

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Limits to Built Development Topic Paper for Draft Local Plan – Regulation 18 Consultation

August 2019



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1.0 Introduction and Background

- 1.1 The purpose of this Topic Paper is to set out the methodology, principles and criteria used in reviewing and updating the existing Limits to Built Development adopted in the Tunbridge Wells Local Plan 2006 and the Tunbridge Wells Site Allocations Local Plan 2016, and explain how the new/revised LBDs have been formed.

What are Limits to Built Development?

- 1.2 Limits to Built Development (LBDs) are used to differentiate between the built up areas of settlements and areas of countryside beyond. Generally, and subject to compliance with other policies in this Plan, there will be a presumption that the principle of proposed development such as infilling, redevelopment, and/or changes of use will be acceptable inside the LBD, while land and buildings outside the LBD will be considered as countryside where there is much stricter control over development.
- 1.3 The definition of LBDs is an established policy tool to provide both certainty and clarity to residents, landowners, developers, and other interested parties on where new development would generally be acceptable in principle. By drawing LBDs around settlements (including land to meet growth needs), LBDs help focus growth to sustainable locations/settlements, while protecting the surrounding, more rural areas from inappropriate and intrusive development.

Policy background relating to LBDs

- 1.4 The origin of LBD policy goes back to the 1990 Tunbridge Wells Local Plan (Western), which was the first document to introduce LBDs. The purpose of this designation/policy approach was to “*restrict the encroachment of built form into the surrounding landscape*”. The LBDs of settlements covered by the Local Plan (Western) were the same as the Metropolitan Green Belt boundaries.
- 1.5 In the 1996 Local Plan, covering the whole borough, LBDs were introduced for all settlements identified in the Kent Structure Plan as ‘urban areas’, ‘small rural towns’ and ‘villages with scope for minor development’. These same LBD boundaries were carried forward for the 2006 Local Plan. Subsequently, the Site Allocations Local Plan 2016 updated the LBD boundaries for larger settlements in the borough to include edge-of-settlement site allocations, and the two separate LBDs at Hawkhurst (Highgate and The Moor) were joined together. A review of LBD

boundaries for all the settlements across the borough was not carried out at this time.

Table of existing LBDS

- 1.6 The following settlements/areas have LBDS (as defined in the Tunbridge Wells Borough Local Plan 2006 and Tunbridge Wells Borough Site Allocations Local Plan 2016):

Table 1: Existing Limits to Built Development

Royal Tunbridge Wells/Southborough	Benenden	Bidborough
Brenchley	Brook Farm (Capel)	Cranbrook
Frittenden	Five Oak Green	Gill's Green (Hawkhurst)
Goudhurst	Hawkhurst	Horsmonden
Iden Green (Benenden)	Kilndown	Lamberhurst
Langton Green	Matfield	Paddock Wood
Pembury	Rusthall	Sandhurst
Sissinghurst	Speldhurst	

Issues and Options

- 1.7 The Draft Local Plan is the second of three stages in preparing the new Local Plan. The first stage was the publication of the Issues and Options document in the summer of 2017, for public consultation.
- 1.8 Question 9 of the Issues and Options consultation asked whether the policy approach of defining settlement “Limits to Built Development” should continue in principle. 223 responses were received to this question. 190 respondents (about 85%) agreed that the policy approach of defining Limits to Built Development should continue, 6 respondents (about 3%) disagreed, while 27 respondents (about 12%)

did not express an opinion. Overall, of those who expressed an opinion, the vast majority of 97% agreed that the policy approach of LBDs should continue.

- 1.9 Accordingly, it is proposed that this well-established policy approach be retained and updated as part of the Local Plan review.

2.0 New LBD Policy

2.1 The existing LBDs (in the 2006 Local Plan and Site Allocations Local Plan 2016) have been reviewed to take account of the need for further development across the borough in line with the Council's emerging growth strategy in Section 4 of the Draft Local Plan and to ensure features that define the LBD have not changed and remain current and relevant. The current policy stance, set out in Policy LBD1 of the Local Plan 2006, seeking to focus development in sustainable locations i.e. around existing settlements and site allocations, and as also more recently advocated in the NPPF, has been taken forward into the proposed LBD policy for the Draft Local Plan, set out below.

2.2 The proposed policy is worded as follows:

Policy STR 10

Limits to Built Development Boundaries

The proposed Limits to Built Development for all settlements are shown on the draft Policies Map.

New development shall be focused within the Limits to Built Development, where proposals accord with other relevant policies of this Plan.

Outside the Limits to Built Development, development will normally be limited to that which accords with specific policies of this Plan and/or that for which a rural location is demonstrated to be necessary.

- 2.3 The inclusion of land within the LBD does not automatically indicate that it would be suitable for development. Other considerations, such as retaining open spaces, areas at risk of flooding or the setting of heritage assets or other features that contribute to local distinctiveness may mean that a particular development proposal is inappropriate.
- 2.4 Conversely, there are a number of circumstances, as recognised by specific policies in the Draft Local Plan, where development outside of LBDs may be acceptable, such as that associated with agricultural, woodland, equestrian uses, certain tourism activities, and affordable housing 'exception sites'.
- 2.5 Therefore, as well as being considered against the LBD policy, all proposals would be assessed in the context of relevant Place Shaping policies (Section 5) and Development Management policies (Section 6) of the new Local Plan.

LBD boundary review

a) Purpose/aims of review

2.6 The aims of the review are:

- 1) To ensure that LBD boundaries are logical and reflect what is on the ground.
- 2) To identify what land should or should not be included in the LBD boundaries.

2.7 Reviewing the LBDs will also ensure that development will be focused in those settlements which are most sustainable in terms of providing facilities and services to meet everyday needs in accordance with the Town, Rural Service, Neighbourhood, and Village Centres Hierarchy set out in proposed Policy ED8 in Section 6 of the Draft Local Plan. For this reason, the existing LBDs of two smaller settlements (Iden Green and Kilndown, as defined in the Local Plan 2006 and the Site Allocations Local Plan 2016) have been removed as explained in the outcomes below.

b) Methodology

I. Practical overview

2.8 When reviewing the existing LBD boundaries in the Local Plan 2006 and Site Allocations Local Plan 2016, the principles and criteria set out below were consistently applied in establishing new or revising existing LBD boundaries. Aerial photographs, the Council's Geographical Information System and Google Maps and Street View were also used as aides when applying the principles and criteria. The information collated was considered by TWBC Planning Officers with local geographical and planning knowledge before the revised boundaries were drawn.

2.9 The revised boundaries set out below will be subject to consultation at the formal Regulation 18 Draft Local Plan consultation (late September to early November 2019).

II. Principles

2.10 The following principles are used to define LBDs:

- 1) LBDs are policy lines drawn around the 'main' built up area of a sustainable settlement – but they do not seek to define settlements as such
- 2) Land inside the LBD will generally be substantially developed – including buildings, roads (excluding roads on the edge), etc.

- 3) The main land uses outside the LBD will generally comprise of or be used for agriculture, woodland, lakes/ponds, outdoor sports, and leisure, unless surrounded by other development.
- 4) LBD boundaries should normally follow physical features, e.g. roads, walls, field boundaries, although there may be instances where it is appropriate to cut across property curtilages to ensure that local character and/or amenities are protected.
- 5) LBDs need not be contiguous. It may be appropriate for a settlement to have two (or more) separate elements, where this reflects distinct built up parts, e.g. Goudhurst.
- 6) There may be some fringe areas beyond a settlement's more consolidated core, as well as smaller villages/hamlets and enclaves of development in the countryside that do not have a LBD, in order to maintain the overall rural character of an area.

III. Criteria

2.11 The following criteria are used to determine what should or should not be included within LBD boundaries:

Table 2: Criteria used to determine what should or should not be included within LBD boundaries

Criteria	
Any amendment to LBDs should:	
(a)	be adjacent to and form a logical extension to the built up area and not result in harmful protrusion into the countryside
(b)	not result in coalescence – important gaps should be retained
(c)	have no adverse impact on landscape character
(d)	have no adverse impact on designated areas of national and local landscape, archaeological, geological, ecological or heritage importance
(e)	be of a scale/nature in keeping with the form and function of the settlement and result in no harm to its character, appearance or setting - does it relate more to the built environment or to the surrounding countryside?
(f)	not extend existing linear features or result in ribbon development
(g)	allow reasonable access to local facilities and services (non-private car mode)

Criteria	
Include	Exclude
I. Land that has planning permission for development (both extant and built out)	II. Isolated buildings or sporadic/dispersed development e.g. individual or small groups of buildings separated from the main built up area of the settlement
III. Site allocations However, the LBDs for site allocations on the edge of existing/proposed LBDs to be master planned shall not be finalised and/or incorporated into the LBD boundaries until planning permission has been granted with an associated site layout plan. These sites will be reviewed at the Regulation 19 stage of the Draft Local Plan and/or the first Local Plan review 5 years post-adoption of the Local Plan.	IV. Large rear gardens or paddocks stretching well out from the built form of the settlement. Where there is an obvious variation in the rear line of garden curtilages along the edge of a settlement, then a striking line will be applied through these to form a uniform edge to the settlement
V. Built out rural exception sites	VI. Buildings in spacious grounds on the edge of the settlement
VII. Small sites that offer 'rounding off' opportunities	VIII. Allotments (unless integrated within built up area)
	IX. Woodlands
	X. Village Greens, recreation grounds etc. on the edge of a settlement (unless integrated within built up area and sufficiently protected by other Local Plan and/or NDP designations)
	XI. Orchards (unless integrated within built up area)
	XII. Places of worships/churches, cemeteries, and churchyards (unless integrated within built up area)
	XIII. Rural workers (farm/forestry) dwellings and other agricultural buildings. Where former farm buildings have been converted to other uses, will need to assess the physical relationship with the settlement and the setting of the building
	XIV. Heritage assets with important landscape settings

Criteria	
	XV. Garden centres and nurseries
	XVI. Local Green Spaces outside and adjacent to the LBD boundary. However, Local Green Spaces enclosed by buildings on two or more sides will be included in the LBD
	XVII. Hamlets and small clusters of existing development
	XVIII. Camping/Caravan sites (tourism/holiday sites)
	XIX. Land in the Green Belt unless it forms part of a release as a site allocation in the Local Plan

Additional elements which may need a site by site assessment	
XX. Schools and school playing fields	<ul style="list-style-type: none"> (i) School buildings and playing fields enclosed by built-up development should be included and play areas/playing fields specifically protected by other Local Plan and/or NDP designations (ii) Schools on the edge of the settlement - buildings adjoining the built-up area should be included with open playing fields lying beyond excluded

3.0 Summary of Outcomes

3.1 The review of LBD boundaries for the new Local Plan has resulted in:

- a) The removal of two LBDs at Brook Farm in Capel parish and Gill's Green, Hawkhurst (both of which are employment/economic areas rather than settlements). However, they are retained as 'Key Employment Areas' to allow for the retention, expansion, and/or redevelopment of employment provision in these locations. An extension to the Gill's Green employment area is also proposed in the Hawkhurst section.
- b) The removal of two LBDs at Iden Green (Benenden) and Kilndown (Goudhurst) as both of these settlements are considered to be unsuitable for further development as they have limited key facilities and bus services making them unsustainable in this context.
- c) A further/separate LBD at Sissinghurst; established around existing built development to the west of the settlement and incorporating residential allocations proposed in this Local Plan, with an open landscape gap retained between the two LBDs.
- d) A further/separate LBD at Brenchley; established around existing built development to the west of the settlement, with an open landscape gap retained between the two LBDs.
- e) The inclusion of proposed site allocations, (excluding sites to be masterplanned and other sites (as below), but generally including Green Belt releases), land that has planning permission (both extant and built-out) and built-out rural exception sites on the edge of a settlement.
- f) Other minor amendments where anomalies exist when the relevant LBD principles and criteria are applied.
- g) In some cases, the LBD boundaries have been expanded while others may have been reduced in parts to reflect the above principles and criteria.

3.2 For the proposed major urban expansion of Paddock Wood and the Tudeley Village 'garden settlement', given the need for further master planning, LBDs will be developed through that process. At this stage, only a 'policy area' is defined. In addition, the proposed allocation of Land at Mabledon and Nightingale, Southborough is also excluded from the LBD, as there is currently insufficient site layout information/assessment to put forward an LBD. Although very close to the LBD boundary, the site at Turnden Farm, Hartley Road, to the south west of Cranbrook has also been excluded at this stage. However, it is anticipated that these sites will be reviewed and refined for the next stage of the Local Plan.

- 3.3 It is noted that the precise alignment of LBDs around development allocations may need to be refined as the Local Plan progresses and more detailed layout and design work is undertaken. The NPPF sets out that policies in Local Plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary: if there is a need to further refine LBD boundaries around allocation sites as a result of more detailed work (e.g. through the planning application process), then this will be undertaken at this point.

4.0 Amendments to LBD Boundaries

- 4.1 This section of the Topic Paper reviews the LBD boundaries on a settlement by settlement and site by site basis. There is a map for each settlement showing the existing adopted LBD boundary in the Local Plan 2006 and/or Site Allocations Local Plan 2016 (illustrated by a green line) and the proposed new LBD boundary (illustrated by a red line). Each change is numbered on the relevant map and corresponds with the numbers on the subsequent list/table of, and reasons for, the proposed changes, based on the principles and criteria above. In the Principles and Criteria column of the table of proposed changes, the numbers refer to the principles at paragraph 2.10 above; and the letters and roman numerals refer to the list of criteria at paragraph 2.11 above.

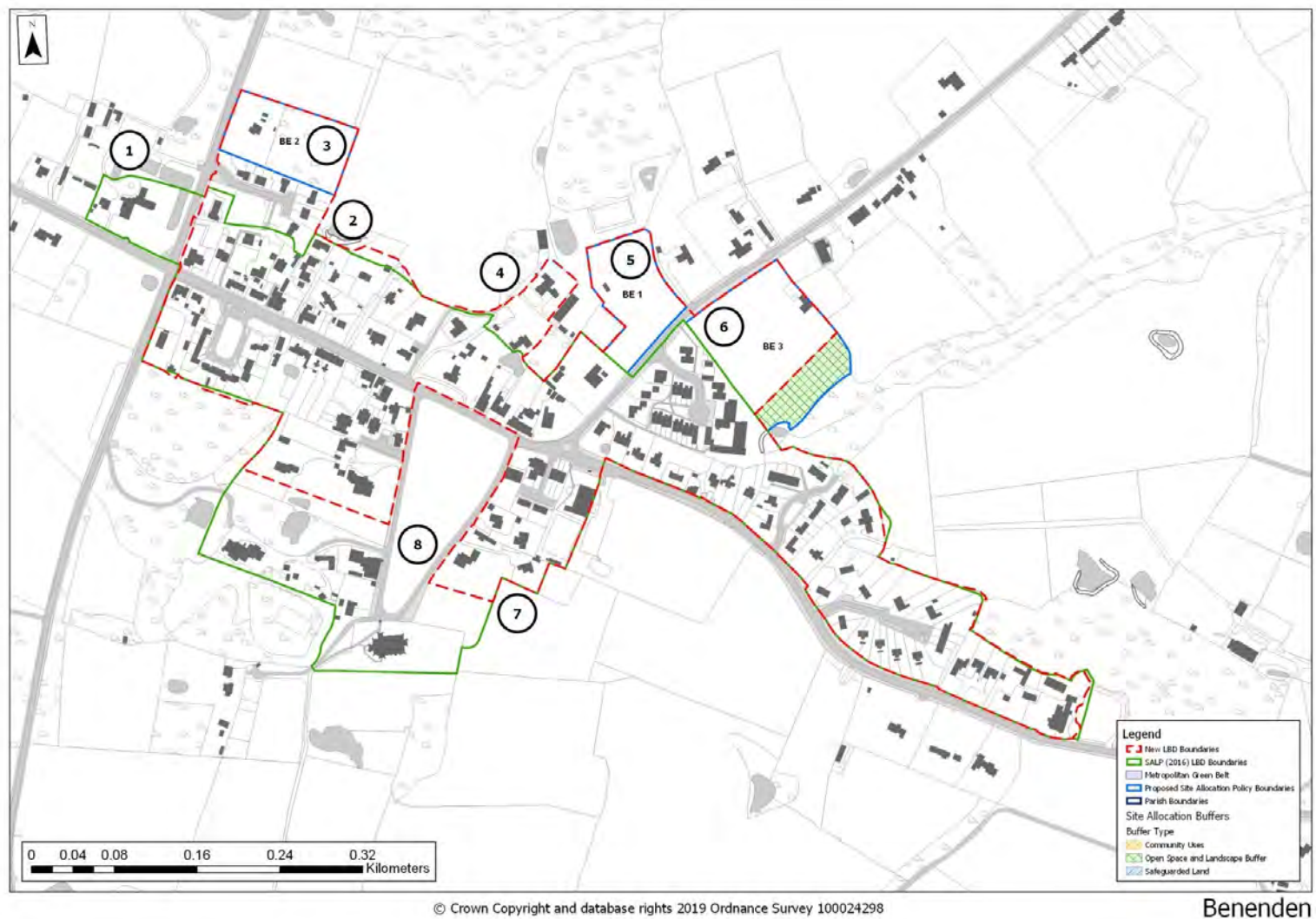
Benenden

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Benenden	1	Exclusion of the Old Manor House west of New Pond Road as it is a listed building/heritage asset with an important landscape setting.	XIV
	2	Incorporation of extant planning permission 18/03941/FULL (Four dwellings -Land Adjacent Telephone Exchange, New Pond Road) and adjacent built-out rural exception site (Hortons).	2, (a), (c), (d), (e), (f), (g), I and V
	3	Site allocation AL/BE 2 (land adjacent to New Pond Road (known as Uphill)) is incorporated within the new LBD boundaries as it forms a logical extension to the built form of the settlement in conjunction with the built-out rural exception site at 2 above.	2, (a), (c), (d), (e), (g), I and III

