



Tunbridge Wells Borough Council

Tunbridge Wells Borough Local Plan

Appendix 1 - Matter 9, Issue 4, Question 1 – Draft Schedule of Main Modifications

Date: June 2024 (Version 1)

Matter 9, Issue 4: Modifications Necessary for Soundness

Tunbridge Wells Borough Local Plan – Matters, Issues and Questions for Stage 3

Matter 9, Issue 4 – Main Modifications Necessary for Soundness

APPENDIX 1: Schedule of Draft suggested Main Modifications

- **Section 1** – Main Modifications raised by the Inspector at Stage 2 – Examination in Public Hearing Sessions including any amendments proposed by the Council within its Stage 2 Hearing Statements and discussed at the hearing sessions (Held 25 May to 19 July 2022) as well as Stage 2 Action Points.
- **Section 2** - Suggested changes/modifications proposed in response to the Inspector’s Initial Findings (as set out in the Development Strategy Topic Paper Addendum PS_054).
- **Section 3** – Main Modifications identified in Stage 3, Week 1 Hearing Statements.
- **Section 4** - Main Modifications considered necessary by the Council since the Stage 2 Examination in Public Hearing Sessions - Mapping and significant Policy Changes.

Please note that this is a working document of main modifications proposed by the Council from various stages of the Plan preparation process. Some modifications have been superseded or are no longer relevant. This table will be refined in discussion with the Inspector as part of the Examination process and forthcoming hearing sessions.

Section 1 - Main Modifications raised by the Inspector at Stage 2 – Examination in Public Hearing Sessions including any amendments proposed by the Council within their Stage 2 Hearing Statements and discussed at the hearing sessions (Held 25 May to 19 July 2022) as well as Stage 2 Action Points.

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change																																																																
Section 4 – Strategic Policies																																																																					
n/a	Section 4: The Development Strategy and Strategic Policies	Table 3 Housing Need and Supply 2020-2038	<table border="1"> <thead> <tr> <th>1.</th> <th>Housing need 2020-2038</th> <th>12,204</th> <th>18 years x 678 pa</th> </tr> </thead> <tbody> <tr> <td>2.</td> <td>Extent planning permissions at 1 April 2020</td> <td>3,313*</td> <td>See HS&T TP</td> </tr> <tr> <td>3.</td> <td>Windfall allowance small sites</td> <td>1,310</td> <td>See HS&T TP/BL TP</td> </tr> <tr> <td>4.</td> <td>Windfall allowance large urban sites</td> <td>360</td> <td>See HS&T TP/BL TP</td> </tr> <tr> <td>5.</td> <td>Outstanding SALP/Local Plan site allocations</td> <td>276</td> <td>See HS TP</td> </tr> <tr> <td>6.</td> <td>Minimum additional allocations to meet need</td> <td>6,945</td> <td>= row 1 - rows (2-5)</td> </tr> <tr> <td>7.</td> <td>Minimum total allocations</td> <td>7,221</td> <td>Rows 5+6</td> </tr> </tbody> </table> <p><i>*Includes discounting for C2 permissions</i></p>	1.	Housing need 2020-2038	12,204	18 years x 678 pa	2.	Extent planning permissions at 1 April 2020	3,313*	See HS&T TP	3.	Windfall allowance small sites	1,310	See HS&T TP/BL TP	4.	Windfall allowance large urban sites	360	See HS&T TP/BL TP	5.	Outstanding SALP/Local Plan site allocations	276	See HS TP	6.	Minimum additional allocations to meet need	6,945	= row 1 - rows (2-5)	7.	Minimum total allocations	7,221	Rows 5+6	<table border="1"> <thead> <tr> <th>1.</th> <th>Housing need 2020-2038</th> <th>12,204</th> <th>18 years x 678 pa</th> </tr> </thead> <tbody> <tr> <td>2.</td> <td>Housing Completions (1 April 2020 – 31 March 2022)</td> <td>1,206*</td> <td>See 2022 Five-Year Housing Land Supply Statement</td> </tr> <tr> <td>2.</td> <td>Extent planning permissions at 1 April 2020</td> <td>3,313*2,785*</td> <td>See 2022 Five-Year Housing Land Supply Statement</td> </tr> <tr> <td>3.</td> <td>2020</td> <td></td> <td>See HS&T TP/BL TP</td> </tr> <tr> <td>3.</td> <td>Windfall allowance small sites from 1 April 2022</td> <td>4,310,114</td> <td>See HS&T TP/BL TP</td> </tr> <tr> <td>4.</td> <td>Windfall allowance large urban sites from 1 April 2022</td> <td>360,312</td> <td>See HS&T TP/BL TP</td> </tr> <tr> <td>5.</td> <td>Outstanding SALP/Local Plan site allocations</td> <td>276,806</td> <td>See HS IPC capacities updated to reflect new revised SLP capacities of extant SALP sites</td> </tr> <tr> <td>6.</td> <td>Minimum additional allocations to meet need</td> <td>6,045,981</td> <td>= row 1 - rows (2-5)</td> </tr> <tr> <td>7.</td> <td>Minimum total allocations</td> <td>7,224,678</td> <td>Rows 5+6+7</td> </tr> </tbody> </table> <p><i>*Includes discounting for C2 completions and permissions</i></p>	1.	Housing need 2020-2038	12,204	18 years x 678 pa	2.	Housing Completions (1 April 2020 – 31 March 2022)	1,206*	See 2022 Five-Year Housing Land Supply Statement	2.	Extent planning permissions at 1 April 2020	3,313*2,785*	See 2022 Five-Year Housing Land Supply Statement	3.	2020		See HS&T TP/BL TP	3.	Windfall allowance small sites from 1 April 2022	4,310,114	See HS&T TP/BL TP	4.	Windfall allowance large urban sites from 1 April 2022	360,312	See HS&T TP/BL TP	5.	Outstanding SALP/Local Plan site allocations	276,806	See HS IPC capacities updated to reflect new revised SLP capacities of extant SALP sites	6.	Minimum additional allocations to meet need	6,045,981	= row 1 - rows (2-5)	7.	Minimum total allocations	7,224,678	Rows 5+6+7	To update figures from 1 April 2020 data to 1 April 2022 data.
1.	Housing need 2020-2038	12,204	18 years x 678 pa																																																																		
2.	Extent planning permissions at 1 April 2020	3,313*	See HS&T TP																																																																		
3.	Windfall allowance small sites	1,310	See HS&T TP/BL TP																																																																		
4.	Windfall allowance large urban sites	360	See HS&T TP/BL TP																																																																		
5.	Outstanding SALP/Local Plan site allocations	276	See HS TP																																																																		
6.	Minimum additional allocations to meet need	6,945	= row 1 - rows (2-5)																																																																		
7.	Minimum total allocations	7,221	Rows 5+6																																																																		
1.	Housing need 2020-2038	12,204	18 years x 678 pa																																																																		
2.	Housing Completions (1 April 2020 – 31 March 2022)	1,206*	See 2022 Five-Year Housing Land Supply Statement																																																																		
2.	Extent planning permissions at 1 April 2020	3,313*2,785*	See 2022 Five-Year Housing Land Supply Statement																																																																		
3.	2020		See HS&T TP/BL TP																																																																		
3.	Windfall allowance small sites from 1 April 2022	4,310,114	See HS&T TP/BL TP																																																																		
4.	Windfall allowance large urban sites from 1 April 2022	360,312	See HS&T TP/BL TP																																																																		
5.	Outstanding SALP/Local Plan site allocations	276,806	See HS IPC capacities updated to reflect new revised SLP capacities of extant SALP sites																																																																		
6.	Minimum additional allocations to meet need	6,045,981	= row 1 - rows (2-5)																																																																		
7.	Minimum total allocations	7,224,678	Rows 5+6+7																																																																		
SLP 21	Section 4: The Development Strategy and Strategic Policies – Sources of supply	Paragraph 4.17	“Hence, it would be necessary for further site allocations to be made for some 6,900 additional homes, assuming that all previous allocations are still suitable and developable. Given that the total delivery required from allocations in the Local Plan to meet the borough’s housing	“Hence, it would be necessary for further site allocations to be made for some 6,900 additional homes, assuming that all previous allocations are still suitable and developable. Given that the total delivery required from allocations in the Local Plan to meet the borough’s housing needs would be at least 7,721 6,787 dwellings (excluding	To update figures from 1 April 2020 data to 1 April 2022 data, shown in previous Modification. (The original figure of 7,721 should have																																																																

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change								
			needs would be at least 7,721 dwellings.”	all sites with planning permission at 1 April 2022).”	been 7,221, as stated in the PSLP Table 3.)								
N/A	Section 4: Strategic Policies and the Development Strategy	Supporting text to Policy STR 1 – Additional paragraphs		<p>Insert additional paragraphs and table after paragraph 4.35 to read:</p> <p>4.35a <u>A key evidence document is the Council’s ‘Settlement Role and Function Study’. This groups settlements in terms of their characteristics, focusing on the range of services and facilities they currently provide. These groupings are shown in Figure X below.</u></p> <p><u>Figure X Settlement groupings in the Role and Function Study (2021)</u></p> <table border="1" data-bbox="1245 1007 1760 1287"> <thead> <tr> <th data-bbox="1245 1007 1391 1050">Grouping</th> <th data-bbox="1395 1007 1760 1050">Settlement</th> </tr> </thead> <tbody> <tr> <td data-bbox="1245 1053 1391 1129"><u>A</u></td> <td data-bbox="1395 1053 1760 1129"><u>Royal Tunbridge Wells (RTW) *</u></td> </tr> <tr> <td data-bbox="1245 1133 1391 1241"><u>B</u></td> <td data-bbox="1395 1133 1760 1241"><u>Southborough*, Cranbrook, Paddock Wood and Hawkhurst</u></td> </tr> <tr> <td data-bbox="1245 1244 1391 1287"><u>C</u></td> <td data-bbox="1395 1244 1760 1287"><u>Rusthall and Pembury</u></td> </tr> </tbody> </table>	Grouping	Settlement	<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>	Further to discussion at the relevant hearing session on the spatial strategy, to draw attention to the settlement hierarchy, as set out in CD 3.133, with appropriate caveats. It clarifies the reference to having regard to their [settlements] role and function at part 3 of Policy STR1.
Grouping	Settlement												
<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>												

Matter 9, Issue 4: Modifications Necessary for Soundness

				<table border="1"> <tr> <td><u>D</u></td> <td><u>Goudhurst, Langton Green, Benenden, Brenchley and Horsmonden</u></td> </tr> <tr> <td><u>E</u></td> <td><u>Lamberhurst, Speldhurst, Sandhurst, Five Oak Green, Sissinghurst and Bidborough</u></td> </tr> <tr> <td><u>F</u></td> <td><u>Matfield and Frittenden</u></td> </tr> <tr> <td><u>G</u></td> <td><u>Kilndown and Iden Green</u></td> </tr> </table> <p>*RTW and Southborough are also jointly considered as the main urban area</p> <p>4. 35b <u>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</u></p>	<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>	
<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>												

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>subject to change in the future.</u>	
	Section 4 Strategic Policies and the Development Strategy	Policy STR 1		<p>Add a new paragraph at the end of the policy:</p> <p><u>In line with Point 3 above, within the defined LBDs*, new development will be acceptable in principle, subject to accordance with other relevant Plan policies. Outside of the LBDs, development will normally be limited, as set out at Point 9 above.</u></p> <p><u>[* Limits to Built Development (LBDs) are defined for settlements in the respective Place Shaping chapters in Section 6.]</u></p>	To better set out that Policy STR1, particularly Points 2 and 9, operates as a development management policy, as well as providing a strategic framework for other policies and site allocations, as discussed at the relevant hearing session.
	Section 4 Strategic Policies and the Development Strategy	Paragraph 4.49	The development strategy retains the use and definition of Limits to Built Development (LBDs) around settlements, as 'policy lines' indicating where development would be acceptable in principle, subject to other Plan policies, and where a more restrictive approach is appropriate, this is also set out in the policy.	The development strategy retains the use and definition of Limits to Built Development (LBDs) around settlements, as 'policy lines'. <u>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</u>	To clarify the nature of development provided for both within and outside LBDs, as discussed at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<p><u>rural character of the locality and to focus growth in more sustainable locations.</u>, indicating where Proposed development within he 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.</p>	
	Section 4 Strategic Policies and the Development Strategy	Paragraph 4.52 Table 4	<p>Parish/Settlement Local Plan allocations</p> <p>Royal Tunbridge Wells 1,416 – 1,536</p> <p>Paddock Wood 3,932 – 4,032</p> <p>Horsmonden 240 – 320</p> <p>Sub-total 8,996 – 9,381</p>	<p>Amend capacities for the following settlements, to read</p> <p>Royal Tunbridge Wells <u>1,278 – 1,421</u></p> <p>Paddock Wood <u>3,933 – 4,033</u></p> <p>Horsmonden <u>230 – 290</u></p> <p>Sub-total <u>8,849 – 9,237</u></p>	<p>To reflect revised site capacities for some RTW and Horsmonden sites, as discussed at the relevant hearing sessions, and correction to capacity of AL/PW 1 to be consistent with policy.</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>Allocations with existing planning permission (to be discounted to avoid double counting) 920</p> <p>Total 8,076 – 8,461</p>	<p>Allocations with existing planning permission (to be discounted to avoid double counting) 1,288</p> <p>Total <u>7,561 – 7,949</u></p>	<p>Also, changes final two rows to reflect more recent data on planning permissions and windfall supply, as set out in Table 3.</p>
	Section 4: Strategic Policies and the Development Strategy	Paragraph 4.53	<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 8,076-8,461 dwellings. This compares to the anticipated residual requirement, after sites with planning permission and windfall sites allowances are made, of 7,221 dwellings. In overall terms, the allocated sites, together with these other sources of supply yield 13,059-13,444 dwellings, relative to the Plan's overall target of 12,204 net additional dwellings.</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 8,076-8,461 <u>7,561 - 7,949</u> dwellings. This compares to the anticipated residual requirement, after sites with planning permission and windfall sites allowances are made, of 7,221 <u>6,787</u> dwellings. In overall terms, the allocated sites, together with these other sources of supply yield 13,059-13,444 <u>13,316 – 13,704</u> dwellings, relative to the Plan's overall target of 12,204 net additional dwellings.</p>	
	Section 4: Strategic Policies and the	Paragraph 4.54, first sentence	<p>Taking the mid-point of dwelling ranges, there is a 'buffer' of approximately 1,000 dwellings, equivalent to some 14.6% of the</p>	<p>Taking the mid-point of dwelling ranges, <u>From the above figures, it can be calculated that</u> there is a 'buffer' of approximately 1,000 <u>1,112 – 1,500</u> dwellings, equivalent to</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Development Strategy		need from allocated sites and 8.6% of overall need.	some 14.6% 11.4% - 17.1% of the need from allocated sites and 8.6% 9.1% – 12.3% (mid-point 10.7%) of overall need.	
	Section 4: Strategic Policies and the Development Strategy	Policy STR 9 Green Belt Supporting text paragraph 4.127	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.	<p>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.</p> <p><u>Land at Colebrook House Pembury, on the edge of Royal Tunbridge Wells, has been identified as a suitable site to possibly meet the longer-term needs for the economic development of the Borough beyond the Plan period subject to future reviews of economic need and the Green Belt. It is not to be removed from the Green Belt through this Plan.</u></p>	To reflect changes explained in Action Point 12 Green Belt Changes

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Section 4: Strategic Policies and the Development Strategy	Policy STR 9 Green Belt Supporting text paragraph 4.129	Overall, some 5.71% of the Green Belt within the borough has been de-designated.	Overall, some 5.71 5.6 % of the Green Belt within the borough has been de-designated.	To reflect changes in Table 6 Green Belt Sites
	Section 4: Strategic Policies and the Development Strategy	Policy STR 9 Green Belt Table 6 Green Belt Sites AL/RTW 16	Size (ha) -6.322 % of MGB 0.089	Size (ha) -6.322 -5.972 % of MGB 0.089 0.084	To reflect changes explained in Action Point 12 Green Belt Changes and under modifications proposed for allocation AL/RTW 16 Land to the west of Eridge Road at Spratsbrook.
	Section 4: Strategic Policies and the Development Strategy	Policy STR 9 Green Belt Table 6 Green Belt Sites RTW Safeguarded Land	Policy Number: RTW Safeguarded Land Site Address: Land at Colebrook House Pembury Road Status: Removed Size (ha): -9.291 % of MGB: 0.130	Policy Number: RTW Safeguarded Land Site Address: Land at Colebrook House Pembury Road Status: Removed Size (ha): -9.291 % of MGB:	To reflect changes explained in Action Point 12 Green Belt Changes

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				0.130	
	Section 4: Strategic Policies and the Development Strategy	Policy STR 9 Green Belt Table 6 Green Belt Sites ALPE4	Policy Number: AL/PE4 Size (ha): -4.679 % of MGB: 0.066	Policy Number: ALPE4 <u>AL/PE4a and</u> <u>AL/PE4b</u> Size (ha): -4.679 <u>AL/PE4a -3.278</u> <u>AL/PE4b -3.207</u> % of MGB: 0.066 <u>AL/PE4a 0.046</u> <u>AL/PE4b 0.045</u>	To reflect changes explained in Action Point 12 Green Belt Changes and under modifications proposed for allocation AL/PE4 Land at Downingbury Farm Maidstone Road
	Section 4: Strategic Policies and the Development Strategy	Policy STR 9 Green Belt Table 6 Green Belt Sites Totals	Total Green Belt Removed (ha): - 407.576 Net Change %: 5.71	Total Green Belt Removed (ha): -407.576 <u>-399.231</u> Net Change %: 5.71 <u>5.60</u>	To reflect changes explained in Action Point 12 Green Belt Changes and set out above.
(was 6)	Section 4: Strategic Policies and the Development Strategy	Policy STR 9 Green Belt Policy wording	Inappropriate development ¹ in the Green Belt, as defined in the NPPF, will have to demonstrate very special circumstances which will need to outweigh the harm to the Green Belt by reason of	Inappropriate development ¹ in the Green Belt, as defined in the NPPF, will have to demonstrate very special circumstances which will need to <u>clearly</u> outweigh the	To more clearly reflect the NPPF, as discussed at the hearing session on Green Belt.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Third Paragraph, first sentence	inappropriateness, and any other harm.	harm to the Green Belt by reason of inappropriateness, and any other harm.	
Section 5 – Place Shaping Policies					
SLP Mod	Section 5: Benenden	PSLP 5.420 SLP 5.425	Local policies are also being prepared through the Benenden Neighbourhood Plan (BNP), 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. <u>The Neighbourhood Plan has been subject to an independent examination, and the examiner’s report was issued on 31 August 2021. The examination concluded that the BNP should proceed to referendum, subject to it being amended in line with the examiner’s recommended modifications, which are required to</u>	Local policies are also being prepared through the Benenden Neighbourhood Development Plan (BNDP), that was ‘made’ by Tunbridge Wells Borough Council at Full Council on 23 February 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 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.	Update on progress of Benenden Neighbourhood Plan (note: details at the time of the submission of the Local Plan)

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<u>ensure the plan meets the basic conditions.</u>		
	Section 5: Benenden	New para added	Text in SLP: Local policies are also being prepared through the Benenden Neighbourhood Plan (BNP), 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. The Neighbourhood Plan has been subject to an independent examination, and the examiner's report was issued on 31 August 2021. The examination concluded that the BNP should proceed to referendum, subject to it being amended in line with the examiner's recommended modifications, which are required to ensure the plan meets the basic conditions.	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. These policies, in terms of the amount and type of development and the policy criteria, are substantially the same as the proposed site allocations in the TWBC Submission Local Plan, Policies AL/BE1, BE2, BE3 and BE4.	Further update on status of BNP: BNP 'made' after the submission of the TWBC Local Plan. June 2024 update – the allocations for Benenden will be removed from the final version of the LP as they are allocated within the made NDP.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Section 5 Benenden	Table added after new para	n/a	Table xx: Summary of Site Allocation Policies in the made Benenden Neighbourhood Development Plan (BNDP) With hyper link to BNDP Table inserted to provide a summary of each site allocation in the BNDP	Update on status of BNP: BNP 'made' after the submission of the TWBC Local Plan
	Section 5: Benenden	Additional new para		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,	Update on status of BNP: BNP 'made' after the submission of the TWBC Local Plan
	Section 5: Benenden	Policy PSTR/BE1 Criterion (1)	Set Limits to Built Development for Benenden village, as defined on the Policies Map (Inset Map 17) as a framework for new development over the plan period	Set Limits to Built Development for Benenden village (<u>reflecting the relevant site allocations included in the made Benenden Neighbourhood Development Plan</u>), as defined on the Policies Map (Inset Map 17) as a framework for new development over the plan period	Update on status of BNP: BNP 'made' after the submission of the TWBC Local Plan
	Section 5: Benenden	Policy PSTR/BE1	Build approximately 87-95 new dwellings, including affordable housing, as allocated under the subsequent site allocation	Build approximately 87-88 95 new dwellings, including affordable housing, as allocated under the subsequent site allocation policies; (note: Policy AL/BE 3 land	Update on status of BNP: BNP 'made'

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Criterion (2)	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);	Benenden Hospital (south) already has planning approval for 23 (net) dwellings; these are not included in the total allocations); <u>by site specific policies SSP1, SSP2, SSP3 and SSP4 in the Benenden Neighbourhood Development Plan.</u>	after the submission of the TWBC Local Plan
	Section 5: Benenden	Text below policy box for Policy PSTR/BE1		Add <u>Reference should also be made to relevant made Neighbourhood Development Plan policies.</u>	Update on status of BNP: BNP 'made' after the submission of the TWBC Local Plan
		All additional Text, Maps 51, 52, 53 & 54 and Policy Boxes AL/BE1, AL/BE2, AL/BE3 & AL/BE4 to be deleted			Update on status of BNP: BNP 'made' after the submission of the TWBC Local Plan

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Inset Maps for Benenden Parish			Delete site allocations AL/BE1, AL/BE2, AL/BE3 & AL/BE4	Update on status of BNP: BNP 'made' after the submission of the TWBC Local Plan
Bidborough – No Main Modifications proposed					
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	Overview paragraph 5.485 (of PSLP) 5.490 (of SLP)	Second sentence reads: In contrast, Matfield has several sites where development may be accommodated without real harm to its setting.	Amend to read: In contrast, Matfield has several sites where development may be accommodated without real harm to its setting.	For clarity, given there are two sites.
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	Overview paragraph 5.487 (of PSLP) 5.492 (of SLP)	Third sentence reads: To meet the increased demand identified, land has been identified and safeguarded 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) as part of a wider development.	Amend to read: To meet the increased demand identified, land has been identified and safeguarded 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) as part of a wider development.	For clarity and to avoid duplication.
NA	Section 5: Place Shaping Policies –	Overview paragraph 5.493 of	Local policies for development in the parish are also being prepared through the Brenchley and	Local policies for development in the parish are also being prepared through have been set out in the Brenchley	For clarity following the progress <u>making</u>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Brenchley and Matfield	PSLP (5.498 of SLP)	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.	and Matfield Neighbourhood <u>Development</u> 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 emerging draft <u>included as a Community Action Project in the</u> Brenchley and Matfield <u>Development</u> Neighbourhood Plan.	of the Neighbourhood Development Plan
	Section 5: Place Shaping Policies – Brenchley and Matfield	Policy PSTR/BM1		<u>Reference should also be made to relevant made Neighbourhood Development Plan policies.</u>	For clarity following the progress <u>making</u> of the Neighbourhood Development Plan
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	Supporting text to Policy AL/BM 2, paragraph 5.506 of PSLP (5.511 of SLP)	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 additional car parking to serve the village hall.	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 <u>a fully equipped children’s play-ground, open space, and associated parking spaces</u> additional car parking to serve the village hall.	For clarity to reflect the site expectations and the associated change to criterion 6 of Policy AL/BM 2.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	AL/BM 2	Map 56 Site Layout Plan	Plan to be deleted and replaced with a new revised, indicative Site Layout Plan for site AL/BM2	To reflect discussion at the Brenchley & Matfield hearing session (held 05/07/22).
	Inset Maps	AL/BM2	Matfield Inset Map 21	Replace details of site allocation AL/BM2 to reflect changes to Map 56 Site Layout Plan	
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	AL/BM 2	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 the village hall	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 adjacent to the village hall	To reflect the discussion at the Brenchley and Matfield hearing session (held 05/07/22) and promotion of the site through a recent planning application.
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	AL/BM 2 Criterion 1	A single point of vehicular access to be provided from Maidstone Road;	A single point of vehicular access to the site shall be provided from Maidstone Road, informed by a Transport Assessment ;	For effectiveness and to provide flexibility as discussed at the Brenchley and Matfield hearing session (held 05/07/22).
NA	Section 5: Place Shaping	AL/BM 2	The setting of the settlement character shall be maintained,	The setting of the settlement character shall be maintained, and the impact on	For effectiveness and consistency with other

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies – Brenchley and Matfield	Criterion 3	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 and heritage assessment;	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, <u>that shall take full account of the AONB location</u> and heritage assessment;	site allocations in the AONB.
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	AL/BM 2 Criterion 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;	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;	For effectiveness to avoid part duplication of criterion 3.
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	AL/BM 2 criterion 5	Provision of a fully equipped children’s play space, to be delivered on the area of the site indicated in green on the site layout plan	Deletion of whole criterion	For clarity and effectiveness to reflect change in expectations on siting of the play space, as discussed at the Brenchley & Matfield hearing session (held 05/07/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	AL/BM 2 criterion 6	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.	Additional public car parking to serve the village hall <u>A fully equipped children's playground, open space, and a minimum of eight associated parking spaces shall</u> is to be sited in the area of <u>within</u> the site <u>on land</u> indicated in purple as 'community use' on the site layout plan.	To reflect the discussion at the Brenchley and Matfield hearing session (held 05/07/22).
NA	Section 5: Place Shaping Policies – Brenchley and Matfield	AL/BM 2 criterion 7	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;	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; <u>Proposals for development shall be accompanied by details of how and when the parking required by criterion 6 will be provided along with proposals for its future maintenance and management;</u>	To provide flexibility as discussed at the Brenchley and Matfield hearing session (held 05/07/22).
Capel - No Main Modifications were proposed at the Stage 2 hearings					

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	SLP Para 5.318	Turnden text	To be added	Refers to outcome of Turnden appeal To be updated when decision is received
N/A (was 102)	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 3– Turnden Farm, Hart- ley Road, Cranbrook Criterion 7.d	the reinstatement of historical field boundaries with hedgerows, shaws, and woodlands	the reinstatement <u>where appropriate</u> of historical field boundaries with hedgerows, shaws, and woodlands	For effectiveness – as discussed at hearing session 15/07/2022
N/A (was 62)	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 4 – Cranbrook School	Proposals for more substantive proposals, including new build- ings and/or different uses of land, both within the main site and on ancillary landholdings, will be supported where they accord with the following	Proposals for more substantive pro- posals, 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	For clarity and effec- tiveness – as dis- cussed at hearing session 07/07/22
N/A	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 6 – Land south of The Street, Sis- singhurst	This site, as defined on the Cran- brook and Sissinghurst Policies Map, is allocated for a mixed use scheme, including residential devel- opment providing approxi- mately 20 dwellings, of which 30 percent shall be affordable	This site, as defined on the Cranbrook and Sissinghurst Policies Map, is allo- cated for a mixed use scheme, includ- ing <u>the provision of a replacement community hall, and</u> residential devel- opment providing approximately 20 dwellings, of which <u>up to</u> 30 percent	For deliverability and clarity - as discussed at hearing session 07/07/22

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Policy wording 1 st paragraph	housing, and a replacement community hall.	shall be affordable housing, and a replacement community hall.	
N/A	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Supporting text to Policy AL/CRS 6 – Land south of The Street, Sissinghurst New paragraph after 5.334 of PSLP (5.339 of SLP)		Insertion of new paragraph <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>	Consequential change reflecting main modification to policy wording and as discussed at hearing session 07/07/22
92 (SLP mod ref)	Section 5: Place Shaping Policies – Goudhurst	Goudhurst Paragraph 5.536 of PSLP (5.541 of SLP)	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.	Wholesale replacement of paragraph 5.536 (5.541 of SLP) with the following text: <u>'The IDP identifies that there is existing practice provision serving this area at Goudhurst. The NHS Kent and Medway Clinical Commissioning Group confirms that it is expected that contributions will be required towards the Old Parsonage Surgery at Goudhurst (improvements/re-configuration, etc) or another practice</u>	To clarify that the CCG has not identified a need for a new premises' requirement for Goudhurst.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>within the area if appropriate, in order to mitigate the impact of development</u> .	
93 (SLP mod ref)	Section 5: Place Shaping Policies – Goudhurst	Goudhurst Paragraph 5.538 of PSLP (5.543 of SLP)	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. The Neighbourhood Plan includes a number of specific goals and refers to a list of projects that indicates how developer contributions could potentially be used.	Local policies are included in the 'made' being prepared through the Goudhurst Neighbourhood Development Plan (GN DP) which that forms part of the Borough's development plan in relation to Goudhurst parish, 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. The Neighbourhood Plan includes number of specific goals and refers to a list of projects that indicates how developer contributions could potentially be used.	To provide an update on the status of the of Goudhurst Neighbourhood Plan.
	Section 5: Place Shaping Policies – Goudhurst	Policy PSTR/GO1		Add under box: <u>Reference should also be made to relevant made Neighbourhood Development Plan policies.</u>	Update to reflect made GN DP
N/A	Section 5: Place Shaping	Policy AL/HA 1 –	Confirmation from the highway authority that there is no	Confirmation from the highway authority that there is no objection	Effectiveness – To better reflect the

