

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Limits to Built Development Topic Paper for Pre-Submission Local Plan

February 2021



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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 (LBDs) 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. All supporting documents referred to throughout this document can be found under [Supporting Documents](#) on the Council's Local Plan web page.
- 4.1 This updated version of the LBD Topic Paper supports the Pre-Submission (Regulation 19) Local Plan 2021. The LBD boundaries proposed for the previous Regulation 18 Draft Local Plan can be viewed in the previous [Limits to Built Development Topic Paper 2019](#). The comments received to the Regulation 18 Draft Local Plan consultation in relation to proposed LBD policy (STR10: Limits to Built Development) and changes to LBD boundaries are outlined in more detail at paragraph 1.19 (onwards) below.

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.

Current local planning policy

Development Plan Documents

Core Strategy (adopted June 2010)

- 1.6 The Tunbridge Wells Borough [Core Strategy](#) was adopted by the Council in June 2010. The Core Strategy sets out the spatial vision for the borough, identifying the level of new growth required and the locations where it should take place. Policies contained within the Local Plan 2006 have also been 'saved' where relevant and so still form part of the Development Plan for the purposes of making planning decisions.

Site Allocations Local Plan (adopted July 2016)

- 1.7 The main purpose of the [Site Allocations](#) document is to allocate specific land for housing, employment, retail and other land uses to meet the identified needs of the communities within Tunbridge Wells borough to 2026 and beyond. This follows the strategic objectives and sustainable development objectives set out within the adopted Core Strategy (2010). The document also identifies safeguarded land and areas requiring continued protection from development. A majority of the site allocations relate to the main settlements of Royal Tunbridge Wells, Southborough, Paddock Wood, Cranbrook and Hawkhurst. This document included the review and amendment of a number of changes to LBD boundaries.

Neighbourhood Development Plans

- 1.8 Neighbourhood Development Plans (NDPs) were introduced under the Localism Act 2011 to allow plan and decision making to be carried out at a more local level. NDPs need to generally conform with national policy, adopted local plans and other legal requirements. Amongst other things, these plans can be used to develop a shared local vision and may include identifying the location for any new non-strategic housing and employment/business developments and may also include the review of LBD boundaries. The Council has been working with a number of parish and town

councils in the borough to progress their NDPs as well as liaising with adjoining authorities where cross boundary issues may occur in the preparation of an NDP.

- 1.9 Details of the Neighbourhood Plans within the borough can be found on the Council's website under [Neighbourhood Plans](#).
- 1.10 Further information on the relationship between the Local Plan and neighbourhood plans is set out in Section 4 of the Pre-Submission Local Plan at Policy STR 10: Neighbourhood Plans.

Existing LBDS

- 1.11 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):
- 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

The new Local Plan

- 1.12 The Pre-Submission Local Plan (PSLP) sets out the spatial vision, strategic objectives, and the overarching development strategy for the borough and establishes the planning policy framework necessary to deliver them. It covers the period between 2020 and 2038. It will replace the ‘saved’ policies of the Tunbridge Wells Borough Local Plan 2006, the Tunbridge Wells Borough Core Strategy 2010, and the Site Allocations Local Plan 2016.
- 1.13 The PSLP is the outcome of an extensive process, including public consultations and dialogue with key stakeholders, as well as the assimilation of substantial work undertaken to provide a robust evidence base that takes account of relevant national and local plans and strategies. This updated version of the LBD Topic Paper supports the Pre-Submission (Regulation 19) Local Plan 2021.



Figure 1: Local Plan Timescale

- 1.15 As **Figure 1** shows, the preparation of the PSLP follows from the production and public consultation of, two earlier documents, as set out below.

Issues and Options

- 1.16 The Issues and Options consultation was the first borough-wide public consultation undertaken by the Council as part of the preparation of the new Local Plan in the summer of 2017. This consultation sought early views about the best way to approach the specific challenges, notably identified growth needs, for the borough. Most importantly, it proposed five possible spatial options for the location of new development across the borough.

- 1.17 Around 6,700 responses (from 551 organisations and individuals) were received to this consultation. All the responses were carefully considered and taken into account in the preparation and development of the Regulation 18 Consultation Draft Local Plan 2019 (see below). The [Consultation Statement](#) relating to the Issues and Options consultation provides an overview and evaluation of the Issues and Options consultation, including the Council's responses to the comments received.
- 1.18 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, six 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.
- 1.19 Accordingly, it is proposed that this well-established policy approach is retained and updated as part of the Local Plan review.

Tunbridge Wells Draft Local Plan (Regulation 18)

- 1.19 A full Draft Local Plan was published in autumn 2019. It built on the Issues and Options document and the feedback received during the public consultation at stage one. It presented a preferred draft development strategy and a full suite of draft policies and proposed site allocations. The Draft Local Plan was subject to an eight-week public consultation, which ran from 20 September to 15 November 2019.
- 1.20 Over 12,000 individual comments were received to the Draft Local Plan public consultation. The Consultation Statement relating to the Draft Local Plan provides an overview of the public consultation and identifies the main issues raised in responses received and the Council's response to them. All comments have been carefully considered and taken into account in preparing the new Local Plan, as has any updated national planning policy and guidance, as well as further evidence gathered and evaluated by the Council.
- 1.21 The key comments/ issues raised in response to the Draft Local Plan consultation relating to LBDs are set out below.

Draft Local Plan Strategic Policy STR10 – Limits to Built Development Boundaries

- 1.22 The Draft Local Plan introduced a new strategic policy relating to LBDs. The policy stance set out in Policy LBD1 of the Local Plan 2006, which seeks to focus development in sustainable locations, was taken forward into the proposed LBD policy for the Draft Local Plan, set out below. This Policy was 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.

- 1.23 A total of 51 comments were received to the Draft Local Plan consultation in respect of Policy STR 10 with 37 in objection, although a significant number of these objections related to the definition of LBDs in relation to individual sites or settlements rather than the actual policy wording; while others were in support or made recommendations for amendment.
- 1.24 The main comments/issues raised include:
- i. A number of respondents were in support of the principle of LBD boundaries. However, concern was also raised about the ability to review LBDs across the borough on a five-yearly basis, allowing flexibility to include site allocations at the review stage.
 - ii. Several respondents considered the policy wording to be permissive and should be stronger in relation to any development proposed outside the LBD. Also, development should be resisted in the AONB unless exceptional circumstances can be demonstrated.
 - iii. Several others said the policy is too restrictive and should allow built in flexibility for amendment in exceptional circumstances (including land in rural areas) where the five-year housing land supply is not being met.
 - iv. Natural England raised particular concern about the large quantum of development proposed in the AONB (which affords the highest level of protection) and how amendments to the LBD in some settlements will conflict with the purposes of AONB designation.
 - v. Capel Parish Council and several others raised concern that there is no information available at this stage about the LBD for Tudeley.
 - vi. A number of comments were received about LBDs relating to specific properties and/or settlements/parishes rather than the actual wording of Policy STR 10 and some of the objections included requests to extend the LBD at various settlements to include specific sites for development which currently lie outside of it.
- 1.25 The comments received and the Council's response to them can be viewed in the Consultation Statement which supports the Pre-Submission Local Plan - under both strategic Policy STR 10 in Section 4 and the Place Shaping Policies in Section 5.

Pre-Submission Local Plan Policy STR 1 – The Development Strategy (which includes LBDs)

- 1.26 As the definition of LBDs is an integral part of the development strategy, and they provide the basis for determining where development is generally acceptable in principle and where it is not, Policies STR 1 and STR 10 of the Draft Local Plan have been merged together, and the new policy is worded as follows in the Pre-Submission Local Plan:

Policy STR 1 The Development Strategy

The broad development strategy for Tunbridge Wells borough over the period 2020-2038, as shown indicatively on the Key Diagram (Figure 5), is to ensure that a minimum of 12,204 dwellings and 14 hectares of employment (Use Classes B and E) land are developed, together with supporting infrastructure and services.