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	4	Incorporation of two additional dwellings (Little Barn and Green Acres) to the north of dwellings fronting The Street.	2, (a), (c), (d), (e), (f) and (g)
	5	Incorporation of site allocation AL/BE 1 (land at Walkhurst Road)/extant planning permission 16/504891/FULL (Land at Walkhurst Road – 12 dwellings).	2, (a), (c), (d), (e), (g), I and III
	6	Incorporation of site allocation AL/BE 3 (Feoffee Cottages and land, Walkhurst Road) with landscape buffer excluded.	2, (a), (c), (d), (e), (f), (g), and III
	7	Reduction of extent of grounds of dwelling (Vicarage) within the LBD boundaries located to the east of Benenden Village Green in conjunction with amendment 8 below.	VI

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	8	<p>Exclusion of the following:</p> <ul style="list-style-type: none"> • St. Georges Church (grade II listed) and cemetery - also designated as a Local Wildlife Site; • Large gap between the church and the Old Vicarage to the north-east; • To the west of Benenden Primary School and The Green, there are several listed buildings with gaps between and The Grange located to the west of this group is designated as a Historic Park and Garden; • The Village Green – as this would constitute a green space used for recreational purposes on the edge of the LBD; and, • The extent of the grounds of the dwellings (Ash Lawn and Oakdale) to the west of the Green which are considered to be substantially larger in size than those of other dwellings across the settlement. <p>All of the above are considered to contribute to the landscape setting and character of the settlement as well as the landscape setting of important heritage assets.</p>	II, VI, XII,XIV and XVI

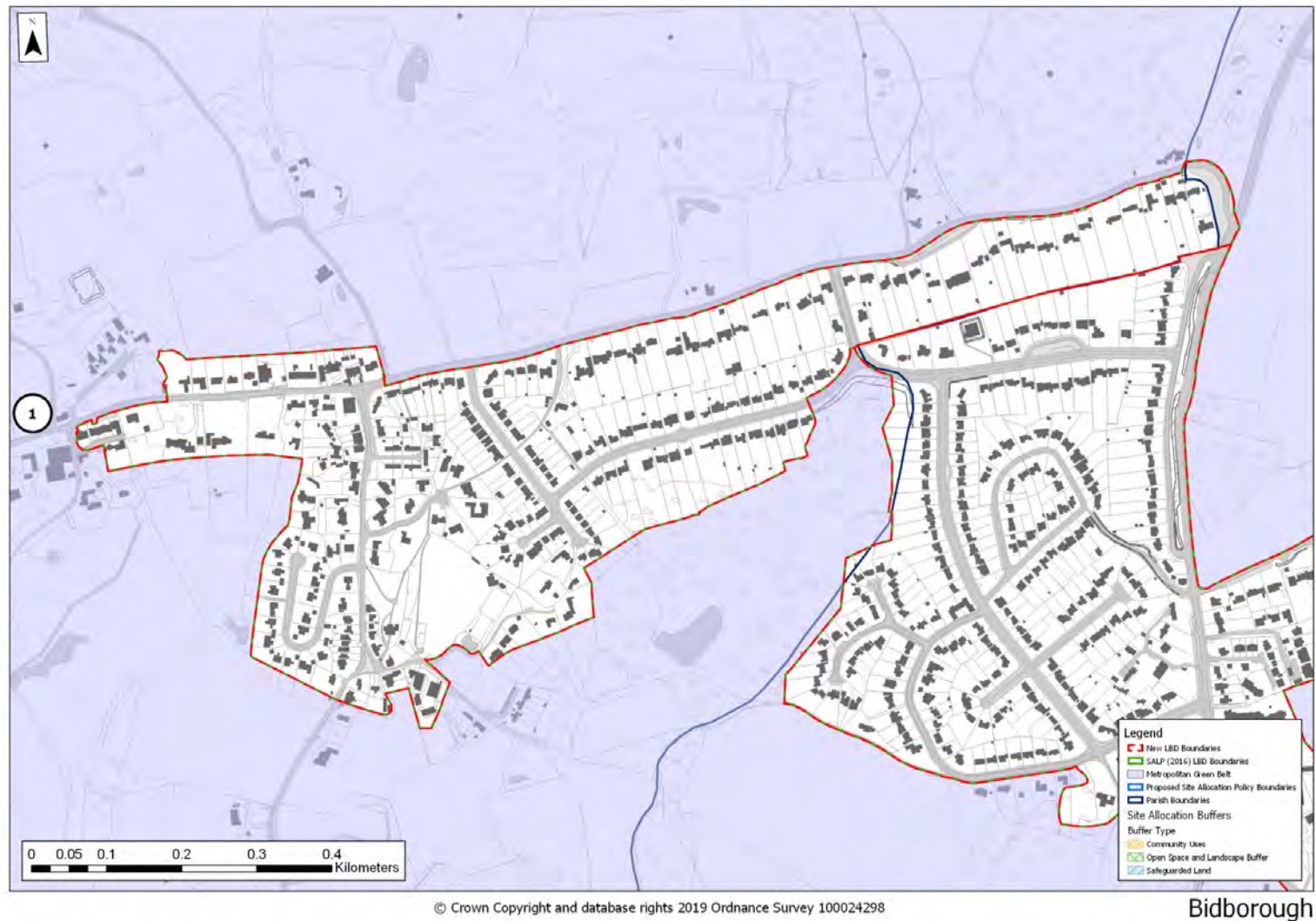
Figure 1: Benenden LBD boundary amendments



Bidborough

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Bidborough	N/A	No changes as existing LBD boundaries adjoin the Green Belt and no Green Belt releases are proposed for this settlement.	3 and XIX
	1	Extant planning permission 18/02812/FULL on the edge of the LBD for nine dwellings considered but the site is located within the Green Belt and does not form part of a Green Belt release.	3 and XIX

Figure 2: Bidborough LBD (no proposed boundary amendments)

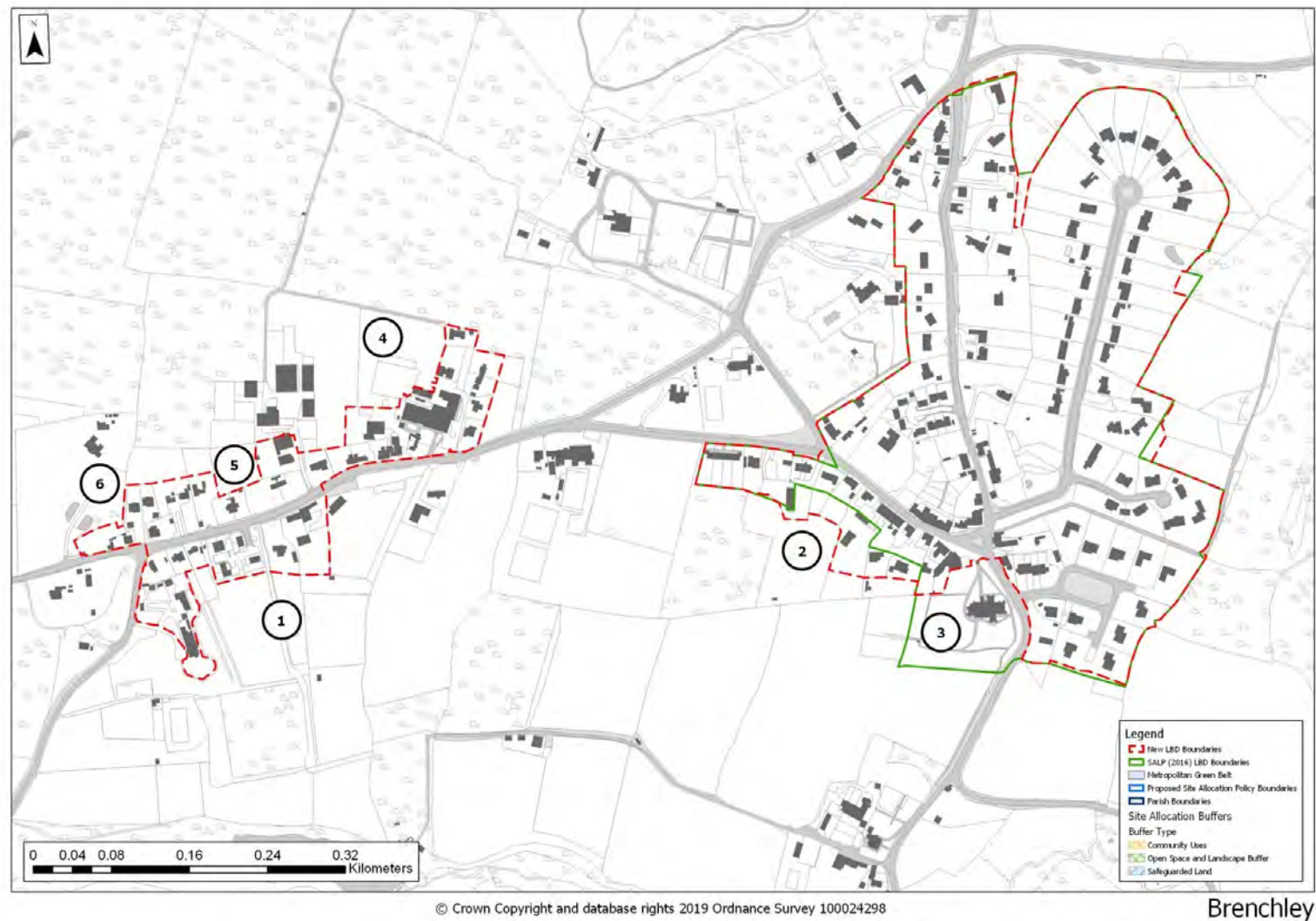


Brenchley

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Brenchley	1	Creation of a second, separate LBD for Brenchley to incorporate cluster of existing built form and development to the west of the existing LBD. Landscape gap between the two LBDs retained.	1, 5, (b), (c), (d), (e), (f) and (g)
	2	Extension of most gardens to their full extent south of the High Street to ensure consistency of garden sizes of dwellings included within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	3	Exclusion of All Saints Brenchley Grade II Listed Church and cemetery as it is a designated Local Wildlife Site on the edge of the settlement and is a heritage asset with an important landscape setting.	XII and XIV
	4	Brenchley and Matfield Primary School incorporated as it forms a logical extension to the built form of the settlement with the associated playing fields excluded as they are located on the edge of the settlement.	XX (i) School: 2, (a), (c), (d), (e) Playing fields: 3 and X
	5	Inclusion of extant planning permission 18/01348/FULL (1 Parsonage Farm Cottages, Brenchley Road – detached dwelling).	2, (a), (c), (d), (e), (f), (g) and I

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	6	Extant planning permission 16/504027/FULL (Honeymeads, Brenchley Road – 3 bed dwelling) - built part of site incorporated as it forms a logical extension to the built form of the settlement, with large rear garden excluded.	Front part: 1, 2, (a), (c), (d), (e), (f), (g) and I Rear garden: IV

Figure 3: Brenchley LBD boundary amendments including a second, separate, LBD



Brook Farm (removal proposed)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Brook Farm	N/A	This LBD boundary is to be removed as it is to be designated as a Key Employment Area, to allow for the retention, expansion and/or redevelopment of employment provision in this location. This Key Employment Area is shown on the draft Policies Map.	N/A

Figure 4: Brook Farm LBD boundary amendments (removal of whole LBD boundary proposed)



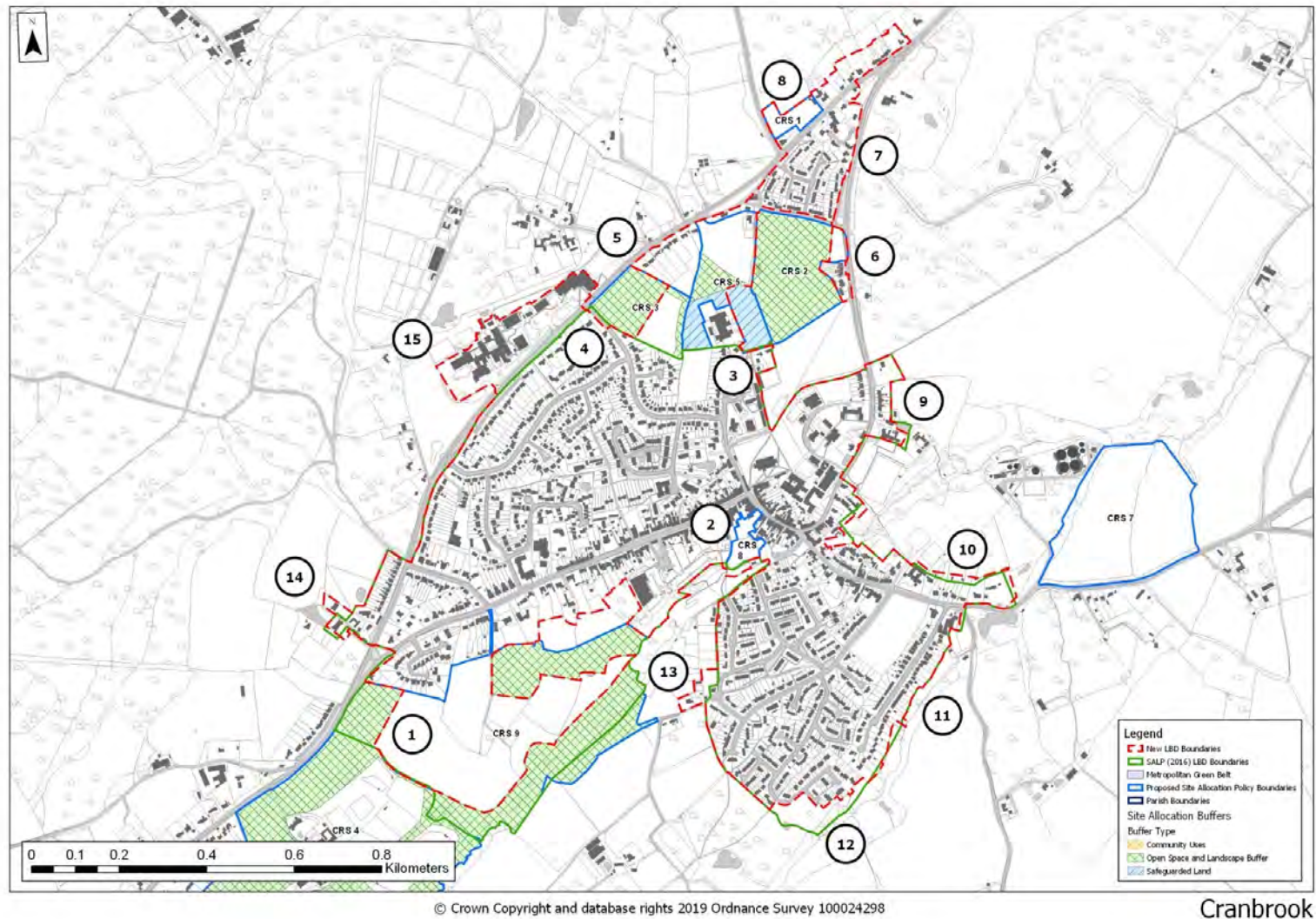
Cranbrook

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Cranbrook	1	Incorporation of site allocation AL/CRS 9 (land adjacent to the Crane Valley; existing site allocation AL/CR4 in the Tunbridge Wells Site Allocations Local Plan 2016) with landscape buffers excluded. The green space and forested area north-east of site allocation AL/CRS 9 are also excluded.	(a), (b), (c), (d), (e), (f), (g) and III
	2	LBD boundaries amended south of site allocation AL/CRS 8 (former Cranbrook engineering site and Wilkes Field, Stone Street) to incorporate full extent of extant planning permission 16/503953/FULL – mixed development including community centre and dwellings.	(a), (b), (c), (d), (f), (e), (g), I and III
	3	Incorporation of site allocation AL/CRS 5 (land adjoining Cranbrook Primary School, Quaker Lane) as well as Cranbrook Primary School to the south. Part of surrounding land to be safeguarded for potential school expansion, as well as allotments to the west and south-west and the Local Green Space to the north (part of AL/CRS 5) are to be included as they are (to be) surrounded by built development.	(a), (b), (c), (d), (e), (f), (g) III, XVI and XX (i)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	4	Incorporation of site allocation AL/CRS 3 (Jaegers Field, Angley Road) with landscape and open space buffers to the east of the site included as these are to be surrounded by new LBD boundaries/built development. In accordance with the site allocation policy, only the south-eastern part of the site is to be developed and the LBD boundaries have been drawn to reflect this.	(a), (b), (c), (d), (e), (f), (g) and III
	5	Existing built development to the west of site allocation AL/CRS 5 (3 above) and to the north of AL/CRS 3 (4 above) is to also be included as it forms a logical extension to the new LBD boundaries.	2, (a), (b), (c), (d), (e), (f) and (g)
	6	Incorporation of site allocation AL/CRS 2 (Big Side Playing Field, adjacent to Quaker Lane and Waterloo Road), with landscape buffer excluded, as well as existing built development and extant planning permission 18/03846/FULL – dwelling, Le Jardin Restaurant, Waterloo Road, to the south.	2, (a), (b), (c), (d), (e), (g), I and III
	7	Incorporation of cluster of existing built development north of site allocation policy AL/CRS 5 (3 above) and AL/CRS 2 (6 above).	1, 2, (a), (b), (c), (d), (e), (f) and (g)
	8	Incorporation of site allocation AL/CRS 1 (land adjoining Wilsley Farm, adjacent to Angley Road and Whitewell Lane) and adjacent existing built development to the north east of it.	1, 2, (a), (b), (c), (d), (e), (f), (g) and III
	9	Revision of existing LBD boundary – removal of pond east of Waterloo Road.	3