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
(Was 33)	Policies – Hawkhurst	Land at the White House, Highgate Hill, Hawkhurst Criterion 3	objection to the impact of the development at the crossroads at Highgate and on traffic flows along Highgate Hill	unacceptable to the impact arising from of the development at the crossroads at Highgate and on traffic flows along Highgate Hill	NPPF. As discussed at hearing session on 23/06/2022
79 (SLP Mod Ref)	Section 5: Place Shaping Policies – Hawkhurst	Map 45 Site Layout Plan for Policy AL/HA 3	See Appendix 1 below for existing SLP site layout plan	See Appendix 1 below for revised site layout plan	To show the landscape and open space buffer within the site to reflect the published Inset Map for Hawkhurst.
N/A	Section 5: Place Shaping Policies – Hawkhurst	Map 46 Site Layout Plan for Policy AL/HA 4 – Land off Copthall Avenue and Highgate Hill	See Appendix 2 below for existing SLP site layout plan	Map 46 is modified in respect of the site area and pedestrian links, as shown on the revised Map at Appendix 2 below	To reflect the planning consent 20/02788 and the revised policy AL/HA4 criterion (3), as set out below.
N/A (Was 34)	Section 5: Place Shaping Policies – Hawkhurst	Policy AL/HA 4 – Land off Copthall Avenue and	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	Replace existing criterion (opposite) with the following: 3. Pedestrian access to be provided to Fieldways to the north and to Highgate	To reflect discussions at the relevant hearing session, as well as the approved planning consent

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Highgate Hill, Hawkhurst Criterion 3	layout plan. Any application shall demonstrate how these accesses will only be usable by emergency vehicles;	Hill via the main access and a second southerly point, with further pedestrian connections to the wider Public Right of Way network to the south-east, as shown on the Indicative Site Layout Plan.	20/02788, and the Statement of Common Ground agreed with KCC, as Highways Authority on access requirements for that development.
N/A (Was 34)	Section 5: Place Shaping Policies – Hawkhurst	Policy AL/HA 4 – Land off Copthall Avenue and Highgate Hill, Hawkhurst Criterion 7	The layout and design of the scheme to give full consideration to the location of the site on the edge of the settlement and the setting of listed buildings, and to provide a scheme that is sensitively designed and provides a suitable edge to the settlement;	The layout and design of the scheme to give full consideration to the location of the site <u>in the AONB</u> on the edge of the settlement and the setting of listed buildings, and to provide a scheme that is sensitively designed and <u>takes account of the findings of the landscape and visual impact assessment</u> providinges a suitable edge to the settlement;	Effectiveness. To ensure AONB concerns are appropriately identified in the policy. As discussed at hearing session on 23/06/2022.
N/A	Section 5: Place Shaping Policies – Hawkhurst	Policy AL/HA 7 – Hawkhurst Station Business Park, Gill's Green Criterion 4	The design and layout is to be informed by a comprehensive energy and climate change strategy	Delete the whole of criterion 4	The criterion is accepted as being unnecessary, as climate change mitigation is covered by Policy EN3, to which cross reference is already made.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
N/A	Section 5: Place Shaping Policies – Horsmonden	Overview paragraph 5.566 of PSLP (5.571 of SLP)	Horsmonden Parish Council has identified a requirement for a re- placement village hall	Horsmonden Parish Council has identi- fied a requirement for a new replace- ment village hall and there are oppor- tunities for future residential devel- opments in the parish to contribute to this, as set out in the overarching policy for the parish, Policy PSTR/HO 1.	For consistency and following the discus- sion at the Hors- monden hearing ses- sion (held 05/07/22).
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy PSTR/HO 1 – The Strat- egy for Horsmonden parish Criterion 2	Deliver approximately 240-320 new dwellings, of which 40 per- cent shall be affordable housing, on three sites allocated in this Lo- cal Plan in the plan period (Poli- cies AL/HO 1, AL/HO 2, and AL/HO 3);	Deliver approximately 240-320 230-290 new dwellings, of which 40 percent shall be affordable housing, on three sites allocated in this Local Plan in the plan period (Policies AL/HO 1, AL/HO 2, and AL/HO 3);	To reflect the change in the number of resi- dential dwellings in Policy AL/HO 2, as discussed at the Horsmonden hearing session (held 05/07/22).
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy PSTR/HO 1 – The Strat- egy for Horsmonden parish Criterion 4	N/A	New sub-criterion <u>f. new village hall at Horsmonden Village</u>	For effectiveness and consistency, as dis- cussed at the Hors- monden hearing ses- sion (held 05/07/22)

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
N/A	Section 5: Place Shaping Policies – Horsmonden	Supporting text to Policy AL/HO 2 – Land south of Brenchley Road and west of Fro-mandez Drive Paragraph 5.585 of PSLP (5.590 of SLP)	There is a lack of pavement along the Brenchley Road to link into the centre of Horsmonden	There is a lack of pavement along the Brenchley Road to link into the centre of Horsmonden, <u>which development proposals for the site are expected to address.</u>	For clarity and consistency with criterion 4 of Policy AL/HO 2 as discussed at the Horsmonden hearing session (held 05/07/22)
SLP Mod Ref 95	Section 5: Place Shaping Policies – Horsmonden	Supporting text to Policy AL/HO 2 – Land south of Brenchley Road and west of Fro-mandez Drive Paragraph 5.587 of PSLP (5.592 of SLP)	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 (with restricted public access). (not open to the general public)	Replace the whole paragraph as follows 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 (with restricted public access). (not open to the general public) <u>There are a number of listed buildings in the vicinity including Milestone Cottage immediately to the</u>	For clarification and to set out site expectation, as discussed at the Horsmonden hearing session (held 05/07/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<p><u>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 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></p>	
N/A	Section 5: Place Shaping Policies – Horsmonden	Supporting text to Policy AL/HO 2 – Land south of Brenchley Road and west of Fro- mandez Drive	In respect of the policy requirement for the provision of a pedestrian access from the site to link with the the wider footway network (criterion 4), it is necessary for the site promoter to deliver a scheme that provides a pedestrian access from the site to the satisfaction of Kent County Council, as the local highways	In respect of the policy requirement for the provision of a pedestrian access and link from the site to link with connect to the the wider footway network (criterion 4), it is necessary for the site promoter to deliver a scheme that provides a pedestrian access and link from the site to the satisfaction of Kent County Council, as the local highways authority, in order to provide	Consequential change following the modification to criterion 4 of Policy AL/HO 2 as discussed at the Horsmonden hearing session (held 05/07/22)

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Paragraph 5.592 of PSLP (5.597 of SLP)	authority. The extent of highway on the southern side of Brenchley Road has been investigated and discussed with Kent County Council.	<u>infrastructure for active travel</u> . The extent of highway on the southern side of Brenchley Road has been investigated and discussed with Kent County Council.	
N/A	Section 5: Place Shaping Policies – Horsmonden	Supporting text to Policy AL/HO 2 – Land south of Brenchley Road and west of Fromandez Drive Paragraph 5.593 of PSLP (5.598 of SLP)	This site allocation will also deliver a replacement 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	Amend to read: This site allocation will also deliver a replacement new 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. <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>	For clarity and effectiveness as discussed at the Horsmonden hearing session (held 05/07/22)
N/A	Section 5: Place Shaping	Policy AL/HO 2 – Land south	This site, as defined on the Horsmonden Policies Map, is allocated for residential development	This site, as defined on the Horsmonden Policies Map, is allocated for residential development providing	To reflect discussion about site capacity, affordable housing

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies – Horsmonden	of Brenchley Road and west of Fro- mandez Drive, First paragraph	providing approximately 80-100 dwellings, replacement village hall, and associated parking.	approximately 80-100 70 dwellings, <u>of which 40 percent shall be affordable housing, a new</u> replacement village hall, and associated parking.	and village hall at the Horsmonden hearing session (held 05/07/22).
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fro- mandez Drive Criterion 1	Provide a vehicular link from the site onto Brenchley Road	Provide a vehicular link <u>access</u> from the site onto Brenchley Road	For clarity and to re- flect the discussion at the Horsmonden hearing session (held 05/07/22).
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fro- mandez Drive Criterion 2	The overall design of develop- ment, 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 be informed by a high- ways assessment and landscape and visual impact assessment	The overall design of development, in- cluding 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 <u>of which shall</u> be informed by a highways assessment and landscape and visual impact as- sessment	For clarity and to re- flect the discussion at the Horsmonden hearing session (held 05/07/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fro- mandez Drive Criterion 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	Delete the whole criterion.	Criterion is no longer necessary, as set out in the response to Action Point 18 (TLWP/097).
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fro- mandez Drive Criterion 4	Provide a pedestrian access from the site along Brenchley Road to link with the wider footway network	Provide a pedestrian access from the site along Brenchley Road to link with the wider footway network. <u>Development proposals for the site shall include the provision of a 1.2 metre minimum width footway, whilst maintaining a 6 metres minimum width carriageway, between the site and Furnace Lane, to link with the existing footway east of Furnace Land to the site. The proposals shall also include provision of safe crossing facilities on Brenchley Road.</u>	To provide clear and robust site expectations, as discussed at the Horsmonden hearing session (held 05/07/22), and as set out in the response to Action Point 18 (TLWP/097)
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley	Opportunities to be explored to provide a pedestrian access into the Sprivers historic park and garden from the site	Opportunities to be explored to provide a pedestrian access into the Sprivers historic park and garden from the site. <u>Proposals shall include a site layout</u>	For clarity and effectiveness, as discussed at the

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Road and west of Fro-mandez Drive Criterion 5		<u>that includes a pedestrian link through the site which links with the western boundary adjacent to Sprivers Historic Park and Garden;</u>	Horsmonden hearing session (held 05/07/22)
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fro-mandez Drive Criterion 6	Residential development shall be located on the areas identified for residential use on the site layout plan, with the provision of a village hall on the land indicated for community use on the site layout plan.	Residential development shall be located on the areas identified for residential use on the indicative site layout plan, with the provision of a village hall on the land indicated for community use on the indicative site layout plan.	For consistency with the presentation of site layout plans as indicative.
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fro-mandez Drive Criterion 8	Regard shall be given to 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	Regard Proposals shall as far as possible be given to incorporate existing hedgerows on-site, with the layout and design of the development and protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment	For clarity and effectiveness.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fro- mandez Drive Criterion 9	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);	<p>Replace the whole criterion as follows:</p> <p>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);</p> <p><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, 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></p>	For consistency, effectiveness, to add reference to Milestone Cottages and to reflect the discussion at the Horsmonden hearing session (held 05/07/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
N/A	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fromandez Drive Criterion 11	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	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. <u>Prior to the grant of planning permission for the housing development, 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;</u>	For clarity, effectiveness and to reflect the discussion at the Horsmonden hearing session (held 05/07/22), as set out in the response to Action Point 18 (TLWP/097).
97 (SLP mod ref)	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – Paragraph 5.613 of PSLP (5.618 of SLP)	There is a fairly regular bus service serving Lamberhurst linking it to both Royal Tunbridge Wells and Wadhurst	There is a fairly regular regular infrequent bus service serving Lamberhurst linking it to both Royal Tunbridge Wells and Wadhurst.	To more accurately reflect the frequency of the bus service.
98 (SLP mod ref)	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – Paragraph 5.615 of	Lamberhurst village has a number of local shops and services, including a post office and several public houses. There is a	Lamberhurst village has a number of local shops and services, one local shop including a incorporating a post office and several public houses. There	To more accurately reflect shops and services in Lamberhurst.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		PSLP (5.620 of SLP)	primary school as well as a doctors surgery.	is a primary school as well as a doctors surgery.	
99 (SLP mod ref)	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – paragraph 5.617 of PSLP (5.622 of SLP)	The main built-up areas of both the core village and The Down are defined by the LBDs.....	The main built-up areas of both the core village and The Down <u>existing development South East of the Down (The Slade) and East of the Down (Sand Road/B2169 and Down Avenue</u> are defined by the LBDs.....	Following advice from Lamberhurst PC regarding the term 'The Down'.
100 (SLP mod ref)	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – Paragraph 5.621 of PSLP (5.626 of SLP)	The Lamberhurst Neighbourhood Plan was submitted to Tunbridge Wells Borough Council at the beginning of October 2020. The Plan includes a number of specific goals and reference to a list of projects set out in a Parish Community Action Plan that indicates how developer contributions could potentially be used.	Replace the entire paragraph with the following text: <u>The Lamberhurst Neighbourhood Development Plan (LNDP) lists a number of specific goals and sets out a list of projects set out in a Parish Community Action Plan that indicates how developer contributions could potentially be used.</u>	To reflect the most recent position with regard to the Lamberhurst Neighbourhood Plan.
101 (SLP mod ref)	Section 5: Place Shaping Policies - Lamberhurst	Policy PSTR/LA 1 – The Strategy for Lamberhurst Parish Criteria (3)	Retain the public car park at The Broadway, Lamberhurst, as defined on the Policies Map	Amend (3) to: Retain the public car parks at The Broadway, Lamberhurst <u>and land adjacent to the Brown Trout, Lamberhurst</u> , as defined on the Policies Map;	Whilst the Broadway car park is privately owned, it is currently used as a public car park, and centrally located within, Lamberhurst. The protection of this car park is

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
					carried forward from the 2006 Local Plan. The car park adjacent to the Brown Trout is also proposed for protection as set out in Policy TP 4 but incorrectly omitted from the Policy.
	Section 5: Place Shaping Policies - Lam- berhurst	Policy PSTR/LA 1 – The Strat- egy for Lam- berhurst Parish Criteria (4d)	Other necessary mitigation measures which are directly re- lated to the development and fairly and reasonably related in scale and kind	Add: <u>including potentially those identified or referenced in the Lamberhurst Neighbourhood Plan</u>	To reflect the most re- cent position with re- gard to the Lam- berhurst Neighbour- hood Plan.
	Section 5: Place Shaping Policies - Lam- berhurst	Policy PSTR/LA 1 – The Strat- egy for Lam- berhurst Parish Text below policy box		Add: <u>Reference should also be made to relevant made Neighbourhood Development Plan policies.</u>	To reflect the most re- cent position with re- gard to the Lam- berhurst Neighbour- hood Plan.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
102 (SLP mod ref)	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Paragraph 5.622 of PSLP (5.628 of SLP)	The site comprises mostly undeveloped land, with a dwelling and buildings used for a commercial cattery at its southern end	The site comprises mostly undeveloped land, with a dwelling and buildings previously used for as a commercial cattery at its southern end. <u>This commercial use has now ceased.</u>	To accurately reflect the current uses on the site.
104 (SLP mod ref)	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Paragraph 5.628 of PSLP (5.634 of SLP)	...is retained.	Add the following additional text to the end of paragraph 5.628: is retained. <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>	To provide clarity and as discussed at the Lamberhurst hearing session.
NA	Section 5: Place Shaping Policies - Lamberhurst	Supporting text to Policy AL/LA 1 – Land to the west of Spray Hill Paragraph 5.629 of	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.	Move the bold and underlined text from Policy AL/LA 1 criterion 4 to the end of the paragraph 5.629 of PSLP (5.635 of SLP) 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	To reflect the connection with Public Right of Way WT380 being an aspiration rather than a requirement as discussed at the Lamberhurst hearing session (held 06/05/22)

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		PSLP (5.635 of SLP)		risk zone for Scotney Castle SSSI and ensure any necessary mitigation. <u>Any development should also provide a connection to Public Right of Way WT380 to provide ready pedestrian (and cycle) links to Scotney Castle estate, in liaison with the National Trust about how these links could be provided.</u>	
NA	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Criterion 1	Residential development to be located on the southern part of the site only, on land indicated as residential use, as shown indicatively on the site layout plan	Residential development to be shall be located on the southern part of the site only, on land indicated as residential use, as shown indicatively on the site layout plan	For clarity and effectiveness as discussed at the Lamberhurst hearing session (held 06/05/22)
NA	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Criterion 3	Provision of a pedestrian footway from the site westwards along Sand Road to link into the wider footway network	Provision of a pedestrian footway from the site westwards along Sand Road to link into the wider footway network <u>or such alternative link to be provided within the site to achieve the same objective</u>	For flexibility and to reflect an updated understanding of the deliverability as discussed at the Lamberhurst hearing session (held 06/05/22)
NA	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill	Provide pedestrian (and cycle) linkages to Public Right of Way WT388 to include sensitive lighting and surfacing of footpath, as well as a connection to WT380 to	Provide safe pedestrian (and cycle) linkages to Public Right of Way WT388 <u>and provide a pedestrian link to the north of the site</u> to include sensitive	To clarify what pedestrian linkages are required. The provision of a connection to WT380 is an

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Criterion 4	provide ready pedestrian (and cycle) links to Scotney Castle estate, in liaison with the National Trust about how these links could be delivered	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;	aspiration and has been moved to the supporting text (Mod. Ref. x), as discussed at the Lamberhurst hearing session (held 06/05/22)
NA	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Criterion 7	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, 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	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 <u>to be integrated into the development</u> , 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	For clarity and effectiveness as discussed at the Lamberhurst hearing session (held 06/05/22)
Paddock Wood -No Main Modifications were					

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
proposed at the Stage 2 hearings					
NA	Section 5: Place Shaping - Pembury	Overview paragraph 5.644 (of PSLP) 5.650 (of SLP)	5 th sentence of paragraph reads: There are likely to be opportunities on all three sites 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.	Amend 5 th sentence of paragraph to read: There are likely to be opportunities on all three sites to <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> the existing footpath/cyclepath network, including the establishment of a bridleway link with PRow WB43 by upgrading WT240, which runs along Chalket Lane”	For clarity to reflect change in policy wording for site allocation policies AL/PE 1, AL/PE 2 and AL/PE 3.
NA	Section 5: Place Shaping - Pembury	PSTR/PE 1 The Strategy for Pembury Parish	Criterion 3 states “Seek developer contributions, either in kind (normally land) and/or financial,	Amend criterion to read: Seek <u>proportionate</u> developer contributions, either in kind (normally <u>the provision of</u> land) and/or financial, <u>in respect</u>	For effectiveness, as discussed at the Pembury hearing

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>from residential schemes to be used towards the provision of:</p> <ul style="list-style-type: none"> a. highway improvements and mitigation measures, including: <ul style="list-style-type: none"> i. speed reduction; ii. improvements to the crossroads at Woodsgate Corner; iii. improved and enhanced pedestrian and cycle links in Pembury Village; 	<p>of from residential schemes to be used towards the provision of:</p> <ul style="list-style-type: none"> a. <u>necessary</u> highway <u>and junction</u> improvements and mitigation measures, including <u>improvements to Pembury Road:</u> <ul style="list-style-type: none"> i. speed reduction; ii. improvements to the crossroads at Woodsgate Corner; iii. improvement works to the access of the A21 roundabout, southbound exit; iv. improved and enhanced pedestrian and cycle links in Pembury Village; v. <u>contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u> 	<p>session (held on 24/06/22).</p>
NA	Section 5: Place Shaping - Pembury	Supporting text to site allocation Policy AL/PE 1,	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	Amend to read: 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	For clarity to reflect change in policy wording for site allocation policy AL/PE 1

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		<p>paragraph 5.665 (of PSLP) 5.671 (of SLP)</p> <p>Land rear of High Street and west of Chalket Lane</p>	<p>cycle network 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>	<p>network, <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> 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>	
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of	NA	Insert an additional criterion (to be criterion 2) to read: <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</u>	To ensure consistency with Policies AL/PE 2 and AL/PE 3 and for effectiveness as discussed at the Pembury hearing

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Chalket Lane		<u>wireframe visualisations from a selected number of key viewpoints that takes full account of the AONB location, and heritage assessment;</u>	session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of Chalket Lane criterion 3	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;	Amend criterion to read: The design and layout of the scheme shall explore, and where feasible 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;	For clarity and effectiveness as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of Chalket Lane criterion 4	Proposals should consider opportunities for the provision of a cycle route link from 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. If feasible, development shall contribute to the provision of this cycle route as a way of ensuring	Amend criterion to read: Proposals shall consider opportunities for the provision of a cycle route link from the <u>make financial contributions towards the delivery of a cycle route link from</u> 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 <u>(to be delivered by Kent County Council). This</u>	For clarity and effectiveness as discussed at the Pembury hearing session (held on 24/06/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			active travel and enhancing access to the Green Belt;	<u>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> 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;	
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of Chalket Lane criterion 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;	Delete the whole of criterion.	Superseded by amendment to criterion 4.
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of Chalket Lane criterion 8	The layout and design of the development shall be informed by a landscape and visual impact assessment and heritage assessment;	Delete the whole of criterion.	Superseded by the new criterion 2.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of Chalket Lane criterion 9	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 and retain and improve existing trees and hedgerows within the site;	Amend criterion to read: Regard shall be given to Proposals shall as far as possible incorporate existing hedgerows and mature trees on-site, with the layout and design of the development and protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment and retain and improve existing trees and hedgerows within the site;	For effectiveness and because this is part superseded by a proposed new policy criterion
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of Chalket Lane criterion 11	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 of the housing, at a suitable stage of the development, to be agreed at the planning application stage;	Amend criterion to read: 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 and occupation of the housing. 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 at a suitable stage of the development, to be agreed at the planning application stage;	For effectiveness as discussed at the Pembury hearing session (held on 24/06/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	AL/PE 1 Land rear of High Street and west of Chalket Lane criterion 12	Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1.	Amend criterion by adding the following text at the end of PSTR/PE 1. To read: .....Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u>	For consistency with Policy PSTR/PE 1 and other Pembury site allocations, and for effectiveness as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	Supporting text to site allocation Policy AL/PE 2, paragraph 5.668 (of PSLP) 5.674 (of SLP) Land at Hubbles Farm and south of Hastings Road	Final sentence of paragraph reads: There are likely to be 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 with PRow WB43 by upgrading WT240 which runs along Chalket Lane.	Amend to read: There are likely to be 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 <u>parts of Public Rights of Way WT240, which runs along Chalket Lane, and WB43.</u>	For clarity to reflect change in policy wording for site allocation policy AL/PE 2.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	Supporting text to site allocation Policy AL/PE 2, paragraph 5.675 (of PSLP) 5.681 (of SLP) Land at Hubbles Farm and south of Hastings Road	Along with site allocations at 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 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 on all three sites 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.	Amend to read: 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, <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> 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.	For clarity to reflect change in policy wording for site allocation policy AL/PE 2.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of Hastings Road criterion 2	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) and heritage assessment;	Amend criterion to read: 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) <u>that takes full account of the AONB location,</u> and heritage assessment;	To ensure consistency with Policies AL/PE 1 and AL/PE 3 and for effectiveness as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of Hastings Road criterion 3	The layout and design of the scheme should include no built development located south of the existing Pembury Cemetery; this land is safeguarded for future cemetery expansion as indicated on the site layout plan;	Amend criterion to read: The <u>proposed development</u> layout and design of the scheme shall <u>not</u> include <u>any</u> built development <u>on land</u> located south of the existing Pembury Cemetery, <u>as shown pink on Map 65.</u> ; this land is safeguarded for future cemetery expansion as indicated on the site layout plan; <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>	For clarity, justification and effectiveness as discussed at the Pembury hearing session (held on 24/06/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of Hastings Road criterion 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, and retain and improve existing trees and hedgerows within the site;	Amend criterion to read: 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 , and retain and improve existing trees and hedgerows within the site;	For effectiveness to avoid part duplication of criterion 2.
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of Hastings Road criterion 6	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 1 and AL/PE 3 and with the existing cycle way network, including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;	Amend criterion to read: 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 1 and AL/PE 3 and with the existing cycleway network, including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;	For clarity and effectiveness as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of	Proposals should 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. If feasible,	Amend criterion to read: Proposals shall ould consider opportunities for the provision of a cycle route link from the <u>make financial contributions towards the delivery</u> of a cycle route link from the southern edge of Pembury village, running south	For clarity and effectiveness as discussed at the Pembury hearing session (held on 24/06/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Hastings Road criterion 7	development shall contribute to the provision of this cycle route as a way of ensuring active travel and enhancing access to the Green Belt;	over the A21 to link with the east side of Royal Tunbridge Wells at Hawkenbury (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). 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;	
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of Hastings Road criterion 8	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;	Delete the whole of criterion.	Superseded by amendment to criterion 7.
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of	The applicant should liaise with Southern Water regarding capacity to serve the development and provide details of this as part of the application;	Delete the whole of criterion.	Text under the policy box now cross-references to Policy EN24: Water Supply, Quality, and Conservation,

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Hastings Road criterion 11			so this criterion is now superseded.
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of Hastings Road criterion 12	A suitable legal mechanism shall be put in place to ensure that the provision of the safeguarded land for expansion of Pembury Cemetery is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;	Amend criterion to read: <u>Prior to the grant of planning permission, a</u> A suitable legal mechanism shall be put in place to ensure that the provision <u>transfer</u> of the safeguarded land for expansion of Pembury Cemetery <u>to Pembury Parish Council, and that this</u> is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;	For effectiveness
NA	Section 5: Place Shaping - Pembury	AL/PE 2 Land at Hubbles Farm and south of Hastings Road criterion 13	Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1.	Amend criterion by adding the following text at the end of PSTR/PE 1. To read: .....Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u>	For consistency with Policy PSTR/PE 1 and other Pembury site allocations, and for effectiveness, as discussed at the Pembury hearing session (held on 24/06/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	Supporting text to site allocation Policy AL/PE 3, Final sentence of paragraph 5.678 (of PSLP) 5.684 (of SLP) Land north of the A21, south and west of Hastings Road	Final sentence reads “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 with PRow WB43 by upgrading WT240 which runs along Chalket Lane”.	Amend final sentence to read: 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. <u>along Public Rights of Way number WT20, which runs along Chalket Lane, and the WB43.</u> with PRow WB43 by upgrading WT240 which runs along Chalket Lane.	For clarity to reflect change in policy wording for site allocation policy AL/PE 3.
107	Section 5: Place Shaping - Pembury	Supporting text to site allocation Policy AL/PE 3, paragraph 5.680 (of PSLP) 5.686 (of SLP) Land north of the A21,	The site was released from the Green Belt, and the	The site was released from the Green Belt <u>in part</u> , and the	For clarity and to reflect the Development Strategy Topic Paper.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		south and west of Hastings Road			
NA	Section 5: Place Shaping - Pembury	Supporting text to site allocation Policy AL/PE 3, paragraph 5.685 (of PSLP) 5.691 (of SLP) Land north of the A21, south and west of Hastings Road	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 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 on all three sites 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.	Amend to read: 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 <u>provide developer contributions towards delivery of an improved cycle link between</u> consideration is also to be given to provision of a new cycle route to link the southern edge of Pembury <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> 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 PRoW WB43 by	For clarity to reflect change in policy wording for site allocation policy AL/PE 3.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				upgrading WT240 which runs along Chalket Lane.	
NA	Section 5: Place Shaping - Pembury	AL/PE 3 Land north of the A21, south and west of Hastings Road criterion 4	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);	Amend criterion to read: 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) <u>that takes full account of the AONB location;</u>	To ensure consistency with Policies AL/PE 1 and AL/PE 2 and for effectiveness as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 3 Land north of the A21, south and west of Hastings Road criterion 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 landscape and visual impact assessment, and retain and improve existing trees and hedgerows within the site, particularly along the southern boundary;	Amend criterion to read: 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 , and retain and improve existing trees and hedgerows within the site, particularly along the southern boundary;	For effectiveness to avoid part duplication of criterion 4.
NA	Section 5: Place Shaping - Pembury	AL/PE 3 Land north of the A21,	The design and layout of the scheme shall explore, and where feasible provide for, a segregated east-west cycle route, connecting	Amend criterion to read: The design and layout of the scheme shall explore, and where feasible provide for, a segregated east-west cycle route,	For clarity and effectiveness as discussed at the Pembury

