG) is an approach to development that seeks to ensure that habitats for wildlife are left in a better state than they were before the development as measured by using the Statutory Metric. A mandatory scheme of BNG for new development came into force in April 2024. Qualifying developments must provide a mandatory minimum 10% gain in biodiversity under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).</u></b></p> <p><b><u>Both retrospective applications and self-build/custom build developments are currently exempt from Mandatory BNG. Policy EN9 will require such developments where no other exemption under the legislation exists to ensure no net loss in biodiversity through a scheme of avoidance, mitigation and gains for nature through enhancements for biodiversity in accordance with Policy EN 14. This may be demonstrated through reasoned arguments, Ecological Impact Assessments or use of the Statutory Metric.</u></b></p> <p><b><u>Other development that is exempt from the Mandatory BNG may still contribute to net gain through, where appropriate, a proportionate scheme of ecological enhancements demonstrated through the application or secured via condition.</u></b></p> <p><b><u>Applicants will be expected to provide sufficient information with an application to enable the Council to come to a view on the appropriateness of proposals for BNG, for any habitat enhancement and creation and any proposals for offsite biodiversity gains.</u></b></p>

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			<p>Policy EN-9: Biodiversity Net Gain will apply to all applications, except for householder and advertisements applications, and other minor developments where biodiversity considerations are not appropriate, e.g. a change of use from A1 (retail) to A3 (restaurants and cafes).</p> <p>Those developments not covered by Policy EN-9 may still contribute to net gain through, where appropriate, the attachment of a planning condition to any consent requiring a scheme of ecological enhancements.</p> <p>The Council will, in due course, provide further detailed guidance on this policy <b>BNG</b> in the form of a Supplementary Planning Document <b>and/or Guidance Notes</b> which will set out <b>any</b> the <b>local</b> requirements <b>with regards metric inputs and</b> for on-site and off-site net gain for: <b>habitat enhancement or creation as well as application of the Biodiversity Gain Hierarchy and the use of Local Nature Recovery Strategies including:</b></p> <ul style="list-style-type: none"> <li>• <b><u>information required at validation</u></b></li> <li>• <b><u>local</u></b> conservation objectives;</li> <li>• <b><u>requirements for supporting evidence for habitat enhancement/creation</u></b></li> <li>• long term management and monitoring <b><u>options</u></b>;</li> <li>• funding arrangements, <b><u>legal agreements</u></b> and costs for any local or strategic offsetting schemes.</li> </ul> <p><b>Requirements and processes for planning applications</b></p> <p>The Council The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. will expect developers to provide mitigation, compensation, and enhancement measures for biodiversity on, or immediately adjacent to, a site for all major development proposals (10 dwellings plus, 1,000sqm plus of floorspace, new build, or conversion or outline proposals capable of accommodating either), and <del>where necessary and appropriate</del> only in exceptional circumstances and in the interests of biodiversity, will 'off-site' proposals <del>will</del> be considered acceptable. For <del>such</del> non-major development on-site, mitigation, compensation, and enhancement measures will be the preferred option, but off-site or offsetting will be considered where it offers the best outcome for biodiversity, is in reasonably close proximity to the application site, and follows the mitigation hierarchy. Only that which cannot be mitigated or compensated for on-site will be permitted off-site, so even where off-site is agreed, on-site measures will still be required. <u>Subject to forthcoming legislation provisions, a similar approach applies to non-major development, in a proportionate manner, also having regard to the most recent Metric and supporting Defra/Natural</u></p>

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			<p><del>England Guidance. Prior to the adoption of a SPD, applicants are required to demonstrate a net gain in biodiversity through the application of the Defra Biodiversity Metric (or any subsequent replacement) and shall provide to the Council in support of an application a Biodiversity Gain Plan that includes:</del></p> <ul style="list-style-type: none"> <li><del>• appropriate and up-to-date ecological surveys;</del></li> <li><del>• an accurate, measurable plan of existing habitats as referenced in the metric;</del></li> <li><del>• an accurate, measurable plan of proposed habitats as referenced in the metric;</del></li> <li><del>• the metric calculations in their original form.</del></li> </ul> <p><b><u>In accordance with the Biodiversity Net Gain Hierarchy on-site, mitigation, compensation, and enhancement measures will be the preferred option, but off-site gains will be considered where it is identified in the Local Nature Recovery Strategy or otherwise offers the best outcome for biodiversity, and follows the mitigation hierarchy. Only that which cannot be mitigated or compensated for on-site will be permitted off-site, so even where off-site is agreed, on-site measures will still be required.</u></b></p> <p>Where off-site is proposed through a scheme of biodiversity credits and/or land banking, that scheme and the location for the off-site measures will need to be approved by the Council, and evidence submitted to the Council to demonstrate compliance with Policy EN 9. <del>and any subsequent SPD.</del></p> <p>All development proposals will be expected to demonstrate, through survey, assessment, and interpretation carried out by a suitably qualified professional, a comprehensive understanding of habitats and species associated with their site and adjacent land, and to provide an assessment of the likely effects. The assessment should be proportionate to the interests of the site and the likely effects of the proposal and seek relevant information from the Kent and Medway Biological Records Centre (note: information from the NBN Atlas will not be accepted). It must be recognised that the DEFRA Biodiversity Metric is a proxy for biodiversity and <b><u>where used</u></b> does not cover all likely effects, and that professional judgment will be required to take account of issues outside the metric, including disturbance and connectivity. Specific consideration of the effect on soils and ecosystem services may also be required in accordance with other policies in this plan <b><u>and development will be expected to follow the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.</u></b></p> <p>Proposals for biodiversity and landscaping should be informed by national and local guidance, and strategies including <b><u>the Local Nature Recovery Strategy when published.</u></b> Current</p>

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			<p>relevant guidance and information includes the Kent Habitat Survey, Biodiversity Action Plans, Biodiversity Opportunity Area statements, pollinator action plans, the Kent Environment Strategy, and the Kent Nature Partnership Biodiversity Strategy, as well as the High Weald AONB Management Plan and its supporting documents. As part of net gains for nature, development will be expected to provide, protect, and reinforce green infrastructure in accordance with Policy EN 14: Green, Grey, and Blue Infrastructure and to provide enhancements for biodiversity, to include where possible, but not limited to:</p> <ul style="list-style-type: none"> <li>• bird and bat boxes selected and located in accordance with the advice of an ecologist, integrated into new buildings, and focused on garden and urban species, including crevice dwelling bats, swifts, house sparrows, and starlings;</li> <li>• wildlife friendly sustainable urban drainage (SuDs) features;</li> <li>• ponds and scrapes specifically designed for wildlife;</li> <li>• holes in fences for hedgehogs;</li> <li>• amphibian friendly kerbs/drains;</li> <li>• culverts under paths and roads for small mammals, reptiles, and amphibians;</li> <li>• wildlife friendly show gardens;</li> <li>• a scheme of wildlife talks and events for new residents;</li> <li>• bug boxes and bug hotels;</li> <li>• on-site interpretation panels of ecological features and habitats.</li> </ul> <p><del>Until such time as a SPD is adopted, reference will be made to the latest government guidance, Biodiversity Net Gain – Principles and Guidance for UK Construction and Developments (CIEEM, CIRIA, IEMA, 2016), British Standard BS42020 Biodiversity – Code of Practice for Planning and Development, and BS8683 – Biodiversity Net Gain or subsequent revisions.</del></p> <p><del>Harm to irreplaceable habitats, including ancient woodland, should be avoided and they cannot be included in metric calculations for any gain or loss.</del></p> <p><del>Any effects, either positive or negative, on ancient woodland will be considered in accordance with the policy for ancient woodland.</del></p> <p>All ecological surveys and reports submitted to the Council for planning purposes will be submitted to the Kent and Medway Biological Records Centre.</p>

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MM190	355 - 356	Policy EN 9	<p><b>Policy EN 9 Biodiversity Net Gain</b>  <i>Amend Policy EN 9 as follows:</i></p> <p><b>Policy EN 9</b>  <b>Biodiversity Net Gain</b></p> <p><del>Development will only be permitted where it meets all of the following criteria:</del></p> <p><del>1. It can be demonstrated through the application of the Defra Biodiversity Metric (and any subsequent replacements), as part of a Biodiversity Gain Plan, that completion of the development will result in a measurable long-term net gain for biodiversity in both area and linear habitats, as follows:</del></p> <p><del>a. net gain shall be provided on, or adjacent to, the site wherever possible and where provided off-site shall, in terms of location and type, be in accordance with the supporting text or as otherwise required by supplementary planning guidance;</del></p> <p><del>b. the percentage of net gain shall be a minimum of 10% as required by legislation or greater where required by supplementary planning guidance;</del></p> <p><del>c. the Biodiversity Gain Plan will include, as a minimum, the information set out in the supporting text or as otherwise required by supplementary planning guidance;</del></p> <p><del>2. It can be demonstrated that the proposals have adopted a strict approach to the mitigation hierarchy (i.e. avoid, mitigate, compensate) and are able to justify all unavoidable impacts on biodiversity;</del></p> <p><del>3. The proposed mitigation, compensation, and/or enhancement measures required to secure net gain for biodiversity are acceptable to the Council in terms of design and location, and are secured, on-site, for the lifetime of the development, or off-site for a minimum of 30 years, with appropriate funding mechanisms that are capable of being secured by condition and/or legal agreement. Funding for both on-site and off-site measures shall include a payment to the Council to cover the costs of independent review of Biodiversity Gain Plans and long-term monitoring.</del></p> <p><b><u>Development will only be permitted where in so far as is practical it:</u></b></p> <p><b><u>Minimises the loss and fragmentation of existing habitats on- site</u></b></p> <p><b><u>Protects and enhances the biodiversity of retained habitats and,</u></b></p> <p><b><u>Maximises opportunities for habitat restoration, enhancement and habitat connectivity</u></b></p>

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			<p><b><u>Development requiring mandatory Biodiversity Net Gain shall provide a minimum of 10% gain in biodiversity and proposals for any off-site provision must demonstrate conformity with the Biodiversity Net Gain Hierarchy.</u></b></p> <p><b><u>Any retrospective or self-build/custom build applications that is not exempt for other reasons, will be expected to demonstrate no net loss in biodiversity and gains for nature through enhancements for biodiversity through a reasoned statement, Ecological Impact Assessment or application of the Statutory Metric.</u></b></p> <p><b><u>Other development that is exempt from the Mandatory BNG should where appropriate contribute to net gain through a proportionate scheme of ecological enhancements.</u></b></p>
MM191	358	Table 9	<p><b>Section 6: Biodiversity/geodiversity hierarchy</b>  <i>In the line for 'National' change entry under 'Level' as follows:</i></p> <p>Biodiversity <b><u>and Geodiversity</u></b></p>
MM192	359	Paragraph 6.161	<p><b>Section 6: Ashdown Forest Special Protection Area and Special Area of Conservation</b>  <i>Amend paragraph 6.161 as follows:</i></p> <p>... as set out in the <a href="#">Ashdown Forest Practice Note</a> (2018), and reviewed.</p>
MM193	360 - 361	<b>Policy EN 11</b>	<p><b>Policy EN 11 Ashdown Forest Special Protection Area and Special Area of Conservation</b>  <i>Amend Policy EN 11 as follows:</i></p> <p><i>First sentence</i></p> <p>All development that results in a net increase in housing within the 7km defined zone of influence*, as set out in the Council's Ashdown Forest Practice Note (2018), will provide a Strategic Access Management and Monitoring (SAMMs) and a Suitable Alternative Natural Greenspaces (SANGs) contribution to address the impact of visitors from new development on Ashdown Forest.</p> <p><i>Last paragraph</i></p>

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			For further guidance please refer to the Practice Note for <a href="#">Councils web site page Protecting Ashdown Forest</a> that accompanies <b>includes</b> the Habitats Regulations Assessment.
MM194	364 - 365	<b>Policy EN 13</b>	<p><b>Policy EN 13 Ancient Woodland and Veteran Trees</b>  <i>Amend criteria 5 and 6 of Policy EN 13 as follows:</i></p> <p><i>Criterion 5</i></p> <p>5. Provision of <b><u>evidence to support the adequacy of proposed</u></b> buffers;</p> <p><i>Criterion 6</i></p> <p>6. Provision of adequate evidence to support development proposals.</p>
MM195	366	<b>Policy EN 14</b>	<p><b>Policy EN 14 Green, Grey and Blue Infrastructure</b>  <i>Amend last sentence in first paragraph of Policy EN 14 as follows:</i></p> <p>Proposals for new green, grey, and blue infrastructure should aim to improve connectivity <b><u>including ecological</u></b> and be informed by, and respond to:</p>
MM196	367	Paragraph 6.185	<p><b>Section 6: Local Green Space</b>  <i>Amend paragraph 6.185 as follows:</i></p> <p>A full schedule of the designated Local Green Space sites in the Tunbridge Wells borough can be found in Appendix 2. All sites are also defined on the Policies Map. <b><u>A schedule of Local Green Space sites designated by this Local Plan within the Tunbridge Wells borough can be found in Appendix 2. These sites can also be found on the Policies Map. However, it is noted that Appendix 2 and the Policies Map do not include sites that are, or are proposed to be, designated in Neighbourhood Development Plans for parishes within the borough. These sites are not duplicated within the list below and can be found separately within the relevant Neighbourhood Development Plan for that parish. All Neighbourhood Development Plans can be found on the following Council's webpage:</u></b>  <a href="https://tunbridgewells.gov.uk/planning/planning-policy/neighbourhood-plans">https://tunbridgewells.gov.uk/planning/planning-policy/neighbourhood-plans</a></p>
MM197	368	<b>Policy EN 15</b>	<p><b>Policy EN 15 Local Green Space</b>  <i>Amend Criterion 3 of Policy EN 15 as follows:</i></p>

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			<p>The proposed development does not materially reduce the community use, detract from the function, or affect the appreciation of the designated area of Local Green Space <b><u>and, furthermore, where possible in such cases,</u></b> there will be acceptable provision to offset any loss of, or detriment to, the area of Local Green Space on, or close to, the site.</p>
MM198	372	<b>Policy EN 16</b>	<p><b>Policy EN 16 Landscape within the Built Environment</b>  <i>Amend first paragraph of Policy EN 16 as follows:</i></p> <p>Proposals for development affecting Areas of Important Open Space, Areas of Landscape Importance, or the Important Landscape Approaches to settlements, as defined on the Policies Map, will only be permitted in <del>limited</del> circumstances where no significant harm would be caused to the appearance and character of the area or approach, and the development would not materially detract from the contribution that area or approach makes to the locality. <del>Where it is considered possible, the Local Planning Authority will ensure that the area is conserved and enhanced as part of the proposal.</del></p>
MM199	377	<b>Policy EN 18</b>	<p><b>Policy EN 18 Rural Landscape</b>  <i>Amend criterion 3 of Policy EN18 as follows:</i></p> <p>3. Not result in unsympathetic change to the character of a rural lane<sup>1</sup>, which is of landscape, amenity, nature conservation, or historic or archaeological importance;</p> <p><b><u><sup>1</sup> Rural lanes are identified and listed in the Rural Lanes SPG</u></b></p>
MM200	377 - 378	Paragraphs 6.234 and 6.238	<p><b>Section 6: High Weald National Landscape</b>  <i>Amend paragraphs 6.234 and 6.238 as follows:</i></p> <p><i>Paragraph 6.234</i></p> <p><b><u>Please note that on 22 November 2023 all designated Areas of Outstanding Beauty (AONBs) in England and Wales were rebranded by the government as 'National Landscapes' (NLs). Thus, the High Weald AONB is now commonly referred to as the High Weald National Landscape (HWNL) and the High Weald AONB Unit are now the High Weald National Landscape Partnership (HWNLP). However, the legal title and policy status</u></b></p>

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			<p><b><u>remains AONB and hence it remains that the Management Plan is for the AONB and where this document refers to the AONB this may also be read as the National Landscape.</u></b> The High Weald <b><u>National Landscape</u></b> AONB covers approximately 70% of the borough and has the highest status of protection nationally in relation to landscape and scenic beauty, equal to that of National Parks. The Local Planning Authority has a statutory duty “<b><u>to further the purpose of conserving and enhancing</u></b>” <del>conserve and enhance</del> the natural beauty of the High Weald <b><u>National Landscape</u></b> AONB. The High Weald AONB Management Plan 2019-2024 <b><u>2024-2029</u></b> provides the following statement of significance:</p> <p><i>"The High Weald is one of the best-preserved Medieval landscapes in North West Europe. Despite its large size (1,500km sq.) and proximity to London, its landscape has remained relatively unchanged since the 14th century, surviving major historical events and social and technological changes. Its outstanding beauty stems from its essentially rural and human scale character, with a high proportion of natural surfaces and the story of its past visible throughout. The extensive survival of woodland and traditional mixed farming supports an exceptionally well-connected green and blue infrastructure with a high proportion of semi-natural habitat in a structurally diverse, permeable and complex mosaic supporting a rich diversity of wildlife."</i></p> <p><b><u>“The High Weald is one of the best-preserved medieval landscapes in north-west Europe. Despite its large size (1,461 sq.km) and proximity to London, its landscape has remained relatively unchanged since the 14th century, surviving major historical events and accommodating significant social and technological changes. The natural beauty of the High Weald AONB is derived from the essentially rural and small-scale landscape character, rich in wildlife and cultural features”.</u></b></p> <p>Paragraph 6.238 All proposals for major <b><u>or other</u></b> development <b><u>either</u></b> in the AONB <b><u>National Landscape or its setting, where they are expected to significantly impact the National Landscape,</u></b> should be accompanied by a landscape and visual impact assessment and an assessment of the proposal against all relevant AONB Management Plan objectives.</p>
MM201	380	<b>Policy EN 20</b>	<p><b>Policy EN 20 Agricultural Land</b> <i>Amend Policy EN 20 as follows:</i></p> <p>The Local Planning Authority seeks to protect best and most versatile agricultural land from significant, inappropriate, or unsustainable development. Where development of agricultural land</p>

