



GOVERNMENT OFFICE
FOR THE SOUTH EAST

Representing Central Government in the South East

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4 March 2009

Our Ref:
Your Ref:

Dear Ms Andrews

**PLANNING AND COMPULSORY PURCHASE ACT 2004
TUNBRIDGE WELLS BOROUGH LOCAL PLAN 2006
SAVED POLICIES APPLICATION**

I am writing with reference to your application of 3 October 2008 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Tunbridge Wells Borough Local Plan 2006.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 24 March 2009.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Spatial Planning* and the Department for Communities and Local Government protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum

use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 24 March 2009, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Yours sincerely

JR Cheston

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE TUNBRIDGE WELLS LOCAL PLAN 2006
ADOPTED 24 MARCH 2006**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

JR Cheston

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

4 March 2009

SCHEDULE 1

POLICIES CONTAINED IN THE TUNBRIDGE WELLS LOCAL PLAN 2006

Policy Number	Policy Title/Purpose
MGB1	Metropolitan Green Belt
MGB2	Major Developed Sites in Green Belt
RF1	Sites designated as Rural Fringe
RF2	Rural Fringe Policy
LBD1	Development outside the Limits to Built Development
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 and Gardens
EN13	Tree 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
EN26	High Weald Area of Outstanding Natural Beauty
EN27	Special Landscape Areas
CR1	Location of large-scale (500 sq metres or greater gross floor space) 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 floor space) 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 floor space) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses within defined Primary Shopping Areas, Neighbourhood Centres and Village Centres
CR4	Allocations for town centre uses in Royal Tunbridge Wells
CR5	Royal Tunbridge Wells Primary Shopping Area
CR6	Allocation for supermarket at Central Southborough
CR7	Southborough Primary Shopping Area
CR8	Paddock Wood allocation for A1, C and D1 Uses
CR9	Paddock Wood Primary Shopping Area
CR10	Cranbrook allocation for A1, B1 and C Uses
CR11	Cranbrook Primary Shopping Area
CR12	Hawkhurst Primary Shopping Area
CR13	Retention of community facilities in neighbourhood centres or villages
H1	Retention of existing stock
H2	Small and intermediate sized dwellings
H3	Affordable Housing within Development Schemes
H4	Gypsy sites
H5	Residential development within Limits to Built Development
H6	Allocations for residential development on previously-developed sites
H7	Housing Allocation at the Kent and Sussex Hospital Site
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 (500 sq metres or greater gross floor space) or greater proposals for B1 light industrial development within Economic Development Areas
ED2	Location of small-scale (less than 500 sq metres gross floor space) B1 development
ED3	Location of B2 and B8 Uses within Economic Development Areas
ED4	Allocations for Economic Development
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 150 bed spaces
R3	Allocations for sports pitches and other outdoor recreation
R4	Allocations for children's play spaces
R5	Allocations for informal open space
R6	Retention of allotments
R7	Allocations for allotment land

CS2	Allocations for new primary school provision
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
TP10	A21: Tonbridge to Pembury Bypass
TP11	A21: Other Improvements
TP12	A228: Colts Hill Bypass
TP13	Tunbridge Wells (Central) to Eridge Railway Line
TP14	Allocation for car park extension Paddock Wood railway station
TP15	Allocation for bus/rail interchange at Paddock Wood
TP16	Allocation for car park extension, Ashurst railway station
TP17	Allocations for Park and Ride sites
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
TP21	Provision of segregated cycle route at the Ridgewaye site, Southborough
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