To achieve this, the Local Plan:

1. Promotes the effective use of urban and previously developed (brownfield) land, having due regard to relevant Plan policies;
2. Looks to focus new development within the Limits to Built Development of settlements, as defined on the Policies Map, where proposals accord with other relevant policies of this Plan;
3. Provides for the growth of settlements, having regard to their role and function, constraints, and opportunities, together with the development of two strategic sites, namely:
 - a) major, transformational expansion of Paddock Wood (including land at east Capel), following garden settlement principles and providing flood risk solutions; and
 - b) the creation of a new garden settlement: Tudeley Village between Paddock Wood and Tonbridge;
4. Includes an allowance for potential delays or non-delivery of sites;
5. Provides for a prestigious new business park to the north of North Farm/Kingstanding Way, Royal Tunbridge Wells, well connected to the improved A21;
6. Provides a framework for the preparation of a holistic Area Plan for Royal Tunbridge Wells Town Centre;
7. Provides for some reductions in the area of the Green Belt, notably for the strategic sites and around Royal Tunbridge Wells and Pembury, where exceptional circumstances warrant this, and where an effective long-term Green Belt is maintained;
8. Limits development within the High Weald Area of Outstanding Natural Beauty to that which can be accommodated whilst still conserving its key characteristics, this being mostly small-scale, only promoting larger proposals where exceptional circumstances are demonstrated;
9. Normally limits development in the countryside (being defined as that outside the Limits to Built Development) to that which accords with specific policies of this Plan and/or that for which a rural location is fully demonstrated to be necessary.

- 1.27 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.
- 1.28 Conversely, there are a number of circumstances, as recognised by specific policies in the Pre-Submission 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'.
- 1.29 Therefore, as well as being considered against Policy STR 1, 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.

2.0 LBD boundary review

a) Purpose/aims of review

2.1 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.

2.2 Reviewing the LBDs also ensures 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 Settlements Hierarchy set out in Policy ED8 in Section 6 of the 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

2.3 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.

II. Principles

2.4 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

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

Table 1: Criteria used to determine what should or should not be included within LBD boundaries

Criteria	
(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)
Include	Exclude
I. Land that has planning permission for development (both extant and built out) and existing site allocations adopted under the SALP 2016	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. New site allocations – developable area only. Landscape buffers which form part of the allocation (apart from those which run along a road frontage), open space and outdoor recreation grounds are excluded. This also includes the new provisional LBDs shown for the proposed strategic sites at Tudeley Village and the proposed extension of Paddock Wood on	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 garden sizes may be reduced to reflect the consistency of garden sizes across the settlement and/or a striking line will be applied through these to form a uniform edge to the settlement

Include	Exclude
land to the west of Paddock Wood and east Capel	
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/Forested areas
	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
	XV. Garden centres and nurseries
	XVI. Designated 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)

Include	Exclude
	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	
<p>XX. Schools and school playing fields:</p> <ul style="list-style-type: none"> (i) School buildings and playing fields enclosed by built-up development should be included and the associated 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 Pre-Submission 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 of the PSLP;
- 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 Brenchley; established around existing built development to the west of the settlement, with an open landscape gap retained between the two LBDs;
- d) A further/separate LBD at Lamberhurst; established around existing built development to the south of the settlement at The Down, with an open landscape gap retained between the two LBDs;
- e) The inclusion of proposed site allocations on the edge of existing settlements, with a provisional LBD shown for the proposed strategic sites at Tudeley Village and for the expansion of Paddock Wood on land to the west of Paddock Wood and east of Capel; 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 The Draft Local Plan included a further/separate LBD at Sissinghurst; established around existing built development to the west of the settlement and incorporating proposed residential allocations. However, this has been removed following the Draft Local Plan consultation and the subsequent removal of proposed site allocations in the western part of Sissinghurst.

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. 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 the five year review of the Local Plan, in line with the NPPF.

4.0 Amendments to LBD Boundaries

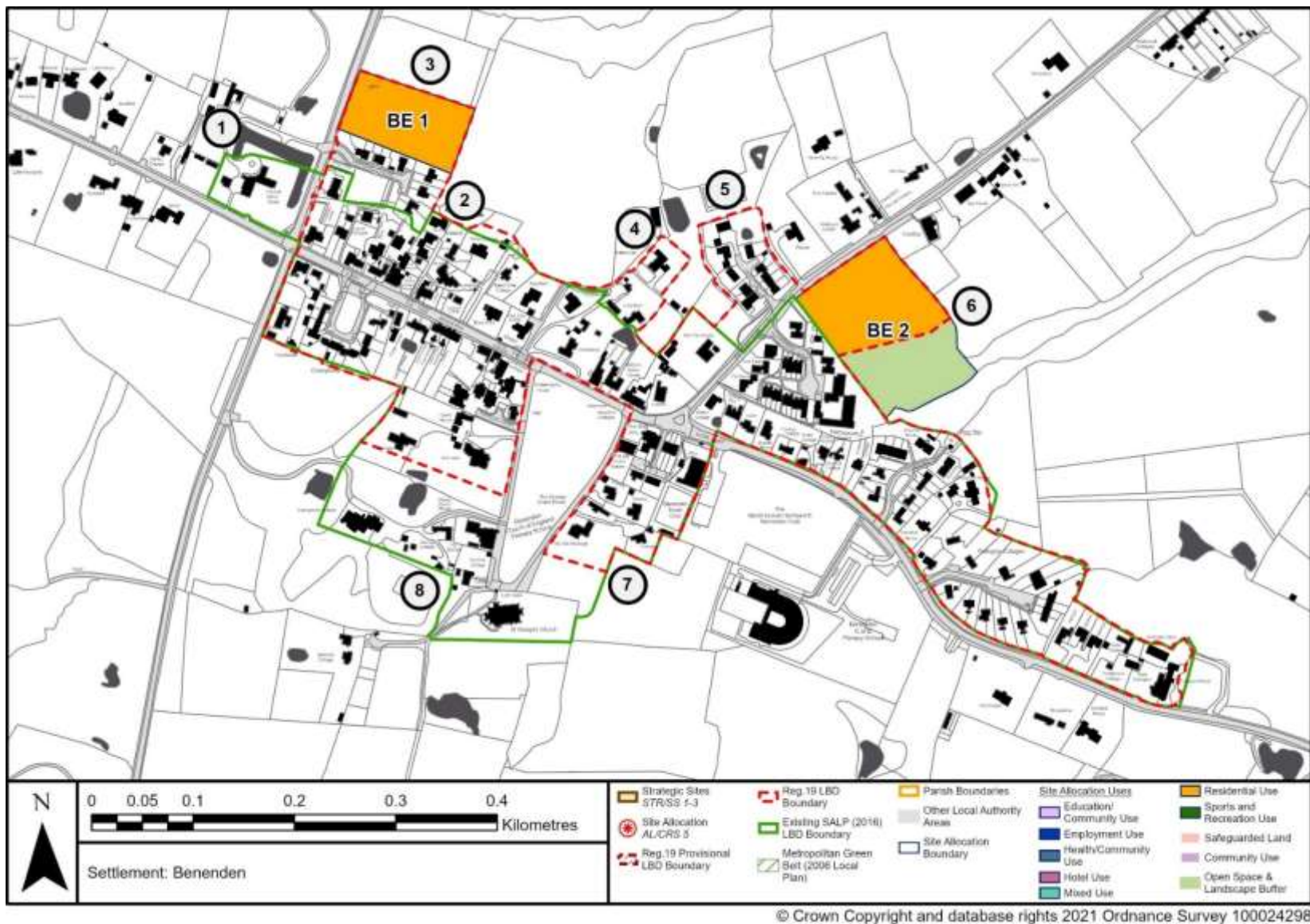
- 4.2 This section of the Topic Paper reviews the LBD boundaries on a settlement by settlement and site by site basis. There is a map for each settlement showing the existing adopted LBD boundary in the Local Plan 2006 and/or Site Allocations Local Plan 2016 (illustrated by a green line) and the proposed new LBD boundary for the Pre-Submission Local Plan (illustrated by a red dotted line). The LBD boundaries proposed for the Regulation 18 Draft Local Plan can be viewed in the previous [Limits to Built Development Topic Paper 2019](#).
- 4.3 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 2.4 above; and the letters and roman numerals refer to the list of criteria in Table 1 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 1 (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
	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 built-out site at Walkhurst Road -12 dwellings permitted under 16/504891/FULL .	2, (a), (c), (d), (e), (g), I and III
	6	Incorporation of site allocation AL/BE 2 (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 (The Old 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