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	10	Extent of rear gardens of dwellings north of Bakers Cross slightly increased to reflect consistency of garden sizes included within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	11	Extent of rear gardens of dwellings east of Dorothy Avenue amended (slightly reduced) to ensure consistency of garden sizes included within the LBD boundaries across the settlement.	IV
	12	Removal of Turner Avenue recreation ground from the original LBD as it is an open recreational field on the edge of the settlement.	3 and X
	13	Incorporation of existing buildings/dwelling (Tanners) north of Freight Lane.	2, (a), (c), (d), (e), (f) and (g)
	14	Incorporation of existing dwelling (Coach House) north of Goddards Green.	2, (a), (c), (d), (e), (f) and (g)
	15	Incorporation of The High Weald Academy and The Weald Sports Centre (including extant planning permission 17/02797/FULL – new teaching block) but the surrounding open grounds and playing fields on the edge of the settlement are excluded.	XX(ii) Buildings: 2, (a), (c), (d), (e), (f), playing fields: 3 and X
	N/A	Although very close to the Cranbrook LBD boundary, the site allocation AL/CRS4 at Turnden Farm, Hartley Road, to the south west of Cranbrook has been excluded at this stage. This site will be reviewed at the first Local Plan review 5 years post-adoption of the Local Plan.	N/A

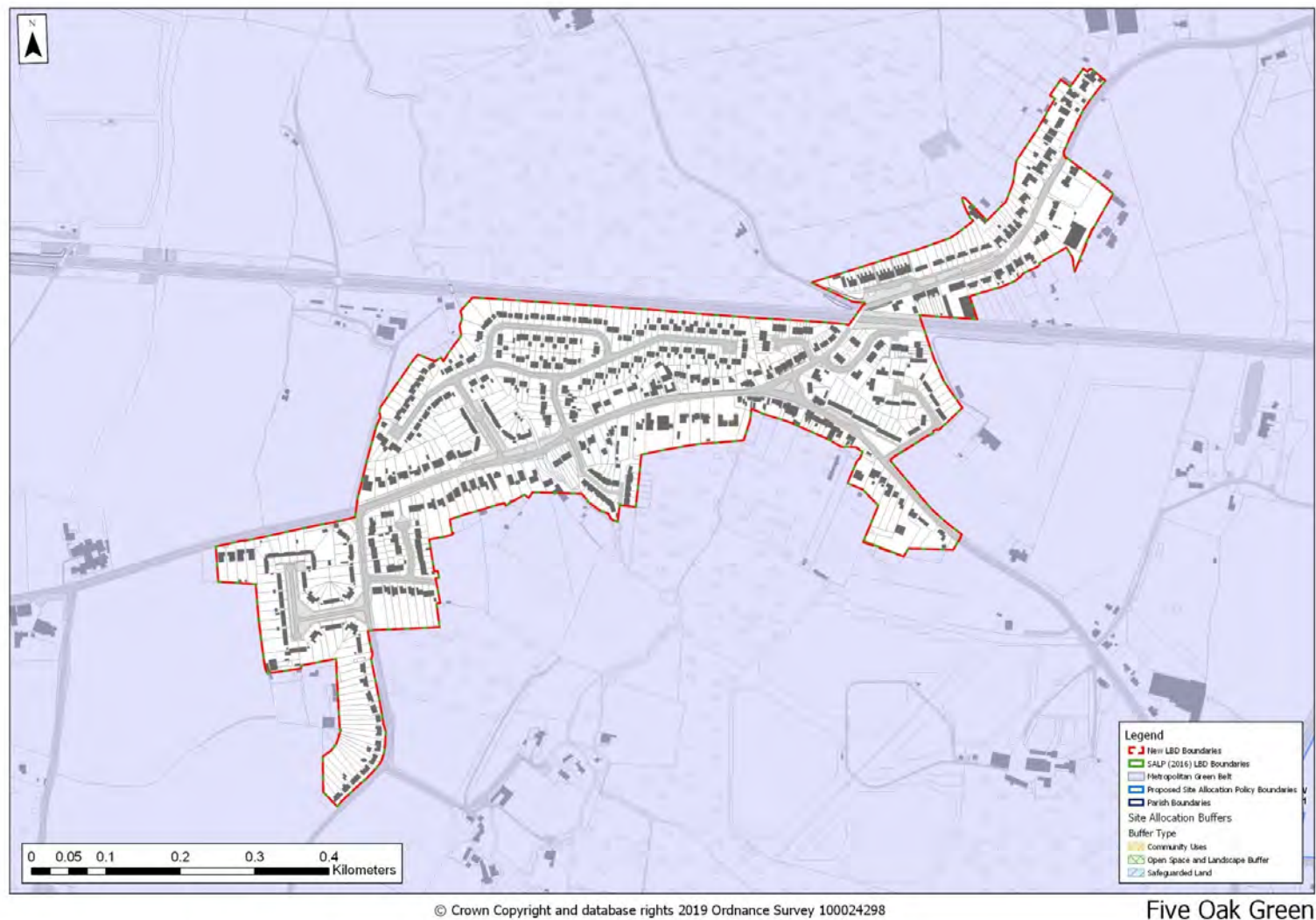
Figure 5: Cranbrook LBD boundary amendments



Five Oak Green

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Five Oak Green	N/A	No proposed changes as existing LBD boundaries adjoin the Green Belt and no Green Belt releases are proposed for this settlement.	3 and XIX

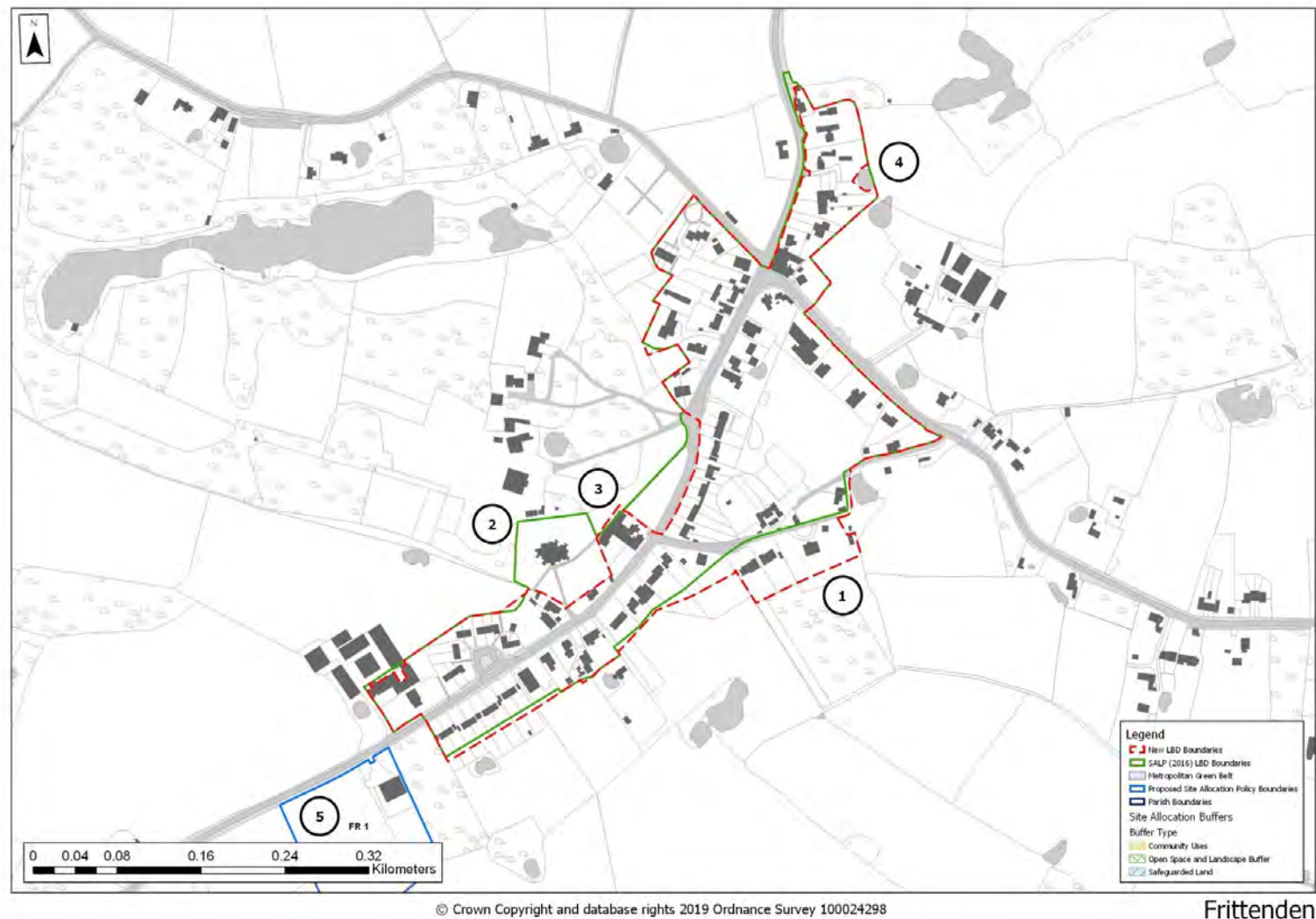
Figure 6: Five Oak Green LBD (no proposed boundary amendments)



Frittenden

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Frittenden	1	Incorporation of three additional dwellings (Orchard View, The Dials and Hill Farm House) east of The Street, to the south east of the settlement. A striking line has been applied across the rear garden areas of these properties to prevent harmful protrusion and form a uniform edge to the settlement.	1, 2 (a), (c), (d), (e), (f), (g) and IV
	2	Exclusion of St. Mary's Grade II Listed Church and cemetery as it is located on the edge of the settlement and is a heritage asset with an important landscape setting.	XII and XIV
	3	Green space north east of Frittenden Primary School excluded as it does not form a logical extension to the built form of the settlement.	3
	4	Exclusion of pond east of Headcorn Road.	3
	5	Site allocation AL/FR 1 (land at Cranbrook Road) considered but not included as it is not connected to the built form of the settlement.	3 and II

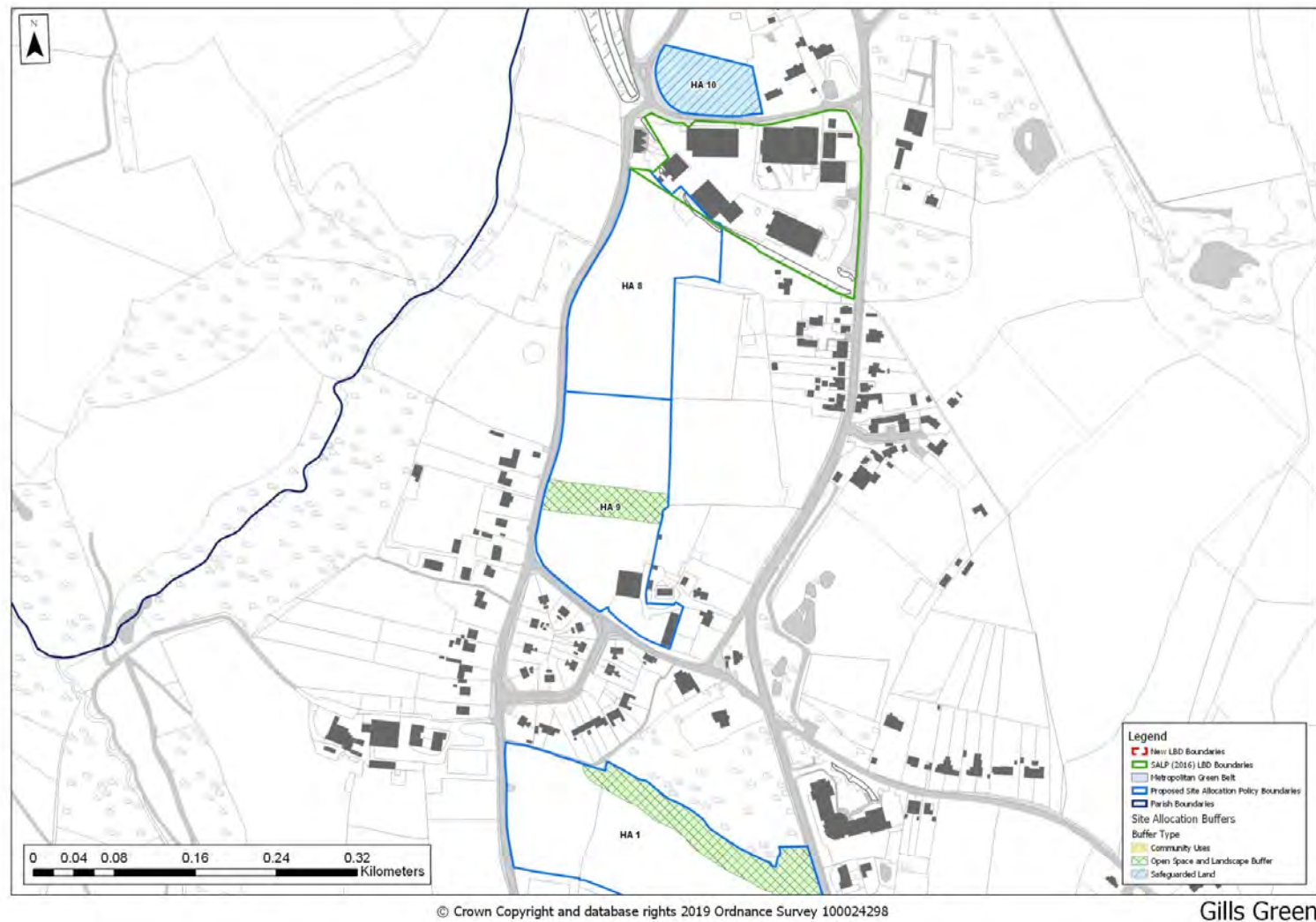
Figure 7: Frittenden LBD boundary amendments



Gill's Green

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Gill's Green	N/A	This LBD boundary is to be removed as it is to be designated and extended to the south as a Key Employment Area, to allow for the retention, expansion and/or redevelopment of employment provision in this location. This Key Employment Area is shown on the draft Policies Map.	N/A

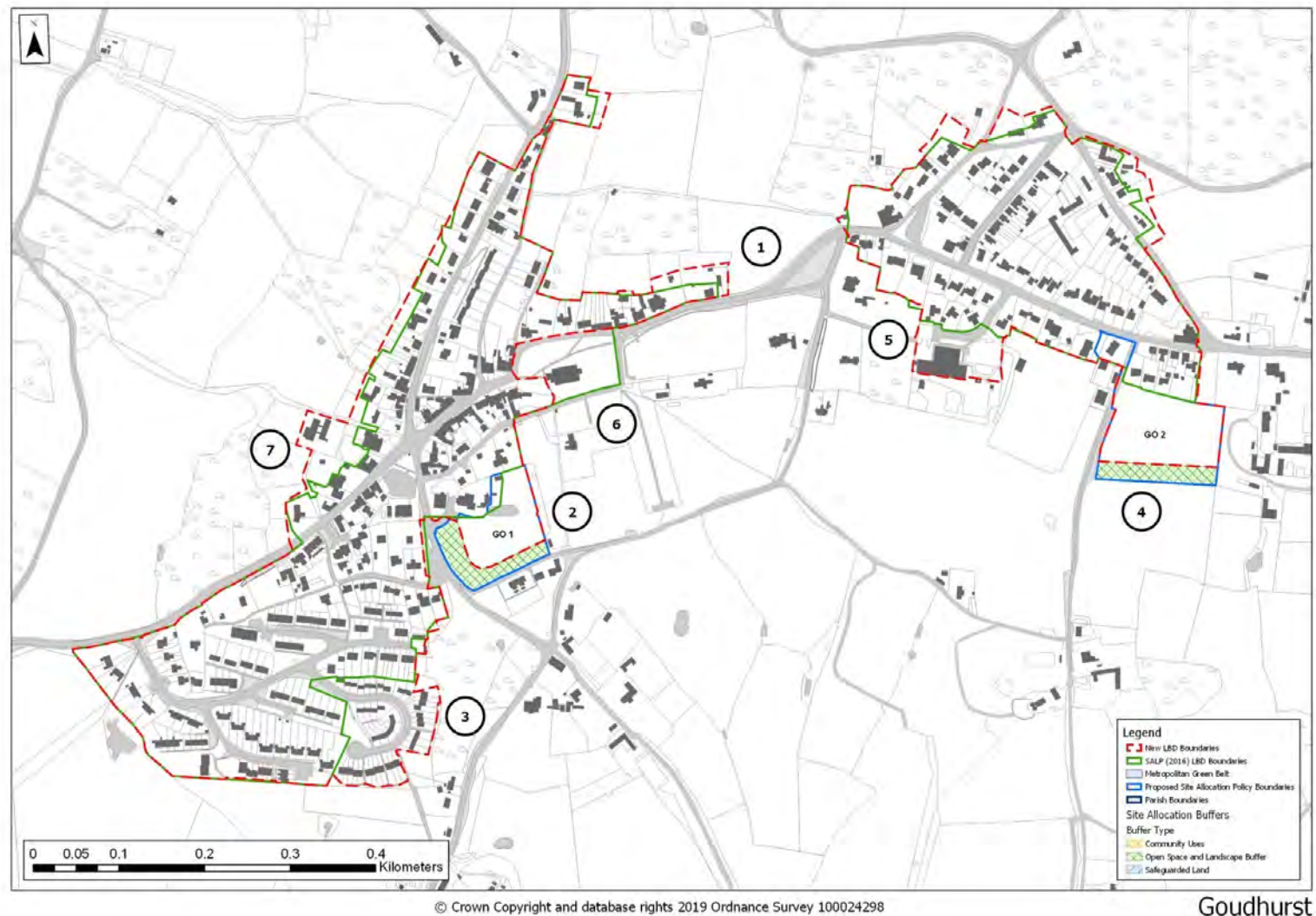
Figure 8: Gill's Green LBD boundary amendments (removal of whole LBD boundary proposed)