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			<p><del>is required, applicants should seek to use areas of poorer quality agricultural land in preference to that of higher quality, except where this would be inconsistent with other sustainability objectives.</del></p> <p>Planning applications that would result in the <b>significant</b> loss of best and most versatile agricultural land will need to justify why the loss of the agricultural land is acceptable and also assess the impact of the loss of the agricultural land on the wider farming resource, natural capital, and ecosystem services. Where site-specific ALC studies are not available, the Local Planning Authority will assume that the site is classified as best and most versatile.</p>
MM202	381	Paragraph 6.249	<p><b>Section 6: Air Quality</b>  <i>Amend paragraph 6.249 as follows:</i></p> <p>The overall aim of Policy EN 21 is to <del>improve and maintain</del> <b>secure safe</b> levels of air pollutants through the development management process and to reduce exposure to poor air quality, thus supporting the Council's Air Quality Action Plan 2018-2023. It has been developed having regard to the latest European and national legislation, in addition to national policy and best practice guidance documents, alongside the requirements of assessment and mitigation.</p>
MM203	381	<b>Policy EN 21</b>	<p><b>Policy EN 21 Air Quality</b>  <i>Amend the final paragraph of Policy EN 21 as follows:</i></p> <p>The use of sustainable transport measures, such as supporting sustainable public transport, shared transport initiatives, cycle/footways, <b>the PROW network</b>, improved connectivity, and green infrastructure (for example, green roofs, hedges, and street trees) to reduce pollution concentrations and exposure, are strongly encouraged (see Policies STR 5: Infrastructure and Connectivity; STR 6: Transport and Parking; EN 14: Green, Grey, and Blue Infrastructure; TP 2: Transport Design and Accessibility; TP 3: Parking Standards; OSSR 1: Retention of Open Space; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation).</p>
MM204	382	Paragraphs 6.253, 6.254 and 6.256	<p><b>Section 6: Air Quality Management Areas</b>  <i>Amend paragraphs 6.253, 6.254 and 6.256 as follows:</i></p> <p><i>Paragraph 6.253</i></p>

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			<p>Currently, there is one AQMA declared in the borough due to exceedances of the annual mean Air Quality Strategy (AQS) objective for nitrogen dioxide (NO<sub>2</sub>). The AQMA is located <u>in Hawkhurst, on the northern arm of the crossroads on the A229. There was a previous AQMA in</u> Royal Tunbridge Wells and Southborough, and currently includes <u>along</u> the A26 between Park Road and Nevill Terrace, and also Grosvenor Road, <u>which was first declared in 2005, based on an exceedance of the NO<sub>2</sub> annual mean objective of 40µgm<sup>3</sup>. The air quality has now improved in this area and the AQMA has been revoked, however air quality monitoring still takes place in order to monitor the conditions</u>, all at a distance of 0-30m from the centre of the carriageway. The annual NO<sub>2</sub> objective applies primarily to residential receptors and other sensitive receptors, such as schools. Legislation requires local authorities to declare an AQMA when levels of certain pollutants exceed, or are expected to exceed, the relevant objective levels. <del>In the case of Tunbridge Wells borough, an AQMA was first declared in 2005, based on an exceedance of the NO<sub>2</sub> annual mean objective of 40µgm<sup>3</sup>.</del></p> <p><i>Delete paragraph 6.254</i></p> <p><del>At the time of writing, the Borough Council was in the process of declaring a second AQMA in the borough in Hawkhurst. This AQMA will be located on the northern arm of the crossroads on Cranbrook Road.</del></p> <p><i>Paragraph 6.256</i></p> <p>Where major development is proposed which could affect an AQMA, an emission mitigation assessment and cost calculation will be required. <b><u>Smaller developments may, in certain situations warrant assessment.</u></b> The purpose of this calculation is to determine the amount of emissions a development is likely to produce, and the consequent monetary value that is expected to be needed for funding measures to mitigate those impacts on- or off-site. Off-site mitigation measures that could be funded include local car clubs, on-street electric vehicle charging, low emission buses, and bike/e-bike hire schemes or cycling infrastructure provision. In order for borough-wide improvements to be realised, the calculations will be based upon the proposed use without comparison to past use.</p>
MM205	384	<b>Policy EN 23</b>	<p><b>Policy EN 23 Biomass Technology</b>  <i>Amend first paragraph and criterion 2 of Policy EN 23 as follows:</i></p> <p><i>First paragraph</i></p>

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			<p>The Local Planning Authority will support the deployment of biomass technology in locations off the gas grid where coal and oil-fired plant are currently used and where no cleaner or greener feasible alternative is available. <del>The biomass must be locally sourced, and the developer will reduce potential air quality impacts from the expansion in biomass heat through the use of high quality, low emission plant.</del></p> <p><i>Criterion 2</i> 2. The type of fuel to be used (<del>preferably locally sourced</del>);</p>
MM206	385 - 386	Paragraphs 6.266, 6.272 and 6.273	<p><b>Section 6: Water Supply, Quality, and Conservation</b> <i>Amend paragraphs 6.266, 6.272 and 6.273 as follows:</i></p> <p><i>Second sentence of paragraph 6.266:</i></p> <p>The Environment Agency's <a href="#">Approach to Groundwater Protection</a> 2018 (Version 1.2) <b><u>(or as superseded)</u></b> provides useful information and guidance on the different risks to ground water quality, including listing the types of high risk activities and development.</p> <p><i>Paragraph 6.272</i></p> <p>South East Water supplies water across the whole borough and developers should review the company's <a href="#">Water Resources Management Plan</a> <del>(2015-2040)</del> <b><u>(2020-2075)</u></b> for an overview of how water will be managed in the region into the future.</p> <p><i>Paragraph 6.273</i></p> <p>In 2013 <del>2021</del>, the Environment Agency produced an <b><u>updated determination of areas of</u></b> water stress <b><u>(updating a previous 2013 study)</u></b> <del>classification method</del> for areas of England and Wales. Areas of serious water stress are identified where both the current and future household demand for water is a high proportion of the effective rainfall available to meet that demand. <del>In this report, the supply for all of Tunbridge Wells Borough, and indeed Kent, was classified as being under 'serious water stress'.</del> Furthermore, in the 2016 Sustainability Appraisal Scoping Report, a review of water consumption within Tunbridge Wells borough was carried out. This revealed that consumption rates within the borough are higher than both the national and regional averages.</p>

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MM207	387	Paragraphs 6.277 and 6.278	<p><b>Section 6: Development and Flood Risk</b>  <i>Amend paragraphs 6.277 and 6.278 as follows:</i></p> <p><i>Paragraph 6.277</i></p> <p>It is essential that new development across the borough does not increase flood risk, <b><u>either on site or elsewhere and provides adequate drainage provision so that flood risk is managed effectively.</u></b> <del>and that any</del> Any new development proposed in areas that are vulnerable to flood risk <b><u>should</u></b> 'build in' additional local capacity in terms of flood mitigation and provide 'betterment' where possible: see Policy <del>ies</del> STR/SS 1, The Strategy for Paddock Wood and east Capel and STR/SS 3, The Strategy for Tudeley Village, for the flood risk strategy proposed alongside development in this area.</p> <p><i>At end of paragraph 6.278 add</i></p> <p><b><u>The approach taken within Policy EN 25 is in accordance with the NPPF; however there may be instances where it may be appropriate to require a site specific Flood Risk Assessment for some minor development where land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use it would therefore be appropriate to consult with KCC as the lead local flood authority on a case-by-case basis.</u></b></p>
MM208	390	Paragraph 6.287	<p><b>Section 6: Sustainable Drainage Systems</b>  <i>Amend paragraph 6.287 and add new text as follows:</i></p> <p><i>In first sentence of paragraph 6.287 update link</i></p> <p>In April 2015, Kent County Council became a statutory consultee as per national requirements, following a parliamentary statement in December 2014. Kent County Council has adopted a <a href="#">Drainage and Planning Policy Statement</a>, which should inform development of drainage schemes.</p> <p><i>After paragraph 6.289 add new paragraph</i></p>

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			<p><b><u>Developers are also advised to have regard to the Department for Transport's Circular 02/2013 (paragraph 50) (or any update to this) in relation to water run-off that may arise due to proposed development. The Circular advises that such water run-off will not be accepted into the highway drainage systems, and there should be no new connections into those systems from third party development or drainage systems.</u></b></p>
MM209	392	Paragraph 6.292	<p><b>Section 6: Noise</b>  <i>Amend paragraph 6.292 as follows:</i></p> <p>All development proposals that are likely to generate noise, or be affected by existing noise sources, must be supported by a Noise Impact Assessment prepared by a suitably qualified and competent person (as defined by the NPPF) <del>in accordance with</del> <b>having regard to</b> the Local Planning Authority's latest adopted <a href="#">Noise and Vibration Supplementary Planning Document</a>.</p>
MM210	394	<b>Policy EN 27</b>	<p><b>Policy EN 27 Noise</b>  <i>Amend first paragraph of Policy EN 27 as follows:</i></p> <p>Development will only be permitted where it can be demonstrated (<del>in line with</del> <b>having regard to</b> the requirements of the Council's latest adopted Noise and Vibration Supplementary Planning Document) that:</p>
MM211	395	Paragraph 6.305	<p><b>Section 6: Land Contamination</b>  <i>Add new text and amend paragraph 6.305 as follows:</i></p> <p><i>After paragraph 6.302 add new paragraph</i></p> <p><b><u>Some sites are particularly difficult and high risk in terms of redevelopment such as closed landfill sites and former gas works. In such cases the developer should ensure that a full site investigation and risk assessment is completed and submitted with the application to demonstrate that it is both technically and economically viable for its intended use.</u></b></p> <p><i>Last sentence of paragraph 6.305</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			All development proposals on land affected by contamination must be undertaken in accordance with <b>having regard to</b> the Council's latest adopted <a href="#">Contaminated Land Supplementary Planning Document</a> .
MM212	395	<b>Policy EN 28</b>	<p><b>Policy EN 28 Land Contamination</b>  <i>Amend first paragraph of Policy EN 28 as follows:</i></p> <p>Development proposals on a site that is known, or suspected, to be affected by contamination will only be permitted (<del>in line with</del> <b>having regard to</b> the requirements of the Council's latest adopted Contaminated Land Supplementary Planning Document) where practicable and effective measures are taken to avoid:</p>
MM213	397	Paragraphs 6.308 and 6.310	<p><b>Section 6: Housing Mix</b>  <i>Amend paragraphs 6.308 and 6.310 as follows:</i></p> <p><i>Second sentence of paragraph 6.308</i></p> <p>Proposals should be informed by the Housing Needs Study 2018, <b><u>Strategic Housing Market Assessment (SHMA)</u></b> or subsequent updates any findings of parish-wide surveys and policies in 'made' neighbourhood plans if applicable, together with local planning evidence base documents, up-to-date statistics from the Council's Housing Register (for affordable units), and any other relevant and up-to-date information on local housing needs.</p> <p><i>At end of paragraph 6.310 add:</i></p> <p><b><u>The provision of Affordable Housing is dealt with in Policy H 3. Housing for Older People and People with disabilities is addressed in Policy H6.</u></b></p>
MM214	398	<b>Policy H 2</b>	<p><b>Policy H 2 Housing Density</b>  <i>Add second paragraph to Policy H2 as follows:</i></p> <p><b><u>In town centres and other locations that are well served by public transport, proposals should seek to optimise the use of land.</u></b></p>
MM215	398 - 401	Paragraphs 6.315, 6.324,	<p><b>Section 6: Affordable Housing</b>  <i>Amend paragraphs 6.315, 6.324, 6.332, 6.334 and 6.336 and add new paragraph as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
		6.332, 6.334 and 6.336	<p><i>Paragraph 6.315:</i></p> <p>The Strategic Housing Market Assessment (<b>2015</b>) (SHMA) and its subsequent update (SHMA update 2017) ... are taken into account in the Housing Needs Assessment Topic Paper (<b>2021</b>). <b><u>Drawing on the most recent Review Report, the Topic Paper states that “This suggests an annual need for around 323 affordable homes, essentially for rented housing, with some need for affordable home ownership, but which is difficult to quantify, given the supply of private rented accommodation.”</u></b> It is recognised that the assessments represent ...</p> <p><i>Delete the last sentence of paragraph 6.324:</i></p> <p><del>This reflects the Council's housing allocations policy.</del></p> <p><i>Paragraph 6.332</i></p> <p><del>Starter Homes</del> are identified in the NPPF as a type of affordable housing. However, the Council is concerned that the applicable discount cannot be secured in perpetuity and starter homes may not be affordable to local people. <b><u>First Homes are identified in the NPPF as a specific type of affordable housing, being discounted market sale units, which must be discounted by a minimum of 30% against the market value and sold to a person or persons meeting certain eligibility criteria. Also, the discount is passed on at each subsequent title transfer. The Government expects that First Homes should account for at least 25% of all affordable housing units delivered by developers through planning obligations. While transitional arrangements on their introduction means that this Local Plan is not required to make provision for First Homes, it is evident that the 25% target can be achieved within the 40% for intermediate tenures within Policy H 3 (which would leave the balance of 15% for other such tenures, or further First Homes).</u></b></p> <p><i>Second sentence of paragraph 6.334</i></p> <p><del>It could also include First Homes in the future, where this is genuinely affordable in a local context.</del></p> <p><i>Paragraph 6.336</i></p> <p>Where the policy requirements may not be achieved, the onus will be on the applicant to demonstrate robustly the reasons for this, and to provide a full viability assessment to support their proposals. As part of this, it will need to be shown that the correct land value was paid, as</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>exceptional and abnormal costs should, in the first instance, be paid for through a reduced land value. The viability assessment must be provided as part of the application when originally submitted, will be made publicly available, and will be subject to review by independent viability consultants. <b><u>Further reviews of viability may also be necessary in order to deliver the most public benefit from the scheme.</u></b> The applicant is expected to meet the costs of <del>this review</del> <b><u>these reviews.</u></b> Where applications are made on this basis, <b><u>and viability may change,</u></b> any permission granted <b><u>may</u></b> be for a maximum of two years.</p> <p><i>After paragraph 6.336 add two new paragraphs</i></p> <p><b><u>The Council recognises that in exceptional circumstances levels of affordable housing (or other infrastructure) on more complex sites may be subject to more detailed viability work as part of the planning application process, and for those proposals which include a significant scale of development or complex abnormal costs, then re-testing of viability will be expected either pre-implementation, or part-way through the development of the site.</u></b></p> <p><b><u>At the point of determining the planning application the viability review mechanism and trigger for when viability assessment will be re-run will be agreed between the Local Planning Authority and the developer or applicant.</u></b></p> <p><i>Before paragraph 6.338 add new paragraph</i></p> <p><b><u>Affordable housing should be well integrated into the development in terms of siting (which may involve clustering), design and materials. Affordable housing should progress in parallel with, if not in advance of, market housing. This will normally mean that at least 50% of the affordable housing should be completed and transferred to a Registered Provider prior to occupation of a maximum of 50% of the open market units. Variations to this may be considered where clear infrastructure or layout imperatives are established in an agreed phasing plan.</u></b></p>
MM216	401 - 403	Policy H 3	<p><b>Policy H 3 Affordable Housing</b>  <i>Amend Overall Approach and Exceptional Circumstances sections of Policy H 3 as follows:</i></p> <p><i>Overall Approach section</i></p> <ol style="list-style-type: none"> <li>1. Sites comprising mostly greenfield land (i.e. non previously developed land) delivering a net increase of more than nine dwellings will be expected to include a minimum of 40 percent of</li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>the gross number of residential units as on-site affordable housing provision. Where this percentage is not a whole number, it will be rounded up to the next <b>nearest</b> whole number;</p> <ol style="list-style-type: none"> <li>2. Sites comprising over half brownfield land (i.e. previously developed land) delivering a net increase of more than nine dwellings will be expected to include a minimum of 30 percent of the gross number of residential units as on-site affordable housing provision. Where this percentage is not a whole number, it will be rounded up to the next <b>nearest</b> whole number;</li> <li>3. Timing of affordable on-site housing provision: a minimum of 50 percent of the affordable housing to be delivered on-site will be expected to be completed and transferred to a Registered Provider prior to occupation of a maximum of 50 percent of the open market units to be provided on-site, <b><u>unless otherwise agreed via a 'phasing plan'</u></b>;</li> <li>4. Sites within the High Weald Area of Outstanding Natural Beauty <b><u>National Landscape</u></b> delivering six to nine dwellings will be expected to provide a financial contribution towards the provision of off-site affordable housing (land and build costs) based on 20 percent of the gross number of residential units to be provided on sites comprising mostly greenfield land, and 15 percent of the gross number of residential units to be provided on sites comprising over half brownfield land. Where a financial contribution for off-site provision of affordable housing is payable, this shall be payable upon commencement of development, or as otherwise agreed with the Local Planning Authority.</li> </ol> <p><i>Exceptional Circumstances section</i></p> <p>There may be exceptional circumstances where the provision of on-site affordable housing is not viable. The Council considers that the following may represent exceptional circumstances, but in each case these circumstances would need to be fully demonstrated to warrant a departure from compliance with this policy:</p> <ol style="list-style-type: none"> <li>1. The developer has provided written evidence that no Registered Provider will take the units and this <del>had</del> <b>has</b> been demonstrated to the satisfaction of the Council; and/or</li> <li>2. It is demonstrated that there is no realistic prospect of providing affordable housing by another means, other than through a Registered Provider; and/or</li> <li>3. In relation to the tenure mix, where it can be demonstrated that the values of shared ownership or intermediate rented units would be too high in that particular locality: and/or</li> </ol>