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		south and west of Hastings Road criterion 7	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;	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;	hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 3 Land north of the A21, south and west of Hastings Road criterion 8	Proposals should 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. 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;	Amend criterion to read: Proposals shall <u>make financial contributions towards the delivery</u> 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 <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> - 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;	For clarity and effectiveness as discussed at the Pembury hearing session (held on 24/06/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	AL/PE 3 Land north of the A21, south and west of Has- tings Road criterion 9	Proposals should consider oppor- tunities for the upgrading of the cycle path along Chalket Lane (WT240) to a bridleway to estab- lish a connection with existing bri- dleway WB43 as a way of estab- lishing active travel opportunities and enhancing access to the Green Belt;	Delete the whole of criterion.	Superseded by amendment to crite- rion 8.
NA	Section 5: Place Shaping - Pembury	AL/PE 3 Land north of the A21, south and west of Has- tings Road criterion 12	The applicant should liaise with Southern Water regarding capaci- ty to serve the development, and provide details of this as part of the application;	Delete the whole of criterion.	Text under the policy box now cross-refer- ences to Policy EN24: Water Supply, Qual- ity, and Conservation, so this criterion is now superseded.
NA	Section 5: Place Shaping - Pembury	AL/PE 3 Land north of the A21, south and west of Has- tings Road criterion 13	Contributions are to be provided to mitigate the impact of develop- ment, in accordance with Policy PSTR/PE 1.	Amend criterion by adding the follow- ing text at the end of PSTR/PE 1. To read: .....Policy PSTR/PE 1, <u>includ- ing contributions to be used to- wards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u>	For consistency with Policy PSTR/PE 1 and other Pembury site allocations, and for effectiveness, as discussed at the Pembury hearing ses- sion (held on 24/06/22).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Pembury	AL/PE 4 Land at Downing- bury Farm, Maidstone Road	Supporting text set out at paragraph numbers 5.688 to 5.696 (of PSLP) and paragraph numbers 5.694 to 5.702 (of SLP)	Split the allocation into two separate site allocations, one for residential use and one for hospice use. Please see Appendix 3 below for full details of the modifications that create these two policies and their respective supporting texts. (Any associated cross reference to this site/policy to be amended elsewhere in the Plan).	For clarity and effectiveness as discussed at the Pembury hearing session (held on 24/06/22)
NA	Section 5: Place Shaping - Pembury	AL/PE 4 Land at Downing- bury Farm, Maidstone Road	Map 67 Site Layout Plan and Policy box on pages 285 and 286 (of PSLP) pages 287 and 288 (of SLP)	This site has been split into two separate site allocations, one for residential use and one for hospice use. Please see Appendix 3 below for the modified Site layout Plans.	For clarity and effectiveness as discussed at the Pembury hearing session (held on 24/06/22)
NA	Section 5: Place Shaping - Pembury	AL/PE 5 Land at Sturgeons fronting Henwood Green Road criterion 5	Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1.	Amend criterion by adding the following text at the end of PSTR/PE 1. To read: .....Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u>	For consistency with Policy PSTR/PE 1 and other Pembury site allocations, and for effectiveness, as discussed at the Pembury hearing

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
					session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 6 Woodsgate Corner, Pembury criterion 2	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;	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, <u>that takes full account of the AONB location;</u>	For effectiveness as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 6 Woodsgate Corner, Pembury criterion 6	Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1. These could potentially include measures to mitigate the impact on the transport network.	Amend criterion by adding the following text at the end of PSTR/PE 1. To read: .....Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u> And delete: These could potentially include measures to mitigate the impact on the transport network.	For consistency with Policy PSTR/PE 1 and other Pembury site allocations, and for effectiveness, as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 7 Land at Cornford	Developer contributions and highway improvements and mitigation measures are	Delete the whole of criterion.	Superseded by amendment to criterion 4.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Court, Cornford Lane criterion 2	expected, including financial contribution towards a corridor study along the Pembury Road corridor, with a view to relieving congestion;		
NA	Section 5: Place Shaping - Pembury	AL/PE 7 Land at Cornford Court, Cornford Lane criterion 3	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;	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, <u>that takes full account of the AONB location;</u>	For effectiveness as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	AL/PE 7 Land at Cornford Court, Cornford Lane criterion 4	Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1.	Amend criterion by adding the following text at the end of PSTR/PE 1. To read: .....Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road;</u>	For consistency with Policy PSTR/PE 1 and other Pembury site allocations, and for effectiveness, as discussed at the Pembury hearing session (held on 24/06/22).
NA	Section 5: Place Shaping - Pembury	Supporting text to Policy AL/PE 8	The site has been promoted through a planning application submitted under reference 19/01600. This seeks planning permission for demolition of existing buildings on the	The site has <u>received planning consent</u> been promoted through a planning application submitted under reference 19/01600, <u>granted on 5 May 2022.</u> This seeks planning permission <u>is</u> for	To reflect recent planning history relating to the site.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Owlsnest, Tonbridge Road Paragraph 5.731 (of PSLP) paragraph 5.6137 (of SLP)	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. 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.	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. 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.	
NA	Section 5: Place Shaping - Pembury	Supporting text to Policy AL/PE 8 Owlsnest, Tonbridge Road Paragraph 5.732 (of PSLP) paragraph	The planning approval will secure 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 in dealing with delayed transfer of care (DTC), on a contractual basis. The development would also offer a training	The planning approval will <u>secures</u> 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 in dealing with delayed transfer of care (DTC), on a contractual basis. The development would <u>offers</u> a training room for staff	To reflect recent planning history relating to the site.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		5.6138 (of SLP)	room for staff and there will be availability for use by the hospital to provide training for staff in areas such as manual handling or working with dementia. The proposal also secures wider public access to the lake and grounds for leisure and recreation, and developer contributions towards sustainable transport links towards the Pembury Road Corridor Study.		
NA	Section 5: Place Shaping - Pembury	AL/PE 8 Owlsnest, Tonbridge Road criterion 7	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:	Delete the whole of criterion.	Superseded by amendment to criterion 8.
NA	Section 5: Place Shaping - Pembury	AL/PE 8 Owlsnest, Tonbridge Road criterion 8	Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1.	Amend criterion by adding the following text at the end of PSTR/PE 1. To read: .....Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures.</u>	For consistency with Policy PSTR/PE 1 and other Pembury site allocations, and for effectiveness, as discussed at the Pembury hearing

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>including bus journey times along the A264 Pembury Road;</u>	session (held on 24/06/22).

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Section 5 – Royal Tunbridge Wells	Policy STR/RTW1 – The Strategy for Royal Tunbridge Wells	<p>Deliver approximately 1,416-1,536* new dwellings, including affordable housing, on 18 sites allocated in this Local Plan in the plan period (Policies STR/RTW 2 and AL/RTW 1, AL/RTW 3-AL/RTW 7, AL/RTW 9-AL/RTW 16, and AL/RTW 20-AL/RTW</p> <p>Of these sites, the following already have planning permission: AL/RTW 1 for 108 dwellings, AL/RTW 4 for 89 units, AL/RTW 9 for 69 units, and AL/RTW 10 for nine dwellings.</p>	<p>Deliver approximately 1,416-1,536* new dwellings, including affordable housing, on 18 sites allocated in this Local Plan in the plan period (Policies STR/RTW 2 and AL/RTW 1, AL/RTW 3-AL/RTW 7, AL/RTW 9-AL/RTW 16, and AL/RTW 20-AL/RTW</p> <p>Of these sites, the following already have planning permission: AL/RTW 1 for 108 dwellings, AL/RTW 4 for 89 units, AL/RTW 9 for 69 units, and AL/RTW 10 for nine dwellings <u>and AL/RTW 11 for 40 units;</u></p>	Factual update
	Section 5 – Royal Tunbridge Wells	Policy STR/RTW 1 – The Strategy for Royal		<p>New criteria 11 to be added</p> <p><u>11 Contributions to be used towards a Corridor Study with a view to improving active travel infrastructure,</u></p>	To provide improvement options for sustainable transport

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Tunbridge Wells		<u>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>	options along the A264 Corridor
	Section 5 – Royal Tunbridge Wells	Policy AL/RTW 1 – Former Cinema Site, Mount Pleasant Road	This site as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for mixed use development to include approximately 100 residential dwellings, uses falling within Commercial Use Class E (a-shops), (b-restaurants), (c-financial services, professional services and other services), (e-medical or health services), (g(i) – offices), and sui generis uses to include a cinema and cafes or drinking establishments.	This site as defined on the <u>Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2)</u> , is allocated for mixed use development to include approximately 100 <u>to 160</u> residential dwellings <u>(which may include extra-care accommodation) and any</u> uses falling within Commercial Use Class E (a-shops), (b-restaurants), (c-financial services, professional services and other services), (e-medical or health services), (g(i) – offices), and sui generis <u>town centre</u> uses to <u>which may</u> include a cinema and cafes or <u>and</u> drinking establishments.	To make the policy more effective
	Section 5 – Royal Tunbridge Wells	Policy AL/RTW 5 – Land to the south of Speldhurst	This site as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for approximately 100 residential	This site as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for approximately 100 residential <u>dwellings (or such higher</u>	To make the policy more effective

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road	dwelling, 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.	<u>number as may be appropriate and justified by the submission of a design and access statement, site layout and landscaping proposals</u>) 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	
22	Section 5 – Royal Tunbridge Wells	Policy AL/RTW 5 – Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road, Criterion 2	Possible widening of the section of Speldhurst Road that runs adjacent to the site, and the provision of an appropriate level of parking for existing residents within the site itself.	Possible <u>Localised</u> widening of the section of Speldhurst Road that runs adjacent to the site, <u>to facilitate a safe means of access to and egress from the site</u> and the provision of an appropriate level of parking for existing residents within the site itself. Map amendment also required.	To strengthen the wording and make the policy more effective
60	Section 5 – Royal Tunbridge Wells	Policy AL/RTW 8 – TN2 Centre and adjacent land, Greggs	This site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for a	This site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for a new medical centre and associated community uses	To make the policy more effective as discussed at the relevant hearing session

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Wood Road, Sherwood	new medical centre and associ- ated community uses.		
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 9 – Land at Bee- chwood Sa- cred Heart School, crite- ria 7	Contributions are to be provided to mitigate the impact of the de- velopment, in accordance with Policy STR/RTW 1	Contributions are to be provided to miti- gate the impact of the development, in accordance with Policy STR/RTW 1, in- cluding contributions to be used to- wards a corridor study with a view to improving active travel infrastructure, including bus journey times along the A264 Pembury Road. Once the corri- dor study is complete, contributions shall be used to fund improvements arising from the outcomes/findings of the study	To make the policy more effective as set out in the Council's relevant Hearing Statement
24	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 13 – Turners Pie Factory, Broadwater Lane	This site, as defined on the Royal Tunbridge Wells and Southbor- ough Policies Map (inset maps 1a-1d and 2), is allocated for ap- proximately 100 residential dwell- ings, of which 30 percent shall be affordable housing, a remote working/community hub for use by residents of the new develop- ment and open space.	This site, as defined on the Royal Tun- bridge Wells and Southborough Poli- cies Map (inset maps 1a-1d and 2), is allocated for approximately 100 resi- dential dwellings, of which 30 percent shall be affordable housing, the provi- sion of a remote working/community hub for use by residents of the new de- velopment if practicable, and open space.	To make the policy more effective and provide flexibility with regard to the provi- sion of the remote working/community hub

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 14 – Land at Tunbridge Wells Garden Centre	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. An emergency access is likely to be required to the north;	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. An emergency access is likely to be required to the north;	In light of updated discussions with KCC Highways as referred to within the relevant hearing statement	In light of updated discussions with KCC Highways as referred to within the relevant hearing statement

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 15 – Land at Showfields Road and Rowan Tree Road	This site, as defined on the <u>Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2)</u> , is allocated for residential development providing approximately 155 additional dwellings and health and community uses. As this development would comprise the redevelopment of an estate, affordable housing provision should be in accordance with Policy H 4: Estate Regeneration.	This site, as defined on the <u>Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2)</u> , is allocated for residential development providing approximately 35-40 additional dwellings and health and community uses. As this development would comprise the redevelopment of an estate, affordable housing provision should be in accordance with Policy H 4: Estate Regeneration.	To reflect updated information provided by the site promoter in terms of the capacity of the site for additional development taking into previously unidentified site constraints.
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 15 – Land at Showfields Road and Rowan Tree Road, criteria 4	4. Layout of the site shall be informed by a townscape/landscape impact assessment of the site and be informed by the site's existing context and topography, and be focused around a new community hub <u>if practicable</u> and green space;	4. Layout of the site shall be informed by a townscape/landscape impact assessment of the site and be informed by the site's existing context and topography, and be focused around a new community <u>hub if practicable</u> and green space;	To make the policy more effective and provide flexibility with regard to the provision of the remote working/community hub
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 15 – Land at Showfields	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	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	To make the policy more effective

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		and Rowan Tree Road	new medical centre. The community and health facilities to be provided in accordance with an agreed timetable, relative to the phasing of the residential element of the development	and health facilities to be re-provided on site in line with an agreed phasing and implementation plan. in accordance with an agreed timetable, relative to the phasing of the residential element of the development	
76	Section 5 – Royal Tunbridge Wells	Policy AL/RTW 15 – Land at Showfields and Rowan Tree Road	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 14: Green, Grey, and Blue Infrastructure; EN 15: Local Green Space; EN 24: Water Supply, Quality, and Conservation; EN 25: Flood Risk; EN 26: Sustainable Drainage; EN 27: Noise; H 4: Estate Regeneration; 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.	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 14: Green, Grey, and Blue Infrastructure; EN 15: Local Green Space; EN 24: Water Supply, Quality, and Conservation; EN 25: Flood Risk; EN 26: Sustainable Drainage; EN 27: Noise; H 4: Estate Regeneration; <u>ED 12: Retention of Local Services and Facilities</u> , 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.	To add specific reference to Policy ED 12 in the list of policies to be cross referenced

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
23	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 16 – Land to the west of Eridge Road at Sprats- brook Farm (criteria 5)	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 is to be managed under an approved scheme of agriculture with public access.	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 <u>shall remain in the Green Belt and shall be kept open and</u> is to be managed under an approved scheme of agriculture <u>long term maintenance</u> with public access <u>(to be secured through conditions and s.106 obligations as appropriate).</u> <u>The new Green Belt Boundary shall be shown by the dotted red line identified on Map 16.</u>	To make the policy more effective
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 16 – Land to the west of Eridge Road at Sprats- brook Farm Criteria 7	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 Area of Outstanding Natural Beauty. It shall include a landscape buffer along the south western boundary, including to protect the amenity of the adjacent farmhouse;	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 Area of Outstanding Natural Beauty <u>and should have regard to the Council's AONB Setting Report and the Landscape and Visual Impact Assessment.</u> It shall include a landscape buffer along the south western boundary, including to protect the amenity of the adjacent farmhouse;	To provide greater clarification on the consideration of the AONB and GB and reference to Council studies in this regard as referred to at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Section 5 – Royal Tun- bridge Wells	Paragraph 5.111		<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>	To provide greater clarity of which uses and quantum of uses would be acceptable on the site as discussed at the relevant hearing session
55	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 17 – Land adja- cent to Long- field Road		New criteria 6 <u>6. 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>	To provide greater clarity of which uses and quantum of uses would be acceptable on the site as discussed at the relevant hearing session
	Section 5 – Royal Tun- bridge Wells	Paragraph 5.115	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	5.1145.115 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	To provide greater clarity on the type of uses that would be acceptable for the site as discussed at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			methane gas and therefore would only be suitable for certain development such as that which it is allocated for; sport, recreation or leisure uses, and renewable or sustainable energy production.	only be suitable for certain development such as that which it is allocated for; sport, recreation or outdoor leisure uses, and renewable or sustainable energy production.	
	Section 5 – Royal Tunbridge Wells	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	This site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for renewable or sustainable energy, sport, recreation, or leisure uses. (including those that fall into associated sui generis use).	This site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for renewable or sustainable energy, sport, recreation, or outdoor leisure uses. (including those that fall into associated sui generis use).	To provide greater clarity on the type of uses that would be acceptable for the site as discussed at the relevant hearing session.
	Section 5 – Royal Tunbridge Wells	Policy AL/RTW 18 - Land at the former North Farm landfill site, North Farm Lane		8. <u>Any sports, recreation or leisure uses would be outdoor only.</u>	To provide greater clarity on the type of uses that would be acceptable for the site as discussed at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		and land at North Farm Lane, North Farm Indus- trial Estate			
	Section 5 – Royal Tun- bridge Wells	Paragraph 5.118		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 ‘sports hub’ at Hawkenbury, offering two senior pitches (one of which to be 4G/Stadium quality), three youth pitches and one mini pitch. The	For soundness and as set out within the Councils relevant Hearing Statement and discussed at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				strategy is reflected within the following site allocations, which detail the individual sites and proposed future uses.	
25	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 19 – Land North of Hawkenbury Recreation Ground Criteria	Policy AL/RTW 19 Land to the north of Hawkenbury Recreation Ground This site, as defined on the Royal Tunbridge Wells and Southbor- ough Policies Map (Inset Maps 1a-1d and 2), is allocated for new and enhanced sport and recrea- tion provision as part of a new stadia sports hub, to include standing/seating for supporters, other ancillary structures, and in- creased parking provision. Development on the site shall ac- cord with the following require- ments: 2.Access should be provided via a new access road into the site from High Woods Lane in the vi- cinity of an historical access op- posite the indoor bowling club. Proposals should include	Policy AL/RTW 19 Land to the north of Hawkenbury Rec- reation Ground This site, as defined on the Royal Tun- bridge Wells and Southborough Poli- cies Map (Inset Maps 1a-1d and 2), is allocated for new and enhanced sport and recreation provision as part of a new stadia sports hub, to include standing/seating for supporters, other ancillary structures, and increased parking provision. Development on the site shall accord with the following requirements: 2.Access should be provided via a new safe and suitable access road into the site from High Woods Lane in the vic- inity of an historical access opposite the indoor bowling club. Proposals should include localised widening of Halls Hole Road and High Woods Lane be- tween the junction of Bayhall	For soundness as discussed at the rele- vant hearing session and as set out within the subsequent Ac- tion note produced by the Council for this site.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>localised widening and other highway improvements as required to facilitate the additional traffic.</p> <p>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, Halls Hole Road/A264 Pembury Road (and/or contributions to junction improvement investigation/implementation on the A264 Pembury Road);</p> <p>4.Provision of an overspill parking area should be included within any proposals and demonstration that this can be achieved to the satisfaction of the Local Highway Authority;</p> <p>5.The provision of improved cycle, pedestrian, and potential</p>	<p><u>Road/Forest Road and the site access</u>, and <u>other</u> highway improvements as required, <u>as informed by a detailed transport assessment, to facilitate the additional traffic and enable access by bus/coach;</u></p> <p>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, <u>A264 Pembury Road/A264 Calverley Road/Bayhall Road/B2023 Prospect Road</u>, Halls Hole Road/A264 Pembury Road (and/or contributions to junction improvement investigation/implementation on the A264 Pembury Road);</p> <p>4. Provision of an overspill parking area <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</u> should be included within any</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>bridle 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;</p> <p>10. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/RTW 1.</p>	<p>proposals and demonstration that this can be achieved to the satisfaction of the Local Highway Authority;</p> <p>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;</p> <p>10. 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>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 19 – Land to the north of Hawkenbury Recreation Ground Criteria 6 and 7	6. Regard shall be given to exist- ing hedgerows and mature trees on-site, with the layout and de- sign of the development protect- ing those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment; 7. The layout and design of the scheme to give full consideration of any impact upon the High Weald Area of Outstanding Natu- ral Beauty and the ancient wood- land, retaining land to the south east as a landscape and ecologi- cal buffer as indicated on the site layout plan;	6. Regard shall be given to existing hedgerows, and mature trees on-site, <u>and the adjacent ancient woodland</u> with the layout and design of the devel- opment protecting those of most amen- ity value, as informed by an arboricul- tural survey and landscape and visual impact assessment; 7. The layout and design of the scheme to give full consideration of any impact upon the High Weald Area of Outstand- ing Natural Beauty, <u>locating any built development towards the western part of the site,</u> and the ancient wood- land, retaining land to the south east as a landscape and ecological buffer as indicated on the site layout plan; <u>and should have regard to the Council's AONB Setting Report and the Land- scape and Visual Impact Assess- ment.</u>	For effectiveness and clarity as discussed at the relevant hearing session.
25	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 20 – Land at Cul- verden	Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility at another site	Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility <u>as identified through Policy AL/RTW 19</u>	For effectiveness and clarity as discussed at the relevant hearing session

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Stadium, cri- teria 2		– Land to the north of Hawkenbury Recreation Ground at another site	
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 21 – Land at Cole- brook Sports Field, Lip- traps Lane, criteria 4	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 facility at another site;	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 <u>elsewhere, which is expected to be at Land to the north of Hawkenbury Recreation Ground – Policy AL/RTW 19</u> at another site;	For effectiveness and clarity as discussed at the relevant hearing session
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 22 – Land at Bayham Sports Field West	Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility as identified through Policy AL/RTW 19 – Land to the north of Hawkenbury Recreation Ground. at another site;	Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility <u>elsewhere, which is expected to be at Land to the north of Hawkenbury Recreation Ground – Policy AL/RTW 19</u> at another site;	For effectiveness and clarity as discussed at the relevant hearing session
	Section 5 – Royal Tun- bridge Wells	Policy AL/RTW 22 – Land at Bayham Sports Field	Pedestrian and cycle access to be provided from the site to Bayham Road, or, if this cannot be achieved, through the grounds of the crematorium located to the north of the site;	Pedestrian and cycle access to be provided from the site to Bayham Road, or, if this cannot be achieved, through the grounds of the crematorium located to the north of the site; <u>with an uncontrolled dropped kerb crossing point</u>	For effectiveness and clarity as discussed at the relevant hearing session and as set out within the relevant Action point.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		West, criteria 2		<u>to be provided as part of any proposed scheme to connect with the new pedestrian link to the southern side of Bayham Road.</u>	

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Sandhurst	Supporting text to Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst Paragraph 5.774 (of PSLP) Paragraph 5.780 (of SLP)	It is noted that the site 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.	Amend to read: It is noted that the site <u>benefits from planning consent granted under outline application, reference 21/00825/Out for up to 15 dwellings. A Reserved Matters application for 15 dwellings submitted under planning reference 21/03676/REM was approved on the 3 February 2022.</u> 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.	To reflect the recent planning history relating to the site.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
112	Section 5: Place Shaping – Sandhurst	Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quar- ter Lane, Sandhurst Paragraph 5.768 (of the PSLP) para- graph 5.774 (of SLP)	The site is a greenfield site with.....	The site is a greenfield site <u>in the AONB and has</u> with a gross area....	For clarity
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quar- ter Lane, Sandhurst	Other highway matters that should be considered include the feasibility of providing a pedes- trian crossing along Rye Road and providing for pedestrian con- nectivity between the site and Sandhurst Primary School.	Delete the whole of this final sen- tence of paragraph 5.772 (of PSLP) paragraph 5.778 (of SLP)	Consequential change following de- letion of criterion 2, as set out in the Coun- cil’s Hearing State- ment (document TWLP/051) and dis- cussed at the hearing session (held on 06/07/22)

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Final sen- tence of Par- agraph 5.772 (of PSLP) paragraph 5.778 (of SLP)			
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quar- ter Lane, Sandhurst Paragraph 5.774 (of PSLP), para- graph 5.780 (of SLP)	It is noted that the site was part of a larger site and larger devel- opment, that was refused planning permission in November 2019. However, it is considered that development of the smaller site that forms this site allocation re- mains acceptable in principle.	Amend to read: It is noted that the site <u>benefits from planning con- sent granted under outline appli- cation, reference 21/00825/Out for up to 15 dwellings. A reserved matters application for 15 dwell- ings submitted under planning ref- erence 21/03676/REM was ap- proved on the 3 February 2022.</u> part of a larger site and larger develop- ment, that was refused planning per- mission in November 2019. However, it is considered that development of the smaller site that forms this site al- location remains acceptable in princi- ple.	To reflect the recent planning history relat- ing to the site.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quar- ter Lane, Sandhurst Criterion 2	Proposals shall include an inves- tigation of, and if feasible, provi- sion of, pedestrian crossing facilities on Rye Road and provide for pedestrian con- nectivity between the site and Sandhurst Primary School;	Delete the whole of criterion 2.	Policy requirement is no longer justified, as set out in the Coun- cil's Hearing State- ment (document TWLP/051) and as discussed at the Sandhurst hearing session (held on 06/07/22)
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quar- ter Lane, Sandhurst Criterion 3	First sentence which reads: Re- gard 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 in- formed by an arboricultural sur- vey and landscape and visual im- pact assessment	Amend first sentence to read: Regard shall be given to existing hedgerows and mature trees on site, with the lay- out and design of the development pro- tecting those of most amenity value, as informed by an arboricultural survey, and landscape and visual impact as- sessment....	For effectiveness to avoid part duplication of criterion 4.
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 1 Land on the south side of	First sentence reads: The setting of the settlement character shall be maintained, including through the layout and design of the	Amend to read: The setting of the set- tlement character shall be maintained, including through the layout and design	For effectiveness (all sites in the AONB) as discussed at the

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst Criterion 4	development being informed by a landscape and visual impact assessment and heritage assessment,.....	of the development being informed by a landscape and visual impact assessment, <u>that takes full account of the AONB location,</u> and heritage assessment,.....	Pembury Hearing session (held on 24/06/22)
114	Section 5: Place Shaping - Sandhurst	Policy AL/SA 2 Sharps Hill Farm, Queen Street, Sandhurst Paragraph 7.776 (of PSLP) 5.782 (of SLP)	The wider landscape to the north.....	The <u>site lies within the AONB and the</u> wider landscape to the north.....	For clarity
NA	Section 5: Place Shaping - Sandhurst	Supporting text to Policy AL/SA 2 Sharps Hill Farm, Queen Street	NA	Insert at beginning of the paragraph: <u>The site has been promoted through a planning application, reference 19/01493/Out for up to 16 dwellings, which was refused by the Council on 5 February, 2021 (on AONB and heritage grounds) and subsequently dismissed at appeal on 5 November</u>	To reflect recent planning history relating to the site.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Paragraph 5.779 (of PSLP) paragraph 5.785 (of SLP)		<u>2021 . It is considered the site remains developable in principle.</u>	
NA	Section 5: Place Shaping - Sandhurst	Supporting text to Policy AL/SA 2 Sharps Hill Farm, Queen Street Paragraph 5.779 (of PSLP) paragraph 5.785 (of SLP)	Fourth paragraph currently reads: The proposed layout should respond positively to the existing settlement; the pattern of development should reflect that of the surrounding area by being low density in the south-west corner of the site.	Delete the latter part of the sentence: The proposed layout should respond positively to the existing settlement; the pattern of development should reflect that of the surrounding area by being low density in the south-west corner of the site.	For effectiveness, as set out in the Inspector's Initial Findings (document ID-012).
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 2 Sharps Hill Farm, Queen Street Paragraph 5.779 (of PSLP)	NA	Add to end of the paragraph: <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>	For clarity and effectiveness, picking up on the policy main modification requirement for a pedestrian footway, as discussed at the Sandhurst (document reference TWLP/051) hearing

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		paragraph 5.785 (of SLP)			session (held on 06/07/22)
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 2 Sharps Hill Farm, Queen Street	First sentence currently reads: This site, as defined on the Sand- hurst Policies Map, is allocated for residential development...	Amend to read: This site, as defined on the Sandhurst Policies Map, is allo- cated for a modest residential development...	For clarity, to better describe the nature of the site.
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 2 Sharps Hill Farm, Queen Street Criterion 2	The setting of the settlement character, Bayford House, Sharps Hill Oast, and the Sand- hurst Conservation Area shall be maintained, including through the layout and design of the develop- ment being informed by a land- scape and visual impact assessment and heritage assess- ment;	<u>Proposals for the site shall be in- formed by a heritage assessment in- cluding an assessment of the herit- age significance of</u> The setting of the settlement character, Bayford House, Sharps Hill Oast, and the Sandhurst Conservation Area, <u>and the contribu- tions of their settings to that signifi- cance;</u> shall be maintained, including through the layout and design of the development being informed by a land- scape and visual impact assessment and heritage assessment;	To ensure the policy is clear and effective in its expectations, and accords with the NPPF, as discussed at the Sandhurst (doc- ument reference TWLP/051) hearing session (held on 06/07/22)
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 2	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 in- formed by an arboricultural	Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the devel- opment protecting those of most amen- ity value, as informed by an arboricul- tural survey and landscape and visual	For effectiveness and to avoid duplication of criterion 4.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Sharps Hill Farm, Queen Street Criterion 3	survey and landscape and visual impact assessment. Any trees removed as part of the vehicular access should be replaced along the northern site boundary;	impact assessment. Any trees removed as part of the vehicular access should be replaced along the northern site boundary;	
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 2 Sharps Hill Farm, Queen Street Criterion 4	First sentence reads: The layout and design of development should be informed by a landscape and visual impact assessment, and should respond positively to the existing settlement pattern and the well treed character of the site.	Amend to read: The <u>scale</u> , layout and design of development should be informed by a landscape and visual impact assessment, <u>that takes full account of the AONB location</u> , and should respond positively to the existing settlement pattern and the well treed character of the site.	For effectiveness (all sites in the AONB) as discussed at the Pembury Hearing session (held on 24/06/22)
NA	Section 5: Place Shaping - Sandhurst	Policy AL/SA 2 Sharps Hill Farm, Queen Street	NA	Insertion of additional criterion to read: <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>	To ensure the policy is clear and effective in its expectations, as discussed at the Sandhurst (document reference TWLP/051) hearing session (held on 06/07/22)
	Section 5: Place Shaping Policies – Southborough	Paragraph 5.150	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	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	To make the supporting text more effective and in accordance with the National Planning Policy