Goudhurst

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Goudhurst	1	Retention of two separate LBDs for Goudhurst with natural gap between.	1, 2, 5, (b), (c), (d), (e), (f) and (g)
	2	Incorporation of site allocation AL/GO 1 (land east of Balcombes Hill and adjacent to Tiddymotts Lane) with landscape buffers excluded.	1, (a), (c), (d), (e), (f), (g) and III
	3	Incorporation of built development along Culpepers Road - existing Rural Exception housing development.	1, 2, (a), (c), (d), (e), (f) and V
	4	Incorporation of site allocation AL/GO 2 (land at Triggs Farm, Cranbrook Road; and extant planning permission 17/02765/OUT – 12 dwellings) with landscape buffer excluded.	(a), (c), (d), (e), (f), (g) I and III
	5	Incorporation of Goudhurst and Kilndown Primary School with exclusion of the adjacent associated play space and playing field located on the edge of the settlement.	XX(ii), School: 2, (a), (c), (d), (e) Playing fields: 3
	6	Exclusion of St. Mary's Church and grounds as it is located on the edge of the settlement and is a heritage asset with an important landscape setting.	XII and XIV
	7	Incorporation of existing dwellings to the north of West Road at Shepherds Lawn as they form a logical extension to the built form of the settlement.	2, (a), (c), (d), (e), (f) and (g)

Figure 9: Goudhurst LBD boundary amendments



Hawkhurst (including Highgate and The Moor)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Hawkhurst (Including Highgate and The Moor)	1	Slight amendment to LBD boundaries along eastern side of extant planning permission 14/00547/OUT - 26 dwellings which is currently being built-out, to follow logical site boundaries (i.e. hedgerows). Forested triangle fronting Rye Road to the north excluded.	(a), (c), (d), (e), I and forested triangle: IX
	2	Inclusion of identified developable area of site allocation AL/HA 4 (land at Fowlers Park); including land for community uses, with the landscape buffer and safeguarded land to the north and east of the site excluded. As a consequence, the playing fields/ grounds of the Hawkhurst Primary School to the south of site allocation AL/HA 4 are to also be included as they are to be surrounded by built development/the new LBD boundaries.	2, (a), (c), (d), (e), (f), (g), III and XX(i)
	3	Incorporation of developable area of site allocation AL/HA 3 (land to the east of Heartenoak), but the area to be safeguarded as a landscape buffer is excluded.	Developable area:(a), (c), (d), (e), (f), (g) and III, Landscape buffer: 3 and X
	4	Incorporation of existing development (Gunther Close built under 05/02102/FULMJ) to the west of site allocation AL/HA 3 as it forms a logical extension to the built form of the settlement.	1, 2, (a), (c), (d), (e), (f), (g) and I

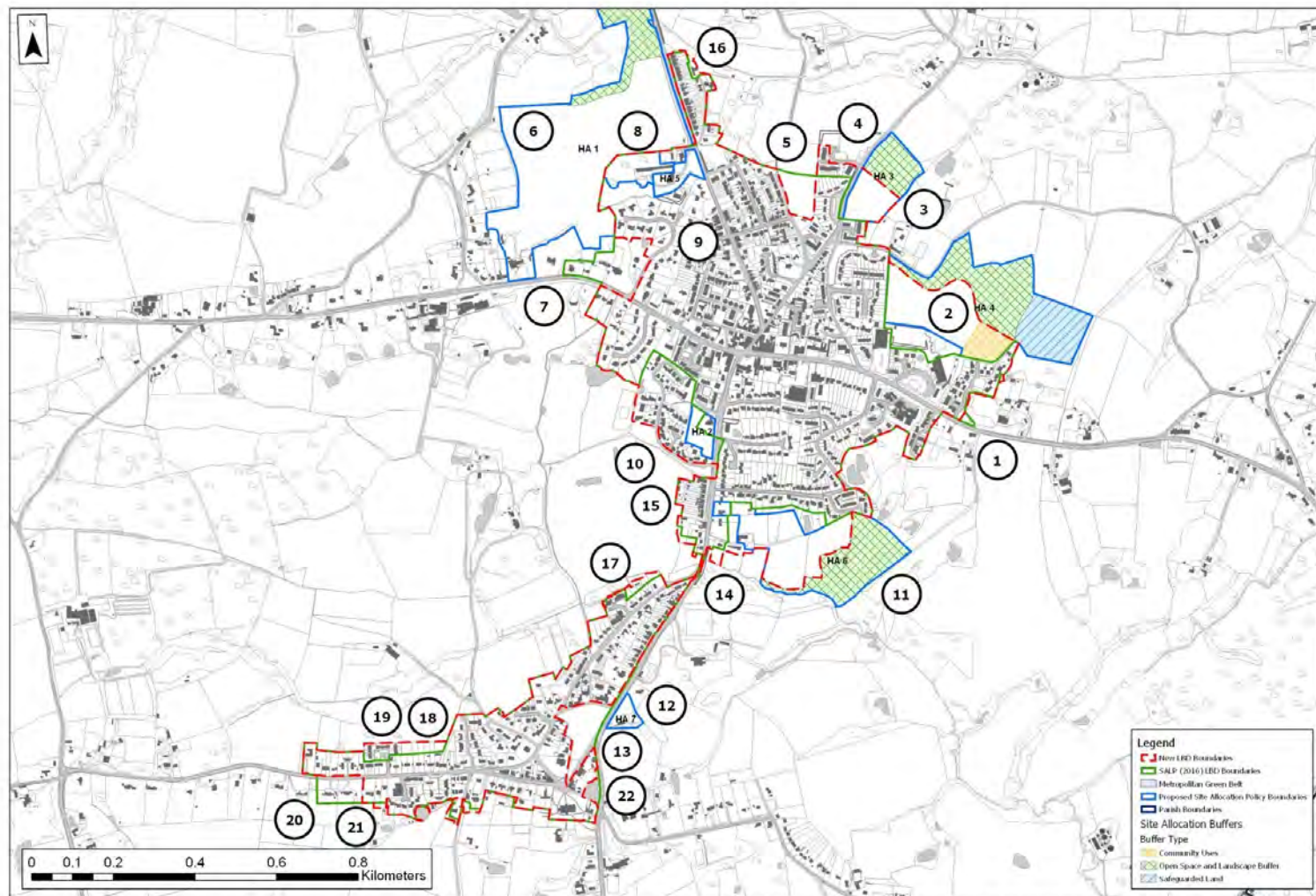
Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	5	Existing LBD boundaries amended to exclude allotments to the west of site allocation AL/HA 3 as they are on the edge of the settlement.	VIII
	6	The south eastern part of site allocation AL/HA 1 (land forming part of the Hawkhurst Golf Course to the north of the High Street) which is located in the existing LBD is proposed to remain in the LBD. However, the remaining larger part of the allocation is excluded from the LBD, as although a planning application has been submitted for a relief road and outline consent for up to 147 dwellings as part of a masterplan it is at a very early stage. The LBD boundary will therefore be reviewed at the Regulation 19 stage of the Draft Local Plan.	III (master plan exclusion)
	7	Existing LBD boundaries amended to exclude dwellings along the north of the High Street and south of site allocation AL/HA 1 as these are on the edge of the settlement and their grounds are larger and more dispersed than those of other dwellings within the settlement.	II and VI
	8	Retention of forested area at Silverdale Gardens in the LBD boundary which incorporates part of site allocation AL/HA 1(at 6 above) and AL/HA5 (Brook House), on the edge of the settlement.	1, 2, (a) (c), (d), (e), (f) and (g)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	9	LBD boundaries amended as at 7 above and extant planning permission 19/00698/FULL, The Hexagon, Oakfield Road – detached dwelling incorporated as part of this. Only the eastern part of the site is to be developed (fronting the road) and therefore the LBD boundaries have been adjusted to reflect this.	(a), (c), (d), (e), (f), (g) and I
	10	Incorporation of site allocation AL/HA 2 (land at The White House, Highgate Hill) as well as adjoining extant planning permission 14/503346/FULL - 62 dwellings (allowed on appeal) to the west, with the attenuation pond to the south-west of this site excluded.	(a), (c), (d), (e), (f), (g) I and pond: III
	11	Incorporation of site allocation AL/HA 6 (land off Copthall Avenue and Highgate Hill) into LBD boundaries with landscape buffer excluded in accordance with the indicative site layout proposed as part of the latest planning application (18/01063/FULL – 49 dwellings).	(a), (c), (d), (e), (f), (g) I and III
	12	Site allocation AL/HA 7 (site at Sports Pavilion, King George V Playing Fields, The Moor; also an existing site allocation AL/HA5 in the Tunbridge Wells Site Allocations Local Plan 2016) is to be excluded as a continuation and enhancement of its current recreational use on the edge of the settlement.	X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	13	The Moor, the green on the eastern edge of the built up area of The Moor is now proposed to be excluded from the original LBD boundaries as it constitutes a recreational field on the edge of the settlement, not fully enclosed by built development.	3 and X
	14	Incorporation of full extent of garden of dwelling (Tollgate) east of Highgate Hill as well as the adjacent dwelling Leafwood (but excluding its large grounds) as they form a logical extension to the LBD in conjunction with site allocation AL/HA 6 to the east.	2, (a), (c), (d), (e), (f), (g)
	15	Existing LBD boundary amended to include the full extent of the garden/grounds of several dwellings to the west of Highgate Hill Road to reflect the size of others included within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	16	Incorporation of buildings to the east of Castle Terrace as well as amendment to fully extend and include within the LBD, the garden of the northern-most dwelling.	(a), (c), (d), (e), (f) and (g)
	17	Rear gardens of dwellings to the north of Talbot Road in The Moor have been extended where the original LBD boundaries do not fully cover their extent to reflect the size of others included within the LBD boundaries in this part of Hawkhurst.	(a), (c), (d), (e) and (f)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	18	Rear gardens of dwellings to the north of Horns Road in the Moor have been extended where the original LBD boundaries do not fully cover their extent to reflect the size of others included within the LBD boundaries in this part of Hawkhurst.	(a), (c), (d), (e) and (f)
	19	Incorporation of the built out rural exception site (Avards Close, The Moor).	2, (a), (c), (d), (e) (f), (g) and V
	20	LBD boundaries amended to exclude two large dwellings (Ham and St. Andrews) with large gardens south of Horns Road in The Moor, which are inconsistent with the form and scale of other properties in this part of Hawkhurst.	II and VI
	21	Slight extension of rear gardens south of Horns Road in The Moor to follow the existing rear boundary line of these properties and reflect the size of others included within the LBD boundaries in this part of Hawkhurst.	(a), (c), (d), (e), (f)
	22	The pond south of the Eight Bells public house on Horns Road, The Moor now excluded from the existing LBD boundary.	3

Figure 10: Hawkhurst (including Highgate and The Moor) LBD boundary amendments



© Crown Copyright and database rights 2019 Ordnance Survey 100024298 Hawkhurst (Including Highgate and The Moor)

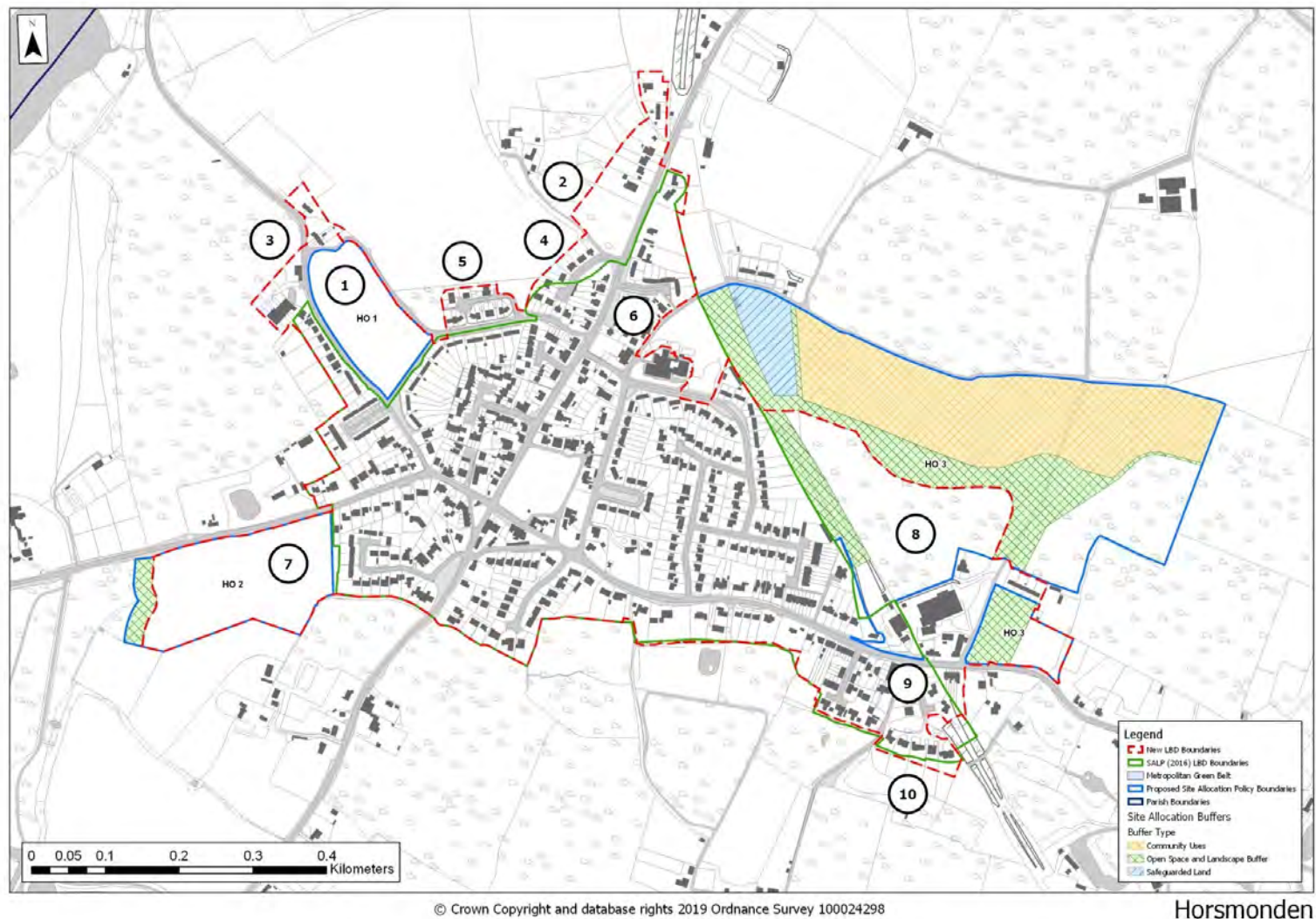
Horsmonden

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Horsmonden	1	Incorporation of site allocation AL/HO 1 (land adjacent to Furnace Lane and Gibbet Lane) into new LBD boundaries.	(a), (c), (d), (e), (f), (g) and III
	2	Incorporation of extant planning permission 17/00763/FULL – 17 dwellings land west of Maidstone Road (and its subsequent minor material amendment 18/02559/FULL) into new LBD boundaries.	(a), (c), (d), (e), (f), (g) and I
	3	Incorporation of existing dwellings west of Furnace Lane adjacent to site allocation AL/HO1 (including extant planning permission/Notification for Prior Approval 17/02162/PNOCLA – change of use to dwelling) as well as Heathfield Cottages to the north of Gibbet Lane.	2, (a), (c), (d), (e), (f), (g) and I
	4	Incorporation of northern part of built-out Rural Exception site at Kirkins Close.	(a), (c), (d), (e), (f), (g), and V
	5	Incorporation of new development north of Gibbet Lane (affordable rural housing scheme approved under 10/02639/FULMAJ) at Willard Place.	(a), (c), (d), (e), (g) and I
	6	Exclusion of Horsmonden Primary School's associated play space and playing field from original LBD boundaries as they are on the edge of the settlement.	X and XX(ii)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	7	Incorporation of site allocation AL/HO 2 (land south of Brenchley Road and west of Fromandez Drive) with the landscape buffer (adjacent to Sprivers KCC Historic park and Garden) excluded. Policy wording in the Local Plan will ensure that this site is appropriately developed and the natural boundaries suitably retained where appropriate and take account of local landscape sensitivity.	(a), (c), (d), (e), (f), (g) and III
	8	Incorporation of site allocation AL/HO 3 (land to the east of Horsmonden); the developable area in the south eastern part of the allocation is to be incorporated, with a parcel to the far east, the landscape buffers, safeguarded land and land allocated for community use all excluded.	(a), (c), (d), (e), (f), (g) and III
	9	Inclusion of extant planning permission 15/505340/OUT (Bassetts Farm – up to 30 dwellings; surrounded by site allocation AL/HO 3 (reference 8 above)). Adjacent existing built development as part of Bassetts Farm is also included as well as existing dwellings south of Goudhurst Road where they form a logical extension to, and in-keeping with the scale and nature of, the built form of the settlement.	(a), (c), (d), (e), (f), (g) and I

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	10	Extension of rear gardens for dwellings located at Lamberts Place with striking line applied to form a uniform edge to the settlement and ensure consistency of garden sizes of dwellings within the LBD across the settlement. Adjacent green space/forest area over part of former railway line is to be excluded as woodland areas on the edge of the LBD.	Gardens: (a), (c), (e) and IV Woodland/former railway: 3 and IX