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			<p>4. It can be demonstrated that the provision of the policy-compliant level of affordable housing would make the development unviable.</p> <p>Where the Council considers that full provision of on-site affordable housing cannot be delivered, alternative delivery will be considered in the following order:</p> <ul style="list-style-type: none"> <li>a. the full affordable housing provision to be provided by the applicant on an alternative site agreed with the Council in (sequentially) (i) the settlement and (ii) the parish of the application site; and/or</li> <li>b. a reduced level of affordable provision on the application site; and/or</li> <li>c. a variation in the tenure of the affordable housing; and/or</li> <li>d. the applicant to make land available elsewhere in (sequentially) (i) the settlement, (ii) the parish, and (iii) the borough to provide the affordable housing for a Registered Provider; and/or</li> <li>e. a financial contribution in lieu of on-site affordable housing.</li> </ul> <p><b><u>Where full on-site provision of affordable housing cannot be provided and reliance is sought to be placed on criteria a to e above, applicants will be required to demonstrate this by reference to an independently reviewed viability study to be approved by the Council (including a requirement for further assessments at agreed stages of development as may be required by the Council).</u></b></p>
MM217	405 - 408	Paragraphs 6.347 – 6.368	<p><b>Section 6: Housing for Older People and People with Disabilities</b></p> <p><i>Amend paragraphs 6.347 to 6.368 as follows:</i></p> <p><b>Housing for Older People and People with Disabilities</b></p> <p>The NPPF seeks to ensure that the housing needs of different groups, including older people and people with disabilities, are met by policies in local plans. The Planning Practice Guidance (PPG) reinforces this. It identifies providing housing for older people as critical and looks for local plans (and decisions) to offer older people "<i>a better choice of accommodation to suit their changing needs</i>" and "<i>help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.</i>"</p> <p>For the purposes of this Local Plan, and in line with the NPPF, 'older people' are defined as people over or approaching retirement age. However, this is not prescriptive, and people of a different age, including younger people with disabilities, may also benefit from the provision as</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>described. <b><u>Regard is also had to the needs of all people, including younger people with disabilities.</u></b></p> <p><b>Different types of older persons' housing</b></p> <p>As well as providing appropriate support, in terms of planning functions, for people to continue to live in their own homes, the Local Plan includes a <b><u>this</u></b> policy in relation to <b><u>specialist</u></b> housing for older people to include the following types of accommodation:</p> <p><b>Age-restricted general market housing</b> is generally for people aged 55 and <b><u>over and</u></b> the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.</p> <p><b>Retirement living or sheltered accommodation</b> is defined as self-contained accommodation, often designed as a block of apartments, and managed for older people who require very little support. These schemes would normally provide additional facilities, such as a shared communal lounge, a warden, or a personal alarm system.</p> <p><b>Extra care accommodation or housing with care</b> is self-contained, with associated facilities, providing 24-hour access to <b><u>support services and staff</u></b> <del>emergency support</del>, as well as on-site facilities such as a residents' lounge, laundry room, and meal provision facilities. In some cases, larger developments may be termed retirement communities or villages. These would normally provide a range of services, with provision for residents to benefit from varying levels of care as time progresses. Extra care accommodation can also be known as assisted living, close care, or continuing care housing.</p> <p><b>Residential Care Homes and Nursing Homes</b> provide non-self-contained residential accommodation. Rooms can be shared, or private, and an en-suite bathroom may be provided. Communal dining facilities and a communal lounge are provided, and meals and personal/nursing services are also provided to all residents as part of their tenancy. Residential nursing care accommodation includes end of life, hospice care, and dementia care home accommodation.</p> <p>The PPG states that it is for the local planning authority to consider whether a particular development may fall within Use Class C2 (<del>residential institutions</del> <b><u>provision of accommodation and care to people in need of care</u></b>) or C3 (dwelling houses). <b><u>Residential Care Homes and Nursing Homes, End of Life, Hospice Care, and Dementia Care Home Accommodation fall within Class C2. Whether Extra Care housing falls under Class C2 or C3 will be</u></b></p>

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			<p><b><u>determined on a case-by-case basis having regard to the specific details of each proposal, including the type and level of care provision and the services to be provided to occupants of the proposed development.</u></b></p> <ul style="list-style-type: none"> <li>• <del>Class C2: Residential Care Homes and Nursing Homes, End of Life, Hospice Care, and Dementia Care Home Accommodation;</del></li> <li>• <del>Class C3: Age restricted general market housing, Retirement Living, Sheltered Accommodation, and Extra Care Accommodation, Assisted Living, Close Care, Continuing Care.</del></li> </ul> <p><del>The above list is not exhaustive or prescriptive and sets out how different types of housing for older people would generally be viewed in terms of the Use Class Order, taking into account, in particular, the level of care that may be provided. However, it is acknowledged that levels of care provision do vary depending on the nature of the scheme put forward, with some schemes including a mix of Class C2 and C3 uses so that residents can remain in the one location, adjusting the level of care they need as their needs change. Consequently, each application will be assessed on its own merits.</del></p> <p><del>For older persons' housing schemes to be considered as Class C2 accommodation, which are normally exempt from the need to provide affordable housing provision in accordance with Policy H 3: Affordable Housing, due to the level of care being provided to the residents, as a minimum, daily assistance should consist of help with personal care, such as washing and preparing food. Planning proposals should be supported by relevant and robust evidence, including details of the minimum care package that all residents are expected to sign up to.</del></p> <p><del>Where an application is considered to be, or to contain, Class C3 accommodation, the normal level of affordable housing would be expected to be provided in accordance with Policy H 3: Affordable Housing.</del></p> <p><b>Need and demand</b></p> <p><del>The Council's Housing Needs Study 2018 reports that 63.5% of older people would consider staying in their own homes, with 26.3% considering buying a property on the open market. A further 8.5% would consider renting from a private landlord.</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>To inform the consideration of future needs <b><u>for specialist housing</u></b>, regard has been given both to national guidance and more local guidance from Kent County Council. <b><u>As there is no agreed single methodology, a number of different forecasting approaches have been used.</u></b></p> <p>SHOP@ (Strategic Housing for Older People Analysis Tool) is a forecasting tool referred to in the PPG for estimating the demand for specialist housing for older people, including extra care housing, endorsed by the Department of Health. This advises that the number of units required per 1,000 of the population over 75 years old for extra care is 25 or 2.5%. <b><u>This relates to people who need access to 24/7 support in line with the definition set out above.</u></b></p> <p><del>Based on 2018 (ONS) population projections of the increase in residents over 75 years of age, this would equate to some 431 extra care home dwellings in the borough by 2038, an increase of some 267 dwellings above the current stock (of 164 units)</del> <b><u>of the number of people over 75 years of age by the end of plan period, this would equate to a gross need of some 431 extra care units in the borough by 2038, an increase of some 248 units above the stock (of 183 units) in 2020, at the start of the plan period.</u></b></p> <p><del>The latest forecasts from Kent County Council for extra care housing, based on its own more localised methodology, indicate a potential demand up to 2031 of 188 dwellings. If this were projected forward over the further seven years of the plan period, it confirms the above estimate of likely additional need</del> <b><u>gross need for extra care housing of some 342 units in 2038. Deducting the stock of 183 existing units in 2020 generates a net increase of 159 units over the plan period (2020 – 38).</u></b></p> <p><b><u>In addition to the above estimates, regard is given to a broader, market view of the scope of extra care housing, which can include “enhanced sheltered accommodation” which seeks to provide care to residents with a range of different care requirements. This adopts a prevalence rate in calculating needs of 45 per 1,000 people aged 75+. At this rate, the gross need for extra care accommodation in 2038 would be some 776 units based on the 2018 based ONS population projections. Deducting the current stock in 2020 generates a net need for 593 extra care units over the plan period.</u></b></p> <p><b><u>The table below shows both the gross need for extra care (EC) housing during the plan period and the additional supply needed over the plan period taking account of the current (2020) provision 183 units.</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification		
			<u>Prevalence rate</u>	<u>Gross EC need to 2038</u>	<u>Net EC need to 2038</u>
			<u>KCC model</u>	<u>342</u>	<u>159</u>
			<u>25/1000 (SHOP@)</u>	<u>431</u>	<u>248</u>
			<u>45/1000</u>	<u>776</u>	<u>593</u>
			<p>In terms of residential/nursing care home provision, Kent County Council advises that Tunbridge Wells borough is relatively well served, but that there will still be a demand for this type of housing throughout the plan period, specifically for places funded by the local authority and for places to support dementia care. <b><u>The Council is also supportive of proposals for other types of retirement housing, such as retirement living or sheltered accommodation, which can help to broaden the choice of good quality homes for older people, provided proposals are consistent with other relevant policies in the Plan.</u></b></p> <p><b>Future provision</b></p> <p>It is evident that there needs to be a balance of accessible homes and a range of specialist housing <b><u>to help meet the housing needs of older people and those with disabilities.</u></b></p> <p>To support living at home as long as possible, Policy H 6 introduces a requirement for all homes to be built to be adaptable and accessible for the majority of people. This is the technical standard in the Building Regulations for M4(2) housing. <del>This may be supplemented by some homes built as suitable for use or adaptation for people with disabilities. These homes, to the higher M4(3) standards, are sought as part of the affordable housing on schemes of 20 dwellings or more. Only in circumstances where it can be robustly demonstrated by the applicant that this is not practicable or financially viable to deliver the above provisions will the new development be exempt from either or both of these policy requirements.</del> <b><u>In addition, given that there is a relatively low supply of bungalows in the borough even though there is an evident need, further provision of bungalows is sought on most medium/larger sites as part of an increased supply of smaller dwellings, as set out in Policy H6 below.</u></b></p> <p>This provision may impact on the level of need for sheltered and extra care housing, but these will still be required as part of the overall housing mix. <b><u>Furthermore, provision is made for some homes built as suitable for use by people with physical disabilities. These homes</u></b></p>		

MM Ref.	Page	Policy/ Paragraph	Main Modification									
			<p><b><u>will be built, to the higher M4(3) standards and are sought as part of the affordable housing requirements for developments of 20 dwellings or more. The higher M4(3) standards are only required on the affordable housing elements of schemes, as it is considered appropriate to require dwellings to be accessible for people with disabilities where there is some control over occupation. Only in circumstances where it can be robustly demonstrated by the applicant that this is not practicable or financially viable to deliver the above provisions will the new development be exempt from either or both of these policy requirements.</u></b></p> <p>These needs will be addressed through a combination of site allocation policies, as listed below, and <b><u>extant</u></b> planning permissions on suitable sites <b><u>and windfall development</u></b>.</p> <p>The specific site allocation policies are:</p> <ul style="list-style-type: none"> <li>• <del>AL/RTW 4: Arriva Kent and Sussex Ltd, Bus Depot, 36-40 St. John's Road, Royal Tunbridge Wells (65 dwellings or approximately 90 dwellings for older people);</del></li> <li>• <del>AL/RTW 9: Land at Beechwood Sacred Heart School, 12 Pembury Road, Royal Tunbridge Wells (69 bed care home);</del></li> <li>• <del>AL/HA 1: Land at The White House Highgate Hill, Hawkhurst (43 apartments);</del></li> <li>• <del>AL/PE 6: Woodsgate Corner, Pembury (specialist housing for older people either as extra care housing (approximately 80 units) and/or residential care (approximately 120 units);</del></li> <li>• <del>AL/PE 7: Cornford Court, Cornford Lane, Pembury (68 bed suite, integrated community health centre);</del></li> <li>• <del>AL/PE 8: Owlsnest, Tonbridge Road, Pembury (76 bed care home).</del></li> </ul> <p><b><u>Sites with outstanding planning permission and specific site allocation policies with potential to deliver extra care housing are:</u></b></p> <table border="1" data-bbox="560 1193 1657 1444"> <thead> <tr> <th data-bbox="560 1193 929 1257"><b><u>Site</u></b></th> <th data-bbox="929 1193 1294 1257"><b><u>Status</u></b></th> <th data-bbox="1294 1193 1657 1257"><b><u>Units</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="560 1257 929 1353"><b><u>Arriva Bus Depot, RTW</u></b></td> <td data-bbox="929 1257 1294 1353"><b><u>Planning permission (Allocation AL/RTW 4)</u></b></td> <td data-bbox="1294 1257 1657 1353"><b><u>89 units</u></b></td> </tr> <tr> <td data-bbox="560 1353 929 1444"><b><u>St Michaels Burrswood, RTW</u></b></td> <td data-bbox="929 1353 1294 1444"><b><u>Planning permission (pp)</u></b></td> <td data-bbox="1294 1353 1657 1444"><b><u>72 units</u></b></td> </tr> </tbody> </table>	<b><u>Site</u></b>	<b><u>Status</u></b>	<b><u>Units</u></b>	<b><u>Arriva Bus Depot, RTW</u></b>	<b><u>Planning permission (Allocation AL/RTW 4)</u></b>	<b><u>89 units</u></b>	<b><u>St Michaels Burrswood, RTW</u></b>	<b><u>Planning permission (pp)</u></b>	<b><u>72 units</u></b>
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MM Ref.	Page	Policy/ Paragraph	Main Modification		
			<u>Former Cinema site, RTW</u>	<u>Planning permission (Allocation AL/RTW 1)</u>	<u>166 units</u>
			<u>Woodsgate Corner, Pembury</u>	<u>Allocation (AL/PE 6)</u>	<u>80 units</u>
			<u>Land at Cornford Court, Cornford Lane, Pembury</u>	<u>Allocation Policy AL/PE 7</u>	<u>69 units</u>
			<u>Paddock Wood – Strategic allocation (including East Parcel)*</u>	<u>Allocation STR/SS 1</u>	<u>C125 units</u>
			<u>Total</u>		<u>C601 units</u>
			<p><u>* Paddock Wood East Parcel planning application <a href="#">23/00086/HYBRID</a> – 60-70 units (form part of the above c125 units)</u></p>		
			<p><u>It can be seen that the identified supply would meet the estimated need for extra care units using both the KCC and SHOP@ forecasting approaches, and the higher need of 593 units using a higher 45/1,000 prevalence rate. The Policy approach also provides flexibility, with the potential for windfall sites to support delivery of specialist housing including extra care schemes.</u></p>		
			<p><u>Other allocations in Section 5 that provide opportunities for specialised housing for older people and care homes include:</u></p> <ul style="list-style-type: none"> <li>• <u>AL/RTW 9: Land at Beechwood Sacred Heart School, 12 Pembury Road, Royal Tunbridge Wells (69 bed care home);</u></li> <li>• <u>AL/PE 8: Owlsnest, Tonbridge Road, Pembury (76-bed care home).</u></li> <li>• <u>AL/RTW 11: Former Plant &amp; Tool Hire Site, Eridge Road, Tunbridge Wells: consent for 42 retirement apartments.</u></li> </ul>		
			<p>Housing suitable for older people's needs, although not necessarily age-restricted, can make a valuable contribution to housing provision, particularly in areas close to town centres, with local facilities and/or well served by public transport. <b>Indeed, a town centre “windfall” site at 24-38</b></p>		