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>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>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. <u>Mabledon the, (including the house and gardens), would be appropriate for the development of hotel uses which could include a luxury hotel, with spa and leisure 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</u></p>	<p>Framework with regard to the Sequential Test as discussed at the Hearing session and raised by the Inspector.</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				<p><u>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 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 change of use would also bring forward necessary investment to maintain and restore elements of the house, gardens and parkland.</u></p>	
	Section 4 – Place shaping policies - Southborough	Policy AL/SO 2 – Land at Mabledon House Criteria 2	<p>Policy AL/SO 2</p> <p>Land at Mabledon House</p> <p>This site, as defined on the Southborough Policies Map, straddles the borough boundary with Tonbridge & Malling Borough Council and as such, while the policy encompasses a vision for the whole site, it is restricted</p>	<p>Policy AL/SO 2</p> <p>Land at Mabledon House</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</p>	As discussed at the Hearing Session and to make the policy more effective and in accordance with national policy

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>to that land which lies within Tunbridge Wells borough. Successful implementation of this policy is dependent upon the support of Tonbridge & Malling Borough Council.</p> <p>The proposal for the whole site, which this policy supports, is for the development of 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. The scheme of redevelopment and any scope for demolition and/or new build and/or conversion is to be determined through appropriate studies covering highways, heritage, landscape, visual amenity, climate change, ecology, and viability.</p> <p>Development on the site shall accord with the following requirements:</p>	<p>borough. Successful implementation of this policy is dependent upon the support of Tonbridge and Malling Borough Council.</p> <p>The proposal for the whole site, which this policy supports, is for the development of <u>hotel and leisure uses which could include a spa and other ancillary facilities</u> 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. The scheme of redevelopment and any scope for demolition and/or new build and/or conversion is to be determined through appropriate studies covering highways, heritage, landscape, visual amenity, climate change, ecology, and viability.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Provision of safe and acceptable access arrangements from the A26 for the proposed development, informed by a highways assessment; 	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>1. Provision of safe and acceptable access arrangements from the A26 for the proposed development, informed by a highways assessment;</p> <p>2. Demonstration of very special circumstances to clearly outweigh any harm by reason of appropriateness and any other harm resulting from the proposal;</p>	<p>2. <u>Proposals for the redevelopment of built form and any necessary extensions or additions will need to satisfy Green Belt policy and demonstrate</u> Demonstrate ion of Very Special Circumstances <u>that</u> clearly outweigh any harm by reason of inappropriateness, and any other harm resulting from the proposal.</p>	
NA	Section 5: Place Shaping - Speldhurst	AL/SP 1 Land to the west of Lang- ton Road and south of Fer- bies criterion 1	Vehicular access shall be taken from Langton Road, the precise location of which shall be informed by a transport assessment. It is expected that any mitigation measures will be implemented by the developer. A contribution may be taken if appropriate;	Combine criteria 1 and 2, amending to read: Vehicular access shall be taken from Langton Road, the precise location of which shall be informed by a transport assessment. <u>The Transport Assessment shall also identify any necessary</u> It is expected that any mitigation measures, <u>which may include traffic calming, to be implemented by the developer, or if appropriate through a developer financial contribution may be taken if</u> appropriate;	To integrate criterion 1 and 2 in the context of a Transport Assessment and to ensure the criterion is effective, as discussed at the Speldhurst (document reference TWLP/052) hearing session (held on 06/07/22)
NA	Section 5: Place Shaping - Speldhurst	AL/SP 1 Land to the west of Lang- ton Road and	The proposal shall make provision for, and implement, necessary traffic calming	Delete the whole of criterion 2.	This criterion is superseded by the amended criterion 1

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		south of Fer- bies criterion 2	measures as informed by the out- comes of the transport assess- ment;		
NA	Section 5: Place Shaping - Speldhurst	AL/SP 1 Land to the west of Lang- ton Road and south of Fer- bies criterion 4	The layout and design of the scheme should give full consider- ation to the historic environment;	Amend criterion to read: <u>Proposals for the site shall be informed by a landscape and visual impact assessment, that takes full account of the AONB location and include an assessment of the impact of proposals on the Speldhurst Conservation Area and the Went Farm historic farmstead</u> The layout and design of the scheme should give full considera- tion to the historic environment;	To ensure the crite- rion is justified and ef- fective, as discussed at the Speldhurst (document reference TWLP/052) hearing session (held on 06/07/22)
NA	Section 5: Place Shaping - Speldhurst	Supporting text to site al- location Pol- icy AL/SP 1 Land to the west of Lang- ton Road and south of Fer- bies	Final sentence of paragraph reads: Details of pre-application discussions/liaison between the developer and Southern Water should be pro- vided as part of the application.	Amended to read: Details of pre-applica- tion discussions/liaison between the dev- eloper and Southern Water should be provided as part of the application. <u>Proposals for the site will be assessed against Policy EN 24 Water Supply, Quality, and Conserva- tion.</u>	Cross reference made for clarity purposes

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Paragraph 5.805 (of PSLP) 5.811 (of SLP)			
NA	Section 5: Place Shaping - Speldhurst	AL/SP 2 Land at and adjacent to Rusthall Recreation Ground, Southwood Road	NA	Insert an additional criterion (to be criterion 1) to read: <u>Proposals for the site shall be informed by a landscape and visual impact assessment, that takes full account of the AONB location;</u>	To ensure consistency and for effectiveness as discussed at the Royal Tunbridge Wells and Southborough hearing session (held 21/06/22)
NA	Section 5: Place Shaping - Speldhurst	AL/SP 2 Land at and adjacent to Rusthall Recreation Ground, Southwood Road Criterion 3	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;	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;	For effectiveness to avoid part duplication of the new, additional criterion.
	Section 6: Development Management	EN1 Sustainable Design – First	All proposals for development within the borough will be required to satisfy the following criteria, as applicable to the	All proposals for development within the borough will be required to satisfy the following criteria, as applicable to the type of development proposed., and	As agreed at the relevant hearing session, this requirement is neither necessary nor

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Policies - Environment	paragraph of policy	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	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	justified and should be deleted from the policy wording.
	Section 6: Development Management Policies - Environment	Policy EN1: Sustainable Design - Point 1. Design, character, and site context, criterion 12	Proposals should encourage positive behaviour change, such as provision of drinking fountains in public realm developments to discourage purchase of single use plastic	Delete criterion 12: Proposals should encourage positive behaviour change, such as provision of drinking fountains in public realm developments to discourage purchase of single use plastic	As agreed at the relevant hearing session this requirement is neither necessary nor justified and should be deleted from the policy wording.
	Section 6: Development Management Policies - Environment	Policy EN1: Sustainable Design - Point 9.- Community engagement	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. Applications that	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. Applications that demonstrate early, proactive, and effective engagement, and that the views expressed in that	As discussed, and agreed at the relevant hearing session, the requirements in this sentence are not justified and should be deleted from the policy wording.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			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.	engagement have been properly considered, will be looked on more favourably than those that cannot.	
	Section 6: Development Management Policies - Environment	Policy EN1: Sustainable Design Paragraph 6.25 (both PSLP and SLP)	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 planning process. Applications that can demonstrate early, proactive, and effective engagement with the community will be looked on more favourably than those that cannot.	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 planning process. Applications that can demonstrate early, proactive, and effective engagement with the community will be looked on more favourably than those that cannot.	As discussed, and agreed at the relevant hearing session, the requirements in this sentence are not justified and should be deleted from the policy wording.
	Section 6: Development Management Policies - Environment	Supporting text to EN3 Climate Change Mitigation and adaptation –	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	Amend paragraph 6.36 to read: The Local Authority expects developers to undertake a 'fabric first' approach to reduce overall CO2 emissions from buildings by 5% beyond 2021 Part L.	To take account of the amended Part L of Building Regulations, December 2021 and the forthcoming Future Homes and

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		paragraph 6.36	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.	Following this, major developments ca- nare required to install renewable energy technology on-site that is capable of fur- ther reducing CO2 emissions and thus helping to achieve a 35% overall car- bon reduction target. Equivalent con- sumption-based targets such as the Energy Use Intensity (EUI) or Space Heating Demand Standard are strongly encouraged. by an additional 15%. This figure was determined following detailed legal advice. Viability assessments for these uplifts in targets have been ap- praised through viability studies.	Building Standard, as well as viability evidence, as set out in the Council's hearing statement on Matter 4, Issue 2 (TWLP/075). [See also Policy EN3 Main Modification below.] Also, omit unnecessary text regarding legal and viability advice.
	Section 6: Development Management Policies - Environment	EN3 Climate Change Mitigation and adaptation New paragraph after 6.43	N/A	Insert new paragraph after paragraph 6.43 to read: 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 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	To take account of the amended Part L of Building Regulations, December 2021 and the forthcoming Future Homes and Building Standard, as well as viability evidence, as set out in the Council's hearing statement on Matter 4, Issue 2 (TWLP/075).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				quality, and sensitive features such as the landscape and historic environment. Bio-mass boilers should have access to locally sourced fuel and be located outside urban areas. - See Policy EN 23: Biomass Technology.	[See also Policy EN3 Main Modification below.]
	Section 6: Development Management Policies - Environment	EN3 Climate Change Mitigation and adaptation Three new paragraphs after 6.45	N/A	<p>Insert three paragraphs after 6.45 to read:</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 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.</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</p>	<p>To take account of the amended Part L of Building Regulations, December 2021 and the forthcoming Future Homes and Building Standard, as well as viability evidence, as set out in the Council's hearing statement on Matter 4, Issue 2 (TWLP/075). [See also Policy EN3 Main Modification below.]</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				<p>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.</p> <p>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.</p>	
	Section 6: Development Management Policies - Environment	Policy EN3 Climate Change - Mitigation and adaptation section	<p>Energy reduction in new buildings</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 CO2 emissions, and thus help mitigate climate change impacts. This will be achieved using the measures set out below, unless superseded by national policy or</p>	<p>Amend the section of Policy EN3 relating to 'Energy reduction in new buildings' to read as follows:</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 CO2 emissions, and thus help mitigate climate change impacts. This will be achieved using the measures set out below, unless superseded by national policy or legislation: 4. A, by applying a 'fabric first'</p>	To take account of the amended Part L of Building Regulations, December 2021 and the forthcoming Future Homes and Building Standard, as well as viability evidence, as set out in the Council's hearing statement on Matter 4, Issue 2 (TWLP/075).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>legislation:</p> <ol style="list-style-type: none"> 1. A 'fabric first' approach in which all development comprising the construction of new buildings is required to reduce operational CO2 emissions by at least 10% below the Target Emission Rate (TER) as set out in Building Regulations Part L (2013); 2. Requirement for major development comprising the construction of new buildings to reduce operational CO2 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. <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>approach* in which all development comprising the construction of new buildings is required to reduce operational CO2 emissions by at least 40% 5% below the Target Emission Rate (TER) as set out in Building Regulations Part L (20132021)</p> <p>2. Requirement for major development comprising the construction of new buildings to reduce operational CO2 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.</p> <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 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 technology, such as Combined Heat and Power (CHP), will</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>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 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.</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</p>	<p>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.</p> <p><u>In addition to the above policy requirement, developers are strongly encouraged to be proactive ahead of the introduction of the forthcoming 'Future Homes Standard' and seek an overall carbon reduction target of 35% more than that set out in Building Regulations Part L (2021) or a similar consumption target.</u></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 all regulated emissions such as fixed heating, lighting, hot water, and ventilation. Unregulated emissions from appliances such as white</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>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.</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 followed and energy reduction targets will be achieved. The level of detail provided should be proportionate to the size of the development.</p> <p>There may be exceptional circumstances where compliance with this policy would make the</p>	<p>goods should be considered wherever possible.</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 followed and energy reduction targets will be achieved. The level of detail provided should be proportionate to the size of the development.</p> <p>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.</p> <p>* using locally sourced fuel and outside of urban areas only. See Policy EN 23: Biomass Technology.</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			development not viable. In each case these circumstances would need to be fully demonstrated to warrant a departure from compliance with this policy. * using locally sourced fuel and outside of urban areas only. See Policy EN 23: Biomass Technology.	Climate change adaptation [No changes are proposed to the wording of this part of the policy]	
	Section 6: Development Management Policies - Environment	Policies EN4: Historic Environment and EN5: Heritage Assets	There are currently separate Policies EN4 and EN5 in the Submission Local Plan.	Policies EN4: Historic Environment and EN5: Heritage Assets are proposed to be combined. This includes a new policy title (<u>The Historic Environment, including Heritage Assets</u>), the re-ordering of existing supporting text, other minor changes and re-wording of the Policy itself. This is attached at Appendix 5 below.	To avoid repetition and for effectiveness, as discussed and agreed at the relevant hearing session.
(was 83)	Section 6: Development Management Policies - Environment	Policy EN8 Outdoor Lighting and Dark Skies Supporting text 6.124	Applicants should adhere 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).	Applicants should adhere have regard 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).	Effectiveness – adhere is too strict a requirement. As discussed at the hearing session (on 13/07/2022)
	Section 6: Development Management	Policy EN8 Outdoor Lighting and Dark Skies	Where lighting may affect wildlife, any necessary lighting scheme will need to mitigate possible adverse effects	Where lighting may affect wildlife, any necessary lighting scheme will need to mitigate possible adverse effects through careful scheme design and	Effectiveness – adhere is too strict a requirement.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Policies - Environment	Supporting text 6.127	through careful scheme design and should follow the guidance.....	should adhere have regard to the guidance.....	As discussed at the hearing session (on 13/07/2022)
	Section 6: Development Management Policies - Environment	Policy EN8 Outdoor Lighting and Dark Skies Supporting text 6.125	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“ <i>intrinsically dark with natural surroundings</i> ”; (as defined by Table 1 of the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light), where sky glow and building luminance should be zero. Particular consideration should be given to the dark skies of the High Weald AONB as set out in the High Weald AONB Management Plan.	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“ intrinsically dark with natural surroundings ”; (as defined by Table 1 of the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light), where sky glow and building luminance should where possible be zero. Particular consideration should be given to the dark skies of the High Weald AONB as set out in the High Weald AONB Management Plan.	Effectiveness – Ensure consistency with latest version of guidance and the modifications to the policy. As discussed at the hearing session (on 13/07/2022)
	Section 6: Development Management	Policy EN8 Outdoor	In rural areas outside the Limits to Built Development there will be a presumption against	In rural areas outside the Limits to Built Development there will be a presumption against outdoor lighting except	Effectiveness –

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies - Environment	Lighting and Dark Skies First paragraph	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, lighting of outdoor areas will only be permitted where all of the following criteria are met:	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, Lighting of outdoor areas will only be permitted where all of the following criteria are met:	As discussed at the hearing session (20 13/07/2022)
	Section 6: Development Management Policies - Environment	Policy EN8 Outdoor Lighting and Dark Skies Criteria 2	The design and specification of lighting would minimise obtrusive light, in accordance with the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light (or any subsequent guidance) treating all rural areas as “ <i>intrinsically dark with natural surroundings</i> ”;	The design and specification of lighting would minimise obtrusive light, in accordance taking into account with the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light (or any subsequent guidance) treating all rural areas, apart from the main urban areas of Royal Tunbridge Wells, Southborough and Paddock Wood as “<i>intrinsically dark with natural surroundings</i>”; Zone E1	Effectiveness – ‘in accordance with’ is too restrictive. Reference to Zone E1 reflects more accurately the latest version of the guidance note. For clarity in terms of areas affected. As discussed at hearing session (on 13/07/2022)
SLP 124	Section 6: Development Management Policies - Environment	Policy EN9 Biodiversity Net Gain Supporting text 6.132	The objective will be for all development to contribute towards delivering net gains for nature....	The objective will be for all development to contribute towards delivering measurable net gains for nature....	For clarification, as agreed with Natural England

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
SLP 125	Section 6: De- velopment Management Policies - Envi- ronment	Policy EN9 Biodiversity Net Gain Supporting text 6.135	....and only in exceptional cir- cumstances and in the inter- ests of biodiversity will 'off-site' proposals be considered ac- ceptable. For non-major devel- opment on-site, mitigation, compensation, and enhance- ment measures will be the preferred option, but off-site or offsetting will be considered where it offers the best out- come for biodiversity, is in rea- sonably close proximity to the application site, and follows the mitigation hierarchy.....	....and only in exceptional circum- stances where necessary and appro- priate and in the interests of biodiversity will 'off-site' proposals will be consid- ered acceptable. For such non-major development on-site, mitigation, com- pensation, 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 mitiga- tion hierarchy.....	To provide clarity in respect of when off- site proposals for BNG will be appropri- ate, in line with dis- cussions with Natural England
SLP 126	Section 6: De- velopment Management Policies - Envi- ronment	Policy EN9 Biodiversity Net Gain Second part of paragraph 6.135	....still be required. Prior to the adoption of a SPD,....	still be required. Subject to forthcom- ing legislation provisions, a similar approach applies to non-major devel- opment, in a proportionate manner, also having regard to the most recent Metric and the Small Sites Metric and supporting Defra/Natural England guidance. Prior to the adoption of a SPD,....	For clarity and to note evolving guidance, as agreed with Natural England
SLP 127	Section 6: De- velopment Management	Policy EN9 Biodiversity Net Gain Para 6.137	.....Specific consideration of the effect on soils and ecosys- tem services may also be re- quired in accordance with	.....Specific consideration of the effect on soils and ecosystem services may also be required in accordance with other policies in this plan and	Wording added to provide reference to a document that is a material

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Policies - Environment		other policies in this plan.	development will be expected to follow have regards to the Defra Construction code of practice for the sustainable use of soils on construction sites”.	consideration. Further amendment proposed as a result of discussion at examination to remove reference to “follow” and replace with “have regard to”.
(was 93)	Section 6: Development Management Policies - Environment	Policy EN9 Biodiversity Net Gain Supporting text 6.136	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 and any subsequent SPD.	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 and any subsequent SPD.	Soundness – remove reference to SPD as cannot comply with a document that has not yet been produced. As discussed at the hearing session (on 14/07/2022).
(was 93)	Section 6: Development Management Policies – Environment	Policy EN9 Supporting text 6.138	Proposals for biodiversity and landscaping should be informed by national and local guidance, and strategies including Nature Recovery Plans.	Proposals for biodiversity and landscaping should be informed by national and local guidance, and strategies including Local Nature Recovery Plans Strategies .	Correction to reference used. As discussed at hearing session on 14/07/2022.
(was 93)	Section 6: Development	Policy EN9	Until such time as a SPD is adopted, reference will be made	Until such time as a SPD is adopted, reference will be made to Applicants	Soundness – remove reference to SPD as

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Management Policies - Environment	Supporting text 6.139	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.	<u>should take account of</u> the latest government guidance, and 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.	cannot comply with a document that has not yet been produced. As discussed at the hearing session on 14/07/2022.
(was 93)	Section 6: Development Management Policies - Environment	Policy EN9 Criterion 1a	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;	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 and have <u>regard to any published</u> supplementary planning guidance;	Soundness – policy can only have regard to SPD, as discussed at hearing session on 14/07/2022.
(was 93)	Section 6: Development Management Policies – Environment	Policy EN9 Criterion 1b	the percentage of net gain shall be a minimum of 10% as required by legislation or greater where required by supplementary planning guidance;	the percentage of net gain shall be a minimum of 10% as required by legislation or greater where required by but <u>shall have regard to any published</u> supplementary planning guidance;	Soundness – policy can only have regard to SPD, as discussed at hearing session on 14/07/2022.
(was 93)	Section 6: Development Management	Policy EN9 Criterion 1b	the Biodiversity Gain Plan will include, as a minimum, the information set out in the supporting	the Biodiversity Gain Plan will include, as a minimum, the information set out in the supporting text or as otherwise	Soundness – clarity and conformity with legislation, as

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Policies - Envi- ronment		text or as otherwise required by supplementary planning guid- ance;	required by supplementary planning guidance legislation ;	discussed at hearing session on 14/07/2022.
(was 93)	Section 6: De- velopment Management Policies - Envi- ronment	Policy EN9 Criterion 3 last sentence	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.	Funding for both on-site and off-site measures shall include a payment to the Council to cover the costs of independ- ent review of Biodiversity Gain Plans and provision for long-term monitoring.	Soundness – cannot secure payments through this policy. As discussed at hear- ing session Day 21 14/07/2022 pm Matter 15 Issue 2.
	Section 6: Development Management Policies – Envi- ronment	Policy EN10 Protected Sites and Habitats Table 9	(Row 3) National - Biodiversity	National - Biodiversity and Geodiver- sity	Correction as national sites include those designated for geo- logical reasons.
(was 95)	Section 6: De- velopment Management Policies - Envi- ronment	Policy EN13 Ancient Woodland Policy word- ing Criterion 5	5. Provision of adequate buffers;	5. Provision of evidence to support the adequacy of proposed buffers;	Effectiveness - As dis- cussed at hearing session on 14/07/2022.
	Section 6: De- velopment Management	Policy EN13 Ancient Woodland	Provision of adequate evidence to support development pro- posals	Delete criterion	It essentially repeats Criterion 2 of the pol- icy.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Policies - Envi- ronment	Policy word- ing Criterion 6			
	Section 6: De- velopment Management Policies - Envi- ronment	Policy EN15 Local Green Space Criteria 3	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. 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.	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 and, furthermore, where possible in such cases, 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.	Effectiveness - As discussed at the relevant hearing session.
Policies Map Modification Number PMM/23	Section 6: Development Management Policies - Envi- ronment	Policy EN15 Local Green Space (Site 22)	See Appendix 6 for exist- ing map	See Appendix 6 for proposed mapping change	Mapping error: Private garden was incor- rectly included within the site boundary. The reasoning for designation was due to the site's use as a community allotment site.
(was 81)	Section 6: De- velopment Management	Policy EN16 First Para- graph	Proposals for development af- fecting Areas of Important Open Space, Areas of Landscape Im- portance, or the Important Land- scape Approaches to	Delete 'limited' in paragraph, to read: Proposals for development affecting Areas of Important Open Space, Areas of Land- scape Importance, or the Important	Effectiveness – As discussed at hear- ing session on 13/07/2022

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Policies - Environment		settlements, as defined on the Policies Map, will only be permitted in limited 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. Where it is considered possible, the Local Planning Authority will ensure that the area is conserved and enhanced as part of the proposal.	Landscape Approaches to settlements, as defined on the Policies Map, will only be permitted in limited 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. Where it is considered possible, the Local Planning Authority will ensure that the area is conserved and enhanced as part of the proposal.	
(was 82)	Section 6: Development Management Policies - Environment	Policy EN18 Criteria 3	3. Not result in unsympathetic change to the character of a rural lane, which is of landscape, amenity, nature conservation, or historic or archaeological importance;	3. Not result in unsympathetic change to the character of a rural lane ¹ , which is of landscape, amenity, nature conservation, or historic or archaeological importance; <u>¹ Rural lanes are identified and listed in the Rural Lanes SPG</u>	Effectiveness – need to make specific reference to where the Rural Lanes are identified. As discussed at hearing session on 13/07/2022
SLP 129	Section 6: Development Management	Policy EN19 High Weald AONB	All proposals for major development either in the AONB should be accompanied by a landscape and visual impact	All proposals for major or other development either in the AONB or its setting, where they are expected to significantly impact the AONB , should be	To better reflect NPPF, as agreed with Natural England

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies - Environment	Supporting Text Paragraph 6.238	assessment and an assessment of the proposal against all relevant AONB Management Plan objectives	accompanied by a landscape and visual impact assessment and an assessment of the proposal against all relevant AONB Management Plan objectives.	
SLP 132	Section 6: Development Management Section 6: Environment	Policy EN22 Air Quality Management Areas Supporting text paragraph 6.256	Where major development is proposed which could affect an AQMA, an emission mitigation assessment and cost calculation will be required.	Where major development is proposed which could affect an AQMA, an emission mitigation assessment and cost calculation will be required. <u>Smaller developments may, in certain situations warrant assessment.</u>	Clearer wording.
	Section 6: Development Management Policies – Environment	Policy EN23 Biomass Technology Criterion 2	The type of fuel to be used (preferably locally sourced);	2. The type of fuel to be used (preferably locally sourced);	For consistency with the first part of the policy, and with Policy EN3, as proposed in the Council's relevant hearing statement.
	Section 6: Development Management Policies – Environment:	Policy EN27: Noise – Paragraph 6.292 line 3, (SLP paragraph 6.294 line 3)	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) in accordance with the	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) in accordance with <u>having regard to</u> the Local Planning	To reflect the relative status of the Supplementary Planning Document (as a material consideration in the assessment of planning applications), as discussed at

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			Local Planning Authority's latest adopted Noise and Vibration Supplementary Planning Document .	Authority's latest adopted Noise and Vibration Supplementary Planning Document .	the relevant hearing session.
	Section 6: Development Management Policies – En- vironment:	Policy EN27: Noise Policy word- ing line 1	Development will only be permitted where it can be demonstrated (in line with the requirements of the Council's latest adopted Noise and Vibration Supplementary Planning Document) that:	Development will only be permitted where it can be demonstrated (in line with having regard to the requirements of the Council's latest adopted Noise and Vibration Supplementary Planning Document) that:	To reflect the relative status of the Supplementary Planning Document (as a material consideration in the assessment of planning applications), as discussed at the relevant hearing session.
	Section 6: De- velopment Management Policies – En- vironment: Air, Water Noise and Land	Policy EN28: Land Conta- mination Pa- ragraph 6.305 (SLP para- graph 6.307)	The Local Planning Authority needs to ensure that the implications of contamination for new development not addressed by other legislation are properly considered through the planning system. Policy EN 28 provides the framework for considering planning applications where land contamination issues are involved. All development proposals on land affected by contamination must be undertaken in	The Local Planning Authority needs to ensure that the implications of contamination for new development not addressed by other legislation are properly considered through the planning system. Policy EN 28 provides the framework for considering planning applications where land contamination issues are involved. All development proposals on land affected by contamination must be undertaken in accordance with having regard to the	To reflect the relative status of the Supplementary Planning Document (as a material consideration in the assessment of planning applications), as discussed at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			accordance with the Council's latest adopted Contaminated Land Supplementary Planning Document .	Council's latest adopted Contaminated Land Supplementary Planning Document .	
	Section 6: Development Management Policies – En- vironment:	Policy EN28: Land Con- tamination, Policy word- ing line 2	Development proposals on a site that is known, or suspected, to be affected by contamination will only be permitted (in line with the requirements of the Council's latest adopted Contaminated Land Supplementary Planning Document) where practicable and effective measures are taken to avoid	Development proposals on a site that is known, or suspected, to be affected by contamination will only be permitted (in line with having regard to the requirements of the Council's latest adopted Contaminated Land Supplementary Planning Document) where practicable and effective measures are taken to avoid:	To reflect the relative status of the Supplementary Planning Document (as a material consideration in the assessment of planning applications), as discussed at the relevant hearing session.
	Section 6 - Housing	Policy H 2	Development should make efficient use of land, having full regard to the context of the site, including its character, landscape setting, topography, surrounding built form, and access to infrastructure and services.	Add a second element to the policy (as shown to left) to read: <u>In town centres and other locations that are well served by public transport, proposals should seek to optimise the use of land.</u>	To better reflect the NPPF, as discussed at the relevant hearing session.
	Section 6 - Housing	Policy H 3 First para- graph, sec- ond sentence	Where this percentage is not a whole number, it will be rounded up to the next whole number;	Where this percentage is not a whole number, it will be rounded up to the next <u>nearest</u> whole number;	To provide a fairer approach, especially for smaller schemes, as

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
					discussed at the relevant hearing session.
	Section 6 - Housing	Policy H 3, second para- graph, sec- ond sentence	Where this percentage is not a whole number, it will be rounded up to the next whole number;	Where this percentage is not a whole number, it will be rounded up to the next nearest whole number;	To provide a fairer approach, especially for smaller schemes, as discussed at the relevant hearing session.
	Section 6 - Housing	Policy H 3, paragraph 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;	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, <u>unless otherwise agreed via a 'phasing plan'</u> ;	To allow for some flexibility on phasing of the delivery of affordable housing, where clear reasons established in a phasing plan.
	Section 6 - Housing	Policy H 3 supporting text		New paragraph before PSLP paragraph 6.338: <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</u>	To provide elaboration on the circumstances where flexibility on phasing of the delivery of affordable housing would be considered (see Modification above).

