



Tunbridge Wells Borough Council

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# **Tunbridge Wells Borough Local Plan Schedule of Additional Modifications**

**December 2025**

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### Introduction

This schedule contains additional (minor) modifications to the Royal Tunbridge Wells Local Plan. There are separate schedules for the main modifications and policies map modifications, which are published alongside this schedule.

The additional modifications are not considered soundness issues but provide corrections, clarification and factual updates to the either the text of the [Pre-Submission Local Plan \(published in March 2021\)](#), or the Schedule of Main Modifications (Appendix 1 of the Inspector's Final Report on the examination of the Local Plan).

The additional modifications do not require consultation and are provided for completeness.

The first column in the schedule is the reference number of the suggested additional modification.

The second column states whether the additional modification is a modification from the Pre-Submission Local Plan (PSLP) or the Schedule of Main Modifications (MM).

The third column shows the relevant page number(s) of the Pre-Submission Local Plan.

The fourth column shows the policy/paragraph/table to which the additional modification applies, along with the main modification number, if the additional modification relates to a main modification. The additional modifications are listed in plan order.

The fifth and sixth columns of the schedule show the suggested additional modification and the reason for it.

Text shown as **bold and underlined** is new text, text shown with a ~~strike through~~ is text removed from the Local Plan.

In many instances, modifications to policies and text will require consequential paragraph renumbering and alterations to cross-references, but these are not itemised in this schedule.

## Schedule of Additional Modifications

### Whole Plan Additional Modifications

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM1	PSLP	N/A	N/A	<p>Whole plan additional modification to update the NPPF paragraph numbers and date from the 2019 NPPF to the September 2023 NPPF.</p> <p>Example of change:</p> <p><b>Section 4: Brownfield Land</b></p> <p><b>4.65</b> To achieve the overarching need for sustainable development, the NPPF <b>(September 2023)</b> identifies the requirement to make effective use of land. This is set out at paragraph 447 <b>119</b>, which states:</p> <p><i>“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land” (except where this would conflict with other policies in <u>this Framework the NPPF</u>, including causing harm to designated sites of importance for biodiversity).”</i></p>	Factual update to ensure the NPPF paragraph references reflect the September 2023 NPPF, which the Local Plan was examined under.
AM2	PSLP and MM	N/A	N/A	The numbering of maps, figures, tables and policy criteria has changed in places to ensure the numbering is consecutive. References to any maps, figures, tables, and policy criteria have also been amended where the numbering has changed.	The removal or addition of maps, figures, tables, and policy criteria has resulted in a change

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
					in the numbering of subsequent maps, figures, tables, and policy criteria.  The numbering of the policy names has <u>not</u> changed.
AM3	PSLP	N/A	N/A	References to appendices to the Local Plan have had 1 added to the appendix number.	Consequential change following MM259 and AM54
AM4	PSLP and MM	N/A	N/A	Correct title of parish strategy policies throughout the Local Plan as follows:  <del>STR/SO 1</del> <b><u>PSTR/SO 1</u></b> <del>STR/PW 1</del> <b><u>PSTR/PW 1</u></b> <del>STR/CA 1</del> <b><u>PSTR/CA 1</u></b> <del>STR/CRS 1</del> <b><u>PSTR/CRS 1</u></b> <del>STR/HA 1</del> <b><u>PSTR/HA 1</u></b>	Typographical correction.
AM5	PSLP	N/A	N/A	Update references to Highways England and NHS Kent and Medway Clinical Commissioning Group as follows:  <del>Highways England</del> <b><u>National Highways</u></b>  <del>NHS Kent and Medway Clinical Commissioning Group</del> <b><u>Integrated Care Board (NHS Kent and Medway ICB)</u></b> .	Factual update
AM6	PSLP	N/A	N/A	Whole Plan additional modification to reflect the change in Tunbridge Wells Borough Council's corporate net zero target changing from 2030 to 2050.	Factual update to be made to all

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
				<p>Example of change:</p> <p><b>Section 2: Key Issues, Challenges, and Opportunities</b></p> <p><b>Climate change</b> Key issue/challenge: minimising the impact of climate change on communities, the economy, and environment and supporting the goal to make the borough carbon neutral by <del>2030</del> <b>2050</b>.</p>	<p>references in the Local Plan.</p>
AM7	PSLP	N/A	N/A	<p>Amend references to Policies EN 4 and EN 5.</p> <p>Example of change:</p> <p><b>Policy EN 1 Sustainable Design</b></p> <p><i>Text at end of section 1 of Policy EN 1:</i></p> <p>(See also Policies EN 2: Sustainable Design Standards, EN 3: Climate Change Mitigation and Adaptation, EN 4: <b>The</b> Historic Environment, <b>including heritage</b> assets, <del>EN 5: Heritage Assets</del>, EN 9: Biodiversity Net Gain, EN 10: Protection of Designated Sites and Habitats, EN 11: Ashdown Forest Special Protection Area and Special Area of Conservation, EN 12: Trees, Woodland, Hedges, and Development, EN 16-19: landscape policies, EN 24-26: water related policies, ED 3: Digital Communications and Fibre to the Premises (FTTP), and TP 2: Transport Design and Accessibility)</p>	<p>To reflect that Policies EN 4 and EN 5 have been combined (MM184).</p>