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			<p><b><u>Commercial Road, Paddock Wood has been granted planning permission (December 2020) for 34 retirement flats (net 23). Generally, suitable provision may also include schemes for</u></b> <del>This includes one or two bed flats/houses/bungalows, with a small garden.</del>  Provision of homes for older people can also free up existing family sized homes for people looking to make the next step up on the property ladder. <b><u>Additionally, a site at Hawkhurst (Land at The White House, Highgate Hill), previously proposed for allocation in the Submission Local Plan, has now been delivered, providing 43 retired living apartments.</u></b></p> <p><del>In addition, sSchemes</del> for new sheltered, extra care, residential/nursing care homes will be generally suitable on sites allocated for residential development in the Plan, as well as other locations, including by the extension of existing sites, where they are in line with other Plan policies, particularly if in accessible locations.</p> <p>The Council is aware that accommodation suitable for people with dementia will be increasingly required, and delivery of this type of accommodation will be supported in principle, subject to other relevant policies of the Local Plan being met.</p> <p>Given the correlation between an ageing population and an increase in the number of people with disabilities, the provision made in the Local Plan for residential care housing will also meet some of the needs for people with disabilities. Provision of accessible and adaptable housing built to the optional technical standards will also help address the needs of younger residents living with disabilities who may need a lower level of care.</p>
MM218	408 - 409	Policy H 6	<p><b>Policy H 6 Housing for Older People ad People with Disabilities</b>  Amend criteria 3 and 4 of Policy H 6 as follows:</p> <p><i>Criterion 3</i></p> <p>3. <del>On new build h</del>Housing developments of 20 or more homes <b><u>should provide at least 10 percent of homes which are suitable for older people in that they are bungalows or</u></b> <del>at least 10 percent of homes should be suitable for older people in that they are bungalows or one or two bed flats/houses</del> <b><u>as part of housing mix in accordance with Policy H 1;</u></b></p> <p><i>Criterion 4</i></p> <p>4. On new build housing developments of 20 or more homes, at least five percent of the affordable housing element will be expected to meet the optional technical standard M4(3) for wheelchair user dwellings, <del>to support people with physical disabilities,</del> <b><u>unless impracticable or</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<u>unviable due to site specific factors</u> , where a need has been identified in the parish or ward (by the Housing Authority);
MM219	413	<b>Policy H 8</b>	<p><b>Policy H 8 Self Build and Custom Housebuilding</b>  <i>Amend Policy H 8 as follows:</i></p> <p><i>Second paragraph</i></p> <p>In addition, the Council will require approximately five percent (rounded up to the nearest whole number) of dwellings (as serviced plots) of the total net number of dwellings to be provided for self-build and custom housebuilding at the following site allocations:</p> <p><del>3. The Strategy for Tudeley Village (STR/SS 3).</del></p> <p><i>Fifth paragraph</i></p> <p>If a plot/s has been marketed for six months, and a buyer has not been found, <del>it is advisory that the plots are then offered to the Council to increase the chance of plots being developed. If a buyer is not found then the owner of the plot can build for sale on the open market.</del></p>
MM220	413 - 415	Paragraphs 6.385, 6.386, 6.388 and 6.389  Table 10  Table 11	<p><b>Section 6: Gypsies and Travellers</b>  <i>Amend paragraphs 6.385, 6.386, 6.388 and 6.389, Table 10 ad Table 11 as follows:</i></p> <p><i>Paragraph 6.385</i></p> <p>In terms of the scale of further pitch provision for Gypsies and Travellers, an assessment of need has been carried out (a Gypsy and Traveller Accommodation Assessment) (GTAA 2024<del>18</del>48). <u>This has e-identified a need was for 32 additional pitches over the period 2017-2037</u><b><u>Plan period of some 43 pitches under the December 2023 Planning Policy for Traveller Sites (2023 PPTS, which this Plan has been examined against) definition, and 52 pitches under the broader, cultural ‘Ethnic’ definition. This need is as at 1 April 2024.</u></b></p> <p><i>After paragraph 6.385 add four new paragraphs</i></p> <p><b><u>The PPTS 2023 (see Annex 1) defines Gypsies and Travellers as the following: “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u><i>old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</i></u></p> <p><u>The ‘Ethnic’ definition assesses the accommodation needs of all those who are ethnically recognised Gypsies and Travellers (as in line with the Human Rights Act 1998 and the Equalities Act 2010) regardless of whether they have temporarily or permanently ceased to travel on grounds of their own or their family’s or dependents’ education or health needs or old age.</u></p> <p><u>In consideration of the identified need figures, the Council will seek to meet the ‘ethnic’ need in accordance with the recommendations of the GTAA 2024 to ensure that the needs of all households who ethnically identify as Gypsies and Travellers are accounted for, regardless of whether they have ceased to travel. The need of 52 pitches over the Plan period will be met through a combination of identified additional pitches at existing and new sites as well as through windfall development subject to a criteria-based windfall policy (that is, as per the criteria within Policy H9). Policy H9 therefore applies to both existing site allocations as well as future (windfall) sites.</u></p> <p><u>As per Policy STR 1 The Development Strategy, the Council is committed to an early review of the Local Plan to seek ways to meet unmet housing need. This will include Gypsy and Traveller accommodation need if delivery of allocations and windfall schemes are such that there is an unmet need for Gypsy and Traveller pitches.</u></p> <p><i>First sentence of paragraph 6.386</i></p> <p>This <u>The GTAA (2024) considers</u> <del>also considered</del> the most appropriate locations for additional pitches and identified <u>which identifies</u> that the need essentially comes from existing local families, mainly living on small, family run sites.</p> <p><i>Paragraphs 6.388 and 6.389</i></p> <p>Table 10 below summarises the outcome of the GTAA <u>2024, as updated to the position as at 1 April 2024. This includes an assessment of anticipated supply over the Plan period against the need identified under the ‘Ethnic’ definition.</u>, <del>the impact of extending the plan period by one year since then, the number of pitches provided to date, and how it is anticipated that further provision will be met.</del></p> <p>Table 11 lists the existing and new Gypsy and Traveller sites where site assessments have identified a potential for additional pitches. It can be seen that these could provide for <del>32-35</del> <u>40-41</u> pitches, against an outstanding need for <del>34</del> pitches <u>the Plan period of 52 pitches under the</u></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification																				
			<p><b><u>'Ethnic' definition.</u></b> It is noted that eight of these already have planning permission. Covid-19 restrictions have limited the ability to confirm with some site owners their interest, but further communications/site visits will be undertaken and confirmation sought as soon as practicable.</p> <p>Delete existing Table 10 and replace with the following:</p> <table border="1" data-bbox="562 411 1621 1388"> <thead> <tr> <th data-bbox="562 411 656 501"><u>Row</u></th> <th data-bbox="656 411 869 501"><u>Information</u></th> <th data-bbox="869 411 1059 501"><u>Number of Pitches</u></th> <th data-bbox="1059 411 1621 501"><u>Notes</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="562 501 656 855"><u>1</u></td> <td data-bbox="656 501 869 855"><u>GTAA (2024) Identified Ethnic Need to End of Plan Period (2038)</u></td> <td data-bbox="869 501 1059 855"><u>52</u></td> <td data-bbox="1059 501 1621 855"><u>Given that the Plan period runs to 31 March 2038, a years' worth of need as identified in the GTAA (2024) (which runs to 31 March 2039) is deducted. The need anticipated within the years from 2034-2039 equate to a yearly average of 1.8 under the Ethnic definition. Therefore, 2 pitches have been deducted from the overall need figures as identified within the GTAA.</u></td> </tr> <tr> <td data-bbox="562 855 656 1043"><u>2</u></td> <td data-bbox="656 855 869 1043"><u>Extant Planning Permissions as at 1 April 2024</u></td> <td data-bbox="869 855 1059 1043"><u>18</u></td> <td data-bbox="1059 855 1621 1043"><u>This includes all non-completed, extant planning permissions as at 1 April 2024. All 18 extant pitches are located on sites allocated in Table 11.</u></td> </tr> <tr> <td data-bbox="562 1043 656 1232"><u>3</u></td> <td data-bbox="656 1043 869 1232"><u>Potential For Additional Capacity at Existing Sites</u></td> <td data-bbox="869 1043 1059 1232"><u>12-13</u></td> <td data-bbox="1059 1043 1621 1232"><u>Through expansion, intensification, and/or regularisation of sites. Details are provided in Table 11. This figure does not double-count with extant planning permissions (above).</u></td> </tr> <tr> <td data-bbox="562 1232 656 1388"><u>4</u></td> <td data-bbox="656 1232 869 1388"><u>Pitches Expected Through Vacancy</u></td> <td data-bbox="869 1232 1059 1388"><u>4</u></td> <td data-bbox="1059 1232 1621 1388"><u>This includes the number of existing pitches expected to become vacant through mortality (2) or migration (2) within the period 2024-2029.</u></td> </tr> </tbody> </table>	<u>Row</u>	<u>Information</u>	<u>Number of Pitches</u>	<u>Notes</u>	<u>1</u>	<u>GTAA (2024) Identified Ethnic Need to End of Plan Period (2038)</u>	<u>52</u>	<u>Given that the Plan period runs to 31 March 2038, a years' worth of need as identified in the GTAA (2024) (which runs to 31 March 2039) is deducted. The need anticipated within the years from 2034-2039 equate to a yearly average of 1.8 under the Ethnic definition. Therefore, 2 pitches have been deducted from the overall need figures as identified within the GTAA.</u>	<u>2</u>	<u>Extant Planning Permissions as at 1 April 2024</u>	<u>18</u>	<u>This includes all non-completed, extant planning permissions as at 1 April 2024. All 18 extant pitches are located on sites allocated in Table 11.</u>	<u>3</u>	<u>Potential For Additional Capacity at Existing Sites</u>	<u>12-13</u>	<u>Through expansion, intensification, and/or regularisation of sites. Details are provided in Table 11. This figure does not double-count with extant planning permissions (above).</u>	<u>4</u>	<u>Pitches Expected Through Vacancy</u>	<u>4</u>	<u>This includes the number of existing pitches expected to become vacant through mortality (2) or migration (2) within the period 2024-2029.</u>
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			<u>5</u>	<u>Existing Sites With Lawful Unoccupied Pitches</u>	<u>3</u>	<u>1 pitch at Willow Stables, Touchwood, and Land Adjacent to 1-3 Holly Cottages.</u>																									
			<u>6</u>	<u>Site Allocation at STR/SS1</u>	<u>3</u>	<u>Small site (for three pitches) as an integral component of the strategic proposal for Paddock Wood (including land at east Capel)</u>																									
			<u>7</u>	<u>Total Supply</u>	<u>40-41</u>	<u>This is the total supply from rows 2, 3, 4, 5, and 6</u>																									
			<u>8</u>	<u>Outstanding Ethnic Need at End of Plan Period</u>	<u>11-12 pitches</u>	<u>The outstanding Ethnic need. These outstanding needs are expected to be met through windfalls.</u>																									
<p><i>Table 11</i></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Parish</th> <th>Number of <u>Existing Completed Pitches</u></th> <th>Outstanding Permissions (as of <u>at December 2020 1 April 2024</u>)</th> <th>Potential Additional Pitches</th> </tr> </thead> <tbody> <tr> <td>STR/SS 1*</td> <td>Paddock Wood</td> <td>0</td> <td>0</td> <td>3</td> </tr> <tr> <td>Bassetts Farm</td> <td>Horsmonden</td> <td>1</td> <td>0</td> <td>2</td> </tr> <tr> <td>Broomhill Nurseries</td> <td>Cranbrook &amp; Sissinghurst</td> <td>3</td> <td>0</td> <td>2</td> </tr> <tr> <td>Cinderhill Wood</td> <td>Brenchley and Matfield</td> <td><del>6</del><u>7</u></td> <td><del>0</del><u>2</u></td> <td><del>2</del><u>3</u><u>0</u></td> </tr> </tbody> </table>							Site	Parish	Number of <u>Existing Completed Pitches</u>	Outstanding Permissions (as of <u>at December 2020 1 April 2024</u> )	Potential Additional Pitches	STR/SS 1*	Paddock Wood	0	0	3	Bassetts Farm	Horsmonden	1	0	2	Broomhill Nurseries	Cranbrook & Sissinghurst	3	0	2	Cinderhill Wood	Brenchley and Matfield	<del>6</del> <u>7</u>	<del>0</del> <u>2</u>	<del>2</del> <u>3</u> <u>0</u>
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			Dean Wood	Paddock Wood	1	0	2	
			Funnel Piece	Paddock Wood	1	<del>0</del> <u>2</u>	<del>2</del> <u>0</u>	
			Greenfields Farm**	Paddock Wood	0	<del>0</del> <u>3</u>	<del>3</del> <u>0</u>	
			Heartenoak (North)	Hawkhurst	<del>4</del> <u>10</u>	<del>2</del> <u>0</u>	0	
			1 Hartleylands	Cranbrook & Sissinghurst	2	0	2	
			3 Hartleylands	Cranbrook & Sissinghurst	<del>4</del> <u>3</u>	0	<del>0</del> <u>4</u> <u>0</u>	
			Lordship Stables	Brenchley and Matfield	<del>4</del> <u>3</u>	<del>1</del> <sup>***</sup> <u>1</u>	0	
			Mile Oak Stables	Paddock Wood	<del>5</del> <u>2</u>	<del>4</del> <u>3</u>	0	
			Oak Tree Farm	Cranbrook & Sissinghurst	<del>4</del> <u>2</u>	<del>0</del> <u>4</u>	<del>4</del> <u>0</u>	
			Touchwood	Paddock Wood	<del>2</del> <u>3</u> <sup>**</sup>	<del>4</del> <u>3</u>	<del>4</del> <u>0</u>	
			Vines Farm	Paddock Wood	1	0	2	
			Willow Stables	Paddock Wood	<del>3</del> <u>**</u>	0	2-3	
			<b>Total</b>		<del>32</del> <u>42</u>	<del>8</del> <u>18</u>	<del>24</del> <u>27</u> <u>15</u> <u>16</u>	

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			<p><i>* Three pitches are proposed as part of the strategic proposal (<b>Policy STR/SS 1</b>) for Paddock Wood (including land at east Capel).</i></p> <p><i>** <b>Of the existing completed pitches, one pitch was unoccupied as at 1 April 2024.</b> This is a new site submission received during the Regulation 18 consultation on the Draft Local Plan for gypsy and traveller pitches. While there are five existing caravans, these are not subject to a gypsy occupation condition.</i></p> <p><i>*** This is a retrospective permission for the existing single pitch on site.</i></p>
MM221	416	<b>Policy H 9</b>	<p><b>Policy H 9 Gypsies and Travellers</b>  Amend Policy H9 as follows:</p> <p>To meet the accommodation needs for Gypsies and Travellers over the plan period <b>(52 pitches under the Ethnic definition), the following sites, as shown on the relevant Inset Maps of the Policies Map and on site layout plans in Appendix 5*, are allocated for additional pitches, as identified in Table 11</b> proposals for additional pitches, as identified in Table 11, as shown on the relevant Inset Maps of the Policies Map and on site layout plans showing potential areas for additional pitches in Appendix 5 (excluding for Policy STR/SS 1), will be permitted subject to providing the highlighted site-specific mitigations and meeting all the criteria below, as applicable:</p> <ul style="list-style-type: none"> <li>• <b><u>STR/SS 1 (Paddock Wood);</u></b></li> <li>• <b><u>Bassetts Farm (Horsmonden);</u></b></li> <li>• <b><u>Broomhill Nurseries (Cranbrook &amp; Sissinghurst);</u></b></li> <li>• <b><u>Cinderhill Wood (Brenchley and Matfield);</u></b></li> <li>• <b><u>Dean Wood (Paddock Wood);</u></b></li> <li>• <b><u>Funnel Piece (Paddock Wood);</u></b></li> <li>• <b><u>Greenfields Farm (Paddock Wood);</u></b></li> <li>• <b><u>Heartenoak (North) (Hawkhurst);</u></b></li> </ul>

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			<ul style="list-style-type: none"> <li>• <b><u>1 Hartleylands (Cranbrook &amp; Sissinghurst);</u></b></li> <li>• <b><u>3 Hartleylands (Cranbrook &amp; Sissinghurst);</u></b></li> <li>• <b><u>Lordship Stables (Brenchley and Matfield);</u></b></li> <li>• <b><u>Mile Oak Stables (Paddock Wood);</u></b></li> <li>• <b><u>Oak Tree Farm (Cranbrook &amp; Sissinghurst);</u></b></li> <li>• <b><u>Touchwood (Paddock Wood);</u></b></li> <li>• <b><u>Vines Farm (Paddock Wood); and,</u></b></li> <li>• <b><u>Willow Stables (Paddock Wood).</u></b></li> </ul> <p><b><u>[* A site is identified for three pitches as part of the strategic proposal at Paddock Wood (including land at east Capel) as set out in Policy STR/SS 1. There is not a separate plan showing this site. Rather, details will be contained in the future masterplanning for that strategic site.]</u></b></p> <p><b><u>Additional pitches on these sites will be permitted subject to meeting the criteria below:</u></b></p> <ol style="list-style-type: none"> <li>1. The density of pitch provision within the application site is <del>maximised</del><b><u>optimised (subject to meeting the requirements of criteria 2-7 below)</u></b>, having regard to the minimum separation distances between mobile homes/caravans, etc., as required by any relevant legislation or guidance;</li> <li>2. The proposal would not cause harm to character or appearance of the landscape, and must be well-screened by existing or additional native vegetation and physically contained by landscaping. This screening should be maintained permanently, and while additional planting could supplement existing landscaping, it should not be used as the only way the impact of new development is mitigated. High fences will not be acceptable for the purposes of screening;</li> <li>3. Any accommodation provided on the site must be consistent with a nomadic lifestyle;</li> <li>4. The scale of the proposed development, when considered together with existing Gypsy and Traveller pitches on the site and within the parish, must not be of an unduly large scale relative to the nearest settled community;</li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>5. Foul drainage to a public sewer should be provided where possible. Where it is not, evidence will need to be provided showing that suitable alternative facilities can be provided;</p> <p>6. Parking provision must be made in accordance with the parking standards as set out in Policy TP 3: Parking Standards; <b>and,</b></p> <p>7. There is adequate provision for storage and maintenance of equipment, where required.</p> <p>Proposals that would result in a reduction of the number of pitches within the borough will be refused unless a suitable replacement is found, or the need no longer exists.</p> <p><del>In exceptional circumstances, o</del><b>Other proposals for Gypsy and Traveller pitches will be permitted <u>which comply with</u> where all of the above criteria are met <u>and other relevant policies in the Plan.</u></b></p>
MM222	417 - 418	Paragraphs 6.397, 6.400 to 6.402	<p><b>Section 6: Replacement Dwellings outside the Limits to Built Development</b>  <i>Amend paragraphs 6.397, 6.400 to 6.402 as follows:</i></p> <p><i>Paragraph 6.397</i></p> <p>Secondly, where the use is found to be lawful, in accordance with Policy EN 1: Sustainable Design consideration should be given to the reuse of the existing structure, and demolition only considered in certain circumstances. <del>These can include:</del><b>For example</b> where the <b>existing</b> building is, <del>for example, rendered unsafe owing to unsound construction or subsidence, with unstable/faulty foundations;</del> where it is inherently impractical to reuse it, such as the existing building being of poor construction and/or built from poor quality materials, resulting in the building being of little merit in terms of architectural, landscape, and visual amenity, <b>or the building is of unsound construction or subject to subsidence</b> and it would not <del>therefore</del> be viable to rectify these as part of a modernisation or refurbishment project.</p> <p><i>Paragraph 6.400</i></p> <p>In both the Green Belt (where, in accordance with NPPF advice, a replacement dwelling may be considered to be an exception to inappropriate development) and other areas outside the LBD, the proposed new dwelling should not be materially larger than the <b>one it replaces</b> original dwelling (the building as it existed on 1 July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built) it replaces. <del>and any increase in volume over the existing dwelling will be strictly</del> <b>In determining the appropriate scale of a replacement dwelling,</b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>regard may be had to the size, form and character</del> controlled. Any proposed increase in volume, including any previous additions to the property, should not result in an increase of more than 50% of the gross volume of the original dwelling (<b><u>the building as it existed on 1 July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built</u></b>). <del>(the gross volume will be ascertained by external measurements taken above ground level and include the volume of the roof),</del> subject to a maximum of 250 cubic metres (gross). All other existing detached buildings, including garages, if built after the original dwelling, will be excluded from the calculation of the volume of the original dwelling. If the existing dwelling has already been extended by 50% (or more) above the original, then no further increase in volume will be permitted for the replacement dwelling (and, as below, permitted development rights for any further extension/structures may be removed). For this reason, the volume of the new dwelling will be more critical than its footprint.</p> <p><i>Paragraph 6.401</i></p> <p><b><u>In order to protect the character of the dwelling, the openness of the Green Belt and the landscape of the borough</u></b> Subject to the proportionate increase in the size of the dwelling, and particularly in sensitive locations such as the AONB <b><u>High Weald National Landscape</u></b>, permitted development rights for <b><u>any further</u></b> extensions to the replacement dwelling and other structures may be removed. Proposals sited in the AONB <b><u>National Landscape</u></b> will also be considered in relation to the High Weald AONB Management Plan which seeks to conserve the highly valued and intrinsic landscape character of the AONB <b><u>National Landscape</u></b>, as well as Policy EN 19: The High Weald Area of Outstanding Natural Beauty <b><u>National Landscape</u></b>.</p> <p><i>Paragraph 6.402</i></p> <p>Proposals for replacement dwellings will also be assessed against other policies in this Plan, including Policies <b><u>STR2: Place Shaping and Design, STR9: Green Belt</u></b>, EN 1: Sustainable Design; EN 9: Biodiversity Net Gain; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty <b><u>National Landscape</u></b>; and H 12: Extensions to Residential Curtilages (Domestic Gardens) outside the Limits to Built Development, as well as other guidance, including the <a href="#">Tunbridge Wells Borough Landscape Character Assessment SPD (2017)</a>.</p>
MM223	418 - 419	<b>Policy H 10</b>	<b>Policy H 10 Replacement Dwellings outside the Limits to Built Development</b> <i>Amend Policy H10 as follows:</i>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p data-bbox="555 268 1444 300"><b>Replacement Dwellings outside the Limits to Built Development</b></p> <p data-bbox="555 328 1774 427">Outside the Limits to Built Development, as defined on the Policies Map, proposals for replacement dwellings in the same residential curtilage as an existing dwelling, will be required to satisfy all of the following criteria:</p> <ol data-bbox="593 456 1774 1254" style="list-style-type: none"> <li data-bbox="593 456 1774 624">1. The existing dwelling must benefit from a lawful residential use <b><u>and be lawfully constructed</u></b> (this does not include any form of temporary planning permission, a residential use that has been abandoned, or has any planning conditions relating to occupancy restrictions). In addition, mobile homes and other forms of temporary accommodation will not be classed as an existing residential dwelling for the purposes of this policy;</li> <li data-bbox="593 632 1774 978">2. Demolition of all or part of the existing dwelling must be justified on the basis that: <ol data-bbox="654 671 1720 978" style="list-style-type: none"> <li data-bbox="654 671 1720 767">a) <b><u>it is inherently constructed to a poor quality or substantially with poor materials and it would not be viable to rectify these as part of a modernisation or refurbishment project; or</u></b></li> <li data-bbox="654 775 1720 871">b) <b><u>where a building is poorly sited, such as immediately adjacent to a highway, or is considered to be unduly obtrusive by virtue of its design and/or use of materials; and</u></b></li> <li data-bbox="654 879 1720 978">c) <b><u>it is to be replaced by a dwelling which would be of a high-quality design and appearance (relative to its setting and context) and the requirements of this policy (H10).</u></b></li> </ol> <p data-bbox="645 983 1749 1182"><del>the existing structure is rendered unsafe; for example, unsound construction, subsidence, or is inherently constructed to a poor quality/constructed of poor materials and it would not be viable to rectify these as part of a modernisation or refurbishment project. Demolition may also be justified where a building is poorly sited, such as immediately adjacent to a highway, or is considered to be unduly obtrusive by virtue of its design and/or use of materials;</del></p> </li> <li data-bbox="593 1190 1774 1254">3. Where the existing dwelling is a heritage asset, first consideration should be given to its retention, having regard to relevant NPPF policies.</li> </ol> <p data-bbox="593 1278 1048 1310">Where a dwelling is to be replaced:</p> <ol data-bbox="638 1334 1765 1468" style="list-style-type: none"> <li data-bbox="638 1334 1765 1468">a. <del>T</del><b><u>the scale, form, external appearance, height, and massing of the replacement dwelling and any associated development and works, shall be no more visually obtrusive in the landscape and shall not be materially larger than the original dwelling to be replaced (as lawfully constructed)</u></b> <del>(the building as it existed on 1</del></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built). <b>It</b> and shall be compatible with its rural location in terms of architectural and visual amenity, landscape setting, and any existing surrounding development;</p> <p>a. <del>Any proposed increase in volume, including any previous additions to the property, will not result in an increase of more than 50 percent of the gross volume of the original dwelling (the gross volume will be ascertained by external measurements taken above ground level and include the volume of the roof), subject to a maximum of 250 cubic metres (gross). All other existing outbuildings, including garages, will be excluded from the calculation of the volume of the original dwelling. If the existing dwelling has already been extended by 50 percent (or more) above the original, then no further increase in volume will be permitted for the replacement dwelling;</del></p> <p>b. <del>The replacement dwelling shall be located on the footprint of, or as close as practically possible to, the existing dwelling, unless an alternative location would result in clear landscape, access, or local amenity benefits. In the event that the dwelling is relocated, the removal of the existing dwelling upon completion of the new dwelling will be secured by way of planning condition or legal agreement;</del></p> <p>c. <del>The proposal shall not cause significant harm to the amenities of occupiers of neighbouring properties and uses in terms of loss of privacy, immediate outlook, daylight, and sunlight.</del></p> <p>In order to protect the character of the dwelling, <b>the openness of the Green Belt</b>, and the landscape <b>of the borough</b>, and particularly in sensitive locations, such as the High Weald Area of Outstanding Natural Beauty <b>National Landscape</b> and Green Belt, permitted development rights for any further extensions, alterations, outbuildings, hardstanding <b>areas</b>, and boundary treatments may be removed and external lighting strictly controlled.</p>
MM224	422 - 423	Paragraphs 6.426 and 6.431	<p><b>Section 6: Residential Extensions, Alterations, Outbuildings, and Annexes</b>  <i>Amend sub- section heading, paragraph 6.426 and 6.431 as follows:</i></p> <p><del>Areas of Outstanding Natural Beauty (AONB)</del> <b>National Landscapes</b></p> <p><i>Paragraph 6.426</i></p> <p>Proposals sited in the AONB <b>National Landscape</b> will also be considered in relation to the High Weald AONB Management Plan which seeks to promote the conservation and enhancement of the highly valued and intrinsic landscape character of the AONB <b>National Landscape</b>, in</p>