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				<u>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>	
	Section 6 - Housing	Policy H 6, Criterion 3	3. On new build housing developments of 20 or more homes, at least 10 percent of homes should be suitable for older people in that they are bungalows or one or two bed flats/houses;	Revised Criterion 3 to read: <u>Housing developments of 20 or more homes should include an element of bungalows (unless clearly inappropriate for site-specific reasons), as well as other one or two bed flats/houses as part of housing mix in accordance with Policy H1.</u>	To provide some flexibility in relation to the specific amount of such housing provision and to recognise that it may not always be appropriate, while maintaining the thrust of the policy, as discussed at the relevant hearing session.
	Section 6 - Housing	Supporting text to Policy H 6		New supporting text after PSLP paragraph 6.361 to read: <u>It is evident that there is a relatively low supply of bungalows in the borough even though there is an evident need. The policy requires further</u>	To highlight the basis for the revised Criterion 3 (see above Main Modification)

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				<u>provision of bungalows on most medium/larger sites as part of an increased supply of smaller dwellings.</u>	
	Section 6 - Housing	Policy H 6, Criterion 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, to support people with physical disabilities, where a need has been identified in the parish or ward (by the Housing Authority);	Amend criterion to read: 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 <u>accessible</u> dwellings, <u>unless impracticable or unviable due to site specific factors</u> , to support people with physical disabilities , where a need has been identified in the parish or ward (by the Housing Authority);	To clarify that wheelchair user dwellings should be those defined as wheelchair accessible, to omit policy reasoning, but acknowledge potential site-specific reasons where provision may not be practicable or viable, in line with the PPG.
	Section 6 - Housing	Policy H 8	Second paragraph: 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:	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:	For clarity, and fairness, as to rounding.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Section 6 - Housing	Policy H 8	<p>Last paragraph:</p> <p>If a plot/s has been marketed for six months, and a buyer has not been found, 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.</p>	<p>If a plot/s has been marketed for six months, and a buyer has not been found, 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.</p>	<p>As discussed at the hearing session, it was not considered appropriate for the Policy to advise this, given that the Council currently does not have an intention to acquire any plots.</p>
	Section 6 - Housing	Policy H 9, first para- graph	<p>Gypsies and Travellers</p> <p>To meet the accommodation needs for Gypsies and Travellers over the plan period, 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>	<p>Gypsies and Travellers</p> <p>To meet the accommodation needs for Gypsies and Travellers over the plan period, <u>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:</u></p> <ul style="list-style-type: none"> • <u>STR/SS 1 (Paddock Wood);</u> • <u>Bassetts Farm (Horsmonden);</u> • <u>Broomhill Nurseries (Cranbrook & Sissinghurst);</u> 	<p>As discussed within the hearing session, there is a need to be abundantly clear that these sites are allocated sites where additional pitches are expected to be delivered over the plan period. It was agreed that such sites should be written within the Policy itself.</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>1. The density of pitch provision within the application site is maximised, having regard to the minimum separation distances between mobile homes/caravans, etc, as required by any relevant legislation or guidance;</p> <p>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;</p> <p>3. Any accommodation provided on the site must be consistent with a nomadic lifestyle;</p>	<ul style="list-style-type: none"> • <u>Cinderhill Wood (Brenchley and Matfield);</u> • <u>Dean Wood (Paddock Wood);</u> • <u>Funnel Piece (Paddock Wood);</u> • <u>Greenfields Farm (Paddock Wood);</u> • <u>Heartenoak (North) (Hawkhurst);</u> • <u>1 Hartleylands (Cranbrook & Sissinghurst);</u> • <u>3 Hartleylands (Cranbrook & Sissinghurst);</u> • <u>Lordship Stables (Brenchley and Matfield);</u> • <u>Mile Oak Stables (Paddock Wood);</u> • <u>Oak Tree Farm (Cranbrook & Sissinghurst); Touchwood (Paddock Wood);</u> • <u>Vines Farm (Paddock Wood);</u> <u>and,</u> • <u>Willow Stables (Paddock Wood).</u> 	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>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;</p> <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;</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</p>	<p><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 Supplementary Planning Document for that strategic site.]</u></p> <p>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);</p> <p><u>Additional pitches on these sites</u> will be permitted subject to providing the highlighted site-specific mitigations and meeting all the criteria below, as applicable:</p> <p>1. The density of pitch provision within the application site is maximised <u>optimised (subject to meeting the requirements of criteria 2-7 below)</u>, having regard to the minimum separation distances between mobile</p>	<p>As discussed at the hearing session, reference to site-specific mitigations is omitted as they are all covered by the Policy criteria within the Policy itself.</p> <p>As discussed within the hearing session to</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>replacement is found, or the need no longer exists.</p> <p>In exceptional circumstances, other proposals for Gypsy and Traveller pitches will be permitted where all of the above criteria are met.</p>	<p>homes/caravans, etc., as required by any relevant legislation or guidance;</p> <p>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;</p> <p>3. Any accommodation provided on the site must be consistent with a nomadic lifestyle;</p> <p>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;</p> <p>5. Foul drainage to a public sewer should be provided where possible.</p>	<p>discourage/prevent overdevelopment of sites.</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				<p>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; and,</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>In exceptional circumstances, other proposals for Gypsy and Traveller pitches will be permitted which comply with where all of the above criteria are met and other relevant policies in the Plan.</p>	<p>As discussed within the hearing session, for the avoidance of doubt that all criteria must be met.</p> <p>As discussed at the hearing session, reference to exceptional circumstances is removed as it is not considered necessary.</p>
	Section 6 - Housing	H10: Replacement Dwellings outside the		Aide memoire - The Inspector advised at the relevant hearing session that he would consider the 50% increase limit and come back to the Council on this.	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		Limits to Built Development		See Appendix 7 for latest proposed revised wording (still a working progress)	
	Section 6 - Housing	H11: Residential Extensions, Alterations, Outbuildings, and 422 Annexes		Aide memoire - The Inspector advised at the relevant hearing session that he would consider the 50% increase limit and come back to the Council on this.	
	Section 6 – Economic Development	Paragraph 6.448	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. Such uses include leisure and retail where	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. Such uses include leisure and retail where appropriate, particularly for the North Farm/Longfield Road area in Royal Tunbridge Wells, which is	In response to the change being made to Policy ED1 as discussed at the relevant hearing sessions

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			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. 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.	already established as a mixed employment, retail, and leisure destination. 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.	
	Section 6 – Development Management Policies: Economic Development	Policy ED1 – The Key Employment Areas	Policy ED 1 – The Key Employment Areas	Policy ED 1 – The Key Employment Areas See Appendix 8 below	To ensure the plan is effective and consistent with national policy as discussed at the relevant hearing session.
	Section 6 – Development Management Policies: Economic Development	Policy ED2	Policy ED 2 Retention of Existing Employment Sites and Buildings Existing employment sites and buildings will be retained in their existing use, or an alternative employment-generating use, to support the vibrant and balanced	Policy ED 2 Retention of Existing Employment Sites and Buildings Existing employment sites and buildings will be retained in their existing use, or an alternative employment-generating use, to support the vibrant and	To ensure the plan is effective and consistent with national policy as discussed at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>economy of the borough, taking into account whether they:</p> <ol style="list-style-type: none"> 1. Are well located to a main road and public transport networks; 2. Provide, or are physically and viably capable of providing, through redevelopment, good quality modern accommodation attractive to the market; 3. Are capable of meeting a range of employment uses to support the local economy; 4. Have been identified as being suitable for alternative uses in the Local Plan or another adopted development document. <p>Applicants seeking to redevelop/convert existing employment buildings and sites to non-employment uses must: demonstrate the following:</p> <ol style="list-style-type: none"> a. provide robust evidence to show that the site has been proactively marketed, at the 	<p>balanced economy of the borough, taking into account whether they:</p> <ol style="list-style-type: none"> 1. Are well located to a main road and public transport networks; 2. Provide, or are physically and viably capable of providing, through redevelopment, good quality modern accommodation attractive to the market; 3. Are capable of meeting a range of employment uses to support the local economy; 4. Have been identified as being suitable for alternative uses in the Local Plan or another adopted development document. <p><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></p> <p><u>Unless they are demonstrably unsuitable for longer term employment use through reuse, refurbishment or redevelopment, all existing</u></p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>appropriate price and using relevant publications, for the existing use or other potentially suitable employment-generating uses;</p> <p>b. provide evidence that there is no prospect of the existing buildings, or the partial or comprehensive redevelopment of the existing buildings, or the partial or comprehensive redevelopment of the existing buildings, continuing for the current use;</p> <p>c. 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;</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 during the plan period, proposals</p>	<p><u>employment sites and buildings in employment use or last used for this purpose will be retained in their existing or last use, or an alternative employment-generating use in accordance with the criteria of this policy, in order to support the vibrant and balanced economy of the borough.</u></p> <p>Applicants-Proposals seeking to redevelop/convert existing employment buildings and sites <u>falling within classes B2, B8, E(c) and (g) for other uses</u> to non-employment uses must demonstrate the following:</p> <p>a. provide robust evidence to show that the site has been proactively <u>and comprehensively and professionally</u> marketed, at the an appropriate and reasonable price, <u>having regard to its permitted or</u> and using relevant publications, for the existing use or other potentially suitable employment-generating uses <u>within classes B2, B8, E(c) and (g) (to be assessed by reference to relevant strategic or site specific policies where they</u></p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>for redevelopment must consider alternative uses in the following order:</p> <ul style="list-style-type: none"> i. other business uses; ii. all other non-residential, employment-generating uses; iii. residential employment-generating uses (C1, C2); iv. a mixture of residential and employment-generating uses, including 'live/work' units; v. wholly residential schemes (C3). <p>Redevelopment of employment buildings and sites for mixed use may be permitted where such development:</p> <ul style="list-style-type: none"> 1. would facilitate the regeneration of the site to more effectively meet the needs of modern business; 2. where the employment capacity of the site, represented by 	<p><u>apply) for a period of at least 18 months immediately prior to any application for planning permission;</u></p> <ul style="list-style-type: none"> b. provide evidence that there is no prospect of the existing buildings, or the partial or comprehensive redevelopment of the existing buildings, continuing for in its <u>the current use or another employment use within classes B2, B8, E(c) and (g) as may be appropriate for the building or the sites location;</u> c. 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; 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 <u>or redevelopment of the building or the site for purposes within use classes B2, B8 E(c) and (g) (as may, in every</u> 	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>commercial floorspace, is maintained;</p> <p>3.where a mixed use development would represent a sustainable approach consistent with the general distribution of development.</p> <p>Where the review of submitted information by an independent consultant is considered necessary, it is expected that the applicant will cover the cost of this.</p>	<p><u>case, be appropriate to its location)</u> during the plan period, proposals for redevelopment must consider alternative uses <u>(where compatible with the site and its context and other relevant policies in this Plan)</u> in the following order:</p> <ul style="list-style-type: none"> i. other business uses; ii. all other non-residential, <u>and non-retail</u> employment-generating uses; iii. residential employment-generating uses (C1, C2); iv. a mixture of residential and employment-generating uses, including 'live/work' units; v. wholly residential schemes (C3). <p>Redevelopment of employment buildings and sites for mixed use may be permitted where such development:</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
				<p>1. would facilitate the regeneration of the site to more effectively meet the needs of modern business;</p> <p>2. where the employment capacity of the site, represented by commercial floorspace, is maintained;</p> <p>3. where a mixed use development would represent a sustainable approach consistent with the general distribution of development.</p> <p>Where the review of submitted information by an independent consultant is considered necessary by the Council, it is expected that the applicant will cover the reasonable cost of this review.</p>	
	Section 6: Development Management Policies – Economic Development	Policy ED5: Conversion of Rural Buildings outside the Limits to Built Development PSLP paragraph 6.479,	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	Delete paragraph: 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	For effectiveness. As discussed at the relevant hearing session, this is contrary to paragraph 80 (c) of the NPPF which does allow for the re-use of buildings in isolated locations, so delete.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		SLP paragraph 6.481	existing Public Rights of Way/footpaths.	of Way/footpaths.	
	Section 6: Development Management Policies – Economic Development	Policy ED5: Conversion of Rural Buildings outside the Limits to Built Development First paragraph of policy	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. The conversion of such buildings to residential use will only be permitted in exceptional circumstances in accordance with the criteria set out below.	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. The conversion of such buildings to residential use will only be permitted in exceptional circumstances in accordance with the criteria set out below.	As discussed at the relevant hearing session, this is contrary to the NPPF which does allow for rural conversions to residential use, so delete.
	Section 6: Development Management Policies – Economic Development	Policy ED5: Conversion of Rural Buildings outside the Limits to Built Development Criteria a. to d.	Additionally, for residential conversions: 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; b. the building should form part of a farmstead or be in a sustainable location with suitable access, including safe options for non-	Deletion of criterion b. and re-ordering of criteria: Additionally, for residential conversions: <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 has</u> should been clearly demonstrated that reasonable attempts have been made, without success, to secure <u>an appropriate business,</u>	For clarity and effectiveness in relation to compliance with the NPPF as discussed at the relevant hearing session.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>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;</p> <p>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;</p> <p>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</p>	<p><u>leisure or tourism</u> reuse for the building and that uses other than residential are not viable. This should include details of active <u>professional</u> marketing <u>for a minimum period of 18 months immediately prior to any application,</u> at an appropriate value/rate <u>that reflects its use for business, leisure or tourism purposes,</u> and any interest received for a minimum period of 18 months.</p> <p>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;</p> <p>b. the building shall be worthy of retention for its historic or architectural value, <u>including where it forms part of a farmstead,</u> and makes a positive contribution to the landscape character, or is required as part of a whole farm plan and no other <u>appropriate</u> use is</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			received for a minimum period of 18 months.	viable; 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.	
	Section 6 – Economic Development	Policy ED 8	Policy ED 8 Town, Rural Service and Neighbourhood Centres and village settlements hierarchy	Policy ED 8 Proposed amendments to the Town, Rural Service and Neighbourhood Centre and village settlements hierarchy See Appendix 9 below for proposed wording	For effectiveness and in response to discussion at the relevant hearing sessions
	Section 6 – Economic Development	Policy ED 9	Policy ED 9 Defined Town and Rural Service Centres Within the defined town and rural service centres, as defined on the Policies Map, planning permission will be granted for	Policy ED 9 Defined Town, and Rural Service, neighbourhood and village settlements Within the defined town, and rural service, neighbourhood and village settlements , as defined on the Policies	For effectiveness and to apply this policy approach across all of the defined centres within the Borough and the consequential change to any references to the

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>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> <p>The Council will seek to enhance the established character and diversity of centre uses, and may resist the over-concentration of particular uses that would be detrimental to the character and function of an area, or to the vitality or viability of the centre.</p> <p>Development proposals within the defined centres should be of an appropriate scale in accordance with its functional position in the retail hierarchy as set out in Policy ED 8</p>	<p>Map, planning permission will be granted for development of main town centre 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> <p>The Council will seek to enhance the established character and diversity of town centre uses and may resist the over-concentration of particular uses that would be detrimental to the character and function of an area, or to the vitality or viability of the centre.</p> <p>Development proposals within the defined centres should be of an appropriate scale in accordance with its functional position in the retail hierarchy as set out in Policy ED 8</p>	<p>policy/plan elsewhere in the Local Plan.</p>
	Section 6: Development Management Policies – Economic Development	Policy ED10	<p>Policy ED 10</p> <p>Sequential Test and Local Impact Test</p> <p>Sequential Test</p>	<p>Policy ED 10</p> <p>Sequential Test and Local Impact Test</p> <p>Sequential Test</p> <p>1. Proposals for main town centre retail, office, and leisure uses</p>	<p>To make the policy more effective and ensure that it is compliant with national policy.</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>1. Proposals for retail, office, and leisure uses should be located in an identified centre, unless:</p> <p>a. by means of a sequential approach, 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. by means of an impact assessment (as set out below) it is demonstrated that a retail, office, or leisure proposal would not result in a significant adverse impact, cumulative or otherwise, on the vitality and viability of an existing centre or undermine the</p>	<p>should be located in an identified centre <u>as defined in and in accordance with Policy ED 9</u>, unless:</p> <p>a. by means of a sequential approach, 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. by means of an impact assessment (as set out below) it is demonstrated that the a retail, office, or leisure 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>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>delivery of a site allocated for the use proposed; or</p> <p>c. the development is on a site allocated for that use in the Plan; or</p> <p>d. the development is designed to only serve the needs of the neighbourhood;</p> <p>2. Proposals located at the edge of an existing centre or out-of-centre location should ensure the provision of specific measures that will improve the quality and function of sustainable connections to the centre, in particular walking and cycling routes, and public transport links. The nature and extent of the measures will be directly related to the scale of the proposal;</p> <p>Local Impact Test</p> <p>3. Applications for development above the following thresholds outside of the town and rural service centres, as defined on</p>	<p>c. the development is on a site allocated for that use in the Plan; or</p> <p>d. the development is designed to only serve the needs of the neighbourhood;</p> <p>2. Proposals located at the edge of an existing centre or out-of-centre location should ensure the provision of specific measures that will improve the quality and function of sustainable connections to the centre, in particular walking and cycling routes, and public transport links. The nature and extent of the measures will be directly related to the scale of the proposal;</p> <p>Local Impact Test</p> <p>3. Applications for <u>development town centre uses (other than offices)</u> 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 <u>proposal is within the catchment of</u> there is a potential</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>the Policies Map, should be accompanied by an impact assessment:</p> <p>a. where there is a potential adverse impact on Royal Tunbridge Wells: 1,000sqm (net);</p> <p>b. where there is a potential adverse impact on Southborough, Paddock Wood, Cranbrook, and/or Hawkhurst: 280sqm (net);</p> <p>4. The impact assessment should include:</p> <p>a. the impact of the proposal on existing, committed, and planned (where this information is publicly available) public and private investment in the above centres in the catchment area of the proposal;</p> <p>b. the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five</p>	<p>adverse impact on Royal Tunbridge Wells: 1,000sqm (net);</p> <p>b. where <u>the proposal is within the catchment of</u> there is a potential adverse impact on Southborough, Paddock Wood, Cranbrook, and/or Hawkhurst: 280sqm (net);</p> <p>4. The impact assessment should include:</p> <p>a. the impact of the proposal on existing, committed, and planned (where this information is publicly available) public and private investment in the above centres in the catchment area of the proposal;</p> <p>b. the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to 10 years from the time the application is made;</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to 10 years from the time the application is made;</p> <p>c. the impact test should be undertaken in a proportionate and locally appropriate way, commensurate to the scale of development proposed;</p>	<p>c. the impact test should be undertaken in a proportionate and locally appropriate way, commensurate to the scale of development proposed;</p>	
	Section 6: Transport and Parking	Policy TP3		The possibility of simplifying and condensing this policy was discussed at the relevant hearing session. Confirmation about the approach to be taken is awaited from the Inspector.	
	Section 6: Transport and Parking	Policy TP 6 Policies Map?		Amended map needed as per the reason for change.	To delete protection of the northern end of the A228 safeguarded route that overlaps the proposed new road that bypasses properties on Colts Hill (as part of the

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
					proposed Five Oak Green bypass).
	Section 6: Transport and Parking	Transport Design and Accessibility – Criterion 1	There is safe pedestrian access to public transport services and infrastructure within reasonably close proximity;	There is safe pedestrian access to public transport services and infrastructure within reasonably close proximity;	As discussed within the hearing session, 'within reasonably close proximity' was considered too vague to be effective.
	Section 6: Transport and Parking	Transport Design and Accessibility – Criterion 1	There is safe pedestrian access to public transport services and infrastructure.	There is safe pedestrian access to public transport services and infrastructure <u>while also having regard to the frequency of such services</u>	As discussed within the hearing session, important to note that regard should also be given to the frequency of such public transport services.
SLP Mod 160	Section 6: Transport and Parking	Policy TP2: Transport Design and Accessibility, point 7	... if appropriate the developer will be required to investigate amending external speed limits adjacent to, and in the vicinity of, the site's access....	"... if appropriate the developer will be required to investigate amending, <u>and fund any necessary amendment to,</u> external speed limits adjacent to, and in the vicinity of, the site's access"	For clarification on responsibility, as part of a development.
SLP Mod 161	Section 6: Transport and Parking	Policy TP 3: Parking Standards	....Within Zone A (Royal Tunbridge Wells Town Centre Parking Area, as defined on the Royal Tunbridge Wells Policies Map),.....	....Within Zone A (Royal Tunbridge Wells Town Centre Parking Area, as defined on the Royal Tunbridge Wells <u>Town Centre Policies Map (Inset Map 2)</u>),.....	To correct an error relating to the incorrect reference made to the inset map.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Section 6: Transport and Parking	Policy TP 3: Parking Standards – Residential parking standards	Residential Institutions (Use Class C2) will be required to provide parking standards in accordance with the maximum standards outlined within Kent County Council's latest guidance as appropriate.	For development involving R residential Institutions (Use Class C2), regard will be required to provide given to the parking standards in accordance with the maximum standards outlined within in Kent County Council's latest guidance as appropriate.	As agreed during the hearing session (emerging standards may not be adopted as maximum, nor is it considered appropriate to have strict regard to the standards)
	Section 6: Transport and Parking	Policy TP 3: Parking Standards – Non-residential parking standards	All proposals for non-residential development within the borough shall apply the maximum parking standards in accordance with Kent County Council's latest guidance as appropriate.	All proposals for non-residential development within the borough shall apply the maximum have regard to the parking standards in accordance with in Kent County Council's latest guidance as appropriate.	As agreed during the hearing session (emerging standards may not be adopted as maximum, nor is it considered appropriate to have strict regard to the standards)
	Section 6: Transport and Parking	Policy TP 3: Parking Standards – Residential Institutions	Safe and secure cycle parking provision within all new residential development will be required at the minimum standards outlined within Kent County Council's latest guidance as appropriate.	Safe and secure cycle parking provision within all new residential development will be required at the minimum standards outlined within in Kent County Council's latest guidance as appropriate.	Amended to improve clarification.
	Section 6: Transport and Parking	Policy TP 3: Parking Standards – Non-	The parking standards, parking space design and dimensions, and guideline walking distances to facilities for persons with	The parking standards, parking space design and dimensions, and guideline walking distances to facilities for persons with impaired mobility for all non-	Amended to improve clarification.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
		residential parking standards	impaired mobility for all non-residential development will be in accordance with those outlined within Kent County Council's latest guidance as appropriate.	residential development will be in accordance with those outlined within <u>in</u> Kent County Council's latest guidance as appropriate.	
	Section 6: Transport and Parking	Policy TP 3: Parking Standards – Non-residen- tial parking standards	Safe and secure cycle parking provision within all new non-residential development will also be required at the minimum standards outlined within Kent County Council's latest guidance as appropriate.	Safe and secure cycle parking provision within all new non-residential development will also be required at the minimum standards outlined within <u>in</u> Kent County Council's latest guidance as appropriate.	Amended to improve clarification.
	Section 6: Transport and Parking	Policy TP 3: Parking Standards (Exceptional Circum- stance 1)	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 into account specific local circumstances 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 the potential that Paddock Wood and east	A bespoke parking standard is in- cluded as part of a site-specific Sup- plementary Planning Document, in- cluding in those to be determined by a masterplanning approach, or in a made neighbourhood plan that seeks to take <u>that takes</u> into account specific local circumstances <u>is included as part of a made neighbourhood plan or an approved masterplan (such as that envisaged for Paddock Wood and east Capel, and particularly Tudeley Village, as they</u> in that area. These parking standards will have primacy over the requirements within this	To reflect that the requirement for site-specific SPDs is proposed to be removed, as well as wording tweaked to provide further clarification.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			Capel, and particularly Tudeley Village, could be designed with highly sustainable transport links/permeability/accessibility;	Policy. In relation to masterplanning, this is especially recommended as there is have the potential that Paddock Wood and east Capel, and particularly Tudeley Village, could to be designed with highly sustainable transport links/permeability/accessibility);	
	Section 6: Transport and Parking	Policy TP 3: Parking Standards (Exceptional Circum- stance 2)	Where an operator or potential occupier requires either more or less parking spaces to cater for their specific operational needs, such requirements can be clearly evidenced, and where their presence has wider planning benefits;	Where an operator or potential occupier requires either more or less parking spaces to cater for their specific operational needs, and such requirements can be clearly evidenced, and where their presence has wider planning benefits;	Minor amendment to improve grammar
	Section 6: Transport and Parking	Policy TP 3: Parking Standards; Paragraph 6.564	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 therefore be required to provide parking space at the standards outlined within Kent County Council's latest guidance as appropriate. It is intended that this	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 have regard to therefore be required to provide parking space at the standards outlined within in Kent County Council's latest guidance as appropriate. It is intended that this will maximise development potential in these locations,	As agreed during the hearing session (emerging standards may not be adopted as maximum, nor is it considered appropriate to have strict regard to the standards)

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
			<p>will maximise development potential in these locations, and enable 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. However, should specific problems with overspill commercial car parking in these areas into residential areas occur, the Local Planning Authority will support Controlled Parking Zones as an option to address these problems.</p>	<p>and enable 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. However, should specific problems with overspill commercial car parking in these areas into residential areas occur, the Local Planning Authority will support Controlled Parking Zones as an option to address these problems.</p>	
	Section 6: Transport and Parking	Policy TP 3: Parking Standards; Paragraph 6.563	<p>It should be noted that, for developments under Use Class C2 (residential institutions), the developer will be required to deliver parking space provision in accordance with Kent County Council's latest guidance as appropriate.</p>	<p>It should be noted that, for developments under Use Class C2 (residential institutions), the developer will be required to deliver parking space provision in accordance with Kent County Council's latest guidance as appropriate.</p>	Amended to improve clarification.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ para- graph	Current text	Proposed text/action	Reason for change
	Section 6: Transport and Parking	Policy TP 3: Parking Standards; Paragraph 6.566	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 at the standards outlined within Kent County Council's latest guidance as appropriate.	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 at the standards outlined within <u>in</u> Kent County Council's latest guidance as appropriate.	Amended to improve clarification.

Section 2 - Suggested changes/modifications proposed in response to the Inspector’s Initial Findings (as set out in the Development Strategy Topic Paper Addendum PS 054).

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Proposed text/action	Reason for change
	Section 4: Strategic Policies	STR1: The Development Strategy	The following proposed significant changes to Policy STR1 are additionally set out in Section 4 below: a) Table 3: Housing Need and Supply 2020-2038 b) Policy STR1: The Development Strategy c) Table 4: Distribution of housing allocations d) Table 5: Employment land allocations identified in the Local Plan	Proposed modifications made in response to the Inspector’s Initial findings.
	Section 5: Place Shaping Policies	Policy STR/SS 1: The Strategy for Paddock Wood, including land at east Capel	Deletion of original Map 27 Masterplan Areas, Map 28 Structure Plan, and policy wording for STR/SS 1 to be replaced with the maps and wording set out at Appendix 11 below	Proposed modifications made in response to the Inspector’s Initial findings.
	Section 5: Place Shaping Policies	Policy STR/SS 3: The Strategy for Tudeley Village	Policy to be withdrawn (and all existing wording/related maps to be deleted)	Proposed modifications made in response to the Inspector’s Initial findings.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Proposed text/action	Reason for change
	Section 5: Place Shaping Policies	Policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst	Deletion of original Map 47 Site Layout Plan and policy wording for AL/HA5 to be replaced with the map and wording set out at Appendix 12 below.	Proposed modifications made in response to the Inspector's Initial findings.
	Section 5: Place Shaping Policies	Policy AL/HAS 8: Site at Limes Grove (March's Field), Gill's Green, Hawkhurst	Policy to be withdrawn (and all existing wording/related maps to be deleted)	Proposed modifications made in response to the Inspector's Initial findings.