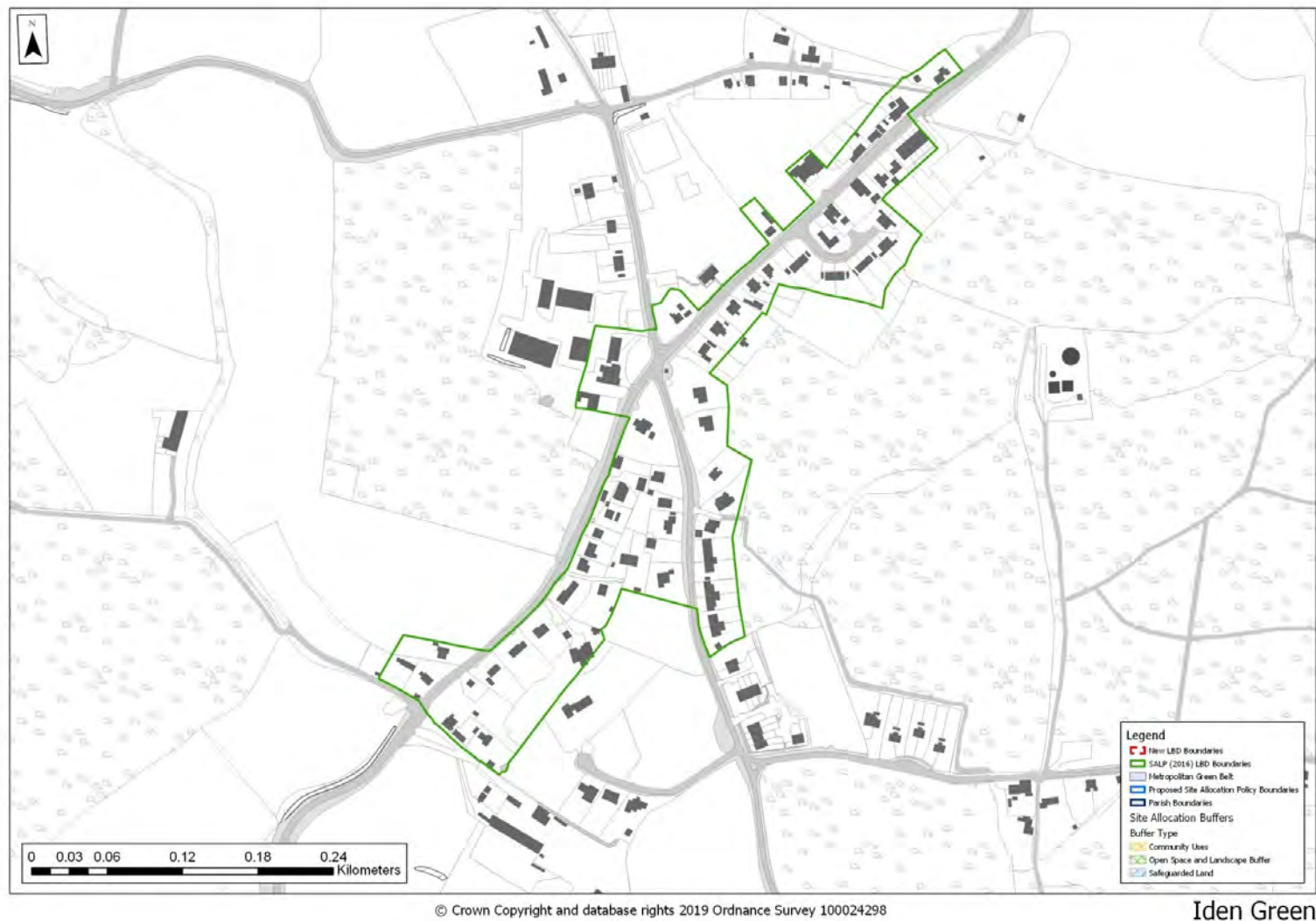
Figure 11: Horsmonden LBD boundary amendments



Iden Green (removal proposed)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Iden Green	N/A	The whole of this LBD boundary is to be removed as it is considered to be an unsustainable settlement for further development with a small number of facilities and services and limited bus services.	N/A

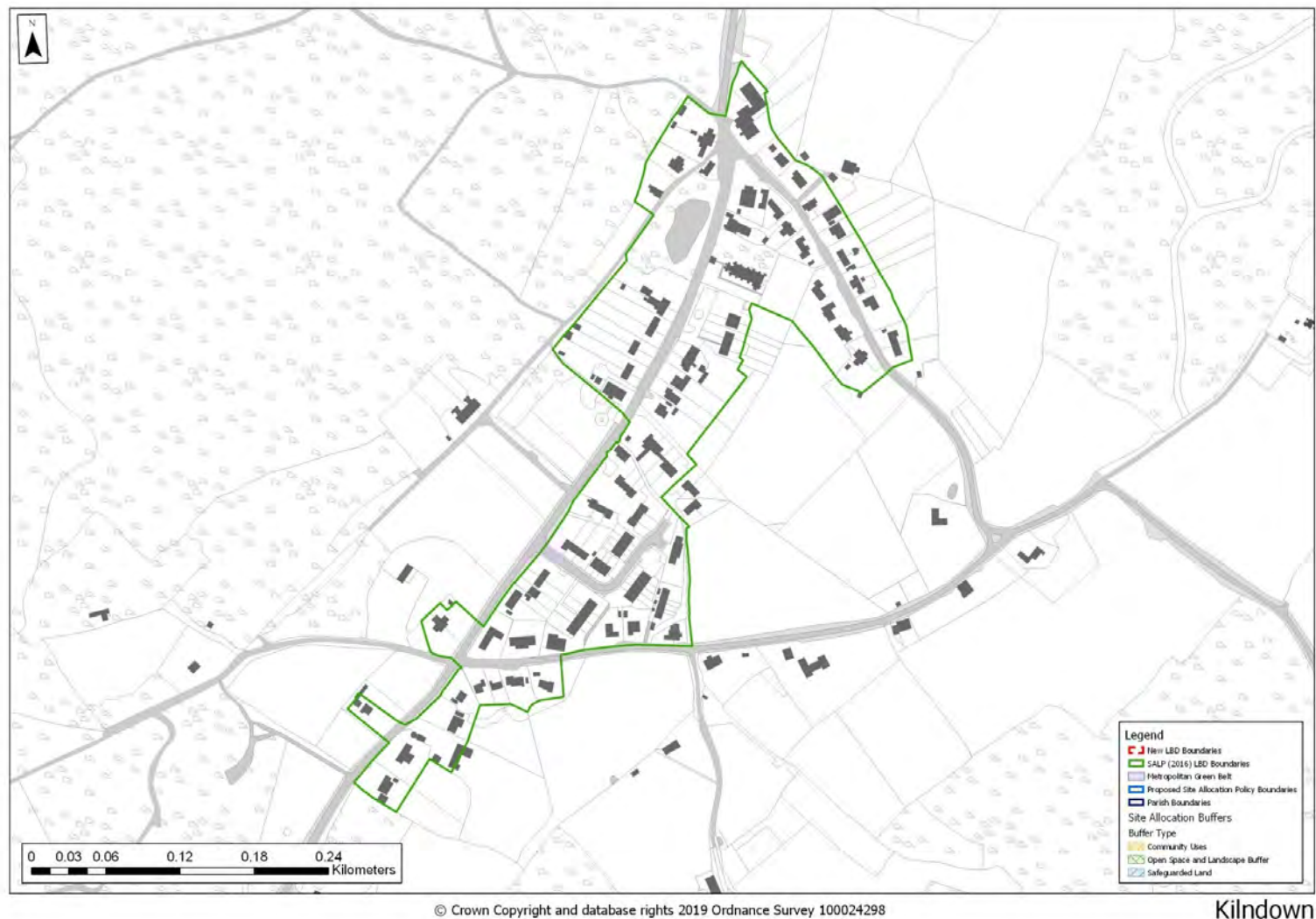
Figure 12: Iden Green LBD boundary amendments (removal of whole LBD boundary proposed)



Kilndown (removal proposed)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Kilndown	N/A	The whole of this LBD boundary is to be removed as it is considered to be an unsustainable settlement for further development with a small number of facilities and services and limited bus services.	N/A

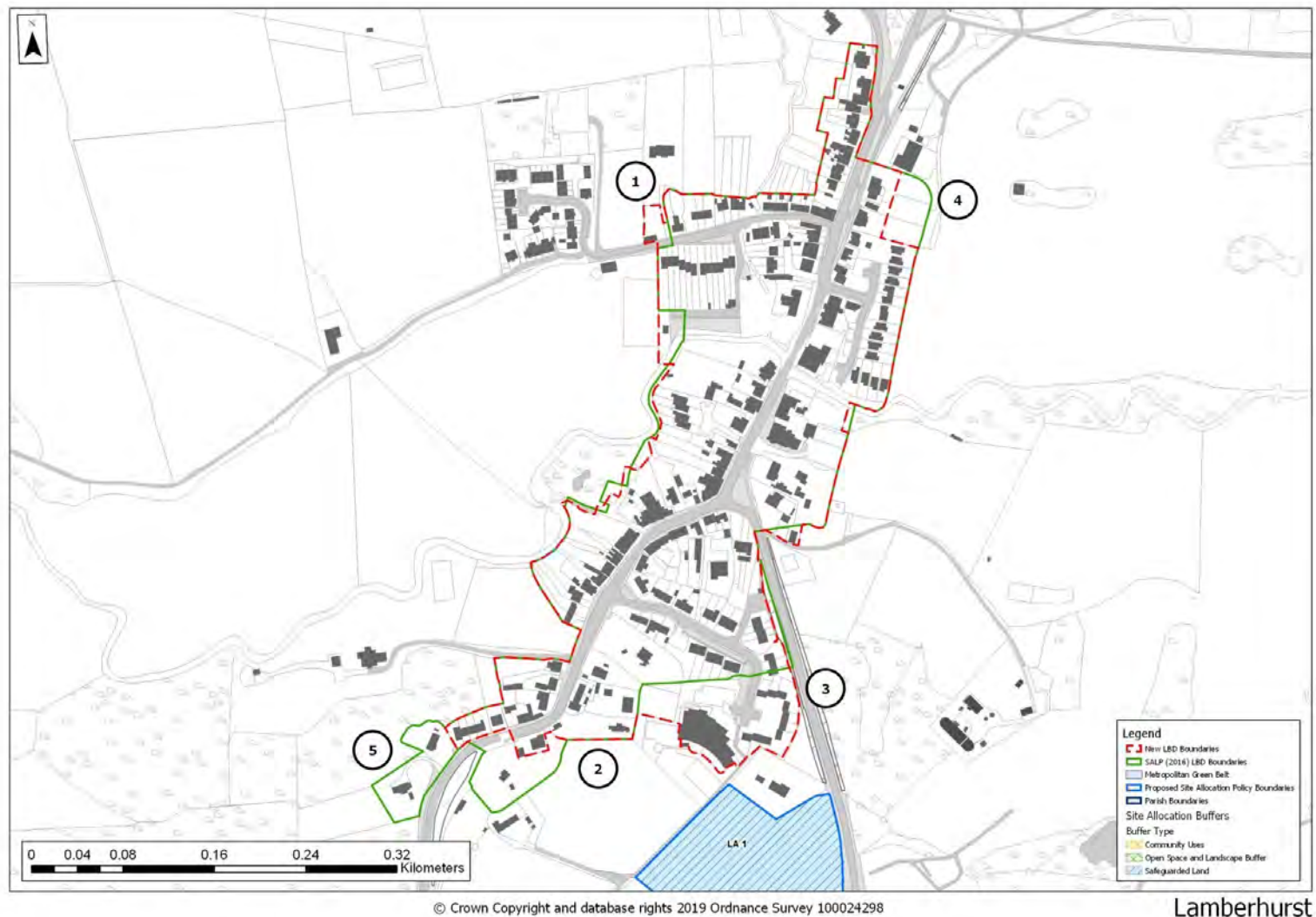
Figure 13: Kilndown LBD boundary amendments (removal of whole LBD boundary proposed)



Lamberhurst

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Lamberhurst	1	Incorporation of extant planning permission 15/508076/FULL (Brewer Street Forge. Brewer Street – conversion to single dwelling).	(a), (c), (d), (e), (f), (g) and I
	2	Incorporation of extant planning permission 15/509078/FULL (The Oast House, Town Hill – new dwelling; and its subsequent minor material amendment 16/505536/FULL).	(a), (c), (d), (e), (f), (g) and I
	3	Incorporation of built-out Rural Exception site (southern end of Pearse Place) and the adjacent Lamberhurst Primary School to the west with its associated play space excluded on the edge of the settlement.	Development to be included: 2, (a), (c), (d), (e), (f), (g) and V, exclusion: X and XX(ii)
	4	Extent of rear gardens of dwellings east of School Hill reduced to reflect the size of others included within the new LBD boundaries across the settlement.	IV
	5	Exclusion of two dwellings on the western side of Town Hill Road, and one from the east, as they have particularly spacious grounds on the edge of the settlement.	VI

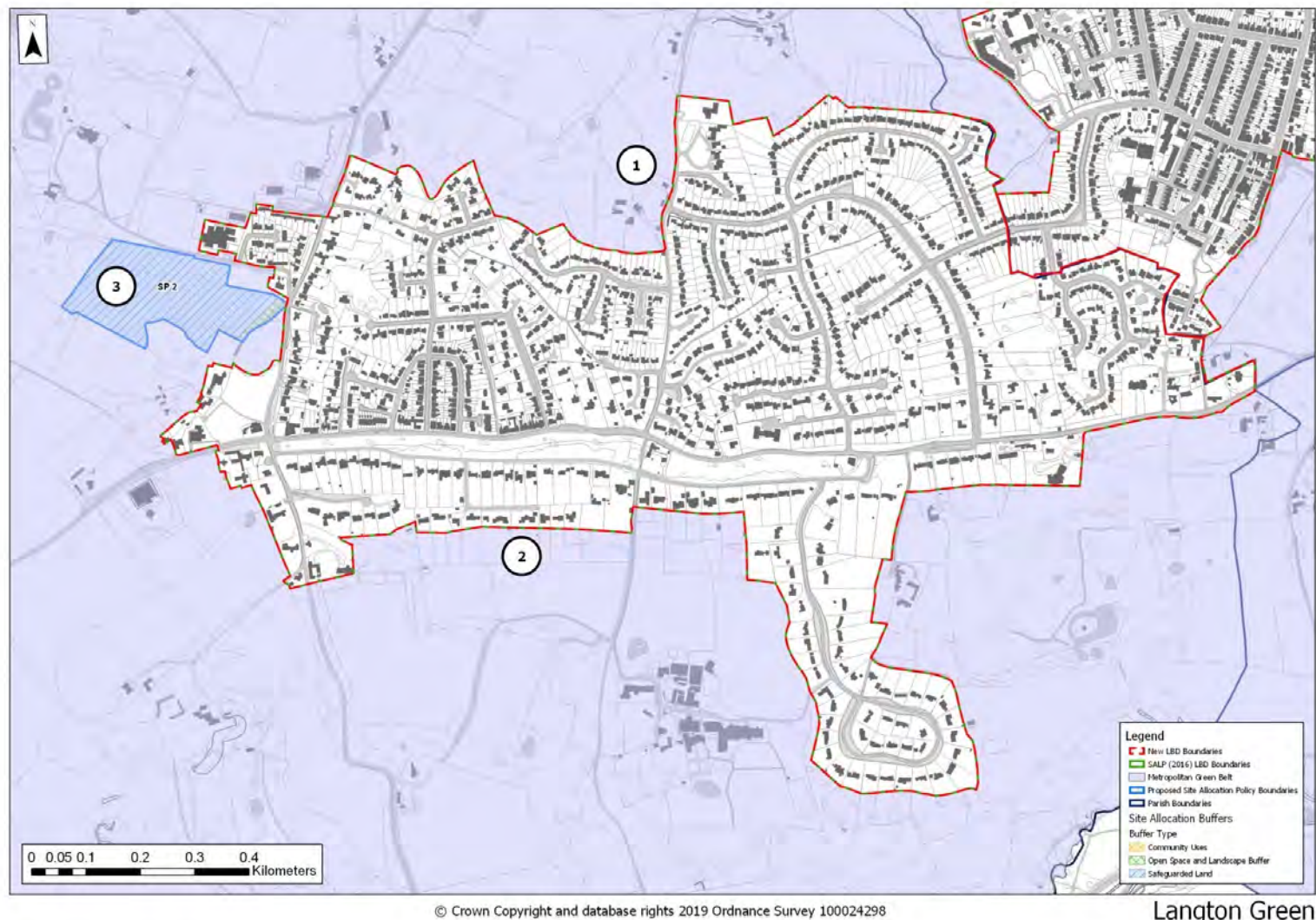
Figure 14: Lamberhurst LBD boundary amendments



Langton Green

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Langton Green	N/A	No changes as existing LBD boundaries adjoin the Green Belt and no Green Belt releases are proposed for this settlement.	N/A
	1	Extant planning permission 18/01098/FULL - Speeds Farm, Farnham Lane – redevelopment for 8 dwellings considered as it adjoins the existing LBD, but as it is located within the Green Belt.	XIX
	2	Extant planning permission 18/00028/FULL- 28 Holmewood Ridge – replacement dwelling also considered as it adjoins the existing LBD, but is located within the Green Belt.	XIX
	3	Site allocation AL/SP 2 (land north of Langton House) is to not be incorporated into the LBD boundaries as it is safeguarded land for future school expansion and a range of community uses (such as allotments and/or a children's play space) in the Green Belt.	VIII, X and XIX

Figure 15: Langton Green LBD (no proposed boundary amendments)