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			<p>accordance with Policy EN 19: The High Weald Area of Outstanding Natural Beauty <b><u>National Landscape</u></b>, as well as Policy EN 18: Rural Landscape.</p> <p><i>Paragraph 6.431</i></p> <p>In terms of assessing whether proposals (in both the Green Belt and other areas outside the LBD) would be in accordance with the above advice, i.e. whether a proposal would be a disproportionate addition over and above the size of the original dwelling/building, the Local Planning Authority will apply the following approach:</p> <p>The proposed extension, including any previous additions to the property, will not result in an increase of more than 50% of the gross volume of the original dwelling/building, <del>subject to a maximum of 250 cubic metres (gross)</del>. The gross volume will be ascertained by external measurements taken above ground level and include the volume of the roof. All other existing detached outbuildings, including garages, will be excluded from the calculation of the volume of the original dwelling. If the dwelling has already been extended by 50% (or more) above the original, then no further increase in volume will be permitted; and permitted development rights for any further extensions/structures will normally be removed.</p>
MM225	423 - 424	<b>Policy H 11</b>	<p><b>Policy H 11 Residential Extensions, Alterations, Outbuildings, and Annexes</b></p> <p><i>Amend Policy H11 as follows:</i></p> <p>In addition to the above criteria, residential extensions outside the Limits to Built Development, as defined on the Policies Map, shall only be permitted where:</p> <ol style="list-style-type: none"> <li>a. the scale, form, and massing of the proposal would not result in a disproportionate addition over and above the size of the original dwelling (the building as it existed on 1 July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built) and would not detract from its rural setting and the visual amenities of the surrounding countryside; and</li> <li>b. proposed extensions, including any previous additions to the property, would not result in an increase of more than 50 percent of the gross volume to the dwelling (based on external measurements taken above ground level and including the volume of the roof) of the original dwelling, <del>subject to a maximum of 250 cubic metres (gross)</del>. All other existing detached outbuildings, including garages, will be excluded from the calculation of the volume of the original dwelling. In the case of a dwelling already having been extended by 50 percent (or more)</li> </ol>

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			above the original, then no further increase in volume will be permitted and permitted development rights for further extensions/structures may be removed.				
MM226	428	Paragraph 6.446	<p><b>Section 6: Key Employment Areas</b>  <i>Amend paragraph 6.446 as follows:</i></p> <p>The Key Employment Areas are defined on the Policies Map, and the mix of uses appropriate within these areas is set out within Policy ED 1 below. This policy details which uses should be both directed to, and retained within, these areas. This includes a mix of the traditional Business Class E (g) (formerly Class B1), General Industry (Class B2), and Storage and Distribution (Class B8) type uses, but also considers other types of complementary uses which it may be appropriate to encourage or retain within these areas. <del>Such uses include leisure and retail where appropriate, particularly for the North Farm/Longfield Road area in Royal Tunbridge Wells, which is already established as a mixed employment, retail, and leisure destination.</del> However, as mentioned previously above, some changes of use may occur without requiring the submission of a planning application under the revised Use Classes Order.</p>				
MM227	429 - 429	Policy ED 1 Table 12	<p><b>Policy ED 1 The Key Employment Areas</b>  <i>Amend Table 12: Mix of uses appropriate in the defined Key Employment Areas as follows:</i></p> <table border="1" data-bbox="560 970 1612 1404"> <thead> <tr> <th data-bbox="560 970 828 1104">Defined Key Employment Areas</th> <th data-bbox="828 970 1612 1104"><del>Mix of</del> <b><u>Appropriate Employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="560 1104 828 1404">Royal Tunbridge Wells Town Centre</td> <td data-bbox="828 1104 1612 1404"> <p>Class E <b><u>(a) to (g)</u></b> – <del>including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health</del></p> <p>Class F (1) and (2)– <del>appropriate leisure uses</del></p> <p>Class C (1) to (4)– <del>hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type</del></p> </td> </tr> </tbody> </table>	Defined Key Employment Areas	<del>Mix of</del> <b><u>Appropriate Employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)</u></b>	Royal Tunbridge Wells Town Centre	<p>Class E <b><u>(a) to (g)</u></b> – <del>including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health</del></p> <p>Class F (1) and (2)– <del>appropriate leisure uses</del></p> <p>Class C (1) to (4)– <del>hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type</del></p>
Defined Key Employment Areas	<del>Mix of</del> <b><u>Appropriate Employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)</u></b>						
Royal Tunbridge Wells Town Centre	<p>Class E <b><u>(a) to (g)</u></b> – <del>including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health</del></p> <p>Class F (1) and (2)– <del>appropriate leisure uses</del></p> <p>Class C (1) to (4)– <del>hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type</del></p>						

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				and scale <b>compatible with the town centre</b> , including <del>drinking establishments and hot food takeaways</del>
			Royal Tunbridge Wells North Farm/Longfield Road Area	<p>Class <b><u>B2 and B8</u></b> – <del>General Industry and storage and distribution</del></p> <p>Class E <b><u>(a) to (g)</u></b> – <del>financial, professional and other business uses, retail, food and drink and leisure</del></p> <p>Class F <b><u>(1) and (2)</u></b> – <del>appropriate leisure uses</del></p> <p>and other sui generis uses of an appropriate type and scale</p>
			Southborough High Brooms Industrial Area	<p>Class E – <del>Financial, professional and other business uses, and appropriate leisure uses</del></p> <p><b><u>Class E (c) and (g)</u></b></p> <p>Class <b><u>F(1) and (2)</u></b> – <del>appropriate leisure uses</del></p> <p><b><u>Classes B2 and B8</u></b> – <del>Storage and Distribution</del></p> <p>and other sui generis uses of an appropriate type and scale <b><u>compatible with the area</u></b></p>
			Paddock Wood Eldon Way and West of Maidstone Road	<p>Class E <b><u>(c) and (g)</u></b> – <del>Financial, professional and other business uses</del></p> <p>Class B2 – <del>general industry</del></p> <p>Class B8 – <del>Storage and Distribution</del></p>
			Paddock Wood Transfesa Road East and West	<p>Class E <b><u>(c) and (g)</u></b>– <b><u>Commercial, Business and service</u></b></p> <p>Class B2 – <del>general industry</del></p>

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			<table border="1"> <tr> <td data-bbox="560 229 828 288"></td> <td data-bbox="828 229 1615 288">Class B8 – Storage and Distribution</td> </tr> <tr> <td data-bbox="560 288 828 502">Hawkhurst Station Gills Green Business Park <b><u>(Gills Green)</u></b></td> <td data-bbox="828 288 1615 502">           Class E <b><u>(c ) and (g)</u></b> – Financial, professional and other business uses             Class B2 – general industry             Class B8 – Storage and Distribution         </td> </tr> <tr> <td data-bbox="560 502 828 716">Capel Brook Farm</td> <td data-bbox="828 502 1615 716">           Class E (c) and (g) – financial, professional and other business uses             Class B2 – general industry             Class B8 – Storage and Distribution         </td> </tr> </table>		Class B8 – Storage and Distribution	Hawkhurst Station Gills Green Business Park <b><u>(Gills Green)</u></b>	Class E <b><u>(c ) and (g)</u></b> – Financial, professional and other business uses  Class B2 – general industry  Class B8 – Storage and Distribution	Capel Brook Farm	Class E (c) and (g) – financial, professional and other business uses  Class B2 – general industry  Class B8 – Storage and Distribution
	Class B8 – Storage and Distribution								
Hawkhurst Station Gills Green Business Park <b><u>(Gills Green)</u></b>	Class E <b><u>(c ) and (g)</u></b> – Financial, professional and other business uses  Class B2 – general industry  Class B8 – Storage and Distribution								
Capel Brook Farm	Class E (c) and (g) – financial, professional and other business uses  Class B2 – general industry  Class B8 – Storage and Distribution								
MM228	430	Paragraphs 6.450 and 6.453	<p><b>Section 6: Permitted Development Rights and Article 4 Directions</b>  <i>Amend paragraphs 6.450 and 6.453 as follows:</i></p> <p><i>Paragraph 6.450</i></p> <p>Changes in recent years to the General Permitted Development Order (PD Rights) and, as mentioned under Policy ED 1, recent changes to the Use Classes Order, enable the conversion of Class E(g) uses (formerly Class B1) office space to residential use and other uses within Class E without the need for full planning permission. <b><u>The most recent changes, introduced in March 2024, include the removal of a 1,500 square metres floorspace cap and the elimination of the requirement of a property to be vacant for three months before applying for Prior Approval. Removing these requirements has the potential to increase the number of buildings where permitted development rights can be used.</u></b> This has, and will have, a significant impact on the supply of office stock, particularly in relation to Royal Tunbridge Wells Town Centre, and other employment premises across the borough.</p> <p><i>Amend first sentence of paragraph 6.453</i></p>						

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			<p>Applicants submitting planning applications for the conversion/change of use of employment buildings, or sites <del>for alternative uses</del>, to <b>non-employment uses</b> should demonstrate that that consideration has been given to the criteria set out within Policy ED 2.</p>
MM229	431	Policy ED 2	<p><b>Policy ED 2 Retention of Existing Employment Sites and Buildings</b>  <i>Amend Policy ED 2 as follows:</i></p> <p><del>Existing employment sites and buildings will be retained in their existing use, or an alternative employment-generating use, to support the vibrant and balanced economy of the borough, taking into account whether they:</del></p> <ol style="list-style-type: none"> <li><del>1. — Are well located to a main road and public transport networks;</del></li> <li><del>2. — Provide, or are physically and viably capable of providing, through redevelopment, good quality modern accommodation attractive to the market;</del></li> <li><del>3. — Are capable of meeting a range of employment uses to support the local economy;</del></li> <li><del>4. — Have been identified as being suitable for alternative uses in the Local Plan or another adopted development document.</del></li> </ol> <p><b><u>Development proposals that would have the effect of undermining or diminishing the role and function of the Key Employment Areas for employment purposes will not be permitted.</u></b></p> <p><b><u>Unless they are demonstrably unsuitable for employment uses through re-use, refurbishment or redevelopment, all existing employment sites and buildings, including vacant sites and buildings last used for employment purposes, will be retained as such in accordance with the criteria of this policy to support the vibrant and balanced economy of the borough.</u></b></p> <p><del>Applicants</del> <b><u>Proposals</u></b> seeking to redevelop/convert existing employment buildings and sites <b><u>to non-employment generating uses</u></b> must: demonstrate the following:</p> <ol style="list-style-type: none"> <li>a. provide robust evidence to show that the site has been proactively <b><u>and comprehensively and professionally</u></b> marketed, at <del>the</del> an appropriate <b><u>and reasonable</u></b> price, <b><u>having regard to its permitted or</u></b> <del>and using relevant publications, for the existing use or other</del></li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>potentially suitable employment-generating uses</del> <b><u>within classes B2, B8, E(c) and (g) for a period of at least 18 months immediately prior to any application for planning permission;</u></b></p> <p>b. <del>provide evidence that there is no prospect of the existing buildings, or the partial or comprehensive redevelopment of the existing buildings, continuing for</del> <b><u>in its the current use or another employment generating use within classes as may be appropriate for the building or the site's location;</u></b></p> <p>c. <del>marketing must be for a period of at least 18 months at a time when the site is available, or will be available within an acceptable timeframe, with an appropriate agent;</del></p> <p>d. where it has been demonstrated, through an independent assessment, that the current use is no longer viable and that there is no reasonable prospect of continued use or take up of other employment-generating uses <b><u>or redevelopment of the building or the site for purposes within use classes B2, B8 E(c) and (g) (as may, in every case, be appropriate to its location)</u></b> during the plan period, proposals for redevelopment must consider alternative uses <b><u>(where compatible with the site and its context and other relevant policies in this Plan)</u></b> in the following order:</p> <ul style="list-style-type: none"> <li>i. <del>other business uses;</del></li> <li>ii. all other non-residential, <b><u>and non-retail</u></b> employment-generating uses;</li> <li>iii. residential employment-generating uses (C1, C2);</li> <li>iv. a mixture of residential and employment-generating uses, including 'live/work' units;</li> <li>v. wholly residential schemes (C3).</li> </ul> <p><del>Redevelopment of employment buildings and sites for mixed use may be permitted where such development:</del></p> <ul style="list-style-type: none"> <li>1. <del>would facilitate the regeneration of the site to more effectively meet the needs of modern business;</del></li> <li>2. <del>where the employment capacity of the site, represented by commercial floorspace, is maintained;</del></li> </ul>