Section 1: Foreword and Introduction

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM8	PSLP	4	Foreword	<p><b>Foreword</b>  <i>Delete existing Foreword text and replace with:</i></p> <p><b><u>The Local Plan is an important strategic document for our borough, critical to enabling its development to be planned and managed in an organised, structured way that benefits residents and reflects local ambitions. We think it is appropriate therefore to thank everyone who has engaged with the production of this vital piece of work for the borough of Tunbridge Wells, including the many residents, business and organisations who contributed comments and representations at the public consultations.</u></b></p> <p><b><u>From the very early stages of the process, providing the necessary growth in housing, together with supporting infrastructure has been a key part of the Plan. The Council has faced substantial challenges finding suitable land to help meet the growth needs, and decisions about the location of housing developments and the delivery of improvements to infrastructure were the subject of significant debate. Hard choices have had to be made, including the release of suitable land from the Green Belt and allocation of some sites for major development in the High Weald National Landscape. Allocating sites for development has been a challenging task, balancing multiple and often contradictory requirements as well as important considerations such as our obligations to respond more positively to climate change and to protect our natural and historic environments.</u></b></p> <p><b><u>A great deal of work has been done by Council staff with the relevant agencies to overcome these challenges and lay out a Local Plan which allows development in suitable locations and makes sure that the people who live in</u></b></p>	Update to reflect stage of plan making.

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				<p><u>these new developments will have the local facilities and infrastructure that they need.</u></p> <p><u>An important part of the Local Plan’s evolution was the scrutiny of the proposals at the Examination stage, overseen by an independent Planning Inspector. This public scrutiny, and the related work to examine options and to refine and improve the submissions, together with the subsequent examination hearings and further work on the proposals have all contributed to the creation of this Local Plan.</u></p> <p><u>Our Local Plan sets out all the proposed site allocations for the borough, together with a set of important policies that guide their development. They include policies that will enable the Council to secure more affordable housing for our communities, policies to help to better meet the needs of an ageing population and policies that expect high design and environmental standards in new homes that are well integrated with our natural and historic environments. It also includes policies to maintain and encourage a vibrant economy in the borough so that residents and visitors can work and enjoy their free time here.</u></p> <p><u>Importantly, this Plan has been developed over the course of multiple administrations of differing political colours, and consequently benefits from cross-party support. It is a vital document and will help shape the future of our borough in the coming years.</u></p> <p><u>Thank you for your interest in the Tunbridge Wells Local Plan.</u>  <u>Ben Chapelard, Leader and Matthew Lowe Cabinet Member for Planning,</u>  <u>Tunbridge Wells Borough Council</u></p>	
AM9	PSLP	15	Figure 1	<p><b>Section 1: The Local Plan Process – Timeline</b></p> <p><b>Figure 1</b></p>	Factual to reflect date of the Local Plan adoption.

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				<p><i>Under 'Adoption' box in Figure 1, update date for adoption of the Local Plan to say December 2025.</i></p>	
AM10	PSLP	15 - 16	Paragraph 1.18	<p><b>Section 1: The Local Plan process</b>  <i>Amend last sentence of paragraph 1.18 as follows:</i></p> <p>A full list of the responses received can be found on the Council's website under Draft Local Plan comments and next steps <a href="#">Previous Stages</a>.</p> <p><i>After paragraph 1.20 add the following new text and delete text in yellow box:</i></p> <p><b><u>Pre-Submission Local Plan</u></b></p> <p><b><u>The Pre-Submission Local Plan was published in Spring 2021 and subject to a 10-week consultation that ran from the 26 March 2021 to 4 June 2021. In total 2,084 representations on different parts of the Local Plan were received from 650 organisations and individuals. All representations received are available to view on the Council's website on the Council's <a href="#">Representations and Next Steps webpage</a>.</u></b></p> <p><b><u>The main issues raised in response to the Pre-Submission Local Plan included concerns about the following matters:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>If there is capacity to assist with unmet housing need from neighbouring authorities;</u></b></li> <li>• <b><u>The impacts of the development strategy on the Green Belt and Area of Outstanding Natural Beauty, and consistency with national policy;</u></b></li> <li>• <b><u>The sustainability of the development strategy, specifically with regard to the allocation of strategic sites;</u></b></li> <li>• <b><u>The appropriateness of the strategic sites in terms of loss of Green Belt, infrastructure requirements and mitigations, and delivery programme;</u></b></li> </ul>	Factual to reflect stage of plan making.