Section 3 – Main Modifications identified in Stage 3, Week 1 Hearing Statements

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
N/A	Allocation policies for Royal Tunbridge Wells Former Cinema Site, Mount Pleasant Road, Royal Tunbridge Wells	Policy AL/RTW1 – Former Cinema Site, Mount Pleasant Road	This site, as defined on the <u>Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2)</u> , is allocated for mixed use development to include approximately 100 residential dwellings, uses falling within Commercial Use Class E (a - shops), (b - restaurants), (c - financial services, professional services and other services), (e - medical or health services), (g(i) - offices), and sui generis uses to include a cinema and cafés or drinking establishments.	This site, as defined on the <u>Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2)</u> , is allocated for mixed use development to include approximately 100 approximately <u>166</u> residential units dwellings <u>(which may be in the form of extra-care accommodation) and any</u> uses falling within Commercial Use Class E (a - shops), (b - restaurants), (c - financial services, professional services and other services) and sui generis <u>town centre</u> uses to <u>which may</u> include a cinema and cafés or <u>and</u> drinking establishments.	Factual update and to aid effectiveness of the policy.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change										
N/A	Allocation policies for Royal Tunbridge Wells Former Cinema Site, Mount Pleasant Road, Royal Tunbridge Wells	Policy AL/RTW1 – Former Cinema Site, Mount Pleasant Road Criterion 3 (of SLP)	Development must be of a high quality design, informed by landscape and visual impact and heritage assessments, and shall demonstrate how it conserves and enhances the conservation area and protects the setting of the adjacent listed buildings. Particular regard shall 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);	Development must be of a high-quality design, informed by landscape and visual impact and heritage assessments, and shall demonstrate how it con- <u>preserves</u> <u>and or</u> enhances the conservation area and protects the setting of the adjacent listed buildings. Particular regard shall 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);	To aid effectiveness of the policy as discussed at the Stage 2 Hearings.										
N/A	Section 4: The Development Strategy and	Table 6 – Green Belt Sites	<table border="1"> <thead> <tr> <th>Policy Number</th> <th>Site Address</th> <th>Status</th> <th>Size (ha)</th> <th>% of M</th> </tr> </thead> <tbody> <tr> <td>RTW Safeguarded Land</td> <td>Land at Colebrooke House, Pembury Road</td> <td>Removed</td> <td>-9.291</td> <td>0.130</td> </tr> </tbody> </table>	Policy Number	Site Address	Status	Size (ha)	% of M	RTW Safeguarded Land	Land at Colebrooke House, Pembury Road	Removed	-9.291	0.130	[To delete the 'RTW Safeguarded Land' – 'Land at Colebrook House, Pembury Road' row]	In response to the discussion at the Stage 2 Hearings, the Inspectors Initial Findings letter and to aid
Policy Number	Site Address	Status	Size (ha)	% of M											
RTW Safeguarded Land	Land at Colebrooke House, Pembury Road	Removed	-9.291	0.130											

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change										
	Strategic Policies The Borough's Green Belt	(of SLP)		<table border="1" data-bbox="1288 359 1758 443"> <thead> <tr> <th>Policy Number</th> <th>Site Address</th> <th>Status</th> <th>Size (ha)</th> <th>% of MGB</th> </tr> </thead> <tbody> <tr> <td>RTW Safeguarded Land</td> <td>Land at Colebrook House, Rembury Road</td> <td>Removed</td> <td>-0.291</td> <td>0.130</td> </tr> </tbody> </table>	Policy Number	Site Address	Status	Size (ha)	% of MGB	RTW Safeguarded Land	Land at Colebrook House, Rembury Road	Removed	-0.291	0.130	effectiveness of the Plan.
Policy Number	Site Address	Status	Size (ha)	% of MGB											
RTW Safeguarded Land	Land at Colebrook House, Rembury Road	Removed	-0.291	0.130											
N/A	Section 5: Place Shaping Policies - Royal Tunbridge Wells	Paragraph 5.16 (of SLP)	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	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 <u>and should not be allocated or</u>	In response to the discussion at the Stage 2 Hearings, the Inspectors Initial Findings letter and to aid effectiveness of the Plan.										

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>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.</p>	<p><u>removed from the Green Belt at this time. However, the site could be considered through the review of the Local Plan, for meeting longer term employment land needs.</u> 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.</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
N/A	Local Plan Policies map	Mapping of Green Belt sites	TBC	The proposed amendment in relation to Land at Colebrooke House, specifically at Table 6 – Green Belt Sites and paragraph 5.16 (of SLP) requires a mapping change: to re-instate the Green Belt designation for this site on the Local Plan Policies map.	In response to the discussion at the Stage 2 Hearings, the Inspectors Initial Findings letter and to aid effectiveness of the Plan.
N/A	Section 5: Place making policies - Royal Tunbridge Wells Land to the north of Hawkenbury Recreation Ground	Policy AL/RTW 19 – Land to the north of Hawkenbury Recreation Ground Amendments to supporting text as set	This site, as defined on the <u>Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2)</u> , is allocated for new and enhanced sport and recreation provision as part of a new stadia sports hub, to include standing/seating for supporters, other ancillary structures, and increased parking provision.	This site, as defined on the <u>Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2)</u> , is allocated for new and enhanced sport and recreation provision as part of a new stadia sports hub, to include standing/seating for supporters up to a maximum capacity for 3,000 spectators, other ancillary structures, and increased parking provision.	To aid clarity and effectiveness.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		out within Hearing statement – TWLP/121	<p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Development is dependent on the football stadium relocating from the current Culverden Stadium subject to allocation Policy AL/RTW 20; 2. Access should be provided via a new 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 and highway 	<p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Development is dependent on the football stadium relocating from the current Culverden Stadium subject to allocation Policy AL/RTW 20; 2. Access should be provided via a new <u>safe and suitable access</u> 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 of <u>Halls Hole Road and High Woods Lane between the junction of Bayhall Road/Forest Road and the site access</u> and <u>other</u> 	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>improvements as required to facilitate the additional traffic;</p> <p>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, Halls Hole Road/A264 Pembury Road (and/or contributions to junction improvement</p>	<p>highway improvements as required <u>as informed by a detailed transport assessment</u>, to facilitate the additional traffic <u>and enable access by bus/coach</u>;</p> <p>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, <u>A264 Pembury Road/A264 Calverley Road/Bayhall Road/B2023 Prospect Road</u>, Halls Hole Road/A264 Pembury Road (and/or contributions to junction</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>investigation/implementation on the A264 Pembury Road;</p> <p>4. Provision of an overspill parking area should be included within any proposals and demonstration that this can be achieved to the satisfaction of the Local Highway Authority;</p> <p>5. The provision of improved cycle, pedestrian, and potential bridle 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</p>	<p>improvement investigation/implementation on the A264 Pembury Road;</p> <p>4. Provision of an overspill parking area <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.</u> This should include consideration of match day green travel plans, match day marshalling and bus to railway provision should this be necessary. These details should be included within any proposals and demonstration that this can be achieved to the</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>Woods Lane to Pembury, as set out in the Local Cycling and Walking Infrastructure Plan;</p> <p>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;</p> <p>7. The layout and design of the scheme to give full consideration of any impact upon the High Weald</p>	<p>satisfaction of the Local Highway Authority;</p> <p>5. The provision of improved cycle, pedestrian, and potential <u>bridleway</u> 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;</p> <p>6. Regard shall be given to existing hedgerows, and mature trees on-site, <u>and the adjacent ancient woodland</u> with the layout and design of the development protecting those of most amenity value,</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>Area of Outstanding Natural Beauty and the ancient woodland, retaining land to the south east as a landscape and ecological buffer as indicated on the site layout plan;</p> <p>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;</p> <p>9. The provision of an archaeological assessment as part of any planning application;</p>	<p>as informed by an arboricultural survey and landscape and visual impact assessment;</p> <p>7. The layout and design of the scheme to give full consideration of any impact upon the High Weald Area of Outstanding Natural Beauty, <u>locating any built development towards the western part of the site, and the ancient woodland</u> retaining land to the south east as a landscape and ecological buffer as indicated on the site layout plan <u>and should have regard to the Council's AONB Setting Report and the Landscape and Visual Impact Assessment.</u></p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>10. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/RTW 1.</p>	<p>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;</p> <p>9. The provision of an archaeological assessment as part of any planning application;</p> <p>10. 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.</u></p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<p><u>Once the corridor study is complete, contributions shall be used to fund improvements arising from the outcomes/findings of the study.</u></p>	
N/A	<p>Section 5: Place making policies – Southborough</p> <p>Land at Mable- don House</p>	<p>Policy AL/SO 2 – Land at Mabledon House</p> <p>Second paragraph</p>	<p>The proposal for the whole site, which this policy supports, is for the development of 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. The scheme of redevelopment and any scope for demolition and/or new build and/or conversion is to be determined through appropriate studies covering highways, heritage,</p>	<p>The proposal for the whole site, which this policy supports, is for the development of <u>hotel and leisure uses which could include a spa and other ancillary facilities</u> 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. <u>Development should focus on the reuse of the existing house, with this and</u> The scheme of redevelopment any scope for demolition and/or <u>redevelopment</u> new build and/or conversion</p>	<p>To aid clarity and effectiveness following the discussion at the Stage 2 Hearings and the Inspectors Initial Findings letter.</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			landscape, visual amenity, climate change, ecology, and viability.	of <u>existing buildings</u> is to be determined through appropriate studies covering highways, heritage, landscape, visual amenity, climate change, ecology, and viability.	
N/A	Section 6: Development Management Policies	Policy H6: Housing for Older People and People with Disabilities And amendments to the supporting text set out within Hearing	Policy H 6 Housing for Older People and People with Disabilities Development proposals should have regard to meeting the housing needs of older people and people with disabilities in a manner proportionate to the scale of the proposal. This includes: 1. Adaptations and alterations, including conversions and	Policy H 6 Housing for Older People and People with Disabilities Development proposals should have regard to meeting the housing needs of older people and people with disabilities in a manner proportionate to the scale of the proposal. This includes: 1. Adaptations and alterations, including conversions and extensions, to enable people to live in their home, which	For clarity and effectiveness in discussion through the Examination.

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Statement TWLP/133	<p>extensions, to enable people to live in their home, which will be supported where these meet the requirements of Policy H 11: Residential Extensions, Alterations, Outbuildings and Annexes;</p> <p>2. All new build housing development will be expected to meet the optional technical standard M4(2) for accessible and adaptable dwellings, as set out in the Building Regulations, unless demonstrably unviable;</p> <p>3. On new build housing developments of 20 or more homes, at least 10 percent of homes should be suitable for older people in</p>	<p>will be supported where these meet the requirements of Policy H 11: Residential Extensions, Alterations, Outbuildings and Annexes;</p> <p>2. All new build housing development will be expected to meet the optional technical standard M4(2) for accessible and adaptable dwellings, as set out in the Building Regulations, unless demonstrably unviable;</p> <p>3. On new build Housing developments of 20 or more homes, at least 10 percent of homes should be suitable for older people in that they are bungalows or one or two bed flats/houses <u>should include an element of bungalows (unless clearly inappropriate for site-specific reasons), as well as other one or</u></p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>that they are bungalows or one or two bed flats/houses;</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, to support people with physical disabilities, where a need has been identified in the parish or ward (by the Housing Authority);</p> <p>5. In addition to sites specifically allocated for specialist housing, such schemes will be supported on sites identified for residential development and other suitable</p>	<p><u>two bed flats/houses as part of housing mix in accordance with Policy H1;</u></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, to support people with physical disabilities <u>for wheelchair accessible dwellings, unless impracticable or unviable due to site specific factors</u>, where a need has been identified in the parish or ward (by the Housing Authority);</p> <p>5. In addition to sites specifically allocated for specialist housing, such schemes will be supported on sites identified for residential development</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>sites, including extensions to existing schemes, particularly in accessible locations, subject to other policies of the Local Plan being satisfied.</p> <p>Amenity space and parking provision</p> <p>Housing for older people should incorporate amenity or garden space appropriate to the nature of the scheme. Housing schemes for older people will not be required to make contributions to provide for children's play space. Sheltered housing schemes (including Extra Care or equivalent) that make an appropriate contribution to communal amenity</p>	<p>and other suitable sites, including extensions to existing schemes, particularly in accessible locations, subject to other policies of the Local Plan being satisfied.</p> <p>Amenity space and parking provision</p> <p>Housing for older people should incorporate amenity or garden space appropriate to the nature of the scheme.</p> <p>Housing schemes for older people will not be required to make contributions to provide for children's play space.</p> <p>Sheltered housing schemes (including Extra Care or equivalent) that make an appropriate contribution to communal amenity space are not required to make provision for open space for youth or adult use.</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>space are not required to make provision for open space for youth or adult use.</p> <p>On-site parking will be required, for both residents and visitors, and should not diminish the character of the street scene. Where appropriate, pick up and drop off facilities for taxis (with suitable kerbs), minibuses, and ambulances will be required, as well as suitable on-site storage and charging facilities for mobility scooters.</p> <p>Affordable housing</p> <p>Affordable housing should be provided in accordance with the</p>	<p>On-site parking will be required, for both residents and visitors, and should not diminish the character of the street scene. Where appropriate, pick up and drop off facilities for taxis (with suitable kerbs), minibuses, and ambulances will be required, as well as suitable on-site storage and charging facilities for mobility scooters.</p> <p>Affordable housing</p> <p>Affordable housing should be provided in accordance with the general affordable housing policy, Policy H3: Affordable Housing.</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			general affordable housing policy, Policy H3: Affordable Housing.		
N/A	Section 5: Place shaping Policies	Policy AL/PE7: Land at Cornford Court, Corn- ford Lane And amend- ments to the supporting text set out within Hear- ing State- ment TWLP/133 .	Policy AL/PE 7 Land at Cornford Court, Cornford Lane This site, as defined on the Pem- bury Policies Map, is allocated for a 68-suite integrated community healthcare facility, including the provision of an integrated Com- munity Day Care Centre. Development on the site shall ac- cord with the following require- ments: 1. A transport assessment shall be submitted with the planning application and proposals shall	Policy AL/PE 7 Land at Cornford Court, Cornford Lane This site, as defined on the Pembury Policies Map, is allocated for a 689 - suite integrated community healthcare facility, including the provision of an in- tegrated Community Day Care Centre <u>suite extra care assisted living unit</u> <u>(Use Class C2)</u> Development on the site shall accord with the following requirements: 1. A transport assessment shall be submitted with the planning appli- cation and proposals shall be sup- ported by a robust and thorough	For clarity and effec- tiveness in discussion through the Examina- tion

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>be supported by a robust and thorough assessment as to the impact of the proposal on transport and the highway network, and the proposals shall deliver any mitigation measures identified through robust assessment as being required;</p> <p>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;</p> <p>3. The layout and design of the scheme shall give full consideration to the site's edge-of-village</p>	<p>assessment as to the impact of the proposal on transport and the highway network, and the proposals shall deliver any mitigation measures identified through robust assessment as being required;</p> <p>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;</p> <p>3. 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</p>	

Matter 9, Issue 4: Modifications Necessary for Soundness

Mod. Ref. No (SLP Mod Ref. if applicable)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>location, providing a suitable and sensitive urban edge to the settlement, informed by a landscape and visual impact assessment;</p> <p>4. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1.</p>	<p>visual impact assessment, that takes full account of the AONB location;</p> <p>4. 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</p>	

Section 4 - Main Modifications considered necessary by the Council since the Stage 2 Examination in Public Hearing Sessions - Mapping and significant Policy Changes

Map 1 - Revised Site Layout Plan re. Policy AL/HA 3: Former site of Springfield Nurseries

Map 2 - Revised Site Layout Plan Policy AL/HA4 Land off Copthall Avenue and Highgate Hill

Proposed changes to Policy AL/PE4 - Land At Downingbury Farm, Maidstone Road, Pembury

Map 3 - Revised site plan for Policy AL/RTW 5: Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm

Proposed changes/ combination of Policies EN4/EN5: Historic Environment and Listed Buildings

Map 4 - Proposed amendment of Local Green Space map for site 22

Proposed changes to Policy ED1: Key Employment Areas

Proposed changes to Policy ED8: Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy

Proposed Changes to Policy STR1: the Development Strategy

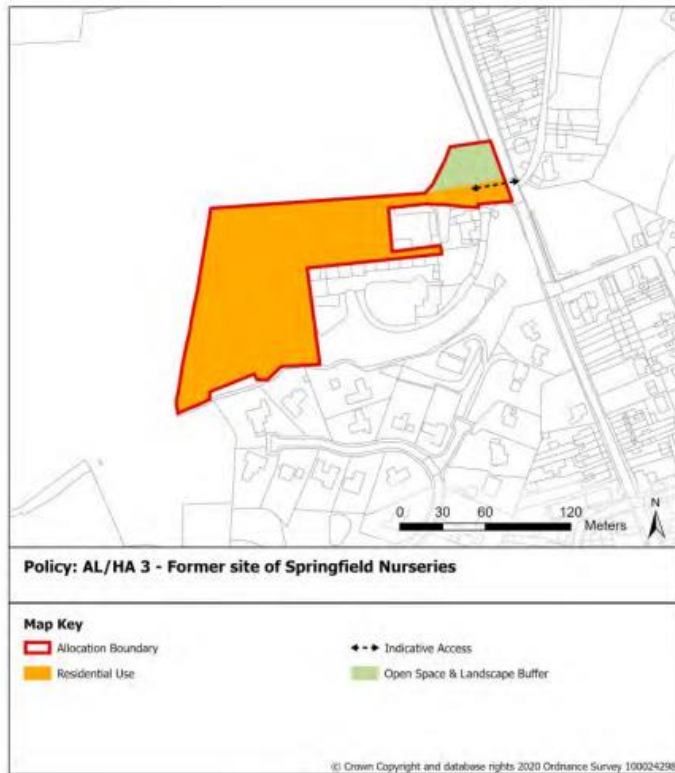
Proposed changes to policy STR/SS 1: The Strategy for Paddock Wood, including land at east Capel

Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst

Map 1 - Revised Site Layout Plan - Policy AL/HA 3: Former site of Springfield Nurseries

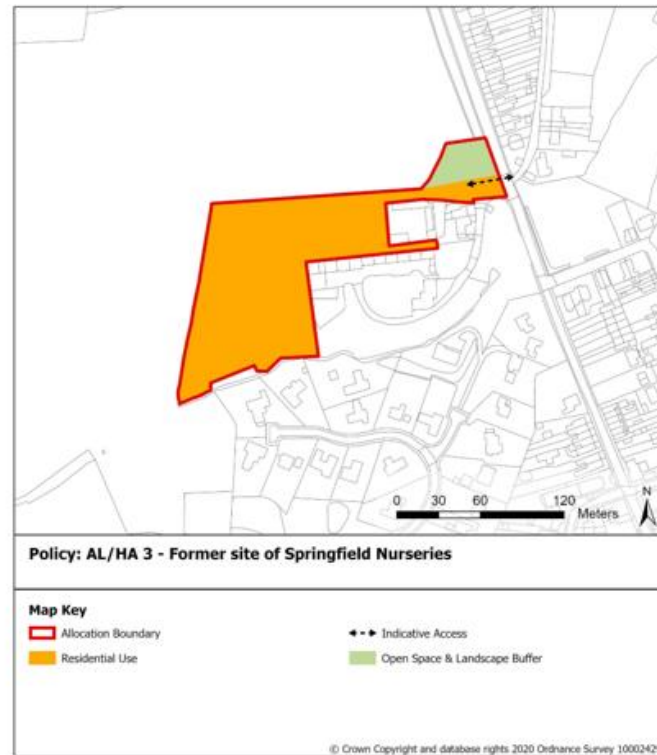
Existing SLP Plan

Map 45 Site Layout Plan



Proposed

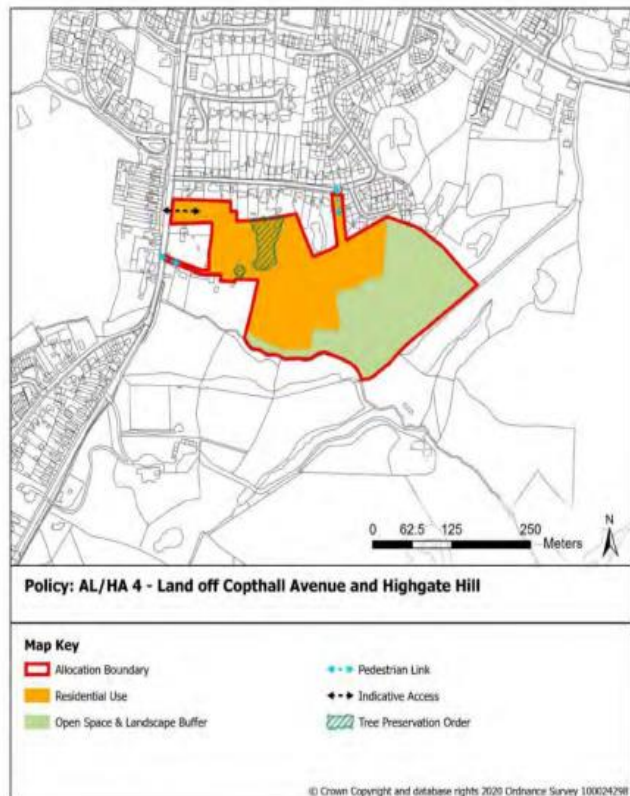
Map 45 Indicative Site Layout Plan



Map 2 - Revised Site Layout Plan Policy AL/HA4 Land off Copthall Avenue and Highgate Hill

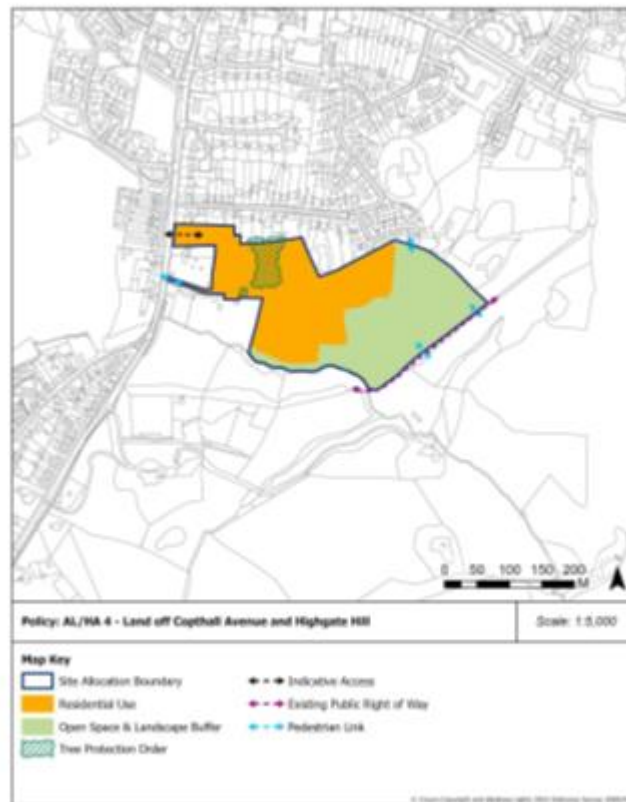
Existing SLP Plan

Map 46 Site Layout Plan



Proposed

Map 46 Indicative Site Layout Plan



Matter 9, Issue 4: Modifications Necessary for Soundness

Proposed changes to wording for Policy AL/PE 4 Land At Downingbury Farm, Maidstone Road, Pembury

Land at Downingbury Farm (West), Maidstone Road

- 5.688** The site is a greenfield site, mostly orchards, measuring approximately ~~3.28~~ 4.56 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 ~~of the site and along Maidstone Road, which runs adjacent to the eastern boundary of the site.~~ Further ~~r~~Residential properties are also located further to the south west and east.
- 5.689** The A228 Pembury northern bypass is located close by to the north. Church Road adjoins the south-western boundary of the site close to its junction with Gimble Way. Church Road comes to an end along this south-west boundary.
- 5.690** There is existing vehicular access to the site from Maidstone Road, running through Downingbury Farm. 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.
- 5.691** ~~Almost all t~~The site is located within the High Weald AONB, with an area in the south-east corner adjacent to the Hospice in the Weald being sited outside the AONB. The western 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.~~
- 5.692** The site lies adjacent to the settlement edge of Pembury, which suggests some development potential to contribute to development needs. An ancient woodland buffer lies along part of the western edge of the site, relating to ancient woodland north of Gimble Way, also protected by a TPO. 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.
- 5.693** The site is generally flat. The cluster of buildings to the east ~~north~~ 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.
- 5.694** 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.

Matter 9, Issue 4: Modifications Necessary for Soundness

5.695 Sewer lines run through the south of the site and close by to the western boundary outside the site. 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.

5.696 At a density appropriate to the location, it is anticipated that approximately 25 dwellings will be provided, of which 40% (10 dwellings) should be affordable housing.

Policy AL/PE 4A

Land at Downingbury Farm (west), Maidstone Road

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.

~~Land is also safeguarded for potential expansion of the Hospice in the Weald, as indicated on the site layout plan.~~

Development on the site shall accord with the following requirements:

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;
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 AONB location**, 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;
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;
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 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;**

Matter 9, Issue 4: Modifications Necessary for Soundness

- ~~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;~~
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;
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 **its treatment of** this as part of the application;
7. ~~Regard to be given to the~~ **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** ~~in consultation with the Environment Agency;~~
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;~~
9. 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.**

Land at Downingbury Farm (east), Maidstone Road

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.

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.

Matter 9, Issue 4: Modifications Necessary for Soundness

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.

The site is mostly located within the High Weald AONB, 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 AONB). The site was formerly part of the Green Belt.

The site lies close to/part adjacent to the settlement edge of Pembury. Its location immediately next to the Hospice in the Weald suggests some development potential to help meet development needs of the hospice. 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.

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.

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.

Policy AL/PE 4B

Land at Downingbury Farm (east), Maidstone Road

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.

Development on the site shall accord with the following requirements:

- 1. Vehicular access is to be provided from Maidstone Road, to be informed by a landscape and visual impact assessment and transport assessment;**
- 2. The layout and design of the scheme shall give full consideration to the site's**

Matter 9, Issue 4: Modifications Necessary for Soundness

edge-of-village location, being informed by a landscape and visual impact assessment, that takes full account of the AONB 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;

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;

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;

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;

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;

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.

Modified Site Layout Plans for AL/PE 4a and AL/PE 4b

Matter 9, Issue 4: Modifications Necessary for Soundness

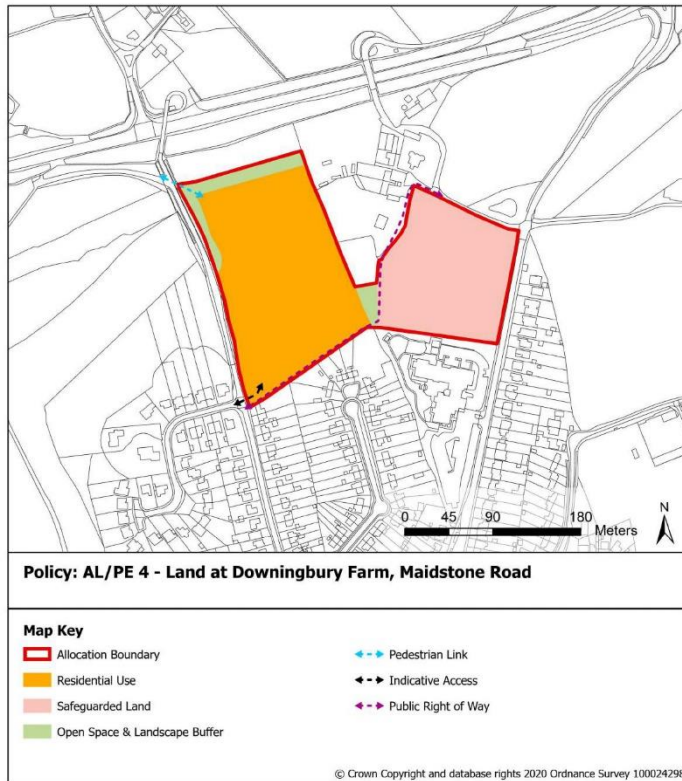


Figure 3 - PSLP Site Layout Plan for AL/PE 4.

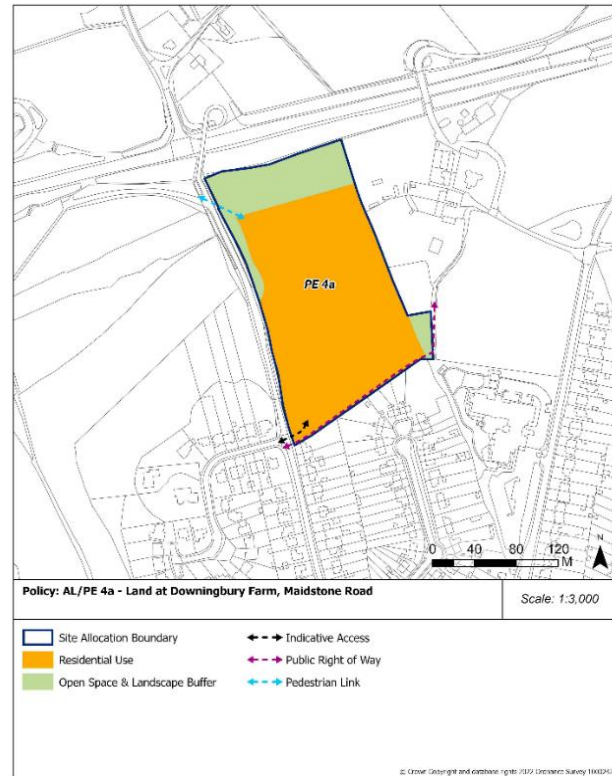


Figure 3 - AL/PE 4a Site Layout Plan following division of previous site and policy (Policy AL/PE 4).