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			<p><del>3. where a mixed use development would represent a sustainable approach consistent with the general distribution of development.</del></p> <p>Where the review of submitted information by an independent consultant is considered necessary by the Council, <del>it is expected that</del> the applicant will cover the reasonable cost of this <b><u>review</u></b>.</p>
MM230	432 - 433	Paragraphs 6.458, 6.459 and 6.462	<p><b>Section 6: Digital Communications and Fibre to the Premises</b>  <i>Amend paragraphs 6.458, 6.459 and 6.462 as follows:</i></p> <p><i>At end of paragraph 6.458 add:</i></p> <p><b><u>In relation to mobile networks, the Council is keen to provide for future technology, including the use of the next generation of mobile wireless system cellular technology (currently 5G).</u></b></p> <p><i>Paragraph 6.459</i></p> <p>The Council considers that such changes include the requirement to provide fibre to the premises (FTTP) for all new developments, wherever practical. FTTP is recognised by the Government and European Commission as a Next Generation Access (NGA) technology, investment in which has prioritised accordingly. <b><u>Should the implementation of FTTP not be possible for the reasons set out below at paragraphs 6.460 and 6.461, then consideration should firstly be given to</u></b> opportunities for connections that are ‘gigabit capable’ (gigabit internet delivers download speeds of up to one gigabit per second). <b><u>Other wireless solutions, which can vary considerably in speed, should only be considered where the implementation of either FTTP or gigabit capable technologies are not possible’</u></b>, the equivalent of 1,000 million bps). Additionally, in relation to mobile networks, the Council is keen to provide for future technology, including the use of the next generation of mobile wireless system cellular technology (currently 5G).</p> <p><i>Paragraph 6.462</i></p> <p>Where a FTTP solution is not deemed possible, or for smaller developments, the provision of other technologies capable of providing speeds in excess of 24 mbps (megabits per second) <b><u>or the minimum speed specified in Government guidance at the time of submitting an application proposal</u></b>, should be delivered wherever practical.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM231	433	Policy ED 3	<p><b>Policy ED 3 Digital Communications and Fibre to the Premises (FTTP)</b>  <i>Amend Policy ED 3 as follows:</i></p> <p>Proposals to improve the digital communications network in Tunbridge Wells borough, including through the provision of mobile data networks (such as 5G mobile data), will be supported, subject to compliance with relevant policies in this Plan, and with national policy.</p> <p><del>All residential and employment developments inside the Limits to Built Development of Royal Tunbridge Wells, Southborough, Paddock Wood and east Capel, Hawkhurst, Cranbrook, Pembury, and Tudeley Village, including site allocations promoted in this Plan, will enable FTTP or, <u>where this is not possible</u>, other wireless solutions.</del></p> <p><del>In all other areas, <u>A</u>ll residential developments over five dwellings and employment proposals of 500sqm or more (including through conversion) will enable FTTP or, <u>where this is not possible</u>, other wireless solutions.</del></p> <p><del>For schemes under these thresholds, the Council's expectation is that provision for FTTP or other wireless solutions (where the implementation of FTTP is not possible) will be achieved, wherever practical.</del></p> <p><del>For sites of less than five dwellings or 500sqm of employment space, or where it can be demonstrated that FTTP is not practical due to special circumstances (such as issues of viability, the inability to provide the appropriate physical trench, and proximity to the nearest breakout point on the fibre network), then other non-Next Generation Access technologies, including wired and wireless infrastructure, providing all-inclusive internet access speeds in excess of 24 mbps, <u>or the minimum speed specified in Government guidance at the time of submitting an application proposal</u>, should be delivered wherever practical.</del></p>
MM232	435	Paragraph 6.470	<p><b>Section 6: Rural Diversification</b>  <i>Amend the final sentence of paragraph 6.470 as follows:</i></p> <p>In order to protect against the unintended negative consequences of any future changes to PD rights, any new buildings for agricultural or farm diversification purposes within the rural area <del>will</del> <b>may</b> have PD rights removed by condition <b><u>where necessary</u></b>, subject to compliance with the tests in national policy.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM233	437-439	Paragraphs 6.479, 6.480 and 6.484	<p><b>Section 6: Conversion of Rural Buildings outside the Limits to Built Development</b>  <i>Amend paragraphs 6.479, 6.480 and 6.484 as follows:</i></p> <p><i>Delete paragraph 6.479</i></p> <p><del>Buildings in isolated locations and/or those that require significant improvements to access arrangements are unlikely to be supported. The building should be in a sustainable location in relation to existing services and facilities, and provide options for non-motorised transport to these services; for example, links to existing Public Rights of Way/footpaths.</del></p> <p><i>First sentence of paragraph 6.480</i></p> <p>In order to conserve the intrinsic value and locally distinctive character of the countryside <b>and having regard to the <a href="#">Council's Landscape Character Assessment</a></b>, the following issues will need to be considered, and information submitted (where applicable) as part of any planning application for rural conversion proposals: ...</p> <p><i>First sentence of point 7 in paragraph 6.480</i></p> <p>In the case of conversions to residential use, a written statement will need to be submitted to clearly demonstrate that reasonable attempts have been made to secure <b>an appropriate</b> commercial use (such as business, recreation, or tourism) without success. The application should be supported by: ...</p> <p><i>Paragraph 6.484</i></p> <p>Farmsteads are a key component of the underlying settlement character of the borough. Any proposal that affects a traditional or historic farmstead should include an assessment of the farmstead in accordance with <b>taking into account</b> the Council's Farmsteads Assessment Guidance Supplementary Planning Document to inform the proposal.</p>
MM234	440 - 441	<b>Policy ED 5</b>	<p><b>Policy ED 5 Conversion of Rural Buildings outside the Limits to Built Development</b>  <i>Amend first paragraph, criteria a – d and last paragraph of Policy ED 5 as follows:</i></p> <p><i>First paragraph</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Priority will be given to the retention and conversion of existing agricultural or other suitable buildings in the countryside for business, recreation, and tourism uses. <del>The conversion of such buildings to residential use will only be permitted in exceptional circumstances in accordance with the criteria set out below.</del></p> <p><i>Criteria a – d</i></p> <p><del>a. the building shall be worthy of retention for its historic or architectural value and makes a positive contribution to the landscape character, or is required as part of a whole farm plan and no other use is viable;</del></p> <p><del>b. the building should form part of a farmstead or be in a sustainable location with suitable access, including safe options for non-motorised transport, to existing services and facilities. The conversion of buildings that are physically, or appear, separated from existing farms and other built development, such that it would significantly harm the rural landscape, will not be permitted;</del></p> <p><del>c. it shall be demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm activity (such as the movement of farming equipment, livestock, crop spraying), noise, and odours;</del></p> <p><del>d. it has been clearly demonstrated that reasonable attempts have been made, without success, to secure a business reuse for the building and that uses other than residential are not viable. This should include details of active marketing at an appropriate value/rate and any interest received for a minimum period of 18 months.</del></p> <p><b><u>a. the development would re-use redundant or disused buildings and enhance its immediate setting, having regard to the Council’s Landscape Character Assessment. In this regard, it should be clearly demonstrated that reasonable attempts have been made, without success, to secure an appropriate business, leisure or tourism use for the building. This should include details of active professional marketing for a minimum period of 18 months immediately prior to any application, at an appropriate value/rate that reflects its use for business, leisure or tourism purposes, and any interest received;</u></b></p> <p><b><u>b. the building shall be worthy of retention for its historic or architectural value, including where it forms part of a farmstead, and makes a positive contribution to the landscape</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>character, or is required as part of a whole farm plan and no other appropriate use is viable;</u></p> <p><u>c. it shall be demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm activity (such as the movement of farming equipment, livestock, crop spraying), noise, and odours.</u></p> <p><i>Last paragraph</i>  In order to protect the character of the building and the landscape, such as the High Weald <del>National Landscape</del> Area of Outstanding Natural Beauty and <b>the openness of</b> the Green Belt, permitted development rights for extensions, alterations, outbuildings, hardstandings, and boundary treatments may be removed and external lighting strictly controlled.</p>
MM235	441 - 442	Paragraphs 6.489, 6.493 and 6.497	<p><b>Section 6: Commercial and Private Recreational (including equestrian) Uses in the Countryside</b>  Amend the Section title paragraphs 6.489, 6.493 and 6.497 as follows:</p> <p><i>Section title</i></p> <p><del>Rural Business</del> Commercial and Private Recreational/<b>Leisure</b> (including equestrian) Uses in the Countryside</p> <p><i>First sentence of paragraph 6.489</i></p> <p>The Council will support appropriate types of rural business development, including those for <del>commercial and private recreational</del> <b>and leisure</b> uses in the countryside, ...</p> <p><i>First three sentences of paragraph 6.493</i></p> <p><del>For both commercial and private domestic recreational uses,</del> <b>C</b>onsideration will need to be given to site security. The Council will only grant permission where the manager or owner of any animals on-site makes adequate provision for the security of the site. Any new <del>private recreational</del> development that could give rise to the need for on-site security or animal/plant welfare shall be associated with an existing dwelling, which should be directly related to the <b>business/recreational</b> use and secured by way of a planning obligation.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 6.497</i></p> <p>Proposals for <u>rural business</u> <del>Commercial and Private</del> recreational/<u>leisure</u> (including equestrian) uses, as well as for private domestic equestrian uses and development, will also be assessed ...</p>
MM236	443	<b>Policy ED 6</b>	<p><b>Policy ED 6 Commercial and Private Recreational (including equestrian) Uses in the Countryside</b></p> <p><i>Amend Policy ED 6 as follows:</i></p> <p><i>Policy Title</i></p> <p><u>Rural Business</u> <del>Commercial and Private</del> Recreational/<u>Leisure</u> (including equestrian) Uses in the Countryside</p> <p><i>First sentence of Policy</i></p> <p>Proposals for the development of <u>rural business</u> or private recreational/<u>leisure</u> uses in the countryside will <del>only</del> be permitted where:</p>
MM237	444	<b>Policy ED 7</b>	<p><b>Policy ED 7 Retention of, and improvements to existing, and the promotion of new, tourist accommodation and attractions</b></p> <p><i>Amend first paragraph of Policy ED 7 as follows:</i></p> <p>The retention of existing tourist accommodation (both serviced and non-serviced) will be supported <del>where it is well located and attractive to the market.</del> Where proposals are brought forward for the change of use of existing tourist accommodation, the following criteria considerations will be applied: ...</p>
MM238	446		<p><b>Section 6: Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy</b></p> <p><i>After paragraph 6.505 add new paragraph as follows:</i></p> <p><u>In terms of retail need, as referred to at paragraph 4.30, the Retail, Commercial Leisure and Town Centre Uses Study (2021) considered the need for new retail floorspace across the borough and concludes that although some need is identified over the Local Plan period (for convenience retail need), it does not recommend that specific allocations are necessary to meet the need.</u></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification										
MM239	447 - 448	Policy ED 8 Table 13	<p data-bbox="562 236 1765 304"><b>Policy ED 8 Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy</b></p> <p data-bbox="562 312 1688 344"><i>Amend Table 13: Defined Centres Hierarchy and paragraph following Table as follows:</i></p> <table border="1" data-bbox="562 384 1615 1471"> <thead> <tr> <th data-bbox="562 384 1021 443">Type of Centre</th> <th data-bbox="1021 384 1615 443">Centre</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 443 1021 502"><b>Primary Regional Town Centre</b></td> <td data-bbox="1021 443 1615 502">Royal Tunbridge Wells</td> </tr> <tr> <td data-bbox="562 502 1021 687"><b>Town Centre</b></td> <td data-bbox="1021 502 1615 687">           1. Cranbrook            2. Paddock Wood            3. Southborough         </td> </tr> <tr> <td data-bbox="562 687 1021 746"><b>Rural Service Centre</b></td> <td data-bbox="1021 687 1615 746">Hawkhurst</td> </tr> <tr> <td data-bbox="562 746 1021 1471"> <b>Neighbourhood Centres</b>             1. Hawkenbury            2. High Brooms            3. Knights Wood            4. North Southborough            5. Sherwood            6. Showfields            7. Silverdale            8. St Barnabas            9. St Johns            10. St Peters         </td> <td data-bbox="1021 746 1615 1471">           Village Settlements             1. Benenden            2. Bidborough            3. Brenchley            4. Five Oak Green            5. Frittenden            6. Goudhurst            7. Horsmonden            8. Lamberhurst            9. Langton Green            10. Matfield            11. Pembury         </td> </tr> </tbody> </table>	Type of Centre	Centre	<b>Primary Regional Town Centre</b>	Royal Tunbridge Wells	<b>Town Centre</b>	1. Cranbrook 2. Paddock Wood 3. Southborough	<b>Rural Service Centre</b>	Hawkhurst	<b>Neighbourhood Centres</b>  1. Hawkenbury 2. High Brooms 3. Knights Wood 4. North Southborough 5. Sherwood 6. Showfields 7. Silverdale 8. St Barnabas 9. St Johns 10. St Peters	Village Settlements  1. Benenden 2. Bidborough 3. Brenchley 4. Five Oak Green 5. Frittenden 6. Goudhurst 7. Horsmonden 8. Lamberhurst 9. Langton Green 10. Matfield 11. Pembury
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MM Ref.	Page	Policy/ Paragraph	Main Modification		
			<table border="1" data-bbox="562 236 1615 536"> <tr> <td data-bbox="562 236 1021 536">           11. Within Paddock Wood and East Capel *             12. Tudeley Village*         </td> <td data-bbox="1021 236 1615 536">           12. Rusthall             13. Sandhurst             14. Sissinghurst             15. Speldhurst             16. Tudeley Village         </td> </tr> </table> <p data-bbox="562 544 1816 715">*New neighbourhood centres will be designated as part of the extension of Paddock Wood and east Capel and at the new Tudeley Village, which is expected to include a village centre, as well as a number of smaller neighbourhood centres, to be defined through the masterplanning process and the resultant Supplementary Planning Document.</p>	11. Within Paddock Wood and East Capel *  12. Tudeley Village*	12. Rusthall  13. Sandhurst  14. Sissinghurst  15. Speldhurst  16. Tudeley Village
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MM240	449 - 450	Policy ED 9	<p data-bbox="562 727 1816 794"><b>Policy ED 9 Defined Town and Rural Service Centres</b> <i>Amend Policy title and first paragraph of Policy ED 9 as follows:</i></p> <p data-bbox="562 834 696 866"><i>Policy title</i></p> <p data-bbox="562 895 1245 927">Defined Town, and Rural <b>and other</b> Service Centres</p> <p data-bbox="562 954 763 986"><i>First paragraph</i></p> <p data-bbox="562 1010 1816 1193">Within the defined town <b>centres</b>, and rural service centres, <b>neighbourhood centres, and village settlements</b>, as defined on the Policies Map, planning permission will be granted for development of <b>main town centre</b> uses development of a range of appropriate uses where they contribute to the vitality and viability of the centre and/or respond to changing needs/trends over the life of the Local Plan.</p>		
MM241	450	Paragraph 6.523	<p data-bbox="562 1217 1816 1284"><b>Section 6: The Sequential Test</b> <i>Amend last sentence of paragraph 6.523 as follows:</i></p> <p data-bbox="562 1329 1816 1469">Applicants will be expected to have demonstrably followed a sequential approach when selecting development sites for town centre uses, including fully exploring how the scheme could be adapted so that it could be accommodated on a more central site. (i.e. disaggregation: operating from a number of units within the defined centre rather than one single unit).</p>		

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM242	450 - 451	<b>Policy ED 10</b>	<p><b>Policy ED 10 Sequential Test and Local Impact Test</b>  <i>Amend Criterion 1 in Sequential Test section and Criterion 3 in Local Impact Test section of Policy ED 10 as follows:</i></p> <p><i>Sequential Test section</i></p> <p>1. Proposals for <b>main town centre</b> <del>retail, office, and leisure</del> uses should be located in an identified centre <b>and in accordance with Policy ED 9</b>, unless:</p> <p>a. <del>by means of a sequential approach,</del> it is demonstrated that the proposal could not be accommodated: firstly, on a site within an existing centre; secondly, on a site located at the edge of an existing centre; then thirdly, it is demonstrated that where the proposal could not be accommodated on a site within or at the edge of an existing centre, it is located in a well-connected and accessible out-of-centre location (in accordance with criterion 2 below); and</p> <p>b. <del>by means of an impact assessment (as set out below)</del> it is demonstrated that <del>the a retail, office, or leisure</del> proposal would not result in a significant adverse impact, cumulative or otherwise, on the vitality and viability of an existing centre or undermine the delivery of a site allocated for the use proposed; or</p> <p><i>Local Impact Test section</i></p> <p>3. Applications for <b>retail and leisure</b> development above the following thresholds outside of the town and rural service centres, as defined on the Policies Map, should be accompanied by an impact assessment:</p> <p>a. where the <b>proposal is within the catchment of</b> <del>there is a potential adverse impact on</del> Royal Tunbridge Wells: 1,000sqm (net);</p> <p>b. where <b>the proposal is within the catchment of</b> <del>there is a potential adverse impact on</del> Southborough, Paddock Wood, Cranbrook, and/or Hawkhurst: 280sqm (net);</p>
MM243	454	Paragraphs 6.532 and 6.534	<p><b>Section 6: Neighbourhood centres and village settlements</b>  <i>Amend paragraphs 6.532 and 6.534 as follows:</i></p> <p><i>Paragraph 6.532</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Neighbourhood centres comprise clusters of a minimum of five community facilities, which are all located within a distance of around 400 metres of each other. The neighbourhood centres are defined in Policy ED 8 as referred to above and are shown spatially on the Key Diagram (see Figure 5 in Section 4). A new neighbourhood centre is planned to be designated as part of the proposed development at Paddock Wood and east Capel. <del>Likewise, a new village centre and several smaller neighbourhood centres are planned to be designated for the new Tudeley Village settlement as part of the masterplanning process.</del></p> <p><i>Last sentence of paragraph 6.534</i></p> <p>Such uses include a post office, shop, restaurant or public house, medical surgery, places of worship, community hall, recreation <b>and cultural</b> facilities, primary school, and library.</p>
MM244	454 – 455	Policy ED 12	<p><b>Policy ED 12 Retention of Local Services and Facilities</b>  <i>Amend Policy ED 12 as follows:</i></p> <p>Proposals that would result in the loss of a local facility or service which serves a local need will not be permitted unless it can be clearly demonstrated that:</p> <ol style="list-style-type: none"> <li>1. Suitable and/or comparable alternative provision is available within the locality <b><u>to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</u></b></li> <li>2. For <b><u>In relation to a</u></b> commercial uses it is: <ol style="list-style-type: none"> <li>a. not viable, or unlikely to become commercially viable, to operate the <b><u>same</u></b> number of existing services/facilities within the locality <b><u>and</u></b></li> <li>b. <del>it</del> <b><u>the facility</u></b> has been the subject of appropriate <b><u>professional</u></b> marketing <b><u>for the same or similar or alternative commercial use</u></b> for a period of at least 18 months <b><u>at a reasonable open market value that reflects its existing and potential alternative commercial uses</u></b> <del>that and consideration has been given to other alternative commercial uses;</del></li> </ol> </li> <li>3. In the case of public facilities, demand within the locality no longer, <b><u>or is unlikely in the foreseeable future,</u></b> to exist, or there are clear <b><u>and imperative</u></b> operational reasons for closing or moving the facility, and the wider importance of the facility to the community has been taken into account.</li> </ol>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			The Council may require the review of any submitted information by an independent consultant; it is expected that the applicant will cover the cost of this.
MM245	458	Policy TP 1	<p><b>Policy TP 1 Transport Assessments, Travel Plans, and Mitigation</b>  <i>Amend Point 1 and Point 2 of Policy TP 1 and add new Point 3 as follows:</i></p> <ol style="list-style-type: none"> <li>1. Provide a satisfactory transport assessment where required for proposals for new developments <del>in accordance with the thresholds set in Kent County Council's latest guidance, or otherwise</del> as required by virtue of the locality or, when necessary, a satisfactory transport statement, having regard to where the location of the development has existing traffic issues or lack or transport infrastructure. This must include an assessment of both individual and cumulative impacts on the transport network; and</li> <li>2. Demonstrate through the transport assessment or statement and a travel plan (where required) that the impacts of trips generated to and from the development will be mitigated to avoid causing an unacceptable impact on highway safety, or <b>leading</b> to severe residual cumulative impacts on the road network, in accordance with the NPPF, including where necessary delivering mitigation measures ahead of the development being occupied.</li> </ol> <p><b><u>3. The Transport Assessment should outline the Vision that is being promoted in relation to the requirements of <a href="#">DfT Circular 1/22 (Strategic road network and the delivery of sustainable development, updated December 2022)</a>. In addition, the Monitor and Manage strategy for the proposal should be outlined and described, and provided to the Highway Authorities (KCC Highways and National Highways) for their agreement. All modes of transport should be covered.</u></b></p>
MM246	458	Paragraph 6.550	<p><b>Section 6: Transport Design and Accessibility</b>  <i>Amend fourth sentence of paragraph 6.550 as follows:</i></p> <p>The Council will refer to the Local Cycling and Walking Infrastructure Fund <b>Plan</b> and Low Traffic Neighbourhoods <b><u>as well as latest national guidance on active travel/cycle infrastructure design</u></b>, and will apply the appropriate highway guidance.</p> <p><i>Delete last sentence of paragraph 6.550 as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>Where streets are intended to bring wider community benefits through place making, then the Manual for Streets approach is deemed to be applicable, provided the design fits the local context.</del></p>
MM247	459 - 460	Policy TP 2	<p><b>Policy TP 2 Transport Design and Accessibility</b>  <i>Amend criterion 1, 7 and last paragraph of Policy TP 2 as follows:</i></p> <p><i>Criterion 1</i></p> <p>There is safe pedestrian access to public transport services and infrastructure <b><u>while also having regard to the frequency of such services</u></b> within reasonably close proximity;</p> <p><i>Criterion 7</i></p> <p>The development incorporates self-enforcing measures into the design that encourage vehicle speed reduction (such as 20mph speed limits, road narrowings, speed tables, etc.), including Low Traffic Neighbourhoods, and if appropriate the developer will be required to investigate amending, <b><u>and fund any necessary amendment to,</u></b> external speed limits adjacent to, and in the vicinity of, the site's access;</p> <p><i>Last paragraph of policy</i></p> <p>Shared space schemes, where there is a level surface, will be permitted <del>in the following instances</del> provided they apply only to new residential areas or existing residential streets with very low levels of traffic:</p> <ul style="list-style-type: none"> <li><del>a. raised junctions, speed tables, speed bumps, and other related traffic calming features;</del></li> <li><del>b. pedestrian crossings;</del></li> <li><del>c. cul-de-sacs servicing 25 properties or less.</del></li> </ul>
MM248	462	Paragraphs 6.561, 6.562 ad 6.564	<p><b>Section 6: Parking Standards</b>  <i>Amend paragraphs 6.561, 6.562 and 6.564 as follows:</i></p> <p><i>Paragraph 6.561</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>It should be noted that, for developments under Use Class C2 (residential institutions), <del>the developer will be required to deliver</del> <b>regard will be had to</b> parking provision in accordance with Kent County Council's latest guidance <del>as appropriate</del>.</p> <p><i>Paragraph 6.562</i></p> <p><del>For non-residential development, this Local Plan seeks to limit the amount of on-site parking provided for new non-residential/commercial development across the borough. All proposed non-residential development will</del> <b>have regard to</b> <del>therefore be required to provide parking space at the standards outlined within</del> <b>in</b> Kent County Council's latest guidance as appropriate. It is intended that this will maximise development potential in these locations, and enable <del>opportunities for active travel and the use of public transport options where at present they are readily accessible, as well as other alternative modes of sustainable transport to the private car, particularly in the Main Urban Area.</del> However, should specific problems with overspill commercial car parking <del>in these areas</del> into residential areas occur, the Local Planning Authority will support Controlled Parking Zones as an option to address these problems.</p> <p><i>Paragraph 6.564</i></p> <p>It is intended that the provision of cycle parking facilities will be included where possible into all new developments in order to encourage more active forms of travel over private car use. For all new residential and non-residential developments, safe and secure cycle parking will therefore be provided <b>having regard to Kent County Council's latest standards.</b> <del>at the standards outlined within Kent County Council's latest guidance as appropriate</del></p>
MM249	462 - 465	<b>Policy TP 3</b>	<p><b>Policy TP 3 Parking Standards</b>  <i>Amend the Residential Parking Standards, Non-Residential Parking and Exceptional Circumstances sections of Policy TP 3 as follows:</i></p> <p><i>Residential Parking Standards section</i></p> <p><i>First sentence of fourth paragraph</i></p> <p>Within Zone A (Royal Tunbridge Wells Town Centre Parking Area, as defined on the Royal Tunbridge Wells <b>Town Centre</b> Policies Map (<b>Inset Map 2</b>)), it is recognised that car ownership levels differ.</p>