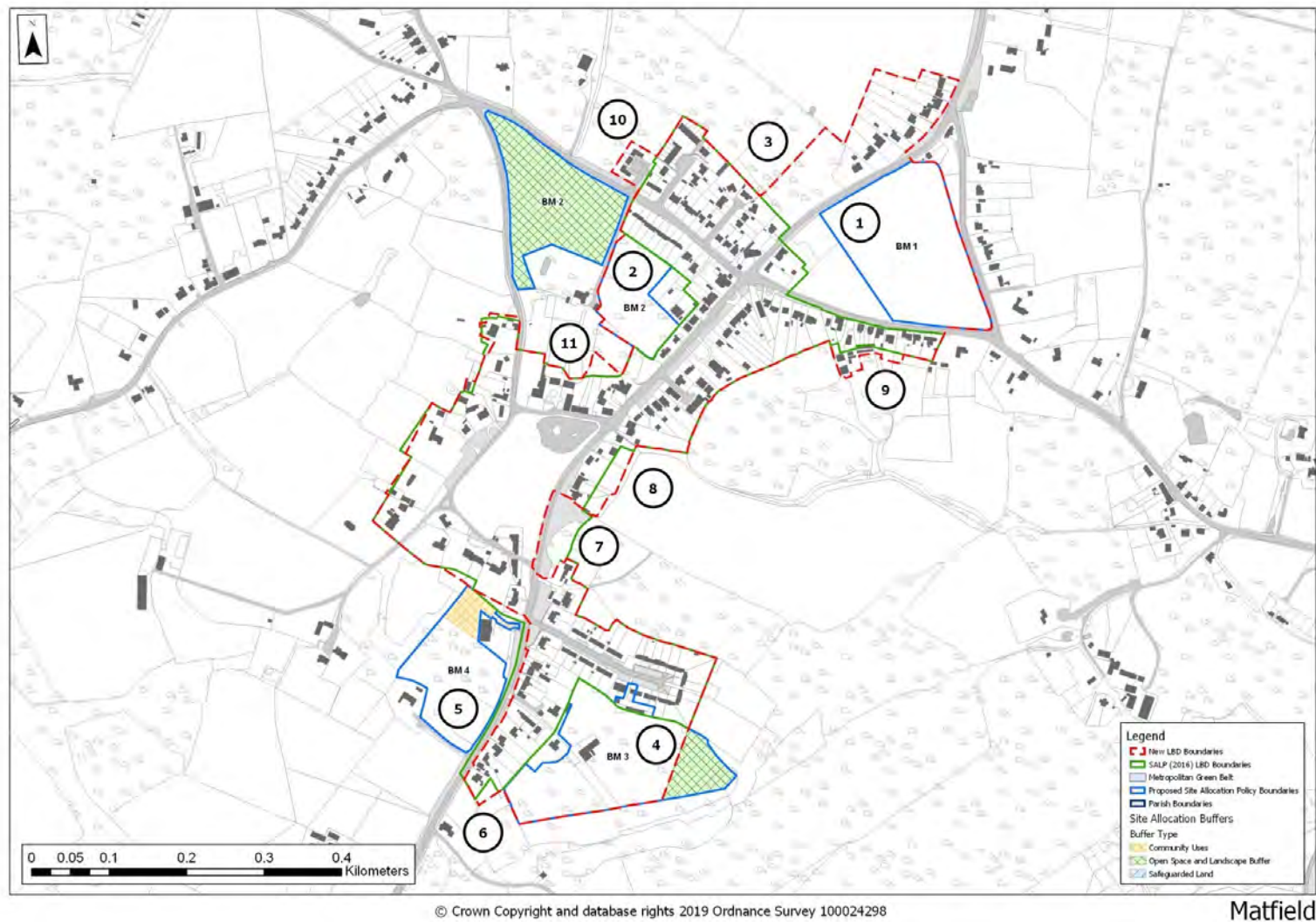
Matfield

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Matfield	1	Inclusion of site allocation AL/BM 1 (land between Brenchley Road, Coppers Lane, and Maidstone Road) and adjacent extant planning permission 18/02627/OUT (Thorn Barn, Maidstone Road – 3 detached dwellings). As a consequence, the allotments north of Brenchley Road adjoining the site allocation and extant planning permission are to be incorporated as will be surrounded by built development.	(a), (c), (d), (e), (f), (g), I and III
	2	Incorporation of eastern part of site allocation AL/BM 2 (Matfield House orchards and land, The Green) with landscape buffer to be excluded. Adjacent existing built development between this site allocation and dwellings located within the existing LBD boundaries west of Maidstone Road is also to be included.	(a), (c), (d), (e), (f), (g), III and VIII
	3	Incorporation of extant planning permission 18/01614/FULL (Land Between Long Leas and Pear Tree Cottage, Maidstone Road – 20 dwellings).	(a), (c), (d), (e), (f), (g) and I
	4	Inclusion of site allocation AL/BM 3 (Ashes Plantation, Maidstone Road) with landscape buffer excluded. As a result, the existing dwelling Ashes Plantation to the rear of dwellings fronting Maidstone Road to the east is also included.	(a), (c), (d), (e), (f), (g) and III

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	5	Site allocation AL/BM 4 (land at Maidstone Road) is not to be incorporated as the development is likely to be low density and/or dispersed and will consequently be reviewed at the first Local Plan review 5 years post-adoption of the Local Plan.	II and VI
	6	Extension of rear garden of southern-most dwelling along Maidstone Road as a continuation of the rear boundary lines of adjoining properties located within the LBD.	(a), (c), (d), (e) and (f)
	7	The open green space and forest area located east of Maidstone Road, south-east of the Matfield Village Green to be excluded.	X
	8	Extension of rear gardens of dwellings east of Maidstone Road east/north-east of the Matfield Village Green to reflect the sizes of others within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	9	Inclusion of existing structures (dwelling and outbuildings – Corsica Nursery) south of dwellings fronting Brenchley Road. Gardens of adjacent dwellings to the east also extended to reflect the size of others within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	10	Existing built development at Wish Court, north of Chestnut Lane and west of Birch Close, is to be incorporated.	(a), (c), (d), (e), (f), (g) and V

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	11	Incorporation of extant planning permission 17/01382/FULL (stable building Matfield House – conversion to two dwellings).	(a), (c), (d), (e), (f), (g) and I

Figure 16: Matfield LBD boundary amendments



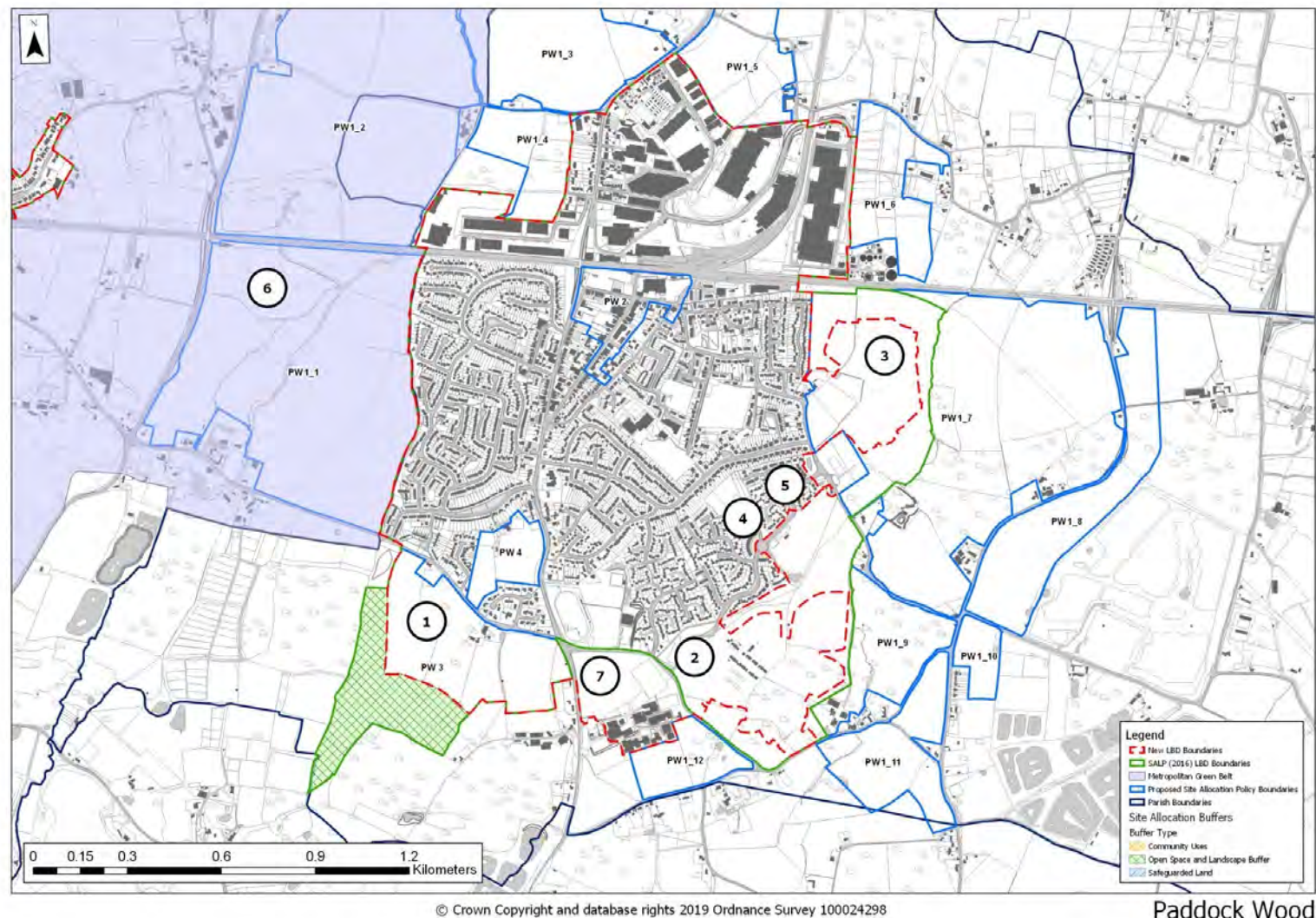
Paddock Wood

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Paddock Wood	1	Retained inclusion of existing site allocation AL/PW4 in the Site Allocations Local Plan 2016 (now new site allocation AL/PW 3; land at Mascalls Farm) and extant planning permission 17/03480/FULL (land at Mascalls Farm, Badsell Road – 309 dwellings). The LBD boundary may be amended based on the indicative site layout provided as part any forthcoming planning application for the site allocation.	(a), (c), (d), (e), (f), (g), I and III
	2	Retained inclusion of existing site allocation AL/PW3B in the Site Allocations Local Plan (land at Mascalls Court Farm;), now new allocation AL/PW2 and extant planning permission 14/506766/HYBRID (Mascalls Court Farm, Mascalls Court Road – up to 375 dwellings) (although the LBD may be amended based on the indicative site layout provided as part of any forthcoming planning application). Also excluded forest area/pathway and large proportion of green space to the rear of dwellings to the south of Green Lane.	Land to be included: (a), (c), (d), (e), (f), (g), I and III, Land to be excluded: IX and X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	3	Retained inclusion of existing site allocation AL/PW3A in the Site Allocations Local Plan (land at Church Farm) and extant planning permission 14/504140/HYBRID (Church Farm and land, Church Road – up to 300 dwellings) (although the LBD may be amended based on the indicative site layout provided as part of any forthcoming planning application).	(a), (c), (d), (e), (f), (g), I and III
	4	Existing LBD boundaries amended to exclude recreation ground east of Green Lane as it is open recreational space located on the edge of the settlement/new LBD boundaries.	X
	5	LBD boundary amended to exclude cemetery east of Church Road, and green spaces including pond to the west of the cemetery and Church Road as these areas are located on the edge of the settlement/new LBD boundaries.	X and XII
	6	The new site allocations introduced in the draft Local Plan surrounding Paddock Wood (excluding the existing site allocations above) are to be delivered through a masterplan approach meaning that their full developable extent and respective landscape buffers are to be determined through this process. If any one of these sites receives planning permission and/or is developed out, then the LBD boundaries will be reviewed at the Local Plan review stage 5 years post-adoption of the Local Plan.	III (masterplan exclusion)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	7	Incorporation of Mascalls Academy (School) which will be set back from the outer limits of the proposed LBD boundary to the east (site allocation AL/PWC2), its associated playing field to the north (which will be enclosed by existing built development to the north), proposed development to the east (site allocation AL/PWC2) and west (site allocation AL/PWC3). The remaining playing fields to the south are to remain excluded.	School buildings and playing fields to the north: 2, (a), (c), (d), (e) and (f), playing fields to the south: X and XX(ii)

Figure 17: Paddock Wood LBD boundary amendments



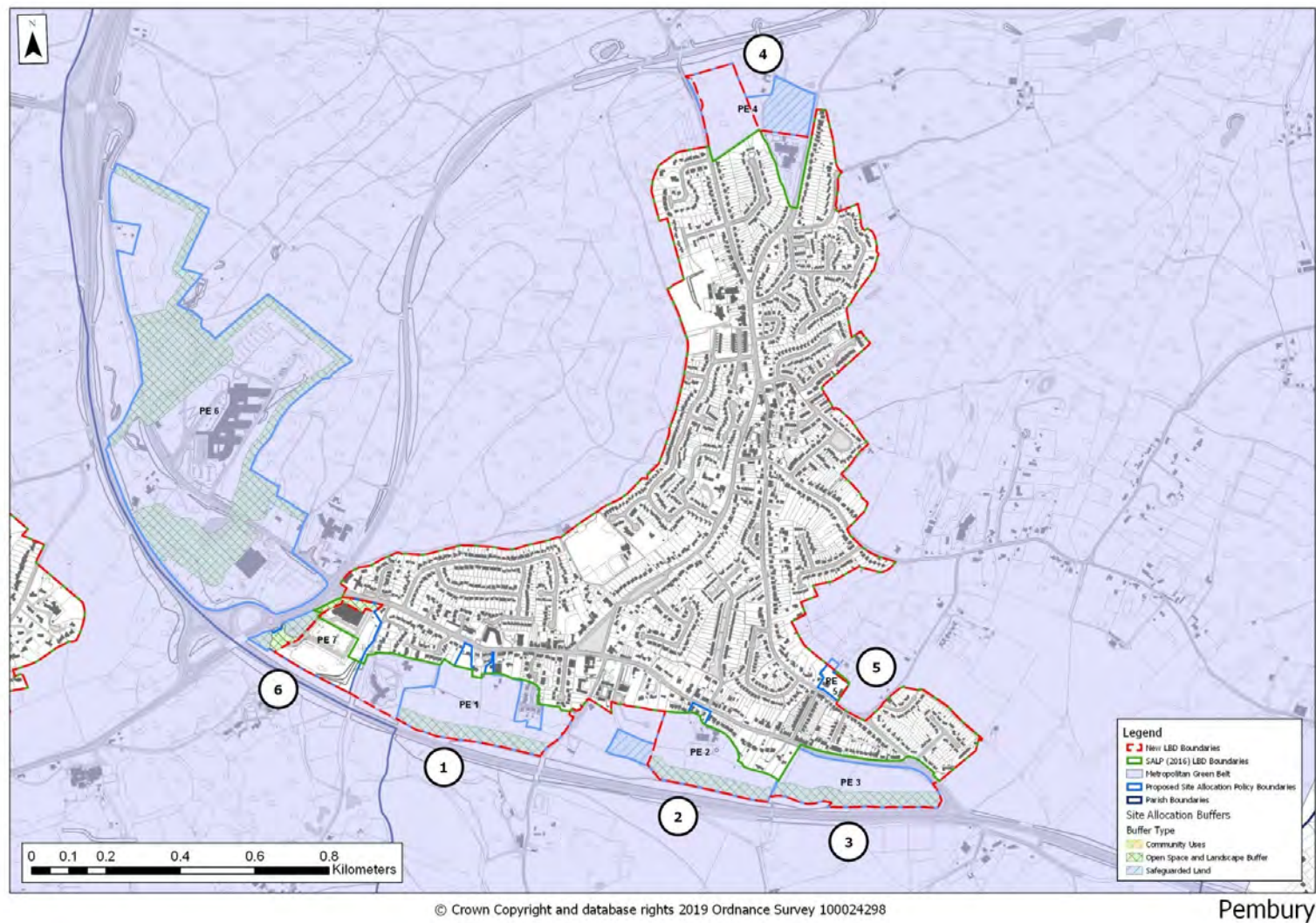
Pembury

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Pembury	1	Inclusion of site allocation AL/PE 1 (land rear of High Street and west of Chalket Lane) with buffers (for noise, in relation to the A21) included as it is likely that some form of built development will be permitted on this part of the site in accordance with this site allocation policy in the draft Local Plan. This allocation also results in the incorporation of existing built development south of Penns Yard as it will be surrounded by the site allocation/built development. Both of these sites (including noise buffers) will form part of a Green Belt release.	(a), (b), (c), (d), (e), (f), (g), III, and XIX
	2	Inclusion of site allocation AL/PE 2 (land at Hubbles Farm and south of Hastings Road) into new LBD boundaries with buffers (for noise, in relation to the A21) included as it is likely that some form of built development will be permitted on this part of the site in accordance with this site allocation policy in the draft Local Plan. The safeguarded land is to be excluded. This site (including noise buffers; excluding the safeguarded land) will form part of a Green Belt release.	(a), (b), (c), (d), (e), (f), (g), III, and XIX

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	3	Inclusion of site allocation AL/PE 3 (land north of the A21, south and west of Hastings Road) into new LBD boundaries with buffers (for noise, in relation to the A21) included as it is likely that some form of built development will be permitted on this part of the site in accordance with this site allocation policy in the Local Plan. This site (including noise buffers) will form part of a Green Belt release.	(a), (b), (c), (d), (e), (f), (g), III, and XIX
	4	Inclusion of site allocation AL/PE 4 (land at Downingbury Farm, Maidstone Road) into new LBD boundaries with safeguarded land excluded. The adjacent Hospice in the Weald built development is to also be incorporated as it is a logical extension to the built form of the settlement and will form part of a Green Belt release.	(a), (b), (c), (d), (e), (f), (g) and III, and XIX
	5	Inclusion of site allocation AL/PE 5 (land at Sturgeons fronting Henwood Green Road) and extant planning permission 17/00756/FULL - 12 houses and 7 flats (also Sturgeons) with rear part of the site excluded as this is to remain as green space for garden use (also located within the Green Belt).	(a), (b), (c), (d), (e), (f), (g), I, III and XIX
	6	Retained inclusion of existing site allocation in the Site Allocations Local Plan AL/VRA2 (new site allocation AL/PE 7; Woodsgate Corner) into new LBD boundaries with landscape buffers excluded.	(a), (b), (c), (d), (e), (f), (g) and III

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	7	Inclusion of built development and extant planning permission 17/01151/FULL - 68 suite integrated community health centre, Cornford Court, Cornford Lane as it is a logical extension to the built form of the settlement and forms part of a Green Belt release.	(a), (c), (d), (e), (f), (g), I and XIX
	N/A	No other changes as existing LBD boundaries meet the boundaries of the Green Belt.	N/A