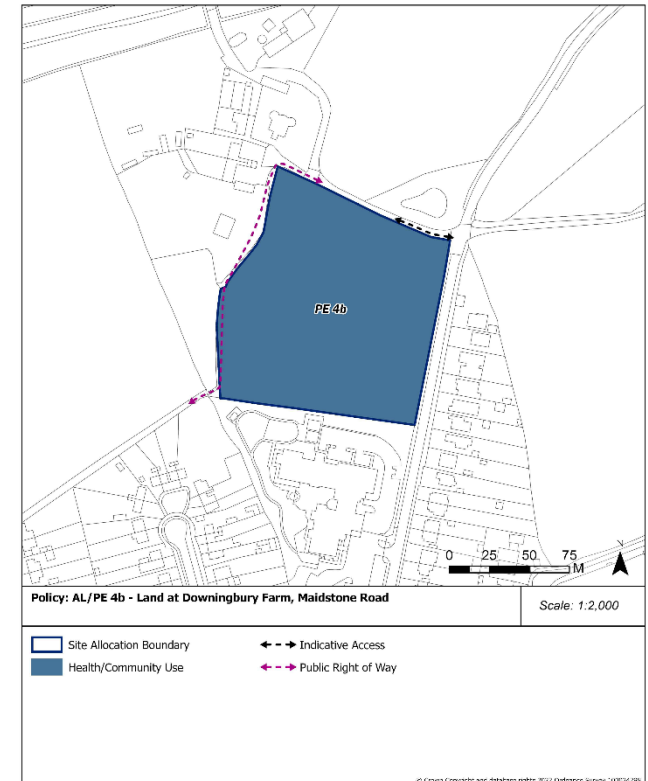
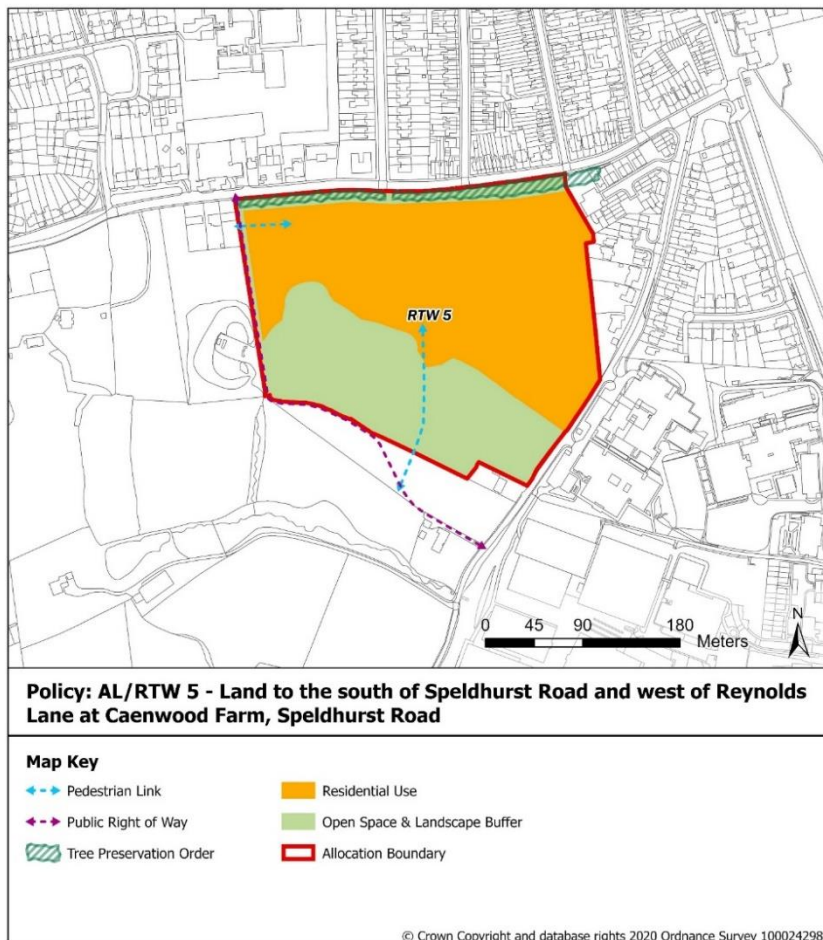


Figure 3 - AL/PE 4b Site Layout Plan following division of previous site and policy (Policy AL/PE 4).

Matter 9, Issue 4: Modifications Necessary for Soundness

Map 3 - Revised site plan for Policy AL/RTW 5: Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm



Proposed changes/ combination of Policies EN4/EN5: Historic Environment and Listed Buildings

Historic Environment and Heritage Assets

Historic Environment

1. 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:
 - isolated farmsteads
 - post-medieval villages, grown through trade and craft, surrounded by ancient farmsteads and historical field patterns, and linked by ancient routeways;
 - 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;
 - the high number of ancient woodlands and veteran trees characterising the historic landscape;
 - undulating ridgelines emphasising distinctive trees and spires on the skyline;
 - the urban grain and architecture of the early spa town of Royal Tunbridge Wells

The Council's Historic Environment Review

2. 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

Matter 9, Issue 4: Modifications Necessary for Soundness

suite of practical strategies for managing decision making that demonstrates a positive approach for the conservation, enjoyment, and enhancement of the historic environment.

3. 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:

Figure 6 Matrix of Heritage Themes

- 6 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 AONB, regard will be had to the High Weald AONB Management Plan.
- 7 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.
- 8 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):
 - Historic Environment Review
 - Findings as set out in the Historic Landscape Characterisation 2014-2017
 - Conservation Area Appraisal SPDs
 - Local Heritage Assets SPD
 - List of Local Heritage Assets, including Historic Parks and Gardens

Matter 9, Issue 4: Modifications Necessary for Soundness

- Borough Landscape Character Assessment SPD
- Rural Lanes SPG
- Farmsteads Assessment Guidance SPD
- Landscape Sensitivity Assessments
- Royal Tunbridge Wells Urban Design Framework
- Review of the Kent Compendium's list of Historic Parks and Gardens for Tunbridge Wells Borough
- Kent Design SPD
- High Weald AONB Management Plan

Heritage Assets

9 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).

10 Designated heritage assets are protected by national policy and legislation, and in the borough. These include:

- Listed buildings
- Conservation areas
- Scheduled monuments
- Archeological sites
- Registered Historic Parks and Gardens
- Ancient semi-natural woodlands
- Veteran trees

Matter 9, Issue 4: Modifications Necessary for Soundness

- 11 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 AONB, which is recognised as an important medieval landscape. Many of the heritage assets are identified as components of the natural beauty of the AONB.
- 12 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.
- 13 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.
- 14 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 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.

Other non-designated assets

- 15 Local heritage assets (also known as non-designated assets) are those that appear on a local list of heritage assets. 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. 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

Matter 9, Issue 4: Modifications Necessary for Soundness

significance and merit consideration in planning decisions. The Council's [Historic Environment Review](#), based on the historic environment themes of the Borough, and [Local Heritage Assets SPD](#), both referred to above, also provide further information on local heritage assets, and include criteria for selection.

- 16 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.

Listed buildings

- 17 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. 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, 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.
- 18 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.
- 19 Alterations, repair, renovation, and extensions to listed buildings and development affecting the setting of listed buildings should sustain or enhance their significance and preserve the special features for which they are designated. These features can also 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.
- 20 The parts of the setting of historic buildings which contribute towards their significance 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

Matter 9, Issue 4: Modifications Necessary for Soundness

part of a heritage statement and/or design and access statement.

Conservation areas

- 21 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 [Planning \(Listed Buildings and Conservation Areas\) Act 1990 section 69 \(1\)](#)). 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 ~~in regard~~ to ~~preserving~~ the special historic or architectural character and appearance of the areas when making decisions on planning applications. 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.
- 22 The borough contains 27 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.
- 23 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.
- 24 With the exception of the Warwick Park and Madeira Park Conservation Area Appraisal, which was adopted in June 2019, 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.
- 25 New development in conservation areas should aim to conserve or enhance the character and local distinctiveness of the historic environment and respect its surroundings in terms of:
- Design

Matter 9, Issue 4: Modifications Necessary for Soundness

- Layout
- Height
- Massing
- Volume
- Scale
- Form
- Materials
- External detailing/ornate features
- Roofscape
- Plot width
- Landscaping; and
- Design of any new pedestrian, cycle or vehicular access

26 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.

Scheduled monuments

27 The following is a list of Scheduled Ancient Monuments to be found in the borough:

Royal Tunbridge Wells - High Rocks: Earthworks, Iron Age Hill Fort

Royal Tunbridge Wells - Moat Farm: Medieval Moated Site

Benenden - Iden Green: Paved Ford crossing line of Roman Road

Brenchley - Castle Wood Castle: Iron Age Hill Fort

Matter 9, Issue 4: Modifications Necessary for Soundness

Capel - Castle Hill: Earthworks, Iron Age Hill Fort

Cranbrook - Little Farningham Wood: Roman Site

Goudhurst - Bedgebury Furnace: Tudor Iron Furnace

Cranbrook - Furnace Farm: Moated site to the west of it

Horsmonden - Share Farm: Moated Site

Lamberhurst - Scotney Castle: Medieval and later Castle

Lamberhurst - Bayham Abbey: scheduled area is outside the borough (in Wealden) but its setting is within

Speldhurst - Groombridge Place: Medieval Moated Site

- 28 These sites are, by definition, of national importance and are afforded a high level of protection from disturbance, as defined by the [Ancient Monuments and Archaeological Areas Act 1979](#). There will be 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.
- 29 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.

Archaeological sites

- 30 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.
- 31 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.

Matter 9, Issue 4: Modifications Necessary for Soundness

- 32 Apart from some evidence of Roman iron working, there is currently little archaeological evidence of activity in the Roman and Saxon periods.
- 33 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.
- 34 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.
- 35 While limited in quantity, the archaeological remains make an important contribution to the understanding of the history of the area.
- 36 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.
- 37 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.
- 38 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.

Historic parks and gardens

- 39 Historic parks and gardens are an important heritage asset as they make a significant contribution to the character, history, and

Matter 9, Issue 4: Modifications Necessary for Soundness

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 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.

- 40 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 [Historic Parks and Gardens web page](#).

Ancient semi-natural woodland and veteran trees

- 41 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 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.

Matter 9, Issue 4: Modifications Necessary for Soundness

Policy EN 4

The Historic Environment, including Heritage Assets

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.

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.

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.

Applications will be assessed with reference to the following:

1. the historic and/or architectural significance of the asset;
2. its location and setting;
3. the historic and/or architectural significance of any elements to be lost or replaced;
4. any other relevant factors that bear on the significance of the asset and its setting.

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.

Applicants must demonstrate how their proposals have regard to the advice set out in national historic environment policy and guidance, including Historic England Good Practice Advice Notes and Historic England Advice Notes, the themes in the Council's Historic Environment Review and the local guidance listed above in paragraph xx, as applicable.

[* 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.]

Matter 9, Issue 4: Modifications Necessary for Soundness

Map 4 - Proposed amendment of Local Green Space map for site 22

Existing



Proposed change to exclude part of garden area of private house to the south



Matter 9, Issue 4: Modifications Necessary for Soundness

Policy ED1: Key Employment Areas

Existing wording

Policy ED 1

The Key Employment Areas

The Key Employment Areas, as defined on the Policies Map are designated for the provision of employment uses to serve the borough over the plan period. The retention of existing, and proposals for new, employment provision, to include the following uses, will be acceptable within these defined areas.

Table 12: Mix of uses appropriate in the defined Key Employment Areas

Defined Key Employment Areas	Mix of appropriate employment uses
Royal Tunbridge Wells Town Centre	Class E – including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health Class F – appropriate leisure uses Class C – hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type and scale, including drinking establishments and hot food takeaways
Royal Tunbridge Wells North Farm/Longfield Road Area	Class B – General Industry and storage and distribution Class E – financial, professional and other business uses, retail, food and drink and leisure

Matter 9, Issue 4: Modifications Necessary for Soundness

Defined Key Employment Areas	Mix of appropriate employment uses
	Class F – appropriate leisure uses and other sui generis uses of an appropriate type and scale
Southborough High Brooms Industrial Area	Class E – Financial, professional and other business uses, and appropriate leisure uses Class F – appropriate leisure uses Class B8 – Storage and Distribution and other sui generis uses of an appropriate type and scale
Paddock Wood Eldon Way and West of Maidstone Road	Class E – Financial, professional and other business uses Class B2 – general industry Class B8 – Storage and Distribution
Paddock Wood Transfesa Road East and West	Class E – Commercial, Business and service Class B2 – general Industry Class B8 – Storage and Distribution
Gills Green Business Park	Class E – Financial, professional and other business uses Class B2 – general industry Class B8 – Storage and Distribution
Capel Brook Farm	Class E – financial, professional and other business uses Class B2 – general Industry Class B8 – Storage and Distribution

Matter 9, Issue 4: Modifications Necessary for Soundness

Proposals for the retention of existing floorspace and the encouragement of new floorspace in the Key Employment Areas on allocated and non-allocated and vacant sites, and through the intensification or redevelopment of existing sites, will be supported in principle, including ancillary uses to support the primary use.

Proposed wording

Table 12 Mix of uses appropriate in the defined Key Employment Areas

Policy ED 1

The Key Employment Areas

The Key Employment Areas, as defined on the Policies Map are designated for the provision of employment uses to serve the borough over the plan period. The retention of existing, and proposals for new, employment provision, to include the following uses, will be acceptable within these defined areas.

Defined Key Employment Areas	<u>Mix of appropriate Employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)</u>
Royal Tunbridge Wells Town Centre	Class E (a) to (g) – including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health Class F (1) and (2)– appropriate leisure uses Class C (1) to (4)– hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type and

Matter 9, Issue 4: Modifications Necessary for Soundness

Defined Key Employment Areas	Mix of a <u>Appropriate Employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)</u>
	scale <u>compatible with the town centre</u> , including drinking establishments and hot food takeaways
Royal Tunbridge Wells North Farm/Longfield Road Area	<p>Class <u>B2 and B8</u> – General Industry and storage and distribution</p> <p>Class E <u>(a) to (g)</u> – financial, professional and other business uses, retail, food and drink and leisure</p> <p>Class F <u>(1) and (2)</u> – appropriate leisure uses</p> <p>and other sui generis uses of an appropriate type and scale</p>
Southborough High Brooms Industrial Area	<p>Class E – Financial, professional and other business uses, and appropriate leisure uses</p> <p><u>Class E (c) and (g)</u></p> <p>Class <u>F(1) and (2)</u> – appropriate leisure uses</p> <p><u>Classes B2 and B8</u> – Storage and Distribution and other sui generis uses of an appropriate type and scale <u>compatible with the area</u></p>
Paddock Wood Eldon Way and West of Maidstone Road	<p>Class E <u>(c) and (g)</u> – Financial, professional and other business uses</p> <p>Class B2 – general industry</p> <p>Class B8 – Storage and Distribution</p>

Matter 9, Issue 4: Modifications Necessary for Soundness

Defined Key Employment Areas	Mix of a <u>Appropriate Employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)</u>
Paddock Wood Transfesa Road East and West	Class E <u>(c) and (g)</u> – <u>Commercial, Business and service</u> Class B2 – general Industry Class B8 – Storage and Distribution
Hawkhurst Station Gills Green Business Park <u>(Gills Green)</u>	Class E <u>(c) and (g)</u> – 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

Proposals for the retention of existing floorspace and the encouragement of new floorspace in the Key Employment Areas on allocated and non-allocated and vacant sites, and through the intensification or redevelopment of existing sites, will be supported in principle, including ancillary uses to support the primary use.

Policy ED8: Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy

Existing Table 13 – Defined Centres Hierarchy

Type of Centre	Centre
Primary Regional Town Centre	Royal Tunbridge Wells
Town Centre	<ol style="list-style-type: none"> 1. Cranbrook 2. Paddock Wood 3. Southborough
Rural Service Centre	Hawkhurst
Neighbourhood Centres <ol style="list-style-type: none"> 1. Hawkenbury 2. High Brooms 3. Knights Wood 4. North Southborough 5. Sherwood 6. Showfields 7. Silverdale 8. St Barnabas 9. St Johns 	Village Settlements <ol style="list-style-type: none"> 1. Benenden 2. Bidborough 3. Brenchley 4. Five Oak Green 5. Frittenden 6. Goudhurst 7. Horsmonden 8. Lamberhurst 9. Langton Green

Matter 9, Issue 4: Modifications Necessary for Soundness

Type of Centre	Centre
10. St Peters	10. Matfield
11. Within Paddock Wood and East Capel *	11. Pembury
	12. Rusthall
12. Tudeley Village*	13. Sandhurst
	14. Sissinghurst
	15. Speldhurst
	16. Tudeley Village

*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 required 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.

Proposed Table 13

Type of Centre	Centre
Primary Regional Town Centre	Royal Tunbridge Wells
Town Centre	4. Cranbrook
	5. Paddock Wood
	6. Southborough

Matter 9, Issue 4: Modifications Necessary for Soundness

Type of Centre	Centre
Rural Service Centre	Hawkhurst <u>Tudeley Village</u>
Neighbourhood Centres 13. Hawkenbury 14. High Brooms 15. Knights Wood 16. North Southborough 17. Sherwood 18. Showfields 19. Silverdale 20. St Barnabas 21. St Johns 22. St Peters	Village Settlements 17. Benenden 18. Bidborough 19. Brenchley 20. Five Oak Green 21. Frittenden 22. Goudhurst 23. Horsmonden 24. Lamberhurst 25. Langton Green 26. Matfield 27. Pembury

Matter 9, Issue 4: Modifications Necessary for Soundness

Type of Centre	Centre
23. Within Paddock Wood and East Capel *	28. Rusthall
	29. Sandhurst
24. Tudeley Village*	30. Sissinghurst
	31. Speldhurst
	32. Tudeley Village

*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.

Matter 9, Issue 4: Modifications Necessary for Soundness

Proposed Changes to Policy STR1: the Development Strategy

Proposed changes to The Development Strategy section:

- e) Table 3: Housing Need and Supply 2020-2038
- f) Policy STR1: The Development Strategy
- g) Table 4: Distribution of housing allocations
- h) Table 5: Employment land allocations identified in the Local Plan

Table 3: Housing Need and Supply 2020-2038

1.	Housing need 2020-2038	12,006	18 years x 667 pa
1a	Completions 2020-2023	1,842	See 5YHLS 2023
2.	Extant planning permissions at 1 April 2023	2,845*	See HS&T TP
3.	Windfall allowance small sites at 1 April 2023 (to 2038)	1,464**	See HS&T TP/BL TP
4.	Windfall allowance large urban sites at 1 April 2023 (to 2038)	360**	See HS&T TP/BL TP
5.	Outstanding SALP/Local Plan site allocations	592	See 5YHLS 2023
6.	Outstanding Benenden Neighbourhood Development Plan Site Allocations	68	See BNDP
7.	Minimum additional allocations to meet need (based on 667dpa to 2038)	4,835	= row 1 - rows (1a-6)

Matter 9, Issue 4: Modifications Necessary for Soundness

8.	Minimum total allocations (based on 667dpa to 2038)	5,495	Rows 5+6+7
----	--	--------------	------------

* Includes discounting for C2 permissions

Policy STR 1

Policy STR 1

The Development Strategy

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 12,006 dwellings and 14 hectares of employment (use classes B and E) land are developed, together with supporting infrastructure and services.

To achieve this, the Local Plan:

1. Promotes the effective use of urban and previously developed (brownfield) land, having due regard to relevant Plan policies;
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;
3. Provides for the growth of settlements, having regard to their role and function, constraints, and opportunities, together with the ~~development of two strategic sites, namely:~~
 - a) major, transformational expansion of Paddock Wood (including land at east 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;~~
4. Includes an allowance for potential delays or non-delivery of sites;

Matter 9, Issue 4: Modifications Necessary for Soundness

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;
6. Provides a framework for the preparation of a holistic Area Plan for Royal Tunbridge Wells Town Centre;
7. Provides for some reductions in the area of the Green Belt, notably for land in east Capel (adjacent to Paddock Wood)~~the strategic sites~~ and around Royal Tunbridge Wells and Pembury, where exceptional circumstances warrant this, and where an effective long-term Green Belt is maintained;
8. Limits development within the High Weald Area of Outstanding Natural Beauty 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;
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.

Following adoption, the Council will undertake an early review of the Local Plan, which will include further investigation of ways of meeting identified housing needs for the period post 2034.

Table 4: Distribution of housing allocations

Matter 9, Issue 4: Modifications Necessary for Soundness

Parish/Settlement	Local Plan allocations	
	Lower	Upper
Royal Tunbridge Wells	1,416 <u>1,278</u>	1,536 <u>1,421</u>
Southborough	42	42
Paddock Wood	3,932 <u>2,877</u>	4,032 <u>3,035</u>
<i>Strategic urban expansion*</i>	<u>3,490 2,434</u>	<u>3,590 2,592</u>
<i>Town centre</i>	30	30
Capel	2,100	2,100
<i>Tudeley Village – new settlement</i>	2,100	2,100
Cranbrook and Sissinghurst	453	467
<i>Cranbrook</i>	415	429
<i>Sissinghurst</i>	38	38
Hawkhurst	161 <u>231</u>	170 <u>240</u>
Benenden*	87 <u>88</u>	95
<i>Benenden*</i>	43 <u>41</u>	45
<i>East End*</i>	44 <u>47</u>	50
Bidborough	0	0
Brenchley and Matfield	56	60
Frittenden	25	30
Goudhurst	25	25
Horsmonden	240 <u>230</u>	320 <u>290</u>
Lamberhurst	25	30
Pembury	389	417
Rusthall	15	15
Sandhurst	20	30
Speldhurst	10	12
Sub-total	<u>8,996 5,764</u>	<u>9,381 6,209</u>
Allocations with existing planning permission (to be discounted to avoid double counting)	920 <u>1,614</u>	920 <u>1,614</u>

Matter 9, Issue 4: Modifications Necessary for Soundness

Total (with existing planning permission discounted)	8,076 <u>4,150</u>	8,461 <u>4,595</u>
--	-------------------------------	-------------------------------

Table 5: Employment land allocations identified in the Local Plan

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	4.27
Land east of Transfesa Road	Paddock Wood	STR/SS 1	4.25
Land east of Transfesa Road	Paddock Wood	STR/SS 1	4.25
Hawkhurst Station Business Park	Gill's Green	AL/HA 7	1.2

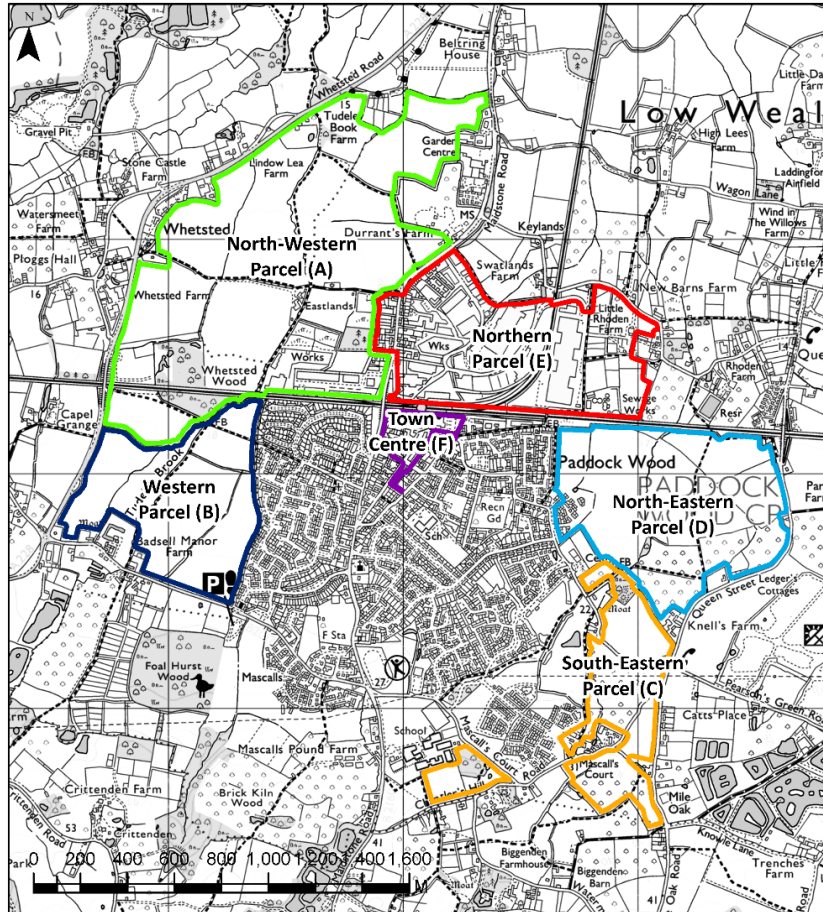
Matter 9, Issue 4: Modifications Necessary for Soundness

Proposed changes to policy STR/SS 1: The Strategy for Paddock Wood, including land at east Capel

Deletion of original Map 27 Masterplan Areas, Map 28 Structure Plan, and policy wording for STR/SS 1 to be replaced with:-

Revised Map 27 Masterplan Areas

Matter 9, Issue 4: Modifications Necessary for Soundness



Legend

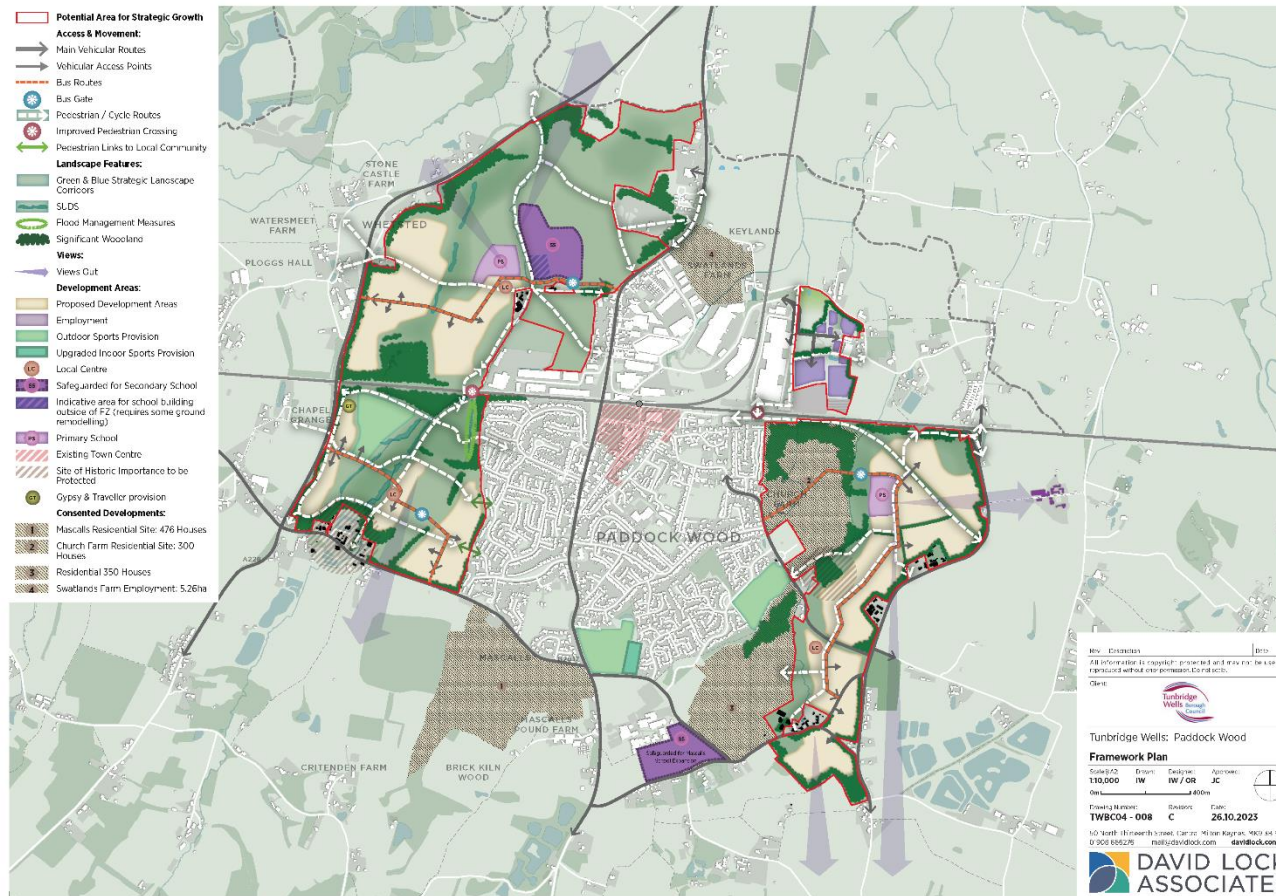
- ▭ North-Western Parcel (A)
- ▭ Western Parcel (B)
- ▭ South-Eastern Parcel (C)
- ▭ North-Eastern Parcel (D)
- ▭ Northern Parcel (E)
- ▭ Town Centre (F)

Master Plan Areas for STR/SS1 Paddock Wood and East Capel Strategic Policy	Scale: 1:18,044
--	-----------------

© Crown Copyright and database rights 2023 Ordnance Survey 100024298

Matter 9, Issue 4: Modifications Necessary for Soundness

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



Matter 9, Issue 4: Modifications Necessary for Soundness

Revised Policy Wording:

Policy STR/SS 1 The Strategy for Paddock Wood, including land at east Capel

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 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. 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;
 - A. North - Western parcel (edged in green);
 - B. South - Western parcel (edged in dark blue);
 - C. South - Eastern parcel (edged in yellow);
 - D. North - Eastern Parcel (edged in light blue); and
 - E. Northern parcel (edged in red);
 - F. Town Centre (edged in purple on Map 27 (Master Plan Areas) and dealt with by Policy STR/SS2);
2. The development as a whole shall deliver the following elements, (within the set allocations identified at Map 28);
3. 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 the Local Planning Authority at the planning application stage in relation to each Parcel;
4. Make provision for accommodation to deliver mixed communities, including provision for those with different accommodation needs, including the needs of older people with at least one sheltered and one extra care housing scheme to the east and west;
5. Be 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), layout, scale, height, detailed design, and massing to ensure that the development responds to local character and its overall setting. Planning applications for development should be informed by a landscape and visual impact assessment, biodiversity and heritage studies and the initial outline/ hybrid applications should be assessed by a Design Review Panel, at least once at pre-application stage and once following submission of a planning application;

Matter 9, Issue 4: Modifications Necessary for Soundness

6. Incorporate zero and low carbon development, in line with the requirements of Policy EN 3, provide an exemplar scheme with climate change mitigation and adaptation measures and sustainable development principles in relation to the design, construction and operational stages;
7. Meet the informal and formal recreational needs of the development and provide areas of green and open space [as shown schematically on Map 28], and biodiversity objectives of Policy EN9 and which where possible integrates with neighbouring Parcels to ensure a consistent and legible functional and visual relationship between them;
8. Ensure that surface water runoff from the development will not exacerbate and so far, as possible and practicable improve flooding elsewhere. The drainage strategy should be 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;
9. Consider the potential for mineral deposits and make provision for any viably workable minerals to be extracted prior to development commencing on the site.
10. Have regard to the recommendations of the High Weald AONB Setting Study and the objectives of the High Weald AONB Management Plan, where deemed to fall within the setting of the AONB;
11. Provide 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;
12. Where possible and practicable connect to and enhance the existing bridleways network;
13. 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 guided by the Council's Structure Plan SPD for the whole of the allocation;
14. Proposals for the piecemeal development of individual sites in the Eastern and Western Parcels that do not conform to the above requirements as a whole will not be permitted; and
15. The development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).