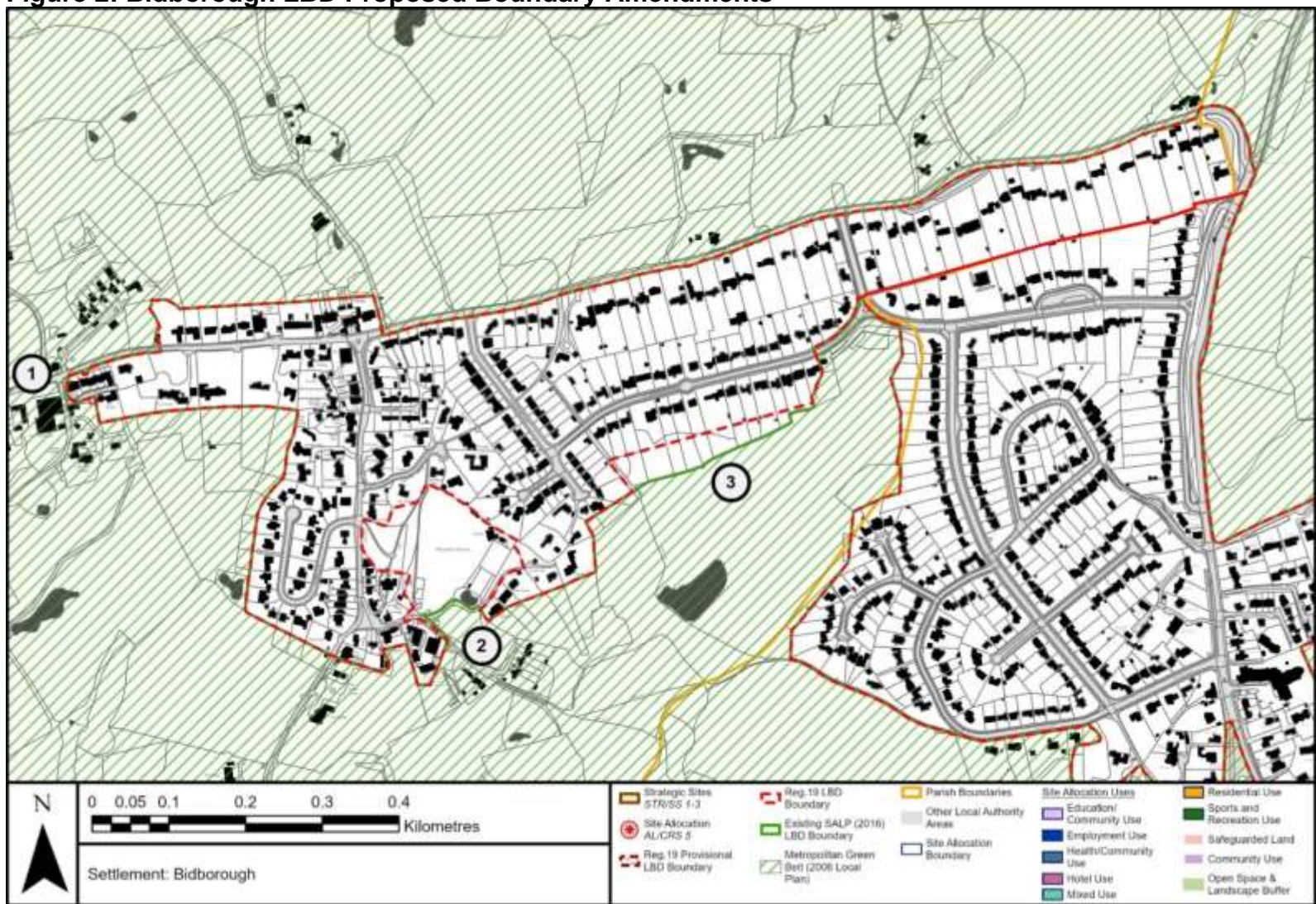
Figure 1: Benenden LBD Proposed Boundary Amendments



Bidborough

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Bidborough	N/A	No extension proposed to LBD 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 (17/01387/FULL (and amendments under 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
	2	Removal of Bidborough Recreation Ground from the original LBD as it is an open recreational field on the edge of the settlement. Adjacent Bowling Green, Tennis Court, and pond also removed.	3 and X
	3	Extent of gardens to the south of St Lawrence Avenue reduced to reflect consistency of garden sizes included within the LBD boundaries across the settlement.	IV

Figure 2: Bidborough LBD Proposed Boundary Amendments



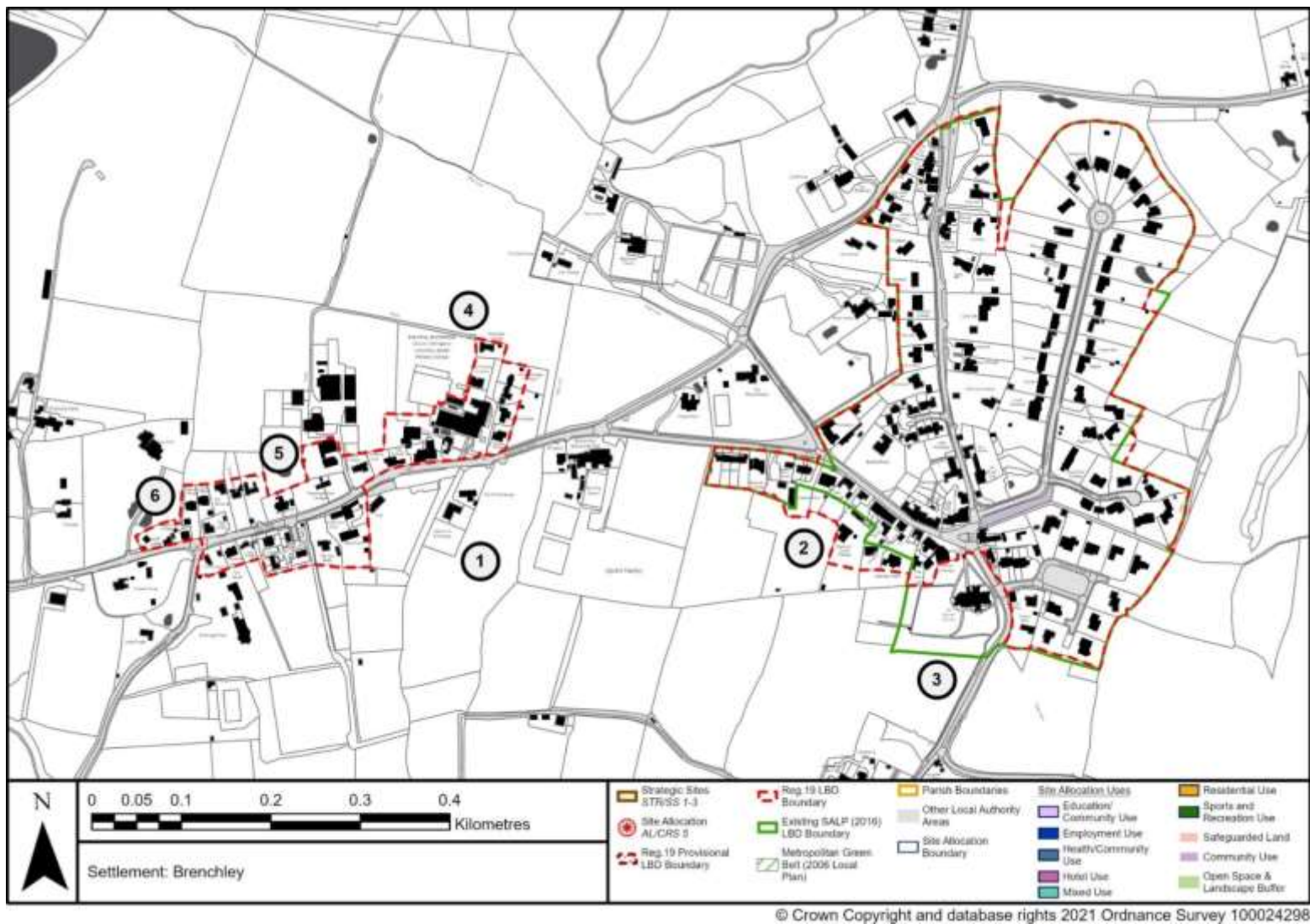
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Brenchley