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				<ul style="list-style-type: none"> <li>• <u>The suitability of the proposed site allocations, and of omission sites, for development;</u></li> <li>• <u>The consistency of the Development Management Policies with national policy and whether they reflect local circumstances, including matters relating to sustainable design/standards and wider climate change matters, heritage assets, biodiversity net gain, affordable housing, housing for older people, and traveller sites provision</u></li> </ul> <p><u>The Consultation Statement relating to the Pre-Submission Local Plan provides an overview of the public consultation and identifies the main issues raised. All representations were submitted to the Planning Inspector appointed to examine the Local Plan.</u></p> <p><u>Following the Pre-Submission Local Plan consultation, the Local Plan was submitted for Examination in November 2021. Stage 1 and 2 Hearing Sessions were held in the spring and summer of 2022, following which the Inspector issued his initial findings [<a href="#">document ID-012</a>] in November of that year. The Council conducted a public consultation on its response to the initial findings which ran from the 15 January to 12 April 2024. More recently the Council has carried out a further public consultation on its updated Gypsy and Traveller Accommodation Needs Assessment and other new, evidence base documents between the 11 September and the 23 October 2024.</u></p> <p><i>Details of the public consultation on this Pre-Submission version of the Local Plan can be found on the <a href="#">Local Plan</a> page of the Council's website. Following consultation, the Plan will be submitted to the Planning Inspectorate in June/July 2021 for subsequent public examination by an independent Planning Inspector appointed by the Government in late 2021. If the Local Plan is found 'sound', it will then be formally adopted by the Council in 2022 and at that stage will be given full weight in the determination of planning applications.</i></p>	

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM11	PSLP	17	Paragraph 1.26	<p><b>Section 1: National planning policy and guidance</b>  <i>Amend final bullet point of paragraph 1.26 as follows:</i></p> <p><b>Consistent with national policy</b> – enabling the delivery of sustainable development in accordance with the policies in this Framework <b><u>and other statements of national planning policy, where relevant.</u></b></p>	For consistency.
AM12	PSLP	17	Paragraph 1.28	<p><b>Section 1: Relationship with other strategies</b>  <i>Amend paragraph 1.28 as follows:</i>  <i>and for all subsequent references amend names of Highways England and NHS Kent and Medway Clinical Commissioning Group as follows:</i></p> <p>Furthermore, the Council has also been involved in extensive liaison with Kent County Council, notably in terms of its roles as the minerals and waste local planning authority, <del>and as the local highway authority, and local education authority</del> <b><u>and lead local flood authority</u></b>; as well as other organisations, agencies, and infrastructure providers including <del>Highways England</del> <b><u>National Highways</u></b>, the Environment Agency, Natural England, Historic England, and the NHS Kent and Medway Clinical Commissioning Group <b><u>Integrated Care Board (NHS Kent and Medway ICB).</u></b></p>	Clarification and factual update. The references to National Highways and the NHS Kent and Medway ICB were updated through AM5.
AM13	PSLP	18	Paragraph 1.34	<p><b>Section 1: Sustainability Appraisal</b>  <i>Amend paragraph 1.34 as follows:</i></p> <p>Stage 3a: <del>Finally, at this third stage, the latest version of the Plan is accompanied by</del> <b><u>to support the Pre-Submission Local Plan</u></b> - a further updated Sustainability Appraisal</p> <p><b><u>Stage 3b: The Submission version of the Plan was accompanied by an updated Sustainability Appraisal incorporating minor modifications</u></b></p>	To reflect progress of the Local Plan Examination and the more recent Sustainability Appraisal undertaken.

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
				<b><u>Stage 4: A further Sustainability Appraisal was undertaken to support the Council's response to the Inspector's Initial Findings, received in November 2022, which included a revised Development Strategy.</u></b>	

### Section 2: Setting the Scene

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM14	PSLP	20	Figure 2	<b>Section 2: Borough Profile and Context</b> <i>Add Ordnance Survey copyright to Figure 2</i>	Factual correction.
AM15	PSLP	22	Figure 3	<b>Section 2: Settlements of the Borough</b> <i>Add Ordnance Survey copyright to Figure 3</i>	Factual correction.

### Section 4: The Development Strategy and Strategic Policies

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM16	MM	42	MM17 / Table 4	<b>Section 4: The Development Strategy</b> <i>Amend the 'East End' entry in column 1 of table 4 as follows:</i>	Factual correction to add the second asterisks to

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
				<i>East End**</i>	the entry correctly refers to the made Benenden Neighbourhood Plan.
AM17	PSLP	62	Paragraph 4.113	<p><b>Section 4: Climate Change</b>  <i>Amend paragraph 4.113 and update the links as follows:</i></p> <p>At the local level, the Council has declared its recognition of global climate and biodiversity emergencies and its ambition to make the entire borough carbon neutral by 2030 <b>2050</b> (see <a href="#">Full Council 17 July 2019, Item FC29/19</a> <a href="#">Full Council 16 July 2025, Item FC27/25</a>). To this end, it has assisted in the preparation of the <a href="#">Kent and Medway Energy and Low Emissions Strategy</a>. However, the planning system still has a key role to play in meeting the new challenge of reducing CO2 emissions to zero.</p>	Factual updates
AM18	PSLP	71	Paragraph 4.137	<p><b>Section 4: Neighbourhood Plans</b>  <i>Amend paragraph 4.137 as follows:</i></p> <p>For up-to-date information about the progress of neighbourhood plans in the borough, including details of the one 'made' Neighbourhood Plans <del>for Hawkhurst parish</del>, see the <a href="#">Neighbourhood Planning</a> page on the Council's website.</p>	To update the latest position in respect of Neighbourhood Plans in the borough.