Masterplanning

The new development shall be delivered through a masterplan approach.

- i. All development proposals in relation to the Eastern and Western parcels shall be in accordance with an approved masterplan relating to each parcel that will respect the above requirements and take into account the Council's Structure Plan SPD. Where development parcels abut each other and developers have worked collaboratively on masterplanning, this will be supported where it meets the other aims and objectives in this policy. The masterplan shall be 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.

Matter 9, Issue 4: Modifications Necessary for Soundness

- ii. Each Masterplan shall 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 para.2 above.
- iii. Demonstrate how heritage assets and their settings will be sympathetically integrated into the development and their significance respected;
- iv. Show all structural landscaping and indicative treatments to be provided (including boundary treatments);
- v. Incorporate a green and blue infrastructure (GBI) plan which is informed by a comprehensive wildlife and habitat survey and heritage and landscape character assessments. This should incorporate a scheme of management of communal spaces and green infrastructure within the eastern and western parcels including provision for management and funding, initial community and stakeholder involvement with amenity, landscape and biodiversity objectives for a period of 30 years from the completion of the development;
- vi. Show the proposed transport links, including access to the development and main internal highway links and all intended links within the site and to the surrounding footpath and cycleway and bridleway network, including proposed and potential footpath and cycleway and bridleway links to the wider area;
- vii. Show how development will safeguard, maintain and, where possible, enhance key views in and across the allocated site;
- viii. Provide for convenient and highly legible pedestrian and cycle links through the allocated site;
- ix. Show how the development will incorporate the full range of sustainable transport measures;
- x. Identify the locations and forms of the district and local centres, including the community and healthcare facilities to be provided within them as necessary;
- xi. Incorporate a parking strategy in accordance with policy TP3 in relation to each Parcel.
- xii. Proposals for employment development on the Northern Parcel shall be required to comply with the requirements of paragraph 8 (a), (b), (c) and (e) to (j) above.
- xiii. The masterplans for the Eastern and Western Parcels shall include a phasing and implementation plan which shall identify the phasing of development across the whole of the relevant Parcel to ensure that the development will be carried out in a manner that co-ordinates the implementation and occupation of the development and the timely delivery of such necessary on and off-site infrastructure as shall be reasonably required to support the development and occupation of each Parcel and its proper integration with neighbouring Parcels and the timely provision of Parcel specific and shared infrastructure taking into account Table 11 of the Council's SSMIS dated February 2021 as may be updated from time to time) or as may otherwise be reasonably required.

Matter 9, Issue 4: Modifications Necessary for Soundness

Strategic Infrastructure

The development shall be delivered in accordance with a phasing and implementation plan as approved which shall be required to be secured by conditions and/or s.106 obligations so as to ensure that:

- a) Development across the whole of the allocated site shall be capable of being integrated and phased and its impacts satisfactorily and mitigated;
- b) There are supporting facilities (including access to green and blue infrastructure, leisure and sporting facilities, shops, health, community and educational facilities) that will allow the early establishment of a self-sufficient and cohesive community with an appropriate level of supporting infrastructure provision;
- c) Occupiers have a range of sustainable travel options at their disposal, including access to bus services and the cycle and pedestrian links;
- 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;
- e) The delivery of necessary infrastructure shall be informed by ongoing discussions with relevant stakeholders, including Kent County Council and adjacent local authorities (Tonbridge & Malling and Maidstone Borough Councils) and other relevant statutory consultees and be kept under review throughout the planning stages of the development.

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) either for

(1) the timely 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 in the Council's Strategic Sites Masterplanning and Infrastructure Study as updated from time to time, and/or

(2) its actual provision, as appropriate. This will include the requirement to pay reasonable and proportionate contributions retrospectively towards such infrastructure to support the development as may have been forward funded through other sources where the provision of such infrastructure is necessary and reasonable. Where necessary and appropriate, the occupation of the development shall be regulated by reference to the completion or provision of any such infrastructure as may be necessary to support the development and its sustainability, to be determined by reference to evidence current at the point of determination.

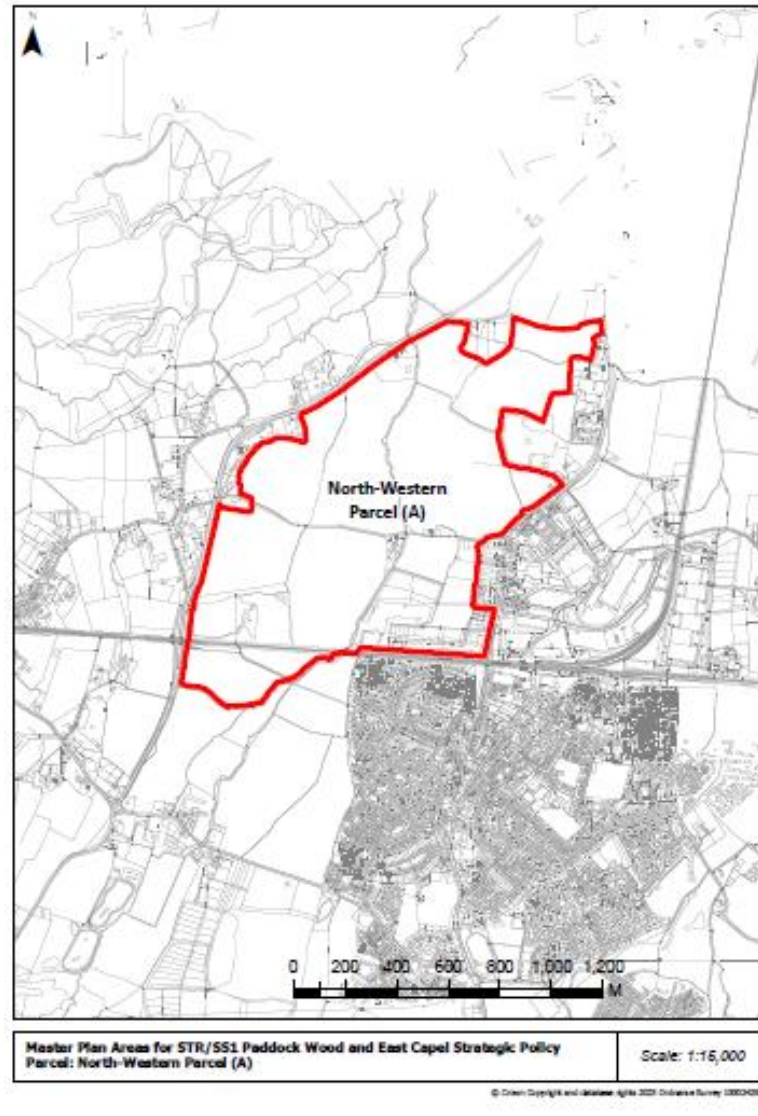
- f) Sports and leisure provision to include an upgrade to existing indoor and outdoor sports facilities (which may include a 25m swimming pool);

Matter 9, Issue 4: Modifications Necessary for Soundness

- g) Health provision split across one or all of the local centres;
- h) The delivery of secondary school provision equivalent to 3 Forms of Entry (3FE) within the North-Western development parcel, unless it is demonstrated that through feasibility studies that the provision can be delivered through other means such as expansion of existing secondary school provision;
- i) Cycle and pedestrian links across the development parcels and linking into the existing settlement including a north-south pedestrian and cycle bridge over the railway line linking the North-Western and South western parcels, linking neighbourhoods and providing access to community facilities;
- j) Contributions towards the improvement of the highway network including the Colts Hill Bypass and Kippings Cross.

Matter 9, Issue 4: Modifications Necessary for Soundness

New Development Parcel policies

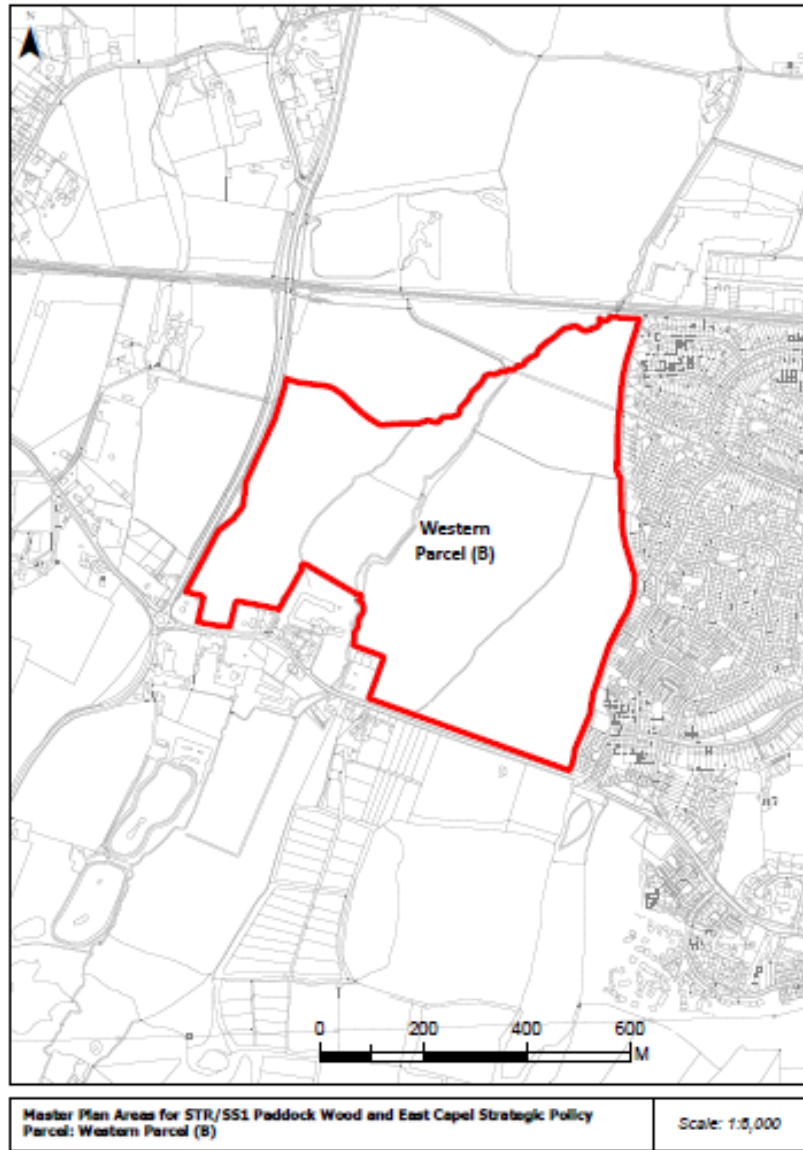


Matter 9, Issue 4: Modifications Necessary for Soundness

Policy SS/STR 1(A) - North Western Parcel Requirements

- i) A minimum of 770 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- ii) A mix of housing in accordance with policy H1.
- iii) A scheme designed with a landscape led approach;
- iv) A two-form entry primary school, safeguarded to enable expansion to three form entry;
- v) A three-pitch gypsy/traveller site (to include space for one mobile home and one touring caravan per pitch) to be accommodated on the North - Western parcel south of the railway line in accordance with policy H9;
- vi) Local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total;
- vii) Safeguarding of land for 4FE secondary school that has land available to expand to 6FE should it be required;
- viii) Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2;
- ix) Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
- x) Provide appropriate areas of green and open space;
- xi) A Wetland Park within and to the north of the North-Western parcel to deliver flood water attenuation and new wetland habitat, allowing for informal recreation via a network of footpaths and boardwalks;
- xii) Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
- xiii) Provision of appropriate water supply and access to wastewater treatment facilities, inclusion of conservation and control through use of Sustainable Drainage Systems, and the contribution to an overall flood risk reduction in accordance with policies EN 24, EN 25, and EN 26; and provision of flood attenuation features to enable the delivery of flood betterment to the north western area of the existing settlement.
- xiv) To provide compensatory improvements to the Green Belt;
- xv) Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).

Matter 9, Issue 4: Modifications Necessary for Soundness

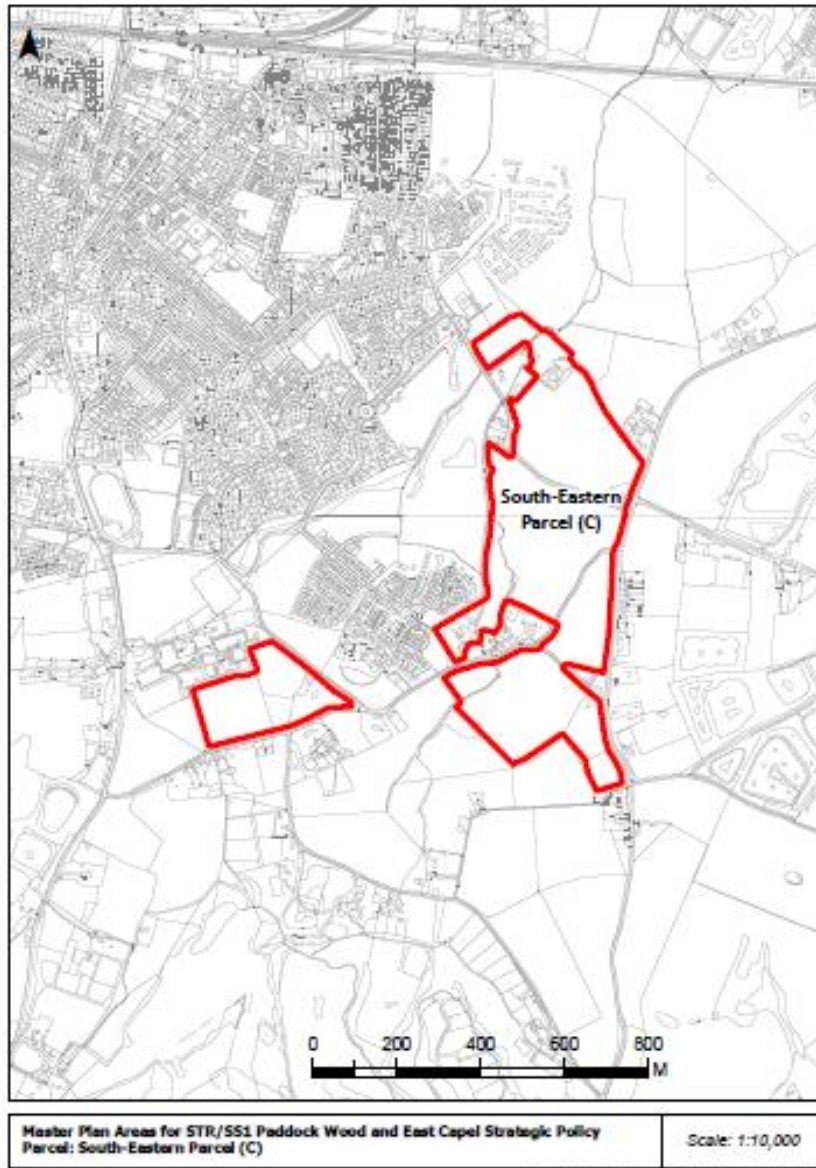


Matter 9, Issue 4: Modifications Necessary for Soundness

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

- i. A minimum of 514 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- ii. A mix of housing in accordance with policy H1, to include sheltered accommodation provision in accordance with policy H6;
- iii. A scheme designed with a landscape led approach; 4.54 hectares of land for sport and leisure provision including outdoor pitches, changing facilities, and car parking;
- iv. Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
- v. Provide appropriate areas of green and open space;
- vi. Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2;
- vii. Local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total;
- viii. Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
- ix. Provide appropriate areas of green and open space;
 - x. A flood water attenuation area allowing for informal recreation via footpaths and boardwalks;
 - xi. Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
 - xii. Provision of appropriate water supply and access to wastewater treatment facilities, inclusion of conservation and control through use of Sustainable Drainage Systems, and the contribution to an overall flood risk reduction in accordance with policies EN 24, EN 25, and EN 26; provision of flood attenuation features to enable the delivery of flood betterment to the north western area of the existing settlement.
- xiii. To provide compensatory improvements to the Green Belt; and
- xiv. Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).

Matter 9, Issue 4: Modifications Necessary for Soundness

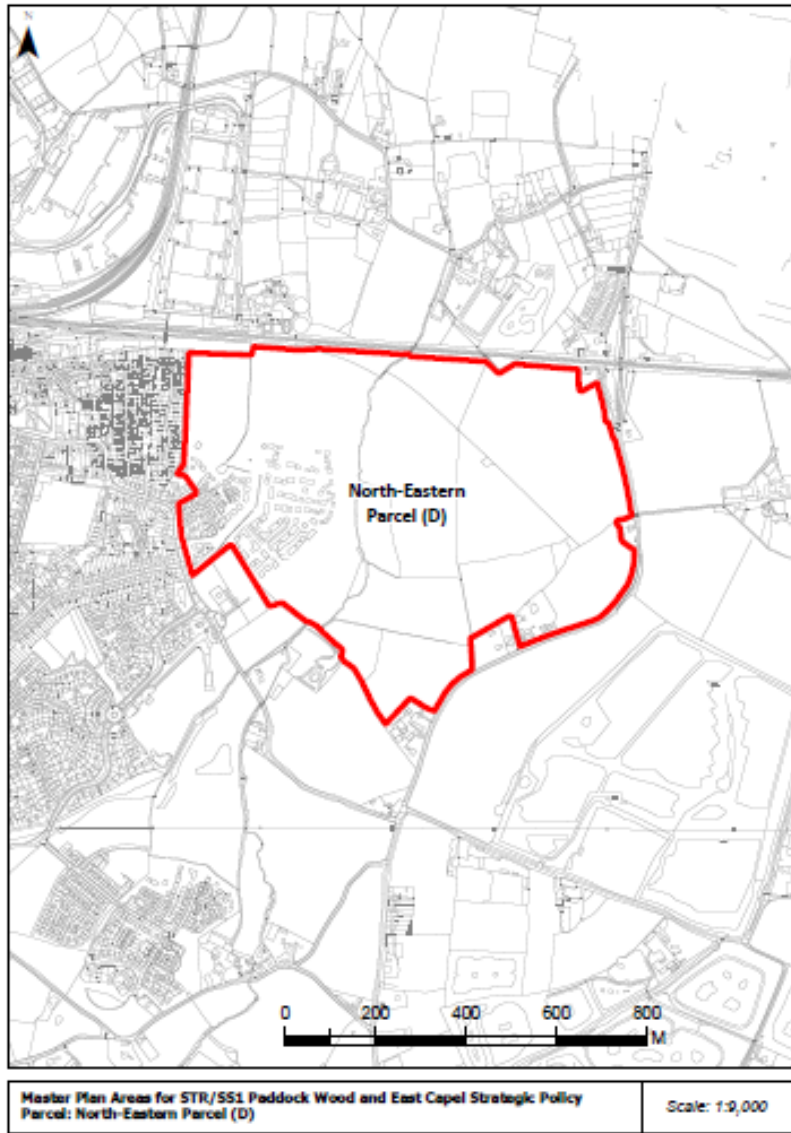


Matter 9, Issue 4: Modifications Necessary for Soundness

Policy SS/STR 1(C) – South Eastern Parcel Requirements

- I. A minimum of 560 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- II. A mix of housing in accordance with policy H1, to include specialist extra care accommodation for the elderly in accordance with policy H6;
- III. A scheme designed with a landscape led approach;
- IV. Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2;
- V. Safeguarding of land north of Chanters Hill for the possible expansion of Mascalls Academy if required.
- VI. Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
- VII. Provide areas of green and open space;
- VIII. Shall demonstrate particular regard for the setting of the High Weald AONB;
- IX. Local centre providing up to 700sqm commercial floorspace (Use Class E(a) to (f)) in total;
- X. Incorporate zero and low carbon development, in line with the requirements of policies EN 1 and EN 3;
- XI. Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
- XII. Provision of water supply and access to wastewater treatment facilities;
- XIII. Control of flood risk through use of Sustainable Drainage Systems, to facilitate a reduction in the overall flood risk of the site and surrounding area, in accordance with policies EN 24, EN 25, and EN 26; and
- XIV. Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).

Matter 9, Issue 4: Modifications Necessary for Soundness

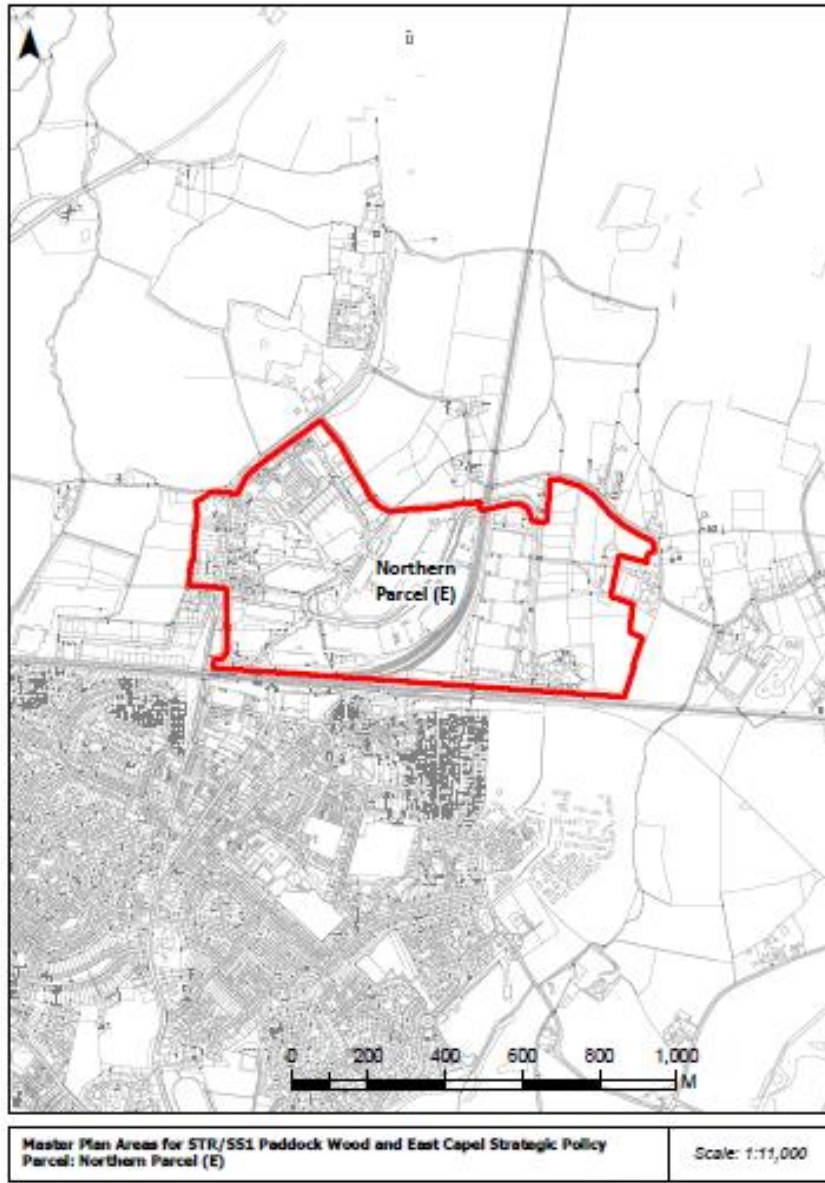


Matter 9, Issue 4: Modifications Necessary for Soundness

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

- i) A minimum of 600 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;
- ii) A scheme designed with a landscape led approach;
- iii) Land for a two-form entry primary school;
- iv) Provide walking and cycling linkages within the site connecting to adjacent development parcels, existing walking and cycling infrastructure including together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with policy TP 2;
- v) Incorporate zero and low carbon development, in line with the requirements of policies EN 1 and EN 3.
- vi) Phasing and contribution towards strategic infrastructure delivery as set out in STR/SS 1;
- vii) Provide areas of green and open space;
- viii) Development should make use of, and enhance, the Hop Pickers Trail;
- ix) Shall demonstrate particular regard for the setting of the High Weald AONB;
- x) Provision of water supply and access to wastewater treatment facilities;
- xi) Control of flood risk through use of Sustainable Drainage Systems, to facilitate a reduction in the overall flood risk of the site and surrounding area in accordance with policies EN 24, EN 25, and EN 26; and
- xii) Development to be delivered to be in accordance with a Framework Masterplan Supplementary Planning Document (SPD).

Matter 9, Issue 4: Modifications Necessary for Soundness



Matter 9, Issue 4: Modifications Necessary for Soundness

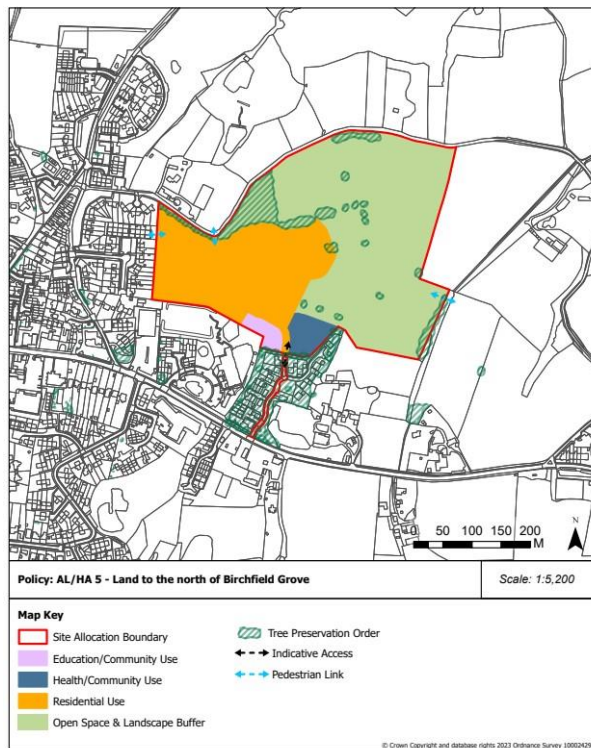
Policy SS/STR 1(E) - Northern Parcel Requirements

- 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—(these are Key Employment Areas and shall comply with paragraphs 4(c) to (f) and (h) to (j) policy ED 1.
- ii) The development allocation SS/STR 1(E) is in addition to the delivery of 4.27 hectares at Swatlands Farm that has Outline Planning Permission (ref: 22/01929/OUT).
- iii) Incorporate zero and low carbon energy production, in line with the requirements of policies EN 1 and EN 3;
- iv) Provision of appropriate water supply and access to wastewater treatment facilities, inclusion of conservation and control through use of Sustainable Drainage Systems, and the contribution to an overall flood risk reduction in accordance with policies EN 24, EN 25, and EN 26.

Matter 9, Issue 4: Modifications Necessary for Soundness

Proposed changes to policy AL/HA 5: Land to the north of Birchfield Grove, Hawkhurst

Deletion of original Map 47 Site Layout Plan and policy wording for AL/HA5 to be replaced with:



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.

Matter 9, Issue 4: Modifications Necessary for Soundness

Development on the site shall accord with the following requirements:

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;
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;
3. Proposals for the site shall include the provision of a pedestrian, cycle and emergency connection from the site into Whites Lane;
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 AONB 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);