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

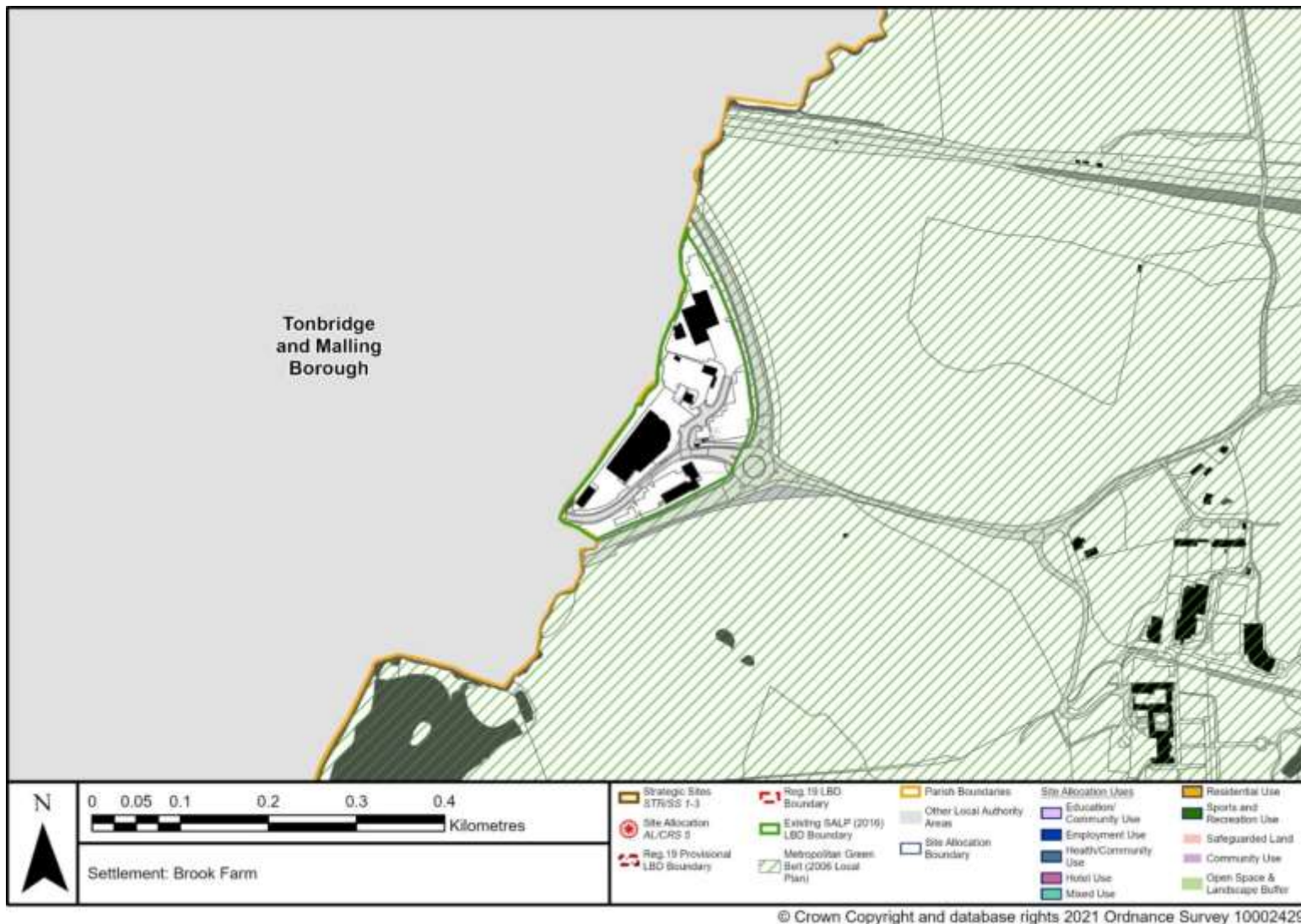
Figure 3: Brenchley LBD Proposed Boundary Amendments Including a Second, Separate, LBD



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 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 Pre-Submission Local Plan Policy Inset Map 9.	N/A

Figure 4: Brook Farm LBD Proposed Boundary Amendments (Removal of whole LBD Boundary Proposed)



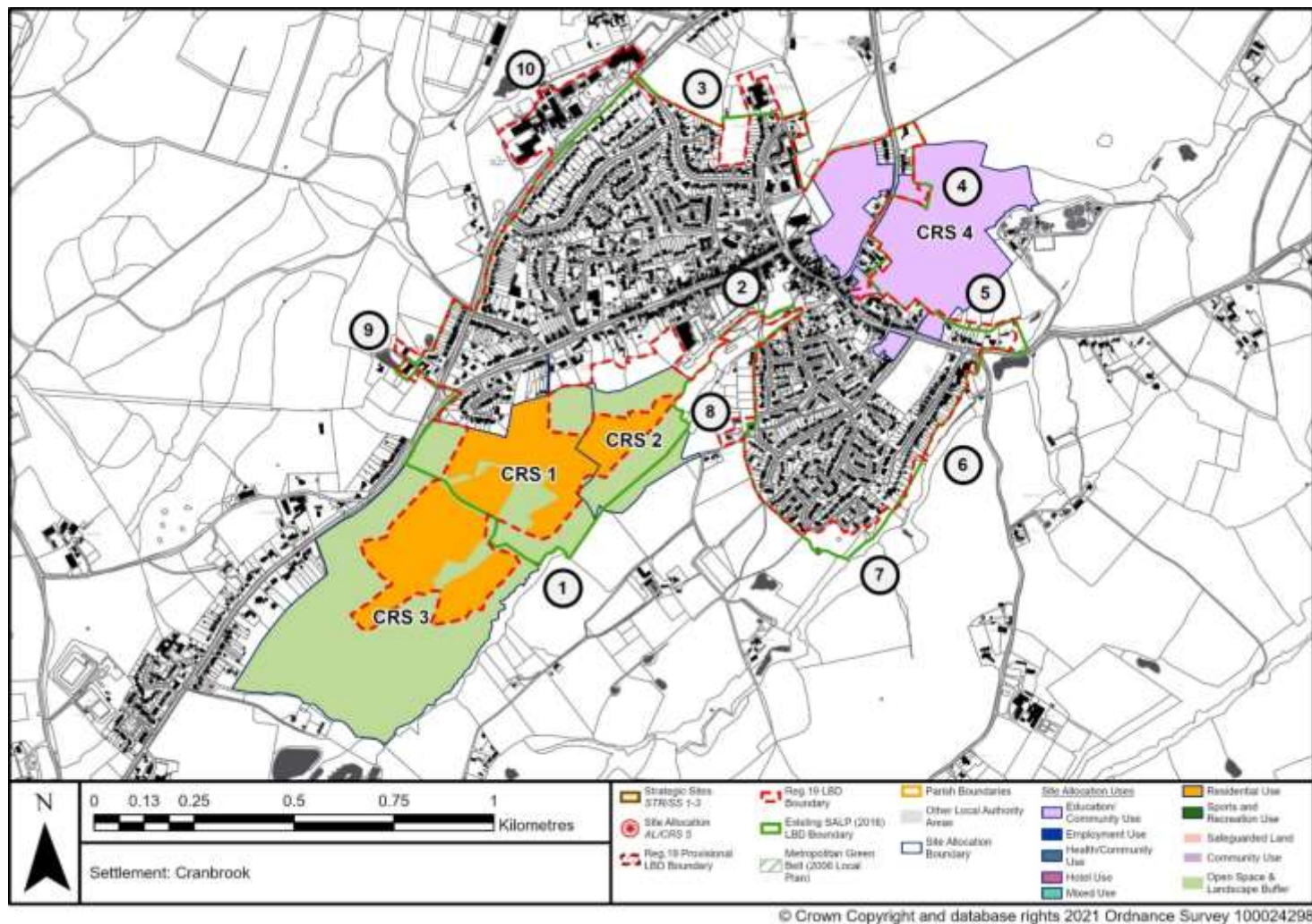
Cranbrook

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Cranbrook	1	Incorporation of site allocation AL/CRS 1 (Land at Brick Kiln Farm (part of AL/CR4 in the Tunbridge Wells Site Allocations Local Plan (SALP; 2016), AL/CRS 2 (Land south of Corn Hall, Crane Valley, Cranbrook (part of AL/CR4 in the SALP (2016))), and AL/CRS 3 (Turnden Farm, Hartley Road) with landscape buffers excluded. The green space and forested area north-east of site allocation AL/CRS 1/north of site allocation AL/CRS 2 are also excluded.	Site allocations: (a), (b), (c), (d), (e), (f), (g) and III Green space and forested area to north: 3, IX and X
	2	LBD boundaries amended south of site of the former Cranbrook engineering site and Wilkes Field, Stone Street to incorporate full extent of planning permission (16/503953/FULL – mixed development including new community centre and 28 dwellings). Former Dentist surgery has also been incorporated within the LBD boundaries.	3 and (a), (b), (c), (d), (f), (e), (g) and I
	3	Incorporation of Cranbrook Primary School 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. The allotments to the west/south-west of the school are also excluded from the LBD as they are on the edge of the settlement.	School buildings: 2, (a), (b), (c), (d), (e), (f), (g) Playing fields: X and XX(ii) Allotments: 3 and VIII