Section 5: Place Shaping Policies

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM19	PSLP	73	Paragraphs 5.1 to 5.3	<p><b>Section 5: Place Shaping Policies</b>  <i>Amend paragraphs 5.1, 5.2 and 5.3 as follows:</i></p> <p><i>Paragraph 5.1:</i></p> <p>This section of the Local Plan sets out the spatial strategies and policies for different parts of the borough. The section is arranged by non-parished and parished areas, with a specific chapter covering <b>the</b> Strategic Sites.</p> <p><i>First sentence of paragraph 5.2</i></p> <p>The format used is intended to help provide clarity on the planning policy approach at the local level, for each parish (in parished areas); elsewhere, the main towns and the proposed strategic sites.</p> <p><i>In list of areas in paragraph 5.3 delete</i></p> <p><del>Strategic sites</del></p>	Consequential change following main modification MM85
AM20	PSLP	73	Paragraph 5.5	<p><b>Section 5: Place Shaping Policies</b>  <i>Amend paragraph 5.5 as follows:</i></p> <p>It is important to note that the place shaping policies in this section need to be read in conjunction with other policies in this Local Plan, including the strategic policies in Section 4 and the development management policies in Section 6 of the Plan.  <del>These</del>  <del>policies of particular relevance to a site allocation are listed below the policy box.</del>            Moreover, the Local Plan should be read as whole.</p>	Such policy wording is not necessary since the Plan is read as a whole.

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM21	PSLP	77	<b>All policies in the Place Shaping chapter</b>	<p><b>Section 5: Place Shaping Policies</b>  <i>For all policies in the Place Shaping Chapter delete the supporting text following the Policy as follows:</i></p> <p><del>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies STR 1: The Development Strategy; STR 2: Place Shaping and Design; STR 3: Brownfield Land; STR 4: Ensuring Comprehensive Development; STR 5: Infrastructure and Connectivity; STR 6: Transport and Parking; STR 8: Conserving and Enhancing the Natural, Built, and Historic Environment; STR 9: Green Belt; STR/RTW 2: The Strategy for Royal Tunbridge Wells Town Centre; ED 1: The Key Employment Areas; TP 1: Transport Assessments, Travel Plans, and Mitigation; TP 2: Transport Design and Accessibility; TP 4: Public Car Parks; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</del></p>	Such policy wording is not necessary since the Plan is read as a whole.
AM22	MM	76	MM33	<p><b>Section 5: Royal Tunbridge Wells</b></p> <p><i>Amend the policy name as follows:</i>            Policy STR/RTW 1 The Strategy for Royal Tunbridge Wells</p>	This is a typo in the section heading of MM33 in the Main Modifications schedule, however it is correct in the PSLP. Therefore no change is required.
AM23	MM	121	MM68 / Policy AL/RTW 19	<p><b>Section 5: Royal Tunbridge Wells</b></p> <p><b>Policy AL/RTW 19: Land to the north of Hawkenbury Recreation Ground</b></p> <p><i>Amend the second policy criterion as follows:</i></p> <p>Access should be provided via a new safe and suitable 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 of Halls Hole Road and High Woods Lane between the junction of Bayhall Road/Forest Road and the site</p>	Typographical correction