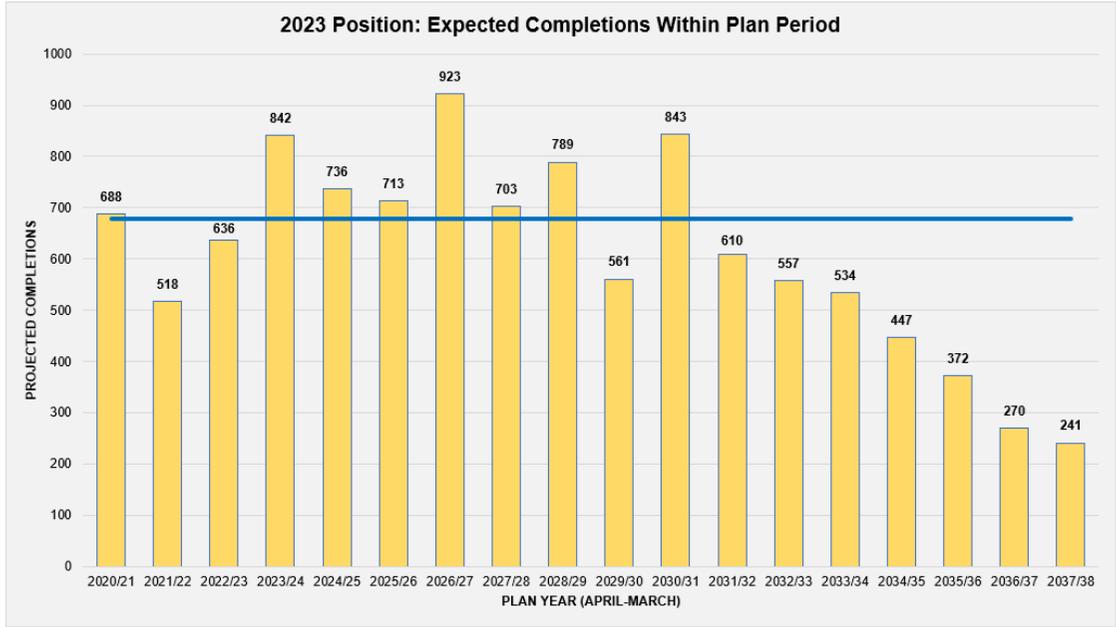
MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Seventh paragraph</i></p> <p><del>For development involving Residential Institutions (Use Class C2), regard will be required to provide <b>given to the</b> parking standards in accordance with the maximum standards outlined within in Kent County Council's latest guidance as appropriate.</del></p> <p><i>Non-Residential Parking Standards section</i></p> <p><i>First paragraph</i></p> <p>All proposals for non-residential development within the borough shall <del>apply the maximum</del> <b>have regard to the</b> parking standards <del>in accordance with</del> <b>in</b> Kent County Council's latest guidance as appropriate.</p> <p><i>Second paragraph</i></p> <p>The parking standards, parking space design and dimensions, and guideline walking distances to facilities for persons with impaired mobility for all non-residential development will <b>have regard to Kent County Council's latest standards.</b> <del>be in accordance with those outlined within Kent County Council's latest guidance as appropriate.</del></p> <p><i>Third paragraph</i></p> <p>Safe and secure cycle parking provision within all new residential development will <del>be required at</del> <b>have regard to</b> the <del>minimum</del> standards outlined within <b>in</b> Kent County Council's latest guidance as appropriate.</p> <p><i>Exceptional circumstances section</i></p> <p><i>Criterion 1</i></p> <p>A bespoke parking standard is included as part of a site-specific Supplementary Planning Document, including in those to be determined by a masterplanning approach, or in a made neighbourhood plan that seeks to take <b>that takes</b> into account specific local circumstances <b>is included as part of a made neighbourhood plan or an approved masterplan (such as that envisaged for Paddock Wood and east Capel, as they</b> in that area. These parking standards will have primacy over the requirements within this Policy. In relation to masterplanning, this is especially recommended as there is <b>have</b> the potential that Paddock Wood and east Capel, and particularly Tudeley Village, could <b>to</b> be designed with highly sustainable transport</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>links/permeability/accessibility) <b><u>and should be developed in line with the Vision developed under Vision and Validate/Monitor and Manage;</u></b></p> <p><i>Criterion 2</i></p> <p>Where an operator or potential occupier requires either more or less parking spaces to cater for their specific operational needs, <b><u>and</u></b> such requirements can be clearly evidenced, and where their presence has wider planning benefits;</p>
MM250	470	Paragraphs 6.577, 6.578, 6.580 and 6.582	<p><b>Section 6: Safeguarding Roads</b>  <i>Amend paragraphs 6.577, 6.578, 6.580 and 6.582 as follows:</i></p> <p><i>Paragraph 6.577</i></p> <p>Work undertaken since the Draft Local Plan has indicated that this entirely off-line route is not necessary to mitigate the impacts of strategic growth at Paddock Wood and east Capel, <del>and at Tudeley Village.</del> Rather, as detailed in Policy STR 6: Transport and Parking, a part off-line new section of highway running to the north of a collection of houses along the <b><u>A2288</u></b>, <del>together with other on-line improvements to the A228 to the west, and a new highway link bypassing Five Oak Green,</del> is proposed.</p> <p><i>Paragraph 6.578</i></p> <p>Nevertheless, the Kent County Council Transport Plan 4: <del>Delivering Growth without Gridlock 2016–2031</del> <b><u>5 Striking the Balance 2024-2037</u></b> identifies the A228 Colts Hill relief scheme as a cross-district priority <b><u>strategic aim</u></b>; it forms part of the major road network, and the provision of an entirely off-line route is expected to deliver wider economic and transport benefits than the <del>part-offline and part on-line route.</del></p> <p><i>Paragraph 6.580</i></p> <p>It should be noted that the entirely off-line route would link with the part-off-line route proposed to mitigate the impact of Paddock Wood and <del>Tudeley.</del> <b><u>East Capel.</u></b></p> <p><i>Paragraph 6.582</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>The works undertaken to ensure that the A21 is dualled from Tonbridge to Kippings Cross are now completed. Land is safeguarded to dual the remaining section from the Kippings Cross roundabout to the dualled section at the Lamberhurst roundabout, along Highways England's preferred route. The delivery of this infrastructure is not required to deliver growth proposed in the Local Plan, although it remains a long-term cross-district transport priority in the Kent County Council Transport Plan <b>5 Striking the Balance</b> 2016-2034 <b>2024-2037</b> and is accordingly safeguarded on that basis.</p>
MM251	470	<b>Policy TP 6</b>	<p><b>Policy TP 6 Safeguarding Roads</b>  <i>Amend Policy TP 6 as follows:</i></p> <p><b>Safeguarding Roads</b></p> <ol style="list-style-type: none"> <li>1. The two locations detailed below, as defined on the Policies Map, are safeguarded for the widening, alteration, improvement, or dualling of existing roads, or the provision of new roads;</li> <li>2. The Local Planning Authority will refuse proposals for development that would compromise the implementation of either proposed schemes in these locations.</li> </ol> <p><b>Land for 'entirely off-line' A228 strategic link (A228 Colts Hill bypass)</b>  Land is safeguarded for the potential provision of an entirely off-line A228 strategic transport link (Colts Hill bypass) and junctions <b>from the north of Pembury to Alders Road</b>, as indicated on the Policies Map. This would link, potentially, to the route proposed under Policy STR 6 <b>and STR/SS 1</b> to mitigate the impact of strategic growth at Paddock Wood and east Capel, and Tudeley Village.</p> <p><b>A21 Kippings Cross to Lamberhurst improvements</b>  The Highways Agency <b>National Highways</b> proposes to construct an upgrade of the A21 from Kippings Cross to Lamberhurst bypass, as defined on the Policies Map, and the Local Planning Authority will safeguard the preferred alignment by refusing proposals along this route.</p>
MM252	471 - 472	<b>Policy OSSR 1</b>	<p><b>Policy OSSR 1 Retention of Open Space</b>  <i>Amend Policy OSSR 1 as follows:</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>Existing open space, sports, and recreational buildings and land, including playing fields, as defined on the Policies Map, unless allocated for another purpose/use/development in this Local Plan, should be retained and not be built on unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. An assessment has been undertaken that has clearly shown the open space, buildings, or land to be surplus to requirements in terms of quantity, contribution to local character, and setting, and that there is no need for an appropriate alternative community, sports, or recreational use; <b><u>or</u></b></li> <li>2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; <b><u>or</u></b></li> <li>3. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use; <b><u>or</u></b></li> <li>4. The proposal is a mixed use scheme with demonstrable open space, sports, and recreational provision, and healthy living benefits that mitigate the loss; <b><u>or</u></b></li> <li>5. In relation to recreational buildings, it can be demonstrated that there is suitable alternative provision on the site, or in the vicinity of the site, or if operated on a commercial basis, the facility is no longer viable and has been marketed for 12 months by appropriate agents for the use, and has been advertised at an appropriate level.</li> </ol>

## Section 7: Delivery and Monitoring

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM253	477	Figure 9, Paragraphs 7.10 and 7.12	<p><b>Section 7: Housing delivery</b></p> <p><i>Update Figure 9 and amend paragraphs 7.10 and 7.12</i></p> <p><i>Update Figure 9 with latest completions data</i></p>  <p><i>Amend paragraph 7.10</i></p> <p>It can be seen that there is a fairly immediate increase in delivery early in the plan period, mainly due to the implementation of housing allocations in the earlier Site Allocations Local Plan (2016), together with other outstanding permitted schemes. Hence, although the strategic urban expansion at Paddock Wood and the new settlement at Tudoley Village, as well as the majority of new site allocations proposed in this Plan, are not expected to see first completions until about 2025/26, a continuity of housing supply should be maintained (including a rolling-five-year housing land supply with appropriate buffers). It is not proposed, therefore, to have a stepped increase in the housing requirement within the plan period.</p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Amend first sentence of paragraph 7.12</i></p> <p>To further support housing delivery, the Council has also prepared a 'Housing <b>Delivery Test</b> Action Plan' (2018/2019<b>2019/2020</b>), in accordance with the provisions of the NPPF and related Planning Practice Guidance (for the latest version, see Monitoring Information).</p>
MM254	478	Paragraphs 7.20, 7.21, 7.22 and 7.25	<p><b>Section 7: Monitoring</b></p> <p><i>Amend paragraphs 7.20, 7.21, 7.22 and 7.25 as follows:</i></p> <p><i>Paragraph 7.20</i></p> <p>The trajectory of housing completions to meet the Local Plan target is reviewed and updated yearly and set housing monitoring is regularly undertaken specifically in relation to whether there is a continuing supply of housing land (<del>for five years with an appropriate buffer</del>) to meet development requirements (<del>see the most recent Five Year Housing Land Supply Statement (2019/2020)</del> <b>for the latest Five Year Housing Land Supply Statement see <a href="#">Monitoring Information</a></b>).</p> <p><i>Paragraph 7.21</i></p> <p>The Housing Delivery Test (HDT) has been introduced as a monitoring instrument to demonstrate whether local authorities are delivering sufficient homes to meet their housing need. The HDT, which was introduced in November 2018, compares the number of new homes delivered over the previous three years with the authority's housing requirement, and measures housing delivery rather than monitoring the supply of land available for housing. The results from the HDT will be used to determine the buffer that should be applied in local housing supply calculations and whether the presumption in favour of sustainable development should apply (a 20% buffer is applied to the Council's Five-Year Housing Land Supply housing target if delivery falls below 85% of the HDT requirement) <b>in addition to the requirement for an action plan.</b></p> <p><i>Second sentence of paragraph 7.22</i></p> <p>As a matter of good practice, it is recommended that local authorities produce Action Plans regardless of their HDT result in order to identify processes to exceed housing requirements and support future housing delivery within an area (<b>for the latest version see <a href="#">Monitoring Information</a></b>).</p> <p><i>Paragraph 7.25</i></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p>At this point, it is anticipated that at least the development strategy and place shaping policies will need to be reviewed five years after adoption of the Local Plan. <b><u>In this instance, the Development Strategy in this Local Plan provides sufficient sites to meet a 10-year rather than a 15-year housing land supply, and as such the Council is committed to undertaking and early review of the Local Plan. This is explained in more detail at Policy STR 1 The Development Strategy.</u></b></p>