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	4	<p>Site Allocation AL/CRS4 – the existing buildings at Cranbrook School to the West of Waterloo Road which form part of this allocation are to be retained in the LBD but the open/space playing fields to the east (the proposals for which are yet unknown as part of this allocation, but are likely to be for recreational/community use) are to remain outside. However, this will be reviewed as part of the Local Plan review 5 years post-adoption of the Local Plan.</p> <p>Pond east of Waterloo Road to be excluded from the LBD.</p>	<p>Buildings: 1, 2 and III</p> <p>Playing fields: III and XX(ii)</p> <p>Pond: 3</p>
	5	Extent of rear gardens of dwellings north of Bakers Cross slightly increased (with the exception of the dwelling to the far east where the extent of garden has been decreased) to reflect consistency of garden sizes included within the LBD boundaries across the settlement.	<p>Increased garden sizes: (a), (c), (d), (e) and (f)</p> <p>Reduced garden size: IV</p>
	6	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
	7	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
	8	Incorporation of existing buildings/dwelling (Tanners) north of Freight Lane.	2, (a), (c), (d), (e), (f) and (g)
	9	Incorporation of existing dwelling (Coach House) north of Goddards Green.	2, (a), (c), (d), (e), (f) and (g)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	10	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.	Buildings: 2, (a), (c), (d), (e), (f), playing fields: 3, X and XX(ii)

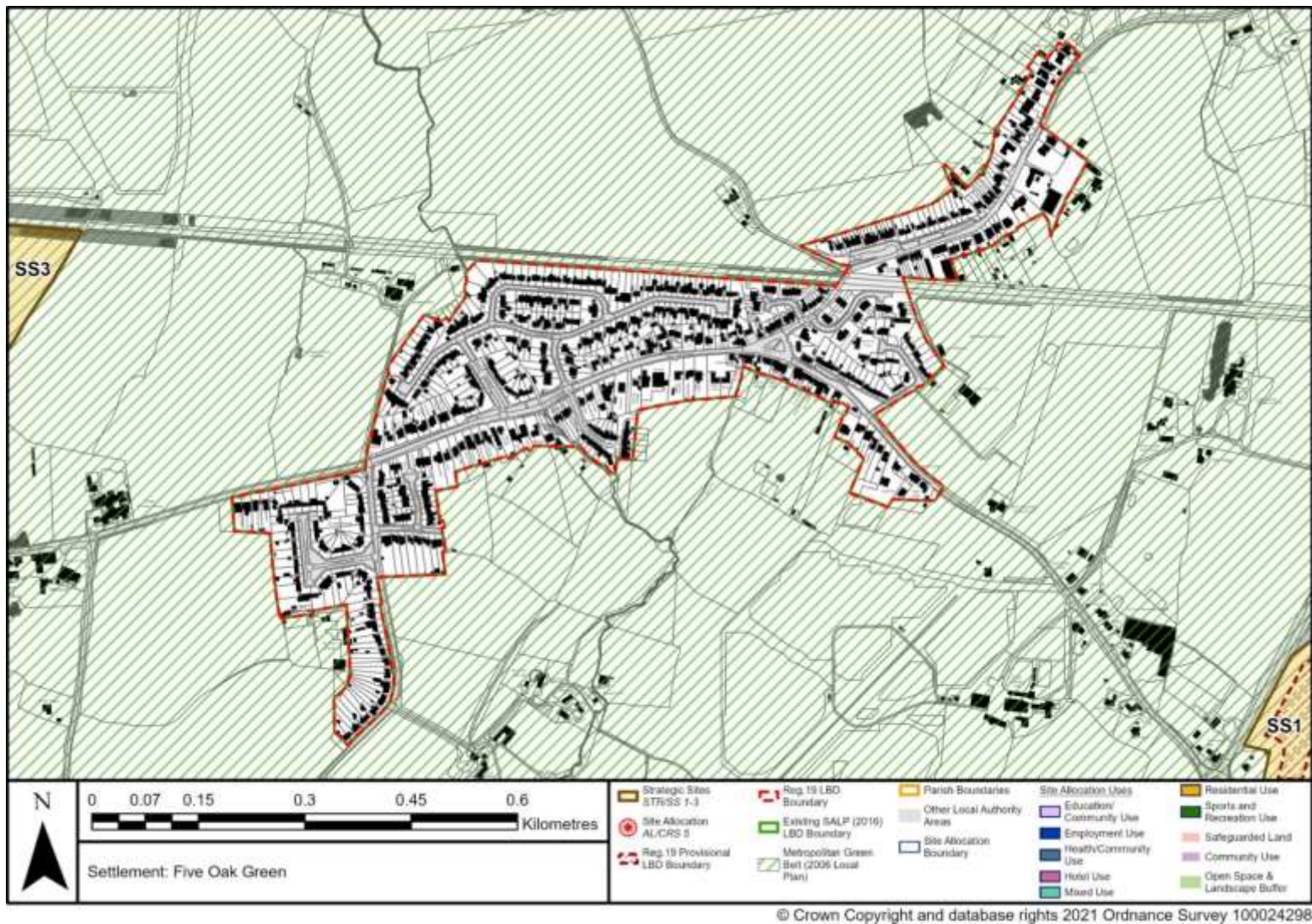
Figure 5: Cranbrook LBD Proposed Boundary Amendments



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

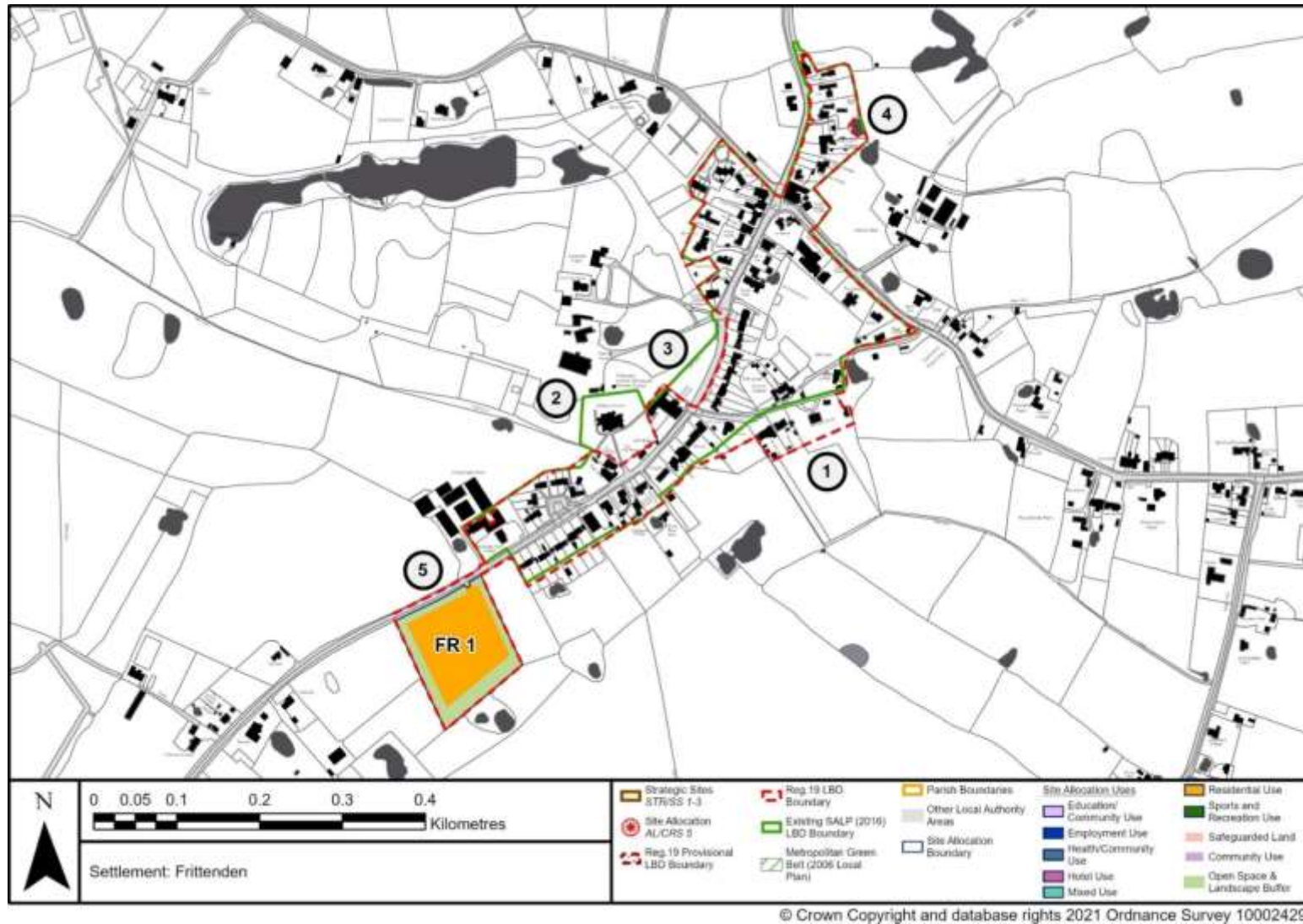
Figure 6: Five Oak Green LBD (No Proposed Boundary Amendments)