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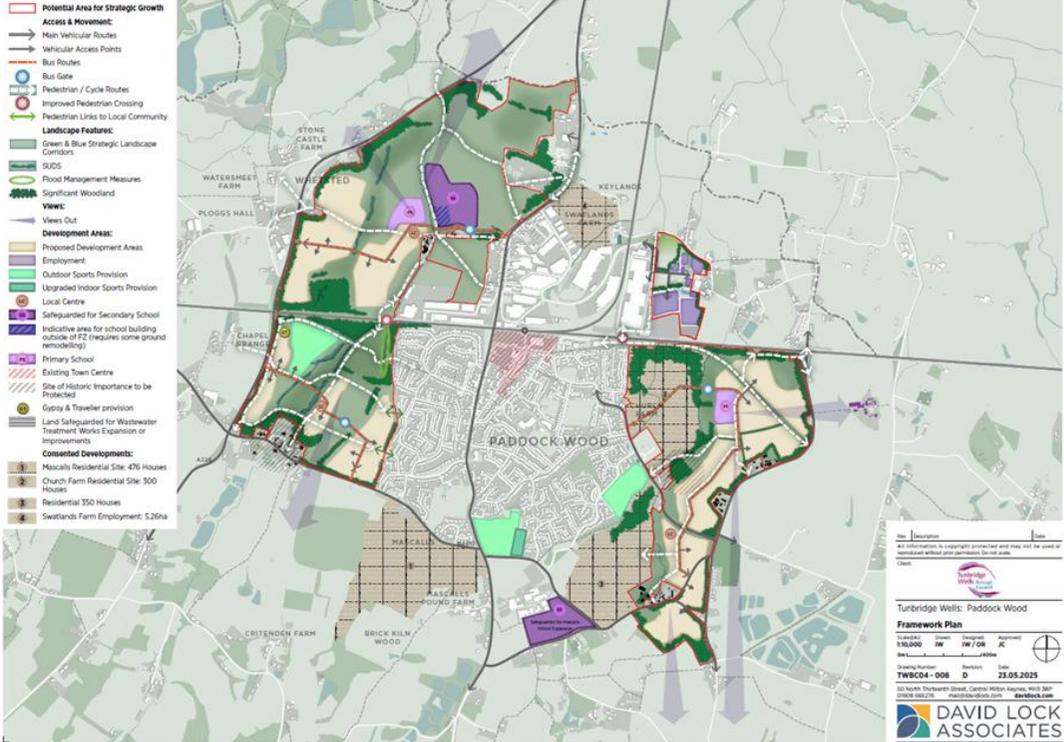
AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
				access and other highway improvements as required <b>as and</b> informed by a detailed transport assessment, to facilitate the additional traffic and enable access by bus/coach	
AM24	MM	127	MM71 / Policy AL/RTW 22	<p><b>Section 5: Royal Tunbridge Wells</b></p> <p><b>Policy AL/RTW 22: Land at Bayham Sports Field West</b></p> <p><i>Criterion 3</i> 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 <b>19</b> 40 – Land to the North of Hawkenbury Recreation Ground.</p>	Factual correction to MM71 so the policy criterion refers to the correct policy.
AM25	PSLP	130		<p><b>Section 5: Southborough</b> <i>Add new paragraph following paragraph 5.138</i></p> <p><b><u>Southborough Town Council is preparing a Neighbourhood Development Plan for the parished area of Southborough (which includes High Brooms), which will become an increasingly important consideration as it progresses through the different stages of plan-making.</u></b></p>	To reflect progress made on the emerging Neighbourhood Development Plan.
AM26	PSLP	141	Paragraph 5.182	<p><b>Section 5: Paddock Wood, including land at east Capel</b> <i>Amend third sentence of paragraph 5.182 as follows:</i></p> <p>Paddock Wood Wetlands Park<b>land</b> is proposed as a significant new area of natural open space, enhancing locally distinctive natural habitats</p>	Factual correction – ‘Parkland’ rather than ‘Park’
AM27	MM	145 – 147	MM81 / Policy STR/SS 1	<p><b>Section 5: Policy STR/SS 1 The Strategy for Paddock Wood, including land at east Capel.</b></p> <p><i>Amend the second sentence of criterion 3 (c) as follows:</i></p>	Grammatical, typographical and factual corrections

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				<p>This should include the retention and enhancement of hedges and trees along the A228 with development set back from <b>the</b> A228 to reduce visual impact on the countryside, with use of internal hedging and tree belts along field boundaries to influence development layout</p> <p><i>Amend criterion 10 as follows</i></p> <p>Proposals for employment development on the Northern Parcel shall comply with the requirements of paragraph 8 <b>9</b> (a), to (g) above.</p> <p><i>Amend part (a) and the second sentence of part (d) of criterion 12 as follows:</i></p> <p>Infrastructure shall be secured by conditions and/or s.106 obligations to ensure that:</p> <ul style="list-style-type: none"> <li>a) development across the whole of the allocated site shall be capable of being integrated and phased and its impacts satisfactorily <del>and</del> mitigated</li> <li>d) The timing and trigger points for highway mitigation measures are to be determined in accordance with <b>the</b> Monitor and Manage Framework to avoid potentially severe impacts on the highway.</li> </ul> <p><i>Amend criterion 13 as follows:</i></p> <p>The delivery of necessary infrastructure shall be informed by ongoing discussions with relevant stakeholders, including Kent County Council and adjacent local authorities (Tonbridge &amp; Malling, <b>and</b> Maidstone Borough Councils, Paddock Wood Town Council, and Capel Parish Council) and other relevant statutory consultees and be kept under review throughout the planning stages of the development.</p> <p><i>Amend part (g) of criterion 15 as follows:</i></p>	

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				<p>the delivery of 4,54ha of sport provision...</p> <p><i>Amend criterion (iii) of Policy STR/SS 1(C) – South Eastern Parcel Requirements as follows:</i></p> <p>safeguarding of land north of <del>Chantlers Hill</del> <b><u>Chantler's Hill</u></b> for the expansion of Mascalls Academy if required.</p>	
AM28	MM	149	MM81 / Map 28 in PSLP	<p><b>Section 5: Paddock Wood, including land at east Capel</b></p> <p>Replace 'Map 28 Paddock Wood and East Capel Structure Plan (published with the permission of David Local Associates Ltd)' in MM81 of the Main Modifications Schedule with the following map:</p>	<p>The map in the Main Modifications Schedule (MM81) erroneously excludes 'Land Safeguarded for Wastewater Treatment Works Expansion or Improvements' from the map key.</p>

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
					
AM29	MM	174	MM91 / Policy PSTR/CA 1	<p><b>Section 5: Capel</b></p> <p><b>Policy PSTR/CA 1: The Strategy for Capel parish</b></p> <p><i>Amend criterion 5 as follows:</i></p> <p>Provide transport improvements, including on-line and off-line improvements to the A228 as part of a Colts Hill Bypass necessary for planned growth at Paddock Wood and land at east Capel identified in STR/SS 1, with the potential provision of the</p>	Grammatical correction