## Local Plan Appendices

MM Ref.	Page	Policy/ Paragraph	Main Modification
MM255	483 - 486	Appendix 2 Table 19	<p><b>Appendix 2: Schedule of designated Local Green Space sites within Tunbridge Wells borough</b></p> <p><i>Add second introductory paragraph as follows:</i></p> <p><b><u>In addition to the list below, please note that sites are, or are proposed to be, designated in Neighbourhood Development Plans for parishes within the borough. These sites are not duplicated within the list below and can be found separately within the relevant Neighbourhood Development Plan for that parish. All Neighbourhood Development Plans can be found on the Council's <a href="#">neighbourhood plan</a> webpage.</u></b></p> <p><i>In Table 19 delete all entries for sites listed under the following parishes:</i></p> <p><del>Benenden</del>  <del>Brenchley and Matfield</del>  <del>Capel</del>  <del>Cranbrook and Sissinghurst</del>  <del>Goudhurst</del>  <del>Horsmonden</del>  <del>Lamberhurst</del>  <del>Pembury</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification																												
MM256	487 - 496	Appendix 3 Table 20	<p><b>Appendix 3: The Monitoring Framework</b></p> <p>Delete entry for: STR/SS 3</p> <p>Amend entries for Policies EN 4 and EN 5 as follows:</p> <table border="1" data-bbox="562 443 1668 1441"> <thead> <tr> <th data-bbox="562 443 741 496">Policy No.</th> <th data-bbox="741 443 958 496">Policy</th> <th data-bbox="958 443 1205 496">Target</th> <th data-bbox="1205 443 1451 496">Indicator</th> <th data-bbox="1451 443 1668 496">Source</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 496 741 970">EN4</td> <td data-bbox="741 496 958 970"><b><u>The</u></b> Historic Environment, <b><u>including Heritage Assets</u></b></td> <td data-bbox="958 496 1205 970">Protect historic environment <b><u>and heritage assets</u></b></td> <td data-bbox="1205 496 1451 970">65% or more appeal decisions support TWBC conclusion on Policy EN 4 (if relevant to appeal)</td> <td data-bbox="1451 496 1668 770">TWBC/PINS</td> </tr> <tr> <td data-bbox="562 770 741 970"></td> <td data-bbox="741 770 958 970"></td> <td data-bbox="958 770 1205 970"></td> <td data-bbox="1205 770 1451 970"><b><u>Number of listed buildings 'At Risk' as of 31 March of each year</u></b></td> <td data-bbox="1451 770 1668 970"><b><u>TWBC/Historic England</u></b></td> </tr> <tr> <td data-bbox="562 970 741 1169">EN 5</td> <td data-bbox="741 970 958 1169"><del>Heritage assets</del></td> <td data-bbox="958 970 1205 1169">Protect heritage assets</td> <td data-bbox="1205 970 1451 1169">Number of listed buildings 'At Risk' as of 31 March of each year</td> <td data-bbox="1451 970 1668 1169">TWBC/Historic England</td> </tr> <tr> <td data-bbox="562 1169 741 1441"></td> <td data-bbox="741 1169 958 1441"></td> <td data-bbox="958 1169 1205 1441"></td> <td data-bbox="1205 1169 1451 1441">65% or more appeal decisions support TWBC conclusion on Policy EN 5 (if relevant to appeal)</td> <td data-bbox="1451 1169 1668 1441">TWBC/PINS</td> </tr> </tbody> </table>				Policy No.	Policy	Target	Indicator	Source	EN4	<b><u>The</u></b> Historic Environment, <b><u>including Heritage Assets</u></b>	Protect historic environment <b><u>and heritage assets</u></b>	65% or more appeal decisions support TWBC conclusion on Policy EN 4 (if relevant to appeal)	TWBC/PINS				<b><u>Number of listed buildings 'At Risk' as of 31 March of each year</u></b>	<b><u>TWBC/Historic England</u></b>	EN 5	<del>Heritage assets</del>	Protect heritage assets	Number of listed buildings 'At Risk' as of 31 March of each year	TWBC/Historic England				65% or more appeal decisions support TWBC conclusion on Policy EN 5 (if relevant to appeal)	TWBC/PINS
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MM Ref.	Page	Policy/ Paragraph	Main Modification
MM257	497	Appendix 4 Table 21	<p><b>Appendix 4: Glossary</b></p> <p><i>Amend or add new entries in Table 21 as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Active travel</i></li> </ul> <p><i>Definition</i></p> <p>A mode of transportation <b><u>making journey's in a physically active way, like walking, wheeling (using a wheelchair or a mobility aid), cycling or scootering</u></b> <del>achieved by human physical activity, such as walking and cycling.</del></p> <ul style="list-style-type: none"> <li>• <i>Area of Outstanding Natural Beauty</i></li> </ul> <p><i>Term</i></p> <p>Area of Outstanding Natural Beauty (AONB) <b><u>now referred to as National Landscapes</u></b></p> <p><i>Definition</i></p> <p>Areas of Outstanding Natural Beauty are designated under the National Parks and Access to the Countryside Act (1947) and, along with National Parks, represent the finest examples of countryside in England and Wales. Their primary purpose is to ensure the conservation and enhancement of the natural landscape beauty, including the protection of flora, fauna, and geological interests. Development affecting such areas is restricted under the National Planning Policy Framework. <b><u>AONBs nationally were rebranded in November 2023 and are now commonly referred to as National landscapes but the legal designation remains AONB.</u></b></p> <ul style="list-style-type: none"> <li>• <i>Bulking</i></li> </ul> <p><i>Term</i></p> <p><b><u>Bulking</u></b></p> <p><i>Definition</i></p> <p><b><u>In relation to waste management. This is the consolidation of the contents of several containers of similar material into a single container (e.g. waste materials such as flammable liquids, oil/latex paint and used oil are typically bulked).</u></b></p> <ul style="list-style-type: none"> <li>• <i>Development Plan Document</i></li> </ul>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Definition</i></p> <p>A policy-setting document that forms part of the statutory development plan, <del>including the Core Strategy.</del> <b><u>This local plan is a development plan document which forms part of the Borough's statutory development plan alongside the made neighbourhood plans and the Kent Minerals and Waste Local Plan.</u></b></p> <ul style="list-style-type: none"> <li>• <i>Housing Delivery Test</i></li> </ul> <p><i>Term</i></p> <p><b><u>Housing Delivery Test</u></b></p> <p><i>Definition</i></p> <p><b><u>The 'Housing Delivery Test' measurement is an annual measurement of housing delivery in the area of relevant plan-making authorities looking back over the previous 3 financial years.</u></b></p> <ul style="list-style-type: none"> <li>• <i>Landscape and Visual Impact Assessment</i></li> </ul> <p><i>Term</i></p> <p><b><u>Landscape and Visual Impact Assessment (LVIA)</u></b></p> <p><i>Definition</i></p> <p><b><u>A Landscape and Visual Impact Assessment (LVIA) helps to identify the impact of a planned development on views and the surrounding landscape. It is used to help design the proposed changes as well as assess its effects, so that negative landscape effects are avoided, reduced or offset.</u></b></p> <ul style="list-style-type: none"> <li>• <i>Low Traffic Neighbourhood</i></li> </ul> <p><i>Definition</i></p> <p>A Low Traffic Neighbourhood (LTN) is a scheme where motor vehicle traffic in residential streets is greatly reduced. This is done by <b><u>implementing measures to support active travel and</u></b> minimising the amount of traffic that comes from vehicles using the streets to get to another destination.</p> <ul style="list-style-type: none"> <li>• <i>National Landscape</i></li> </ul>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><i>Term</i></p> <p><b><u>National Landscape</u></b></p> <p><i>Definition</i></p> <p><b><u>See 'Area of Outstanding Natural Beauty (AONB)'</u></b></p> <ul style="list-style-type: none"> <li>• <i>Off-Line/On-Line</i></li> </ul> <p><i>Term</i></p> <p><b><u>Off-Line</u></b></p> <p><i>Definition</i></p> <p><b><u>Improvements to the road network requiring a new section of road such as a bypass.</u></b></p> <p><i>Term</i></p> <p><b><u>On-Line</u></b></p> <p><i>Definition</i></p> <p><b><u>Improvements to part of the existing road network such as junction improvements or road widening.</u></b></p> <ul style="list-style-type: none"> <li>• <i>Previously Developed Land</i></li> </ul> <p><i>Definition</i></p> <p>Land that is, or was, occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal where provision for restoration has been made; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of structures have blended into the landscape. <b><u>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><u>management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</u></p> <ul style="list-style-type: none"> <li>• <i>Policies Map</i></li> </ul> <p><i>Definition</i></p> <p>Shows on a map base <b>A map showing</b> all the site-specific <b>and spatial</b> policies and proposals set out in Development Plan Documents.</p> <ul style="list-style-type: none"> <li>• <i>Strategic Flood Risk Assessment</i></li> </ul> <p><i>Definition</i></p> <p>A document showing land at risk from flooding across the borough, prepared as part of the evidence base for Development Plan Documents such as <b>this local plan</b> the Site Allocations Local Plan.</p> <ul style="list-style-type: none"> <li>• <i>Sustainable Transport</i></li> </ul> <p><i>Term</i></p> <p><b><u>Sustainable Transport</u></b></p> <p><i>Definition</i></p> <p><b><u>Sustainable transport refers to ways of transportation that are sustainable in terms of their social and environmental impacts. This might include low and zero-emission, energy-efficient, and affordable modes of transport, including public transport, electric and alternative-fuel vehicles.</u></b></p> <ul style="list-style-type: none"> <li>• <i>Vision and Validate</i></li> </ul> <p><i>Term</i></p> <p><b><u>Vision and Validate</u></b></p> <p><i>Definition</i></p> <p><b><u>'Vision and Validate' involves identifying a vision for transport movements, and proving through monitoring that this vision takes place. Vision and Validate enables measures to</u></b></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><b><u>be appropriately focussed towards the delivery of sustainable development, at the appropriate intervention times.</u></b></p> <p><i>Term</i></p> <p><b><u>Monitor and Manage</u></b></p> <p><i>Definition</i></p> <p><b><u>'Monitor and Manage' is the process by which the need for, and timing of, transport improvements necessary to support developments can be re-appraised during the implementation of the Local Plan. This is undertaken via the periodic collection of data from development sites as they are built-out ('Monitor') and using this data to check and review planned transport improvements in terms of their appropriateness and phasing ('Manage').</u></b></p>
MM258	516 - 518	Appendix 6	<p><b>Appendix 6: SHELAA and SALP Reference Numbers</b></p> <p><i>Delete entries for the following site allocations:</i></p> <p><del>AL/SO 1 Speldhurst former allotments (land between Bright Ridge and Speldhurst Road) SALP AL/GB 1 and SHELAA Site Number 232</del></p> <p><del>STR/SS 3 The Strategy for Tudeley Village SHELAA Site Numbers 178, 446 &amp; 448</del></p> <p><del>AL/HA 1 Land at The White House, Highgate Hill SHELAA Site Number 364</del></p> <p><del>AL/HA 8 Site at Limes Grove (March's Field) SHELAA Site Number 55</del></p> <p><del>AL/BE 1 Land adjacent to New Pond Road (known as Uphill) SHELAA Site Number 158 &amp; late site 16</del></p> <p><del>AL/BE 2 Feoffee Cottages and land, Walkhurst Road SHELAA Site Number 277</del></p> <p><del>AL/BE 3 Land at Benenden Hospital (south of Goddards Green Road), East End SHELAA Site Numbers 424 &amp; late site 40</del></p>

MM Ref.	Page	Policy/ Paragraph	Main Modification
			<p><del>AL/BE 4 Land at Benenden Hospital (north of Goddards Green Road), East End SHELAA Site Number late site 41</del></p> <p><del>AL/BM 1 Land between Brenchley Road, Coppers Lane, and Maidstone Road SHELAA Site Number late site 27</del></p> <p><del>AL/HO 1 Land adjacent to Furnace Lane and Gibbet Lane SHELAA Site Number 31</del></p> <p><del>AL/PE 4 Land at Downingbury Farm, Maidstone Road SHELAA Site Number 375</del></p> <p><del>AL/PE 5 Land at Sturgeons fronting Henwood Green Road SHELAA Site Number 458</del></p> <p><i>Under section for Pembury add entries for the following site allocations:</i></p> <p><b><u>AL/PE 4A Land at Downingbury Farm (west), Maidstone Road</u></b> <b><u>Part of SHELLA site 375</u></b></p> <p><b><u>AL/PE 4B Land at Downingbury Farm (east), Maidstone Road</u></b> <b><u>Part of SHELAA site 375</u></b></p>

# Appendix 1: MM259 - Local Plan Policies to be superseded on adoption of the Tunbridge Wells Local Plan

## Local Plan Policies to be superseded on adoption of the Tunbridge Wells Local Plan

Policy Number	Policy Title
	<b>Saved Local Plan Policies 2006</b>
MGB1	Metropolitan Green Belt
LBD1	Development outside the Limits to Built Development (partially superseded by Site Allocations Local Plan)
EN1	Development Control Criteria
EN4	Demolition in Conservation Areas
EN5	Development within, or affecting the character of, a Conservation Area
EN6	Shop fronts
EN8	Outdoor Lighting
EN10	Archaeological Sites
EN11	Historic Parks & Gardens
EN13	Trees and Woodland Protection
EN15	Statutory Local Nature Reserves and other non-statutory Nature Conservation Sites
EN16	Protection of groundwater and other watercourses
EN18	Flood Risk
EN20	Telecommunications
EN21	Areas of Important Open Space
EN22	Areas of Landscape Importance
EN23	Important Landscape Approaches
EN24	Arcadian Areas
EN25	Development control criteria for all development proposals affecting the rural landscape
CR1	Location of large-scale (500 sq metres or greater gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses within defined Primary Shopping Areas
CR2	Location of large-scale (500 sq metres or greater gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses outside defined Primary Shopping Areas
CR3	Location of proposals for small-scale (less than 500 sq metres gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses within defined Primary Shopping Areas, Neighbourhood Centres and Village Centres
CR5	Royal Tunbridge Wells Primary Shopping Area
CR7	Southborough Primary Shopping Area
CR9	Paddock Wood Primary Shopping Area

<b>Policy Number</b>	<b>Policy Title</b>
CR11	Cranbrook Primary Shopping Centre
CR12	Hawkhurst Primary Shopping Centre
CR13	Retention of community facilities in neighbourhood centres or villages
H1	Retention of the existing stock
H2	Small and Intermediate Size Dwellings
H4	Gypsy Sites
H5	Residential development within Limits to Built Development
H8	Affordable housing outside the Limits to Built Development
H9	Key workers' dwellings in association with Rural Employment
H10	Replacement dwellings outside the Limits to Built Development
H11	Extensions to dwellings outside the Limits to Built Development
H13	Conversion of rural buildings to residential use outside the Limits to Built Development
ED1	Location of large-scale (500sq metres or greater gross floorspace) or greater proposals for B1 light industrial development within Economic Development Areas
ED2	Location of small-scale (less than 500sq metres gross floorspace) B1 development
ED3	Location of B2 and B8 Uses within Economic Development Areas
ED5	Conversion of rural buildings to Economic Development Use outside Limits to Built Development
T1	Location for small-scale new or extended tourism accommodation
T2	Retention of tourist accommodation
T3	Tourism accommodation outside the Limits to Built Development
R1	Retention of existing recreation open space
R2	Recreation open space in development of more than 15 bedspaces
R6	Retention of allotments
CS4	Development contributions to school provision for developments over 15 bedspaces
CS6	Retention of community buildings
TP1	Major development requiring Transport Assessments and a Travel Plan
TP2	Multi-modal access for smaller-scale non-residential development
TP3	Multi-modal access for large-scale residential developments
TP4	Access to the road network
TP5	Vehicle Parking Standards
TP6	Tunbridge Wells Central Access Zone (residential) Vehicle Parking Standards
TP7	Tunbridge Wells Central Parking Zone (commercial)
TP8	Vehicle parking for small-scale changes of use to non-residential and development affecting Listed Buildings and Conservation Areas
TP9	Cycle Parking

<b>Policy Number</b>	<b>Policy Title</b>
TP10	A21: Tonbridge to Pembury Bypass
TP11	A21: Other Improvements
TP12	A228: Colts Hill Bypass
TP18	Cycle route network in Royal Tunbridge Wells
TP19	Highway improvements, Main Transport Routes, Royal Tunbridge Wells
TP20	Retention of public car parks in Royal Tunbridge Wells
TP22	Retention of Yew Tree Road public car park, Southborough
TP23	Retention of the Pennington Road car park, Southborough
TP24	Retention of Commercial Road public car parks, Paddock Wood
TP25	Retention of public car parks in Cranbrook
TP26	Retention of public car parks in Hawkhurst
TP27	Retention of public car parks in villages
<b>Core Strategy Policies 2010</b>	
<b>Policy Number</b>	<b>Policy Title</b>
Core Policy 1	Delivery of Development
Core Policy 2	Green Belt
Core Policy 3	Transport Infrastructure
Core Policy 4	Environment
Core Policy 5	Sustainable Design and Construction
Core Policy 6	Housing Provision
Core Policy 7	Employment Provision
Core Policy 8	Retail, Leisure and Community Facilities Provision
Core Policy 9	Development in Royal Tunbridge Wells
Core Policy 10	Development in Southborough
Core Policy 11	Development in Paddock Wood
Core Policy 12	Development in Cranbrook
Core Policy 13	Development in Hawkhurst
Core Policy 14	Development in the Villages and Rural Areas
<b>Site Allocations Local Plan Policies 2016</b>	
<b>Policy Number</b>	<b>Policy Title</b>
AL/STR1	Limits to Built Development
AL/STR2	Environmental and Recreation Designations
AL/STR3	Safeguarding Former Railway Lines Tunbridge Wells Central to Eridge Railway use and green infrastructure corridor Paddock Wood to Hawkhurst Green infrastructure corridor providing a walking/cycleway trail
AL/RTW1	Urban Design Framework

<b>Policy Number</b>	<b>Policy Title</b>
AL/RTW2	AL/RTW2A: Civic Complex/Crescent Road Area of Change AL/RTW2B: Former Cinema Site Area of Change Mixed use development
AL/RTW3	Vale Avenue Area of Change Mixed use development
AL/RTW4	AL/RTW 4A: Eridge Road AL/RTW4B: Land at Montacute Gardens Mixed use development
AL/RTW5	36-46 St Johns Road (Arriva Bus Depot) Residential development
AL/RTW6	Former Plant and Tool Hire, Eridge Road Mixed use development
AL/RTW7	Homeopathic Hospital, Church Road Residential development
AL/RTW8	Land at the Rifle Range, Warwick Park Residential development
AL/RTW9	Lifestyle Motor Europe, Langton Road Residential development
AL/RTW10	Former Gas Works, Sandhurst Road Residential development
AL/RTW11	Land at Goods Station Road Residential development
AL/RTW12	Land at Quarry Road. Residential development
AL/RTW13	Tunbridge Wells Telephone Engineering Centre, Broadwater Lane and WA Turner Factory, Broadwater Lane Residential development
AL/RTW14	Land at Medway Road. Residential development
AL/RTW15	123-129 Silverdale Road. Residential development
AL/RTW16	Land at Beechwood Sacred Heart School Residential development
AL/RTW17	Former Builders' Yard, Goods Station Road Residential development
AL/RTW18	Land at Unigate Dairy, St Johns Road Residential development
AL/RTW19	Land at Royal Victoria Place. Residential Development
AL/RTW20	77 Mount Ephraim (Sturge House, Brockbourne House) Employment development
AL/RTW21	Mount Pleasant Avenue Car Park Employment development
AL/RTW22	Site of Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road Mixed use development
AL/RTW23	John Street Car Park Mixed use development
AL/RTW24	Auction House and Car Park, Linden Park Road Mixed use development
AL/RTW25	Kenwood House, Upper Grosvenor Road Mixed use development
AL/RTW26	Royal Tunbridge Wells Town Centre Key Employment Area
AL/RTW27	North Farm/Longfield Road Key Employment Area
AL/RTW28	Royal Tunbridge Wells Town Centre Boundary and Primary Shopping Area
AL/RTW29	Neighbourhood Centres
AL/RTW30	Recreation Open Space
AL/SO1	Land at Yew Tree Road (Southborough Library) Residential development
AL/SO2	Southborough Hub (Area 1) Mixed use development
AL/SO3	Recreation Open Space

<b>Policy Number</b>	<b>Policy Title</b>
AL/SO4	Southborough High Brooms Key Employment Area
AL/SO5	Southborough Town Centre Boundary and Primary Shopping Area
AL/SO6	Neighbourhood Centres
AL/PW1	Land off Station Road/Commercial Road and Commercial Road West Car Park Mixed use development
AL/PW2	Wesley Centre, Commercial Road Community facility
AL/PW3	AL/PW 3A: Land at Church Farm AL/PW3B: Land at Mascalls Court Road Residential development
AL/PW4	Land at Mascalls Farm Development
AL/PW5	Paddock Wood Key Employment Areas
AL/PW6	Paddock Wood Town Centre Boundary and Primary Shopping Area
AL/PW7	Informal Open Space Land off Nursery Road, Paddock Wood
AL/PW8	Area of Landscape Importance Land off Green Lane, Paddock Wood
AL/CR1	Police Station, Wheatfield Drive Residential development
AL/CR2	Cranbrook Library. Residential development
AL/CR3	The Vicarage, Waterloo Road Residential development
AL/CR4	Land adjacent to the Crane Valley Residential development
AL/CR5	Post Office Delivery Depot and Land at Stone Street/High Street/Crane Lane Mixed use development
AL/CR6	Wilkes Field Community facility
AL/CR7	Cranbrook Town Centre Boundary and Primary Shopping Area
AL/HA1	Former Springfield Garden Centre Residential development
AL/HA2	Land at Woodham Hall Residential development
AL/HA3	Hawkhurst Castle. Residential development
AL/HA4	Birchfield, Rye Road Residential development
AL/HA5	King George V Playing Fields, The Moor Community facility
AL/HA6	Gills Green Key Employment Area
AL/HA7	Hawkhurst Town Centre Boundary and Primary Shopping Area
AL/HA8	Recreation Open Space: Gunther Close
AL/VRA1	Former Sissinghurst Primary School, The Street, Sissinghurst Residential development
AL/VRA2	Park and Ride facilities Land at Woodsgate Corner, adjacent to Tesco, Pembury
AL/VRA3	Recreation Open Space
AL/VRA4	Brook Farm Key Employment Area