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) incorporated within the LBD boundaries as it forms a logical extension to the built form of the settlement.	3, (a), (b), (c), (d), (e), (f), (g) and III

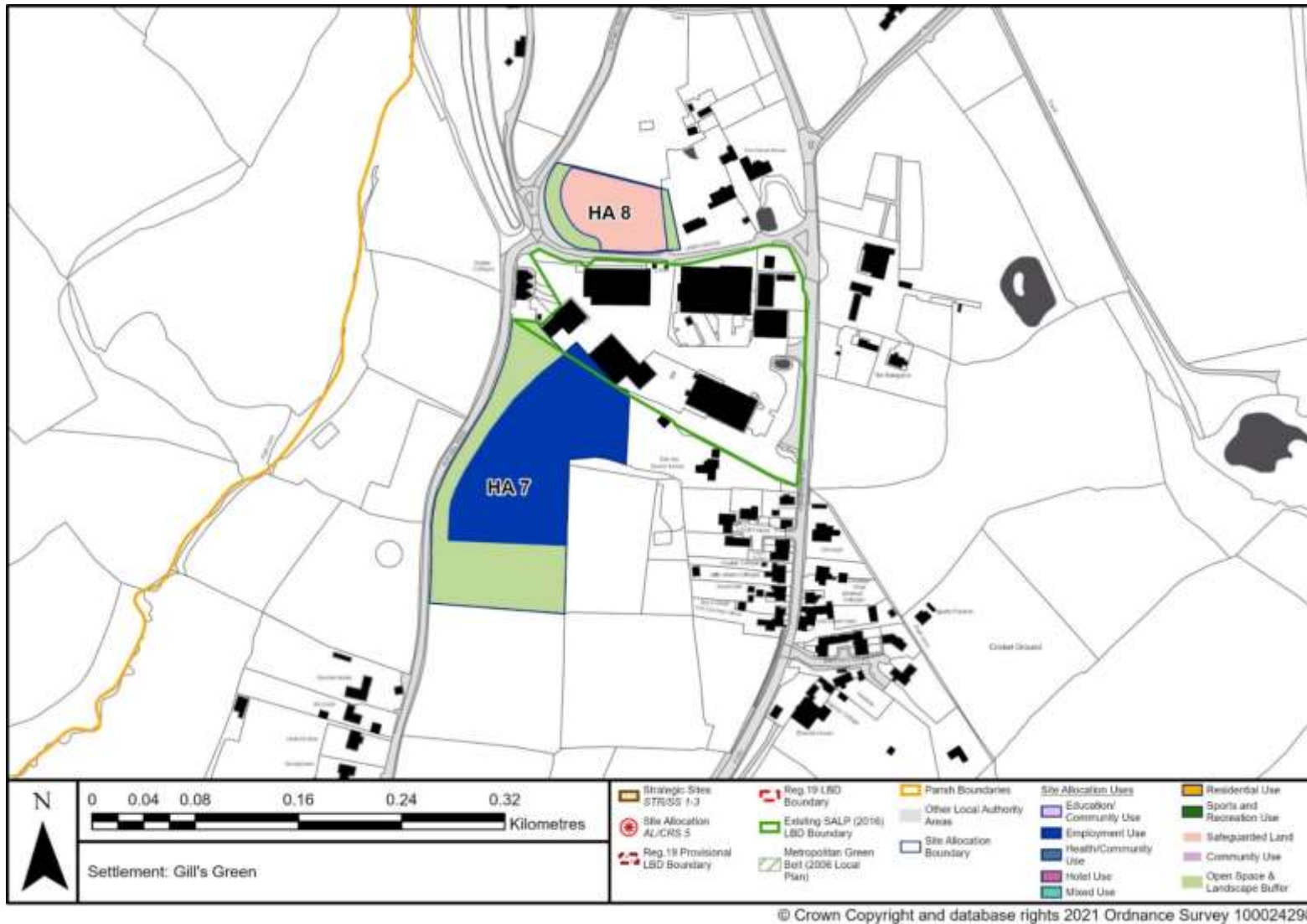
Figure 7: Frittenden LBD Proposed Boundary Amendments



Gill's Green (Removal of LBD boundary)

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 Pre-Submission Local Plan Policy Inset Map 16.	N/A

Figure 8: Gill's Green LBD Proposed Boundary Amendments (Removal of Whole LBD Boundary Proposed)

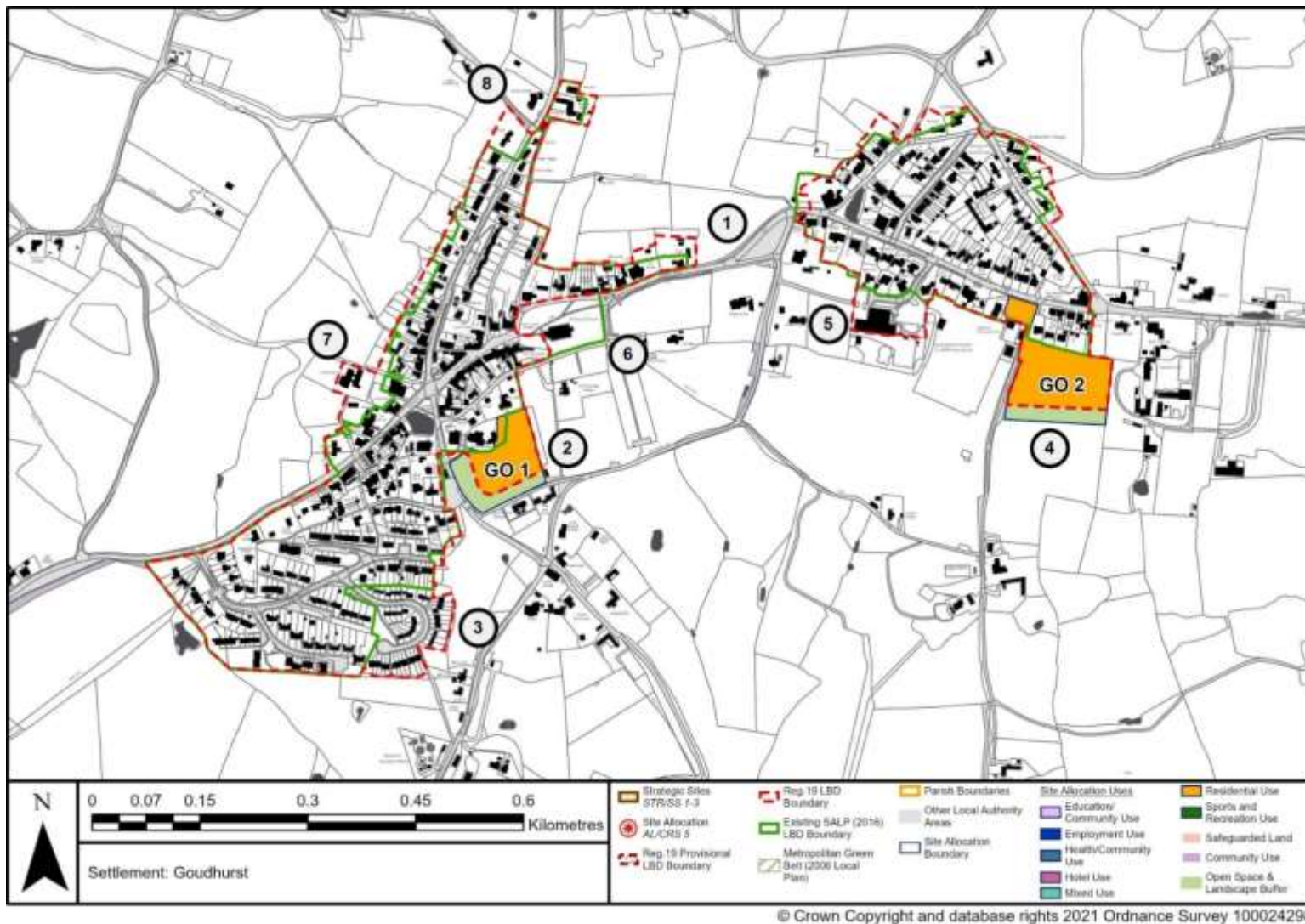


Goudhurst

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)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	8	Incorporation of existing dwelling on the corner of North Road and Blind Road (Lloyd House) as it forms a logical extension to the built form of the settlement.	2, I, (a), (b), (c), (d), (e), (f), (g)