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
				broader safeguarded A228 Colts Hill bypass and traffic management and/or speed reduction measures in Five Oak Green,	
AM30	MM	182	MM95	<p><b>Section 5: Cranbrook and Sissinghurst</b></p> <p>Amend the section heading as follows: Land south of Corn Hall, Crane Valley, Cranbrook</p>	This is a typo in the section heading of MM95 in the Main Modifications schedule, however it is correct in the PSLP. Therefore no change is required.
AM31	MM	183	MM95 / Paragraph 5.302	<p><b>Section 5: Cranbrook and Sissinghurst</b></p> <p><b>Land south of Corn Hall, Crane Valley, Cranbrook</b> <i>Delete paragraph 5.302:</i></p> <p><del>As referenced at paragraph 5.294 above, this site benefits from planning consent for the construction of 180 dwellings.</del></p>	Factual correction as the planning consent referenced in paragraph 5.294 does not cover site allocation AL/CRS 2 Land south of Corn Hall, Crane Valley, Cranbrook.
AM32	PSLP	185	Paragraph 5.308	<p><b>Section 5: Cranbrook and Sissinghurst</b></p> <p><b>Turnden Farm, Hartley Road, Cranbrook</b> <i>Amend the first two sentences of paragraph 5.308 as follows:</i></p> <p>The nearest schools are Cranbrook Primary School (approximately 1.6km from the access point), plus <b>two</b> and the secondary schools; Cranbrook School (approximately 1.3km away) and the <b>former</b> High Weald Academy, <b>currently used as a SEND school</b> (1.1km away). There is a continuous pavement between the site and all three <del>both</del> schools, albeit in places it is necessary to cross the road to reach those destinations, with variations as to the degree of street lighting.</p>	Factual update
AM33	PSLP	218-219	Paragraph 5.415	<p><b>Section 5: Benenden</b></p> <p><del>In terms of growth potential, four sites have been identified: Sites allocated under Policies AL/BE 1 Land adjacent to New Pond (known as Uphill), AL/BE 2 Feoffee Cottages and land, Walkhurst Road, and AL/BE 3 and</del></p>	Factual correction to reflect the removal of these sites from the Local Plan now they have been

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
				<del>AL/BE 4, Land at Benenden Hospital as shown on Inset Map 18. The full requirements for development of these sites are set out in the subsequent site allocation Policies AL/BE 1, AL/BE 2, AL/BE 3, and AL/BE 4. Site allocation AL/BE 2 is subject to a planning consent.'</del>	included in the made Benenden Neighbourhood Plan. (see MM117 – MM126)
AM34	MM	273	MM151 / Policy PSTR/PE 1 The Strategy for Pembury parish	<p><b>Section 5: Pembury</b></p> <p><b>Policy PSTR/PE 1 The Strategy for Pembury parish</b></p> <p>Criterion 2 Build approximately 371 – 399 new dwellings, of which 74 54 have existing planning permission*, of which 40 percent shall be affordable housing, on Policies AL/PE 1- AL/PE 4A inclusive and 30 percent shall be affordable housing on Policy AL/PE 6**) as allocated under the subsequent site allocation policies;</p>	Factual correction -  an 'A' is added to 'Policy AL/PE 4A'
AM35	PSLP	277	Paragraph 5.666	<p><b>Section 5: Pembury</b></p> <p><b>Land at Hubbles Farm and south of Hastings Road</b> <i>Amend second sentence of paragraph 5.666 as follows:</i></p> <p>It includes three residential properties; 30, 30A, and 32 Hastings Road, and their curtilages and built development associated with Hubbles Farm Equestrian Centre.</p>	To correct a typographical error.
AM36	MM	266	MM146 / Paragraph 5.621	<p><b>Section 5: Lamberhurst</b> <i>Amend the first sentence of paragraph 5.621 as follows:</i></p> <p>Local policies are also provided <b>in</b> the 'made' Lamberhurst Neighbourhood Plan (adopted 6 October 2021) that forms part of the borough's development plan in relation to Lamberhurst parish.</p>	Grammatical correction - Addition of 'in' to paragraph 5.621 (as modified by MM146)

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AM37	MM	263	MM145 / Policy AL/HO 3	<p><b>Section 5: Horsmonden</b> <i>Criterion 6</i></p> <p>The layout and design of the scheme to give full consideration to any impact upon the setting of the High Weald National Landscape and to provide a scheme that has been fully informed by a landscape and visual <b>impact</b> assessment in order to provide development proposals that</p>	Factual correction - MM145 has omitted the word 'Impact' which needs adding to criterion 6.
AM38	PSLP	303	Paragraph 5.760	<p><b>Section 5: Sandhurst</b> <i>Amend second sentence of paragraph 5.760 as follows:</i></p> <p>The Council is <del>declaring</del> <b>has declared</b> an Air Quality Management Area (AQMA) to the north of Hawkhurst crossroads because of this.</p>	Factual update to reflect that the AQMA has been declared.
AM39	PSLP	304		<p><b>Section 5: Sandhurst</b> <i>After paragraph 5.767 add new paragraph as follows:</i></p> <p><b><u>Sandhurst Parish Council is preparing a Neighbourhood Development Plan for the parish, which will become an increasingly important consideration as it progresses through the different stages of plan-making.</u></b></p>	To reflect progress made on the emerging Neighbourhood Development Plan.