Figure 18: Pembury LBD boundary amendments



Royal Tunbridge Wells and Southborough

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Royal Tunbridge Wells and Southborough	1	Incorporation of site allocation AL/RTW 12 (land adjacent to Longfield Road; with landscape buffer surrounded by allocation/proposed development also included). Landscape buffers to the north of the site are to be excluded. This site (excluding landscape buffers to the north) will form part of a Green Belt release.	(a), (c), (d), (e), (f), (g), III, and XIX
	2	Incorporation of site allocation AL/RTW 15 (land at Knights Park); with part of landscape buffer excluded.	(a), (c), (d), (e), (f), (g) and III
	3	Incorporation of built-out development at Knights Park/Wood and phased areas to be delivered in accordance with the indicative plan provided under extant planning permission 13/02885/OUT - primary School, up to 550 residential dwellings and other non-residential uses. The final phase to the south is still to be developed.	(a), (c), (d), (e), (f), (g) and I
	4	Site allocation AL/RTW 14 (land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate) has not been included as it is to be allocated for sports and leisure and/or for sustainable energy, on the edge of the settlement. If development results in substantial built form then the LBD boundaries may be reviewed at the Local Plan review 5 years post-adoption of the Local Plan.	X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	5	The buildings at Skinners' Kent Academy are to remain included but the associated play space and playing fields are to be excluded from the new LBD boundaries as they are on the edge of the settlement.	School: 2, Playing Area/Field: X
	6	Exclusion of children's playground east of Greggs Wood as it is a recreational space on the edge of the settlement.	X
	7	Reduction of extent of forest area within the LBD boundaries north of Knights Way.	IX
	8	Existing LBD boundaries revised to exclude playing pitch north of Barnetts Way/east of Powder Mill Lane as it is used for recreational purposes on the edge of the settlement. This playing pitch is also proposed for Local Green Space designation in the new Local Plan.	X and XVI
	9	Existing LBD boundaries revised to exclude green and forested area south of Holden Road from the LBD.	IX
	10	Exclusion of Tunbridge Wells Sports Centre's outdoor play space/areas as they are used for recreational purposes on the edge of the settlement.	X
	11	Exclusion of Tunbridge Wells Girls' Grammar School play space/playing fields as they are used for recreational purposes on the edge of the settlement. The LBD boundary has also been amended to exclude the adjoining St John's Park to the south for the same reason.	X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	12	Incorporation of an additional existing dwelling at the western end of Huntleys Park as it is considered to be a logical extension to the built form of the settlement.	2, (a), (c), (d), (e), (f) and (g)
	13	Incorporation of site allocation AL/RTW 16 (land at Wyevale Garden Centre, Eridge Road) with landscape buffers excluded. This site (excluding landscape buffers) will form part of a Green Belt release.	(a), (c), (d), (e), (f), (g), III, and XIX
	14	Green space/forested area to the rear of the dwellings to the north of Summervale Road (south of site allocation AL/RTW 16) excluded.	IX
	15	Incorporation of site allocation AL/RTW 22 (land at Bayham Sports Field West), with land in between the existing LBD boundary and this site allocation also to be incorporated as well as the inclusion of existing dwellings to the east of Bayham Road.	1, 2, (a), (c), (d), (e), (f), (g) and III

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	16	<p>Incorporation of site allocation AL/RTW 27 (land at Hawkenbury, off Hawkenbury Road/Maryland Road) and also:</p> <ul style="list-style-type: none"> • A very small area within the site allocation which currently lies outside of the existing LBD boundaries in the Green Belt; • Existing site allocation AL/GB3 in the Site Allocations Local Plan 2016; • Extant planning permission 16/07023/HYBRID (Hawkenbury Farm - 235 dwellings) which is currently being built-out. 	(a), (c), (d), (e), (f), (g), I and III
	17	<p>Incorporation of site allocation AL/RTW 32 (land at Beechwood Sacred Heart School), as well as existing site allocation AL/RTW16 in the Site Allocations Local Plan 2016. A very small part of this allocation is located in the Green Belt which does not form part of the Green Belt release and will therefore be excluded.</p>	(a), (c), (d), (e), (f), (g), III and XIX
	18	<p>Exclusion of site allocation AL/RTW 23 (land to the north of Hawkenbury Recreation Ground) as it is to be allocated for a new sports hub and recreational use, on the edge of the settlement.</p>	X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	19	Site allocation AL/RTW 18 (land to the west of Eridge Road at Spratsbrook Farm) incorporated, with landscape buffer excluded. Policy wording in the Local Plan ensures this site will be appropriately developed and the natural boundaries suitably retained where appropriate and taking into account local landscape sensitivity. As there is at present insubstantial site layout information for the school part of the site, the LBD boundaries will be reviewed at the first Local Plan review 5 years post-adoption of the Local Plan. This site (excluding landscape buffers) will form part of a Green Belt release.	(a), (c), (d), (e), (f) (g), III, and XIX
	20	Existing LBD boundaries amended so that they do not cross over borough boundaries to the south of the settlement.	Anomaly corrected
	21	Exclusion of open space south-east of Dukes Drive on the edge of the settlement. The borough boundary also cuts across the open space and would therefore be inappropriate to include.	3
	22	Existing LBD boundaries amended to exclude Hawkenbury Recreation Ground as it is used wholly for recreational purposes and is located on the edge of the settlement.	X
	23	Existing LBD boundary amended to exclude forested area north of Nuffield Health Tunbridge Wells Hospital on the edge of the settlement.	IX

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	24	Existing LBD boundary amended to include buildings at Beechwood Sacred Heart School but exclude surrounding play space and playing fields on the edge of the settlement.	XX(ii) School: 2, Playing Area/Field: X
	25	Incorporation of the buildings at Rose Hill School to the west of Rydal Close which was originally excluded from LBD boundaries but retained exclusion of associated play space and playing fields as they are used for recreational purposes on the edge of the settlement. To the east of Rydal Close, existing dwellings originally excluded from the LBD boundaries incorporated as they form a logical extension to the built form of the settlement.	XX(ii) School building: 1, 2, (a), (c), (d), (e) Playing space: X Existing dwellings: 1,2, (a), (c), (d), (e), (f) and (g)
	26	Incorporation of existing buildings to the north of Bishops Down Primary School as they are considered to be a logical extension to the built form of the settlement.	1, 2, (a), (c), (d), (e)
	27	Exclusion of buildings at the western end of Coniston Avenue (pumping station and Hurstwood Cottages).	II and VI
	28	Extent of The Spa Hotel grounds within the LBD on the northern side of Langton Road, adjacent to the Tunbridge Wells Golf Club, reduced as this is a large, landscaped, partly open and wooded area in the Conservation Area on the edge of the settlement.	VI and XIV

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	29	Exclusion of green area adjacent to London Road (A26) and south of Mount Ephraim Road.	X
	30	LBD boundary revised to exclude green area west of Vale Road as it is a green space on the edge of the settlement.	X

Figure 19: Royal Tunbridge Wells and Southborough LBD boundary amendments (north; site reference 1-12)

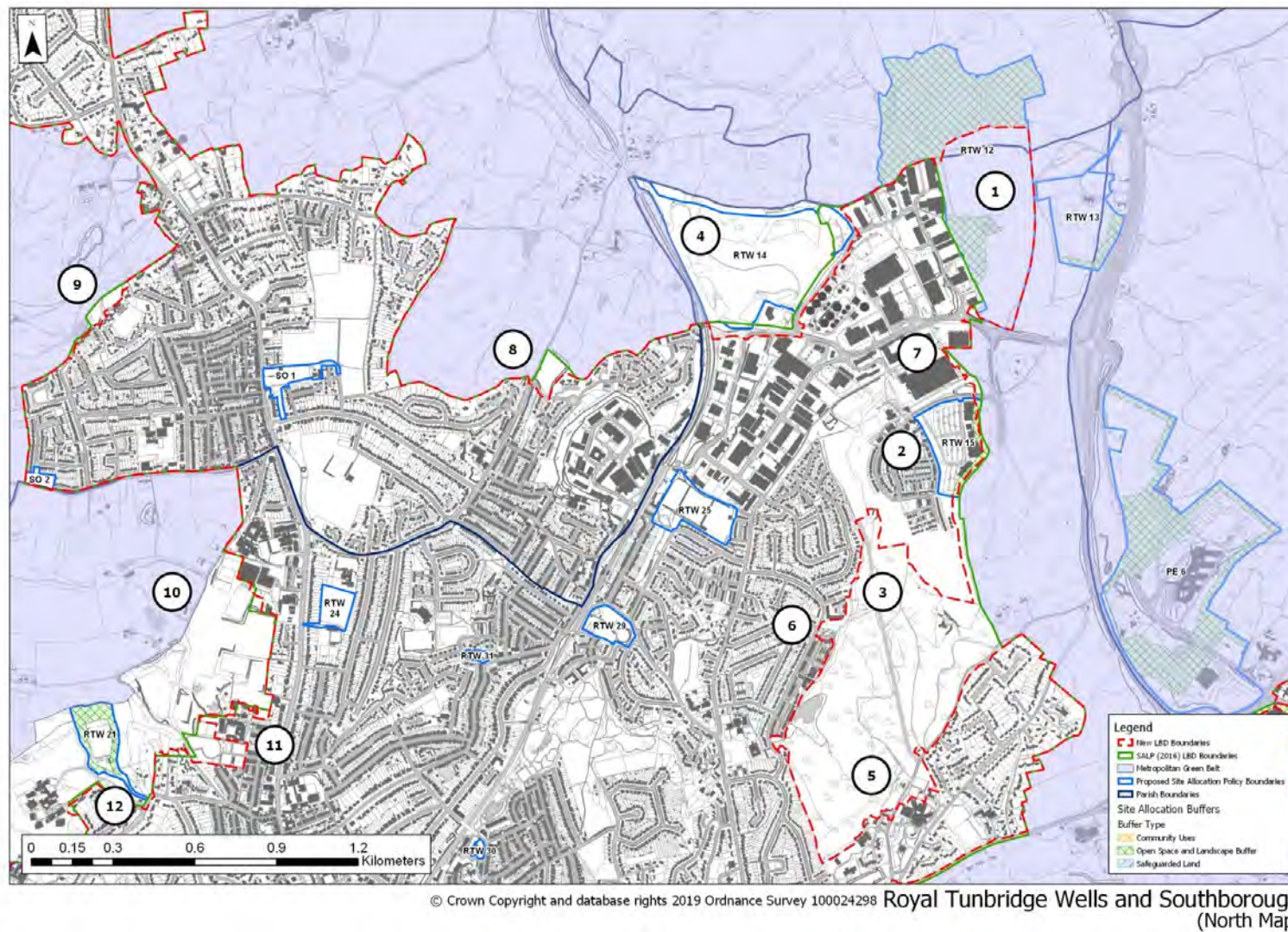
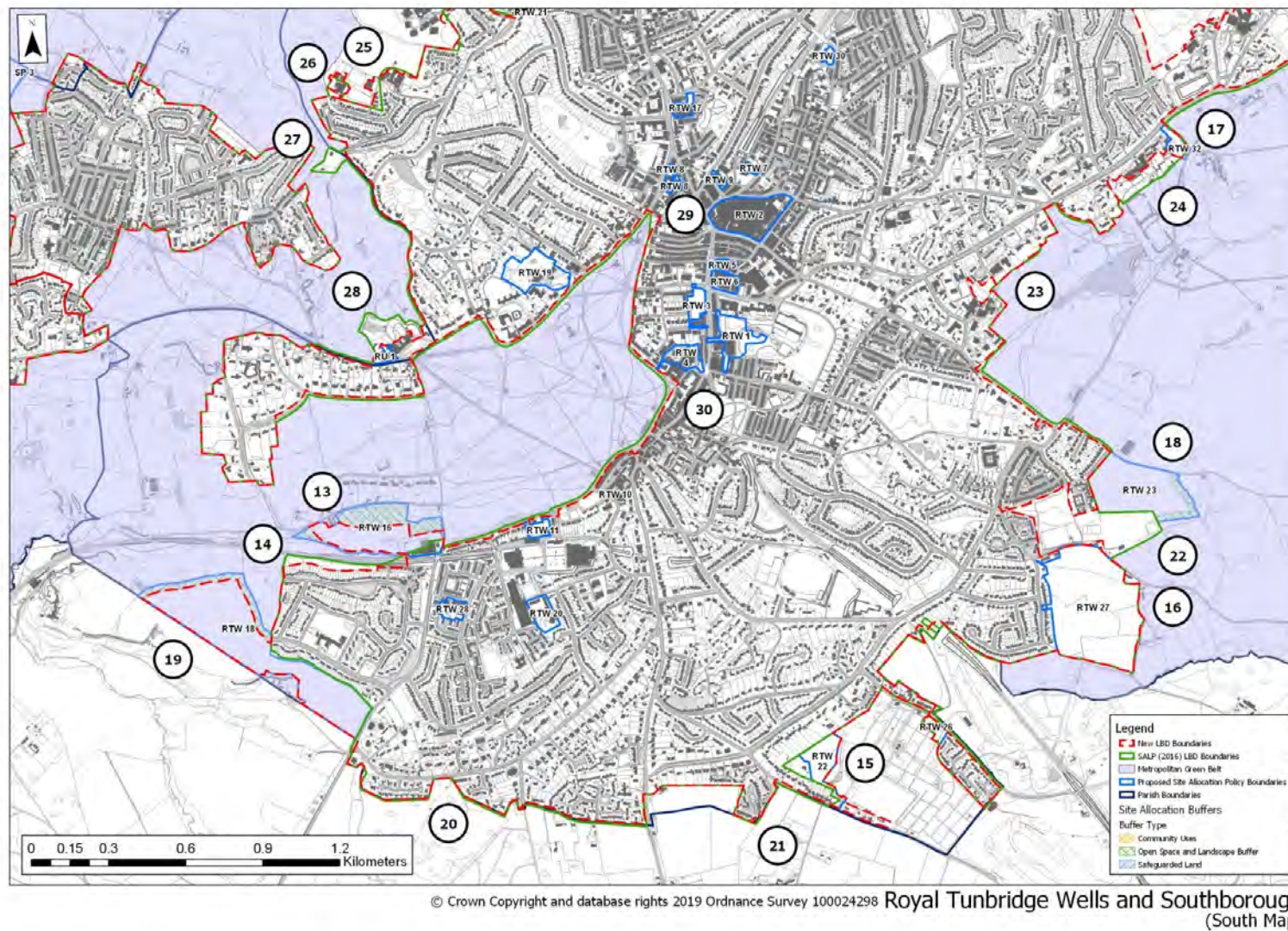


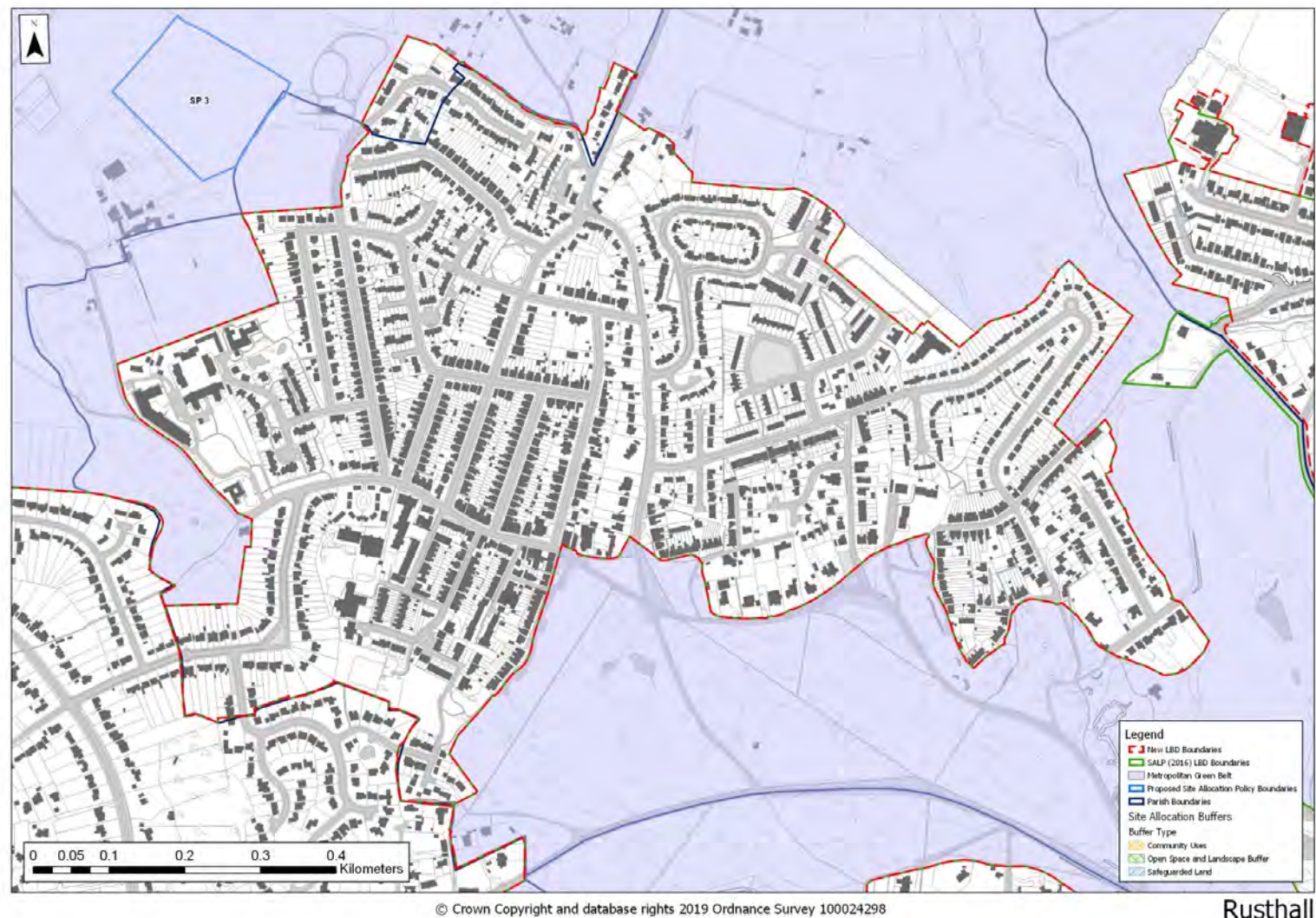
Figure 20: Royal Tunbridge Wells and Southborough LBD boundary amendments (south: site reference 13-30)