Figure 9: Goudhurst LBD Proposed Boundary Amendments



Hawkhurst

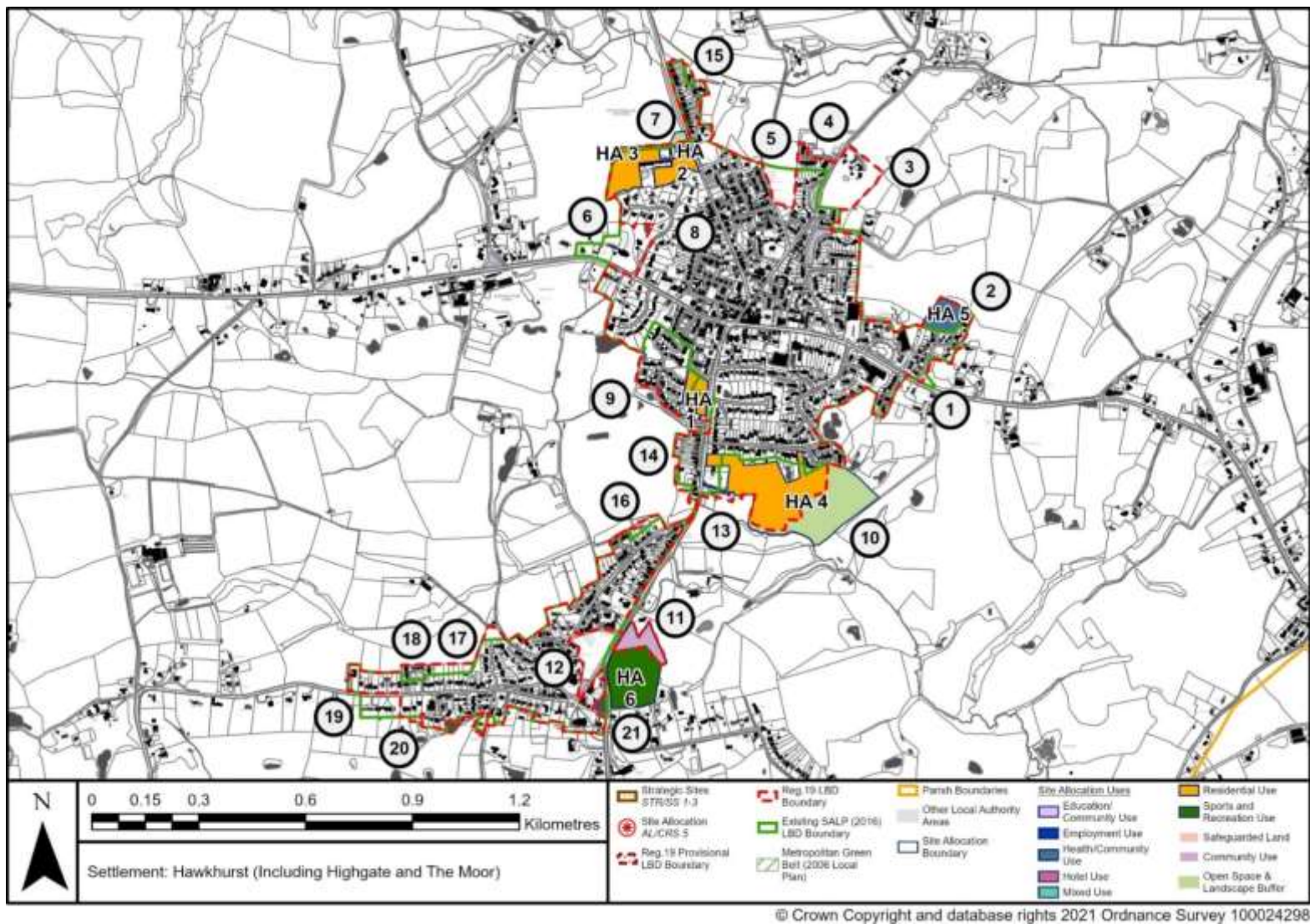
Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Hawkhurst	1	Slight amendment to LBD boundaries along eastern side of built-out site (16/07797/REM - 26 dwellings) to follow logical site boundaries (i.e. hedgerows). Forested triangle fronting Rye Road to the north excluded.	2, (a), (c), (d), (e), I and forested triangle: IX
	2	Inclusion of identified developable area of site allocation AL/HA 5 (Land to the north of Birchfield Grove) to be allocated for a medical centre.	(a), (c), (d), (e), (f), (g), III
	3	Incorporation extant planning permission (18/02165/FULL at land to the east of HeartenOak Road) which is currently being built-out.	(a), (c), (d), (e), (f), (g) and I ,
	4	Incorporation of existing development (Gunther Close built under 05/02102/FULMJ) as it forms a logical extension to the built form of the settlement.	1, 2, (a), (c), (d), (e), (f), (g) and I
	5	Existing LBD boundaries amended to exclude allotments to the west of Gunther Close site being built-out (see label 3) as they are on the edge of the settlement.	3 and VIII
	6	Existing LBD boundaries amended to exclude dwellings along the north of the High Street 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

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	7	LBD increased slightly to incorporate site allocation AL/HA 3 (Former site of Springfield Nurseries, Cranbrook Road) and extant planning permission (17/02192/OUT for 24 dwellings).	1, 2, (a) (c), (d), (e), (f) and (g), I and III
	8	LBD boundaries amended to exclude larger properties along the north of the High Street as at 6 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.	Exclusion of larger properties: II and IV Inclusion of extant permission:(a), (c), (d), (e), (f), (g) and I
	9	Incorporation of site allocation AL/HA 1 (land at The White House, Highgate Hill) as well as adjoining extant planning permission 14/503346/FULL for 62 dwellings (allowed on appeal) to the west which is now built-out, with the attenuation pond to the south-west of this site excluded.	Site allocation and extant permission: (a), (c), (d), (e), (f), (g) I and III and pond: 3
	10	Incorporation of site allocation AL/HA 4 (land off Copthall Avenue and Highgate Hill) into LBD boundaries with landscape buffer excluded.	(a), (c), (d), (e), (f), (g) and III
	11	Site allocation AL/HA 6 (King George V Playing Fields, The Moor; also an existing site allocation AL/HA5 in the SALP (2016)) is to be included as it is to be allocated for a community facility on the edge of the settlement.	(a), (b), (c), (d), (e), (f) and (g) and III

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	12	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
	13	Extent of garden of dwelling (Tollgate) east of Highgate Hill as well as the adjacent dwelling Leafwood (but excluding its large grounds) within the LBD increased slightly as they form a logical extension to the LBD in conjunction with site allocation AL/HA 4 to the east.	2, (a), (c), (d), (e), (f), (g)
	14	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)
	15	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)
	16	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
	17	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. LBD boundaries also extended to include extant planning permission (18/03839/OUT for 9 dwellings) south of Lodge Cottage.	(a), (c), (d), (e) and (f) and I
	18	Incorporation of the built out rural exception site (Avards Close, The Moor).	2, (a), (c), (d), (e) (f), (g) and V
	19	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
	20	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)
	21	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 LBD Proposed Boundary Amendments