Section 6: Development Management Policies

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM40	PSLP	324-327	Policy EN 1	<p><b>Section 6: Sustainable Design</b>  <i>Amend the fourth paragraph as follows:</i></p> <p>Additionally, the 'Planning Advice Note for Applicants/Agents: Information required when submitting a Planning Application' <b>Local list of validation requirements</b>, which is available on the Council's website*, provides information and guidance about the type of information that should be submitted to support planning application proposals.</p> <p><i>Amend the asterisk beneath the policy box as follows:</i></p> <p>* view the <a href="#">'Planning Advice Note for Applicants/Agents: information required when submitting a Planning Application' Local list of validation requirements</a></p>	Factual update as the planning advice note is no longer up to date
AM41	PSLP	331	Paragraph 6.33	<p><b>Section 6: Climate Change Mitigation and Adaption</b>  <i>Amend paragraph 6.33 as follows:</i></p> <p>The largest contributors to carbon dioxide emissions in the borough are domestic gas (22<del>25</del><b>25</b>%), A-roads (24<del>24</del><b>24</b>%), industrial and commercial electricity (15<del>11</del><b>11</b>%), minor roads (44<del>16</del><b>16</b>%), and domestic electricity (42<del>11</del><b>11</b>%). These five sectors have been the dominant emission sources since 2005 and this trend is likely to continue into the near future (albeit to varying degrees as the Government phases out gas heating and petrol/diesel vehicles and progresses with grid decarbonisation).'</p>	Factual update
AM42	MM	334	MM182 / Policy EN 3	<p><b>Section 6: Policy EN 3: Climate Change Mitigation and Adaption</b>  <i>Add an asterisk to the third paragraph as follows:</i></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>	MM182 adds an asterisk to the paragraph above to refer to this paragraph but erroneously excludes adding the asterisk to this paragraph.

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AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM43	MM	354	MM189 / PSLP paragraph 6.134	<p><b>Section 6: Biodiversity Net Gain</b>  <i>Amend PSLP paragraph 6.134 (as amended by MM189) as follows:</i></p> <p>The Council will, in due course, provide further detailed guidance on this policy BNG in the form of a Supplementary Planning Document and/or Guidance Notes which will set out any the local requirements with regards <b>to the</b> metric inputs and for on-site and off-site net gain for: habitat enhancement or creation as well as application of the Biodiversity Gain Hierarchy and the use of Local Nature Recovery Strategies including:</p>	Grammatical correction
AM44	PSLP	372	Policy EN 16	<p><b>Section 6: Policy EN 16 Landscape within the Built Environment</b>  <i>Amend first sentence in second paragraph of Policy EN 16 as follows:</i></p> <p>The effects of proposals on <del>A</del>areas of <del>L</del>andscape <del>i</del>nterest that are not...</p>	To correct a typographical error.
AM45	PSLP	412	Paragraph 6.381	<p><b>Section 6: Self Build and Custom House Building</b>  <i>Amend paragraph 6.381 as follows:</i></p> <p>The average number of monthly registrations since the Register was introduced on 01 April 2016 (based on the number of those people on Part 1 of the Register) equates to 1.96 per month. Including current need (108), if projected forward to the end of the plan period (March 2038), this results in an indicative projected need of approximately 518 self/custom build dwellings. It is considered that most of this need will be met by small, mostly single, dwelling schemes, which based on the Council's windfall allowance could deliver approximately 401 dwellings (77% of need) over the plan period. This is because approximately 50% of units delivered on small windfall sites are on single dwelling schemes and approximately 50% of units delivered on single dwelling schemes are self/custom build. However, the remaining 115-120 dwellings will be provided on large, suitable major site allocations in Royal Tunbridge Wells (at Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road (AL/RTW 5), <b>and</b></p>	Consequential change following main modification MM85

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				Land to the west of Eridge Road at Spratsbrook Farm (AL/RTW 16)), <del>as well as at Tudeley Village (STR/SS 3).</del> Self/custom build dwellings may also be delivered on larger than single dwelling windfall schemes.	
AM46	PSLP	417	Paragraph 6.397	<p><b>Section 6: Replacement Dwellings outside the Limits to Built Development</b>  <i>Amend first sentence of paragraph 6.397 as follows:</i></p> <p>Secondly, where the use is found to be lawful, in accordance with Policy EN 1: Sustainable Design, consideration should be given...</p>	To correct a typographical error.
AM47	MM	415	MM220 / Table 11	<p><b>Section 6: Gypsies and Travellers</b></p> <p>Greenfields Farm**</p> <p>The ** should be deleted from 'Greenfields Farm**' in the eighth row of the first column as the text under ** beneath the table no longer relates to this site.</p>	Factual correction – The Table 11 reference ** no longer applies to Greenfields Farm.
AM48	MM	416	MM221 / Policy H 9	<p><b>Section 6: Gypsies and Travellers</b></p> <ul style="list-style-type: none"> <li>Bassetts Farm, <u>Maidstone Road</u> (Horsmonden);</li> </ul>	Factual correction - Adding 'Maidstone Road' clarifies which of the two Bassetts Farms' in Horsmonden this refers to.
AM49	PSLP	427	Paragraph 6.445	<p><b>Section 6: Key Employment Areas</b>  <i>Amend first sentence of paragraph 6.445 as follows:</i></p> <p>The Town and Country Planning Use Classes Order <del>was as recently</del> amended (4 in September 2020) <u>to</u> includes the introduction of two new use classes; E - Commercial, Business and Service uses and F - Local Community and Learning uses, which will replace some of the uses in existing classes A, B, and D.</p>	To reflect the amendments are no longer recent.
AM50	MM	431	MM229 / Policy ED 2	<p><b>Section 6: Policy ED 2: Retention of Existing Employment Sites and Buildings</b></p>	The text highlighted and bold is new text which