Rusthall

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Rusthall	N/A	No changes as existing LBD boundaries adjoin the Green Belt and no Green Belt releases are proposed for this settlement.	N/A

Figure 21: Rusthall LBD (no proposed boundary amendments)

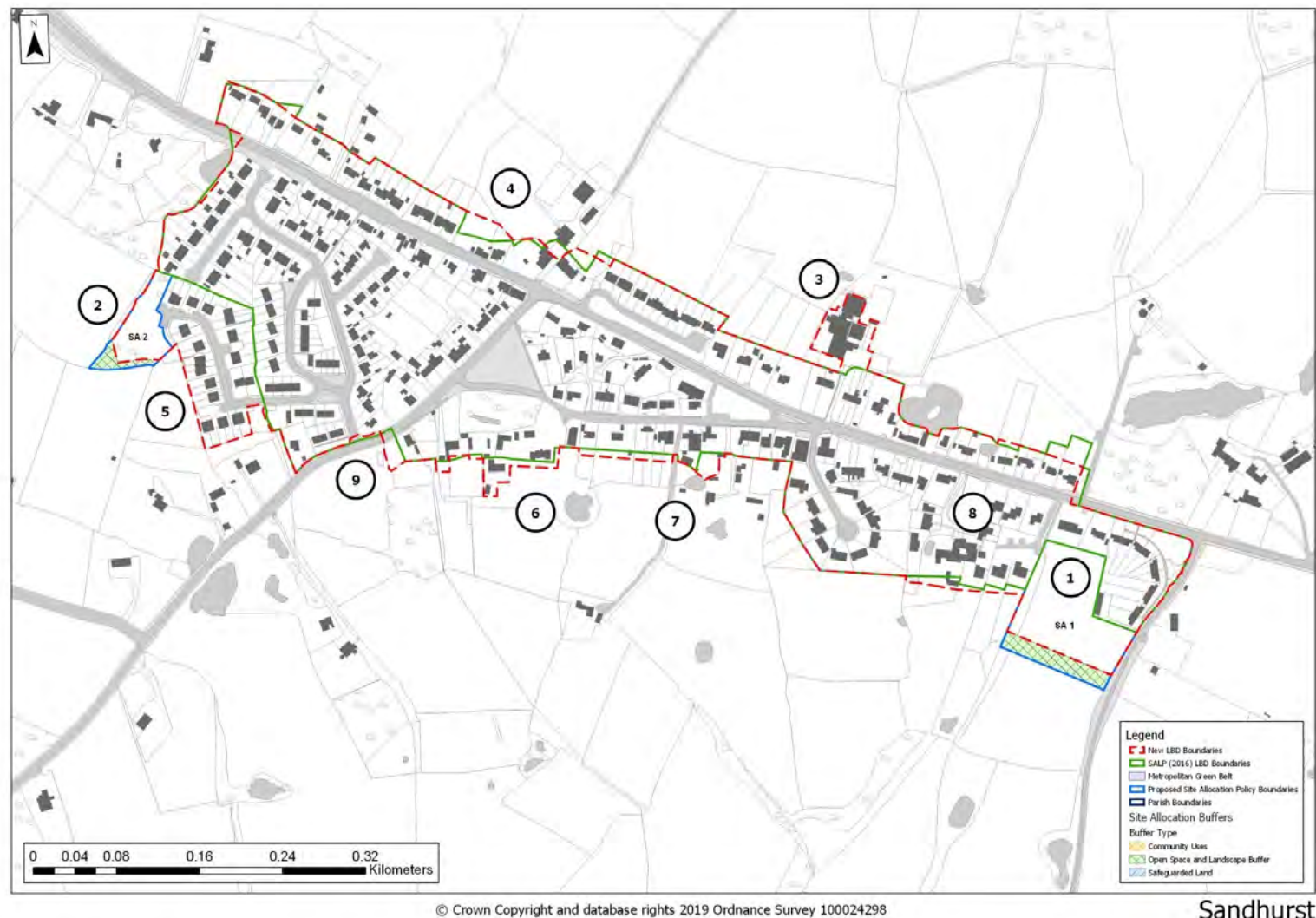


Sandhurst

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Sandhurst	1	Incorporation of site allocation AL/SA 1 (land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane) with landscape buffer excluded.	(a), (c), (d), (e), (f), (g) and III
	2	Incorporation of site allocation AL/SA 2 (land adjacent to Old Orchard and Stream Pit Lane) with landscape buffer excluded.	(a), (c), (d), (e), (f), (g) and III
	3	Incorporation of Sandhurst Primary School buildings, but adjacent associated place space and playing fields excluded as they are located on the edge of the settlement.	XX(ii) School building: 2, (a), (c), (d), (e), (f) Playing fields: X
	4	The extent of the rear gardens of dwellings fronting the A268 have been amended to reflect garden sizes of others included within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	5	Incorporation of built-out Rural Exception housing site at Old Orchard (built under two separate planning applications), west of the Tanyard. The extant planning permission 17/04016/FULL (land at the Tanyard – two dwellings) to the south-east within the existing LBD is to be retained with the green space in between this and the built-out rural exception site excluded.	(a), (c), (d), (e) (f), (g), I and V

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	6	Inclusion of the dwelling Cowbeach Farm, located in close proximity to dwellings within the existing LBD to the north and west of Sandhurst Mission Church, as it forms a logical extension to the built form of the settlement. The remaining extensive grounds, however, are excluded.	Inclusion of dwelling: 2, (a), (c), (d), (e), (f), (g) larger garden exclusion: IV
	7	The extent of the rear gardens of several dwellings on the southern side of Back Lane have been slightly extended to reflect the size of others included within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	8	The extent of the rear gardens of some dwellings north and south of the A268 have been extended to reflect the size of others included within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)
	9	The garden of the dwelling Home Nook, south of Bodiam Road has been increased to its full extent to reflect the size of others included within the LBD boundaries across the settlement.	(a), (c), (d), (e) and (f)

Figure 22: Sandhurst LBD boundary amendments



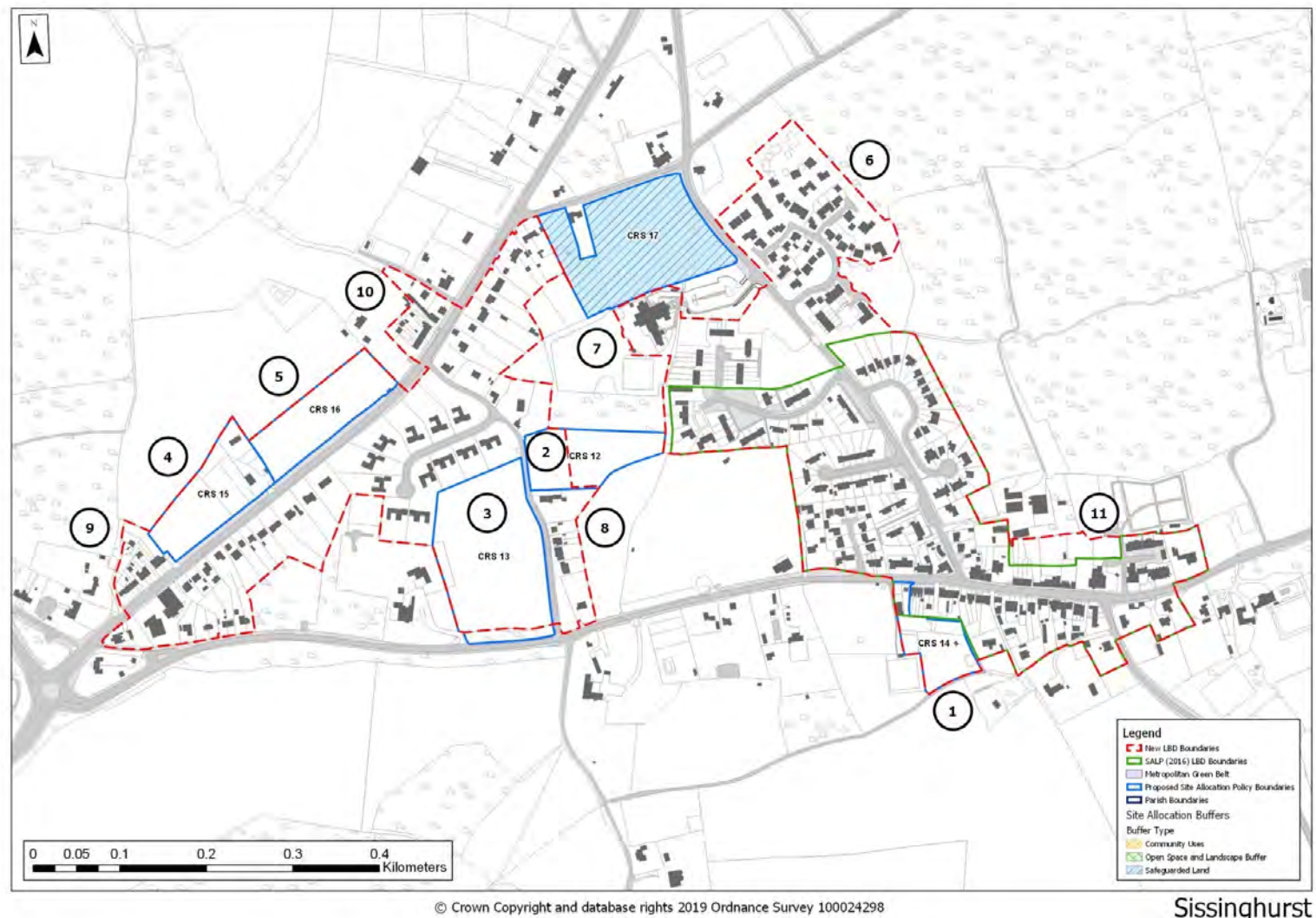
Sissinghurst

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Sissinghurst	N/A	Formation of a second separate LBD to incorporate the cluster of existing built form and development to the west of the existing LBD. The two LBDs are to be separated by site allocation AL/CRS 17 (safeguarded land for primary school expansion), the Sissinghurst Primary School playing fields, the area proposed for Local Green Space designation to the south of this, the non-developable area of site allocation AL/CRS 12, and Sissinghurst Cricket Club - which, combined, represent a green, open gap between the elements of built form across the settlement. The existing LBD on the eastern side of the settlement is also to be extended northwards.	1, 2, 5, (a), (b), (c), (d), (e), (f), (g)
	1	Incorporation of site allocation AL/CRS 14 (land south of The Street).	(a), (c), (d), (e), (f), (g) and III
	2	Inclusion of site allocation AL/CRS 12 (land on the east side of Mill Lane; only the western part of the site fronting Mill Lane is proposed to be developed is included).	(a), (c), (d), (e), (f), (g) and III
	3	Incorporation of site allocation AL/CRS 13 (land east of Camden Lodge, adjacent to Mill Lane and Sissinghurst Road; with the southern forested area excluded).	(a), (c), (d), (e), (f), (g), III and IX

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	4	Incorporation of site allocation AL/CRS 15 (Oak Tree Farm, The Common, Wilsley Pound).	(a), (c), (d), (e), (f), (g) and III
	5	Incorporation of site allocation AL/CRS 16 (land at Boycourt Orchards, Angley Road, Wilsley Pound).	(a), (c), (d), (e), (f), (g) and III
	6	Incorporation of extant planning permission 14/502645/OUT (land off Common Road – 65 dwellings), which is currently being built out; areas of this site to be retained as green open space are excluded.	(a), (c), (d), (e), (f), (g) and I
	7	Existing LBD boundary extended northwards to include Sissinghurst Primary School and the adjacent built-out Rural Exception site Skinner Gardens to the south (Policy H8 of the Tunbridge Wells Local Plan 2006), as well as adjacent existing built development to the east. The school playing fields are not to be incorporated as they are located on the edge of the settlement. The school car park and green space west of Common Road, as well as the site to the south of Sissinghurst Primary School playing fields proposed for Local Green Space designation are also excluded.	XX(ii)School: 2, (a), (c), (d), (e), (f), Playing fields and adjoining land: X and XVI
	8	Incorporation of existing built development south of site allocation AL/CRS 12 and east of site allocation AL/CRS 13 as it forms a logical extension to the existing built form of the settlement and the site allocations.	2, (a), (c), (d), (e), (f) and (g)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	9	Existing built development south-west of site allocation AL/CRS 15 to be included. The larger dwellings to the west of this area are not to be included as they represent a more dispersed form of development on the edge of the settlement.	Development to be included: 2, (a), (c), (d), (e), (f), (g), larger dwellings to be excluded: II
	10	The small pocket of clustered development north-east of site allocation AL/CRS 16 is to be included but dwellings surrounding it not included owing to their larger, more dispersed nature on the edge of the settlement.	Development to be included: 2, (a), (c), (d), (e), (f), (g), larger dwellings to be excluded: II
	11	Extension of the LBD boundaries to the south-east of the settlement to include the full extent of private gardens to follow the line of adjacent garden boundaries, as well as the car park/grounds of the pub/restaurant.	(a), (c), (d), (e) and (f)

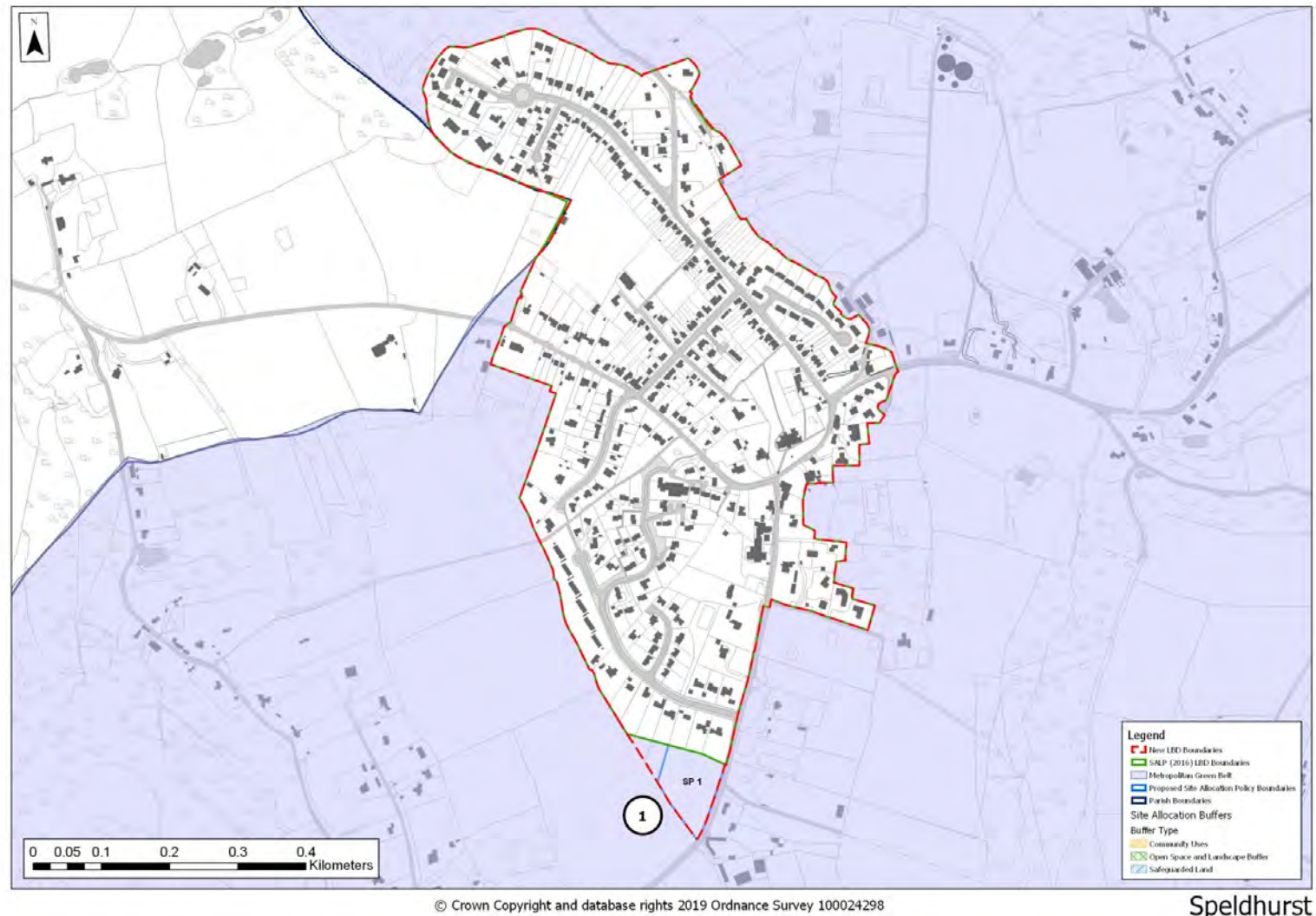
Figure 23: Sissinghurst LBD boundary amendments



Speldhurst

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Speldhurst	1	Inclusion of site allocation AL/SP 1 (land to the west of Speldhurst Road and south of Ferbies) and the triangular piece of land to the west of it (end of private garden areas to properties on Ferbies), both of which are a proposed Green Belt release. Policy wording in the Local Plan will ensure that site allocation SP1 is appropriately developed and the natural boundaries suitably retained where appropriate and taking into account local landscape sensitivity.	(a), (c), (d), (e), (f), (g) and I
	N/A	No other changes as existing LBD boundaries adjoin the boundaries of the Green Belt and no other Green Belt releases are proposed for this settlement.	N/A

Figure 24: Speldhurst LBD boundary amendments



If you require this document in another format, please contact:

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