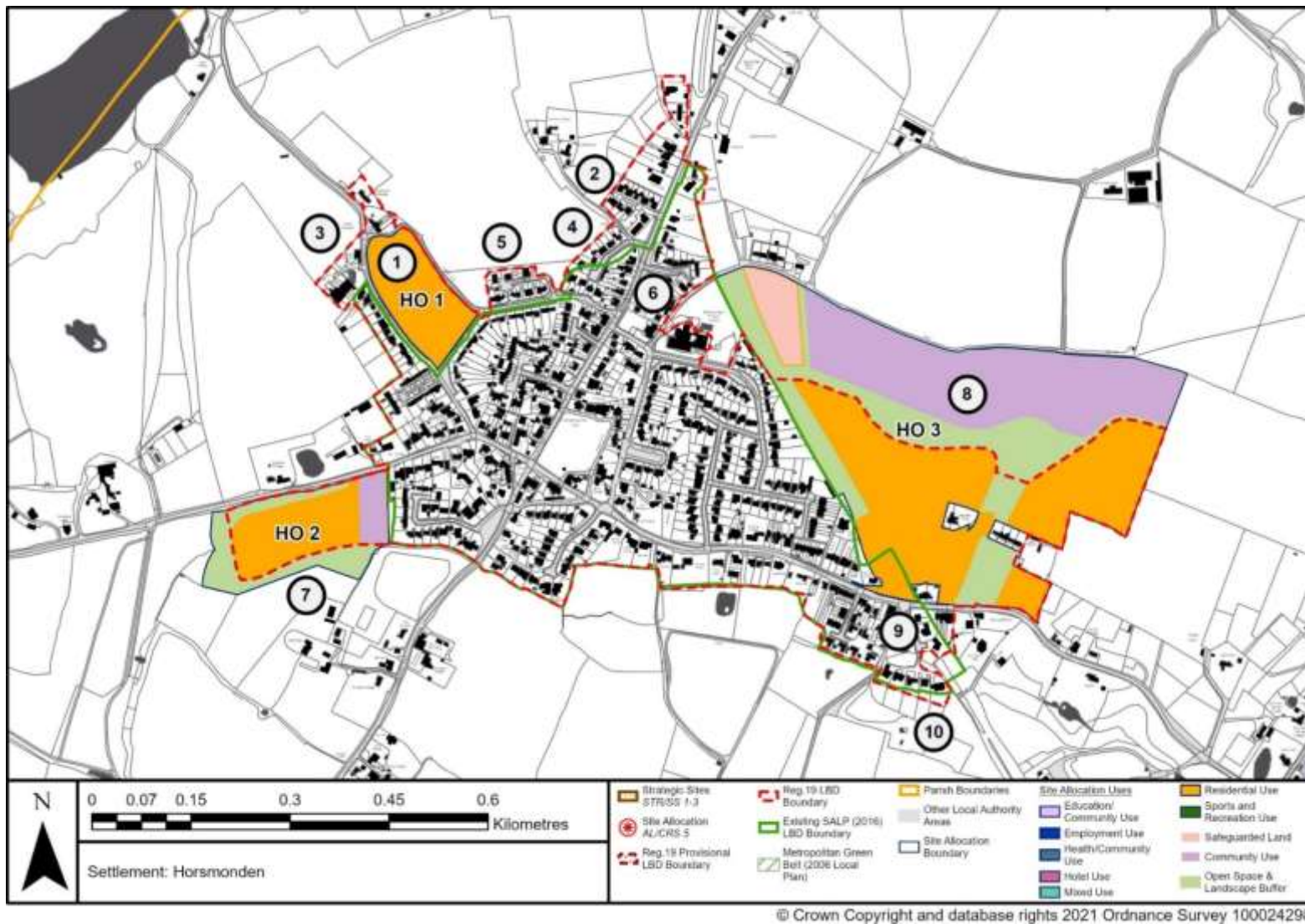
Horsmonden

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 (which is now mostly built out) – 17 dwellings land west of Maidstone Road (and its subsequent minor material amendment 18/02559/FULL) into new LBD boundaries.	2, (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 (with the exception of the landscape buffer fronting the road). Policy wording in the Local Plan will ensure that this site is appropriately developed, and the natural boundaries suitably retained where appropriate as well as taking 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 of the allocation is to be incorporated, with the landscape buffers (where not enclosed by areas proposed for development), safeguarded land and land allocated for community use all excluded. This includes the extant outline planning application 15/505340/OUT for up to 30 dwellings at Bassetts Farm and the adjacent existing built development/cottages	Allocation and extant consent: (a), (c), (d), (e), (f), (g) I and III Existing buildings/cottages 2, (a), (b), (c), (d), (e), (f)
	9	Existing dwellings south of Goudhurst Road incorporated within the LBD boundary where they form a logical extension to, and in-keeping with the scale and nature of, the built form of the settlement.	2, (a), (c), (d), (e), (f), (g)

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

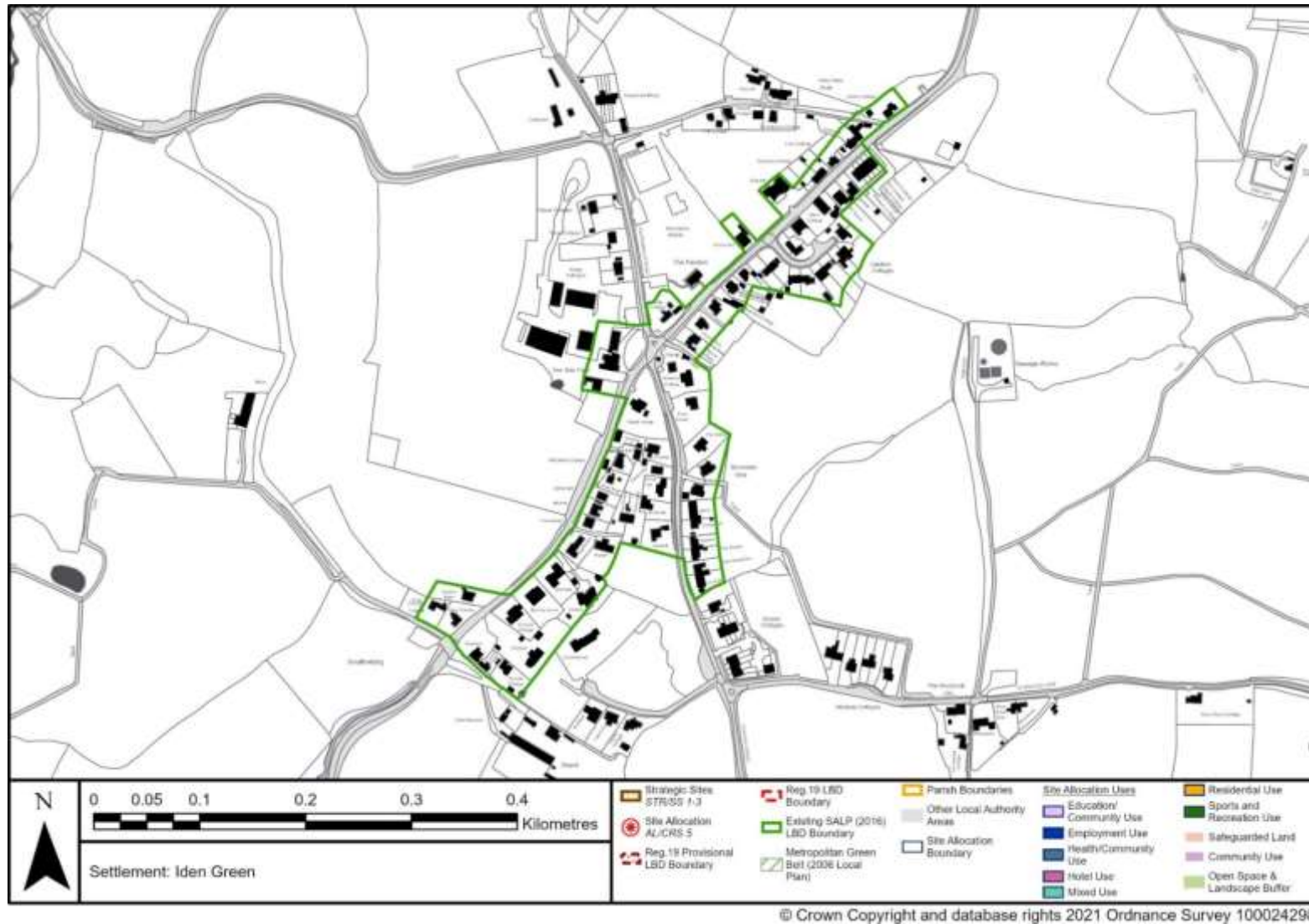
Figure 11: Horsmonden LBD Proposed Boundary Amendments



Iden Green (Removal of full LBD 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