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				<p><i>Amend the last paragraph of Policy ED 2 as follows:</i></p> <p>Where the review of submitted information by an independent consultant is considered necessary <b>by the Council</b>, the applicant will cover the <b>reasonable</b> cost of the review.</p>	MM229 erroneously shows as existing text in the PSLP.
AM51	MM	447-448	MM239 / Policy ED 8	<p><b>Section 6: Policy ED 8 Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy</b></p> <p><i>Amend the last sentence of Policy ED 8 as follows:</i></p> <p>*New neighbourhood centres will be designated as part of the extension of Paddock Wood and east Capel to be defined through the masterplanning process and the resultant Supplementary Planning Document.</p>	Typographical correction and factual correction to reflect SPDs will no longer be produced to support Policy STR/SS 1.
AM52	MM	449 – 450	MM240 / Policy ED 9	<p><b>Section 6 Policy ED 9 Defined Town, Rural and other Service Centres</b></p> <p><i>Amend the first sentence of Policy ED 9 as follows:</i></p> <p>Within the <b>defined</b> town centres, rural service centres, neighbourhood centres, and village settlements, as defined on the Policies Map, planning permission will be granted for development of main town centre 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>	The text highlighted and bold is new text which MM240 erroneously shows as existing text in the PSLP.
AM53	PSLP	456	Paragraph 6.542	<p><b>Section 6: Transport and Parking</b></p> <p><i>Amend first sentence of paragraph 6.542 as follows:</i></p> <p>At the same time, the Council understands that private cars are, and will remain, an important and necessary part <b>of</b> life in the borough, and this is reflected in car ownership levels. Significant traffic movements are generated by workers, either through commuting to their jobs or travelling as part of their jobs, although it is likely that patterns of commuting will change in the years after the coronavirus pandemic, and also by those visiting for retail and leisure purposes.</p>	To correct a grammatical error.

**Local Plan Appendices**

AM Ref.	Change from PSLP or MM schedule	PSLP page number	Policy / Paragraph / Table / MM number	Additional Modification	Reason for change
AM54	PSLP	480 - 518	All appendices	<p>Add 1 to the number in the names of the appendices.</p> <p>References to the appendices within the Local Plan have consequently also been amended.</p>	<p>MM259 introduces a new appendix - Appendix 1: Local Plan Policies to be superseded on adoption of the Tunbridge Wells Local Plan. The numbering of the other appendices has therefore increased by 1.</p>
AM55	MM	497	Appendix 4 Table 21	<p><b>Appendix 4: Glossary</b>  <i>Amend the definition for active travel in Table 21 as follows:</i></p> <p>A mode of transportation making journey's in a physically active way, like walking, wheeling (using a wheelchair or a mobility aid), cycling or scootering</p>	<p>Grammatical correction to remove the apostrophe in 'journeys'</p>
AM56	PSLP	498-499	Appendix 4 Table 21	<p><b>Appendix 4: Glossary</b>  <i>Amend the definition for major development in table 21 as follows:</i></p> <p>For housing, development is considered major where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000sqm or more, or a site of one hectare or more, or as otherwise provided in the Town and County Planning (Development Management Procedure) (England) Order 2015.</p> <p><b><u>As per footnote 75 in the NPPF (September 2023), this definition does not apply for the purposes of NPPF paragraphs 176 and 177. This includes applications for development within National Landscapes, where footnote 60 states whether</u></b></p>	<p>To provide clarification and ensure consistency with the definition for major development in the NPPF and Policy STR 8</p>

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				<p><b><u>a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</u></b></p>	
AM57	PSLP	499	Appendix 4 Table 21	<p><b>Appendix 4: Glossary</b>  <i>Amend the definition for National Planning Policy Framework in Table 21 as follows:</i></p> <p>The document that sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in decisions on planning applications. It replaces Government planning policies previously set out in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). <b><u>The examination of the Plan was assessed for consistency in relation to the September 2023 version of the NPPF.</u></b></p> <p>Further guidance on particular topics, entitled Planning Practice Guidance, is provided on the Ministry of Housing, Communities and Local Government website. This is intended to supplement the NPPF and be updated as necessary.</p>	To provide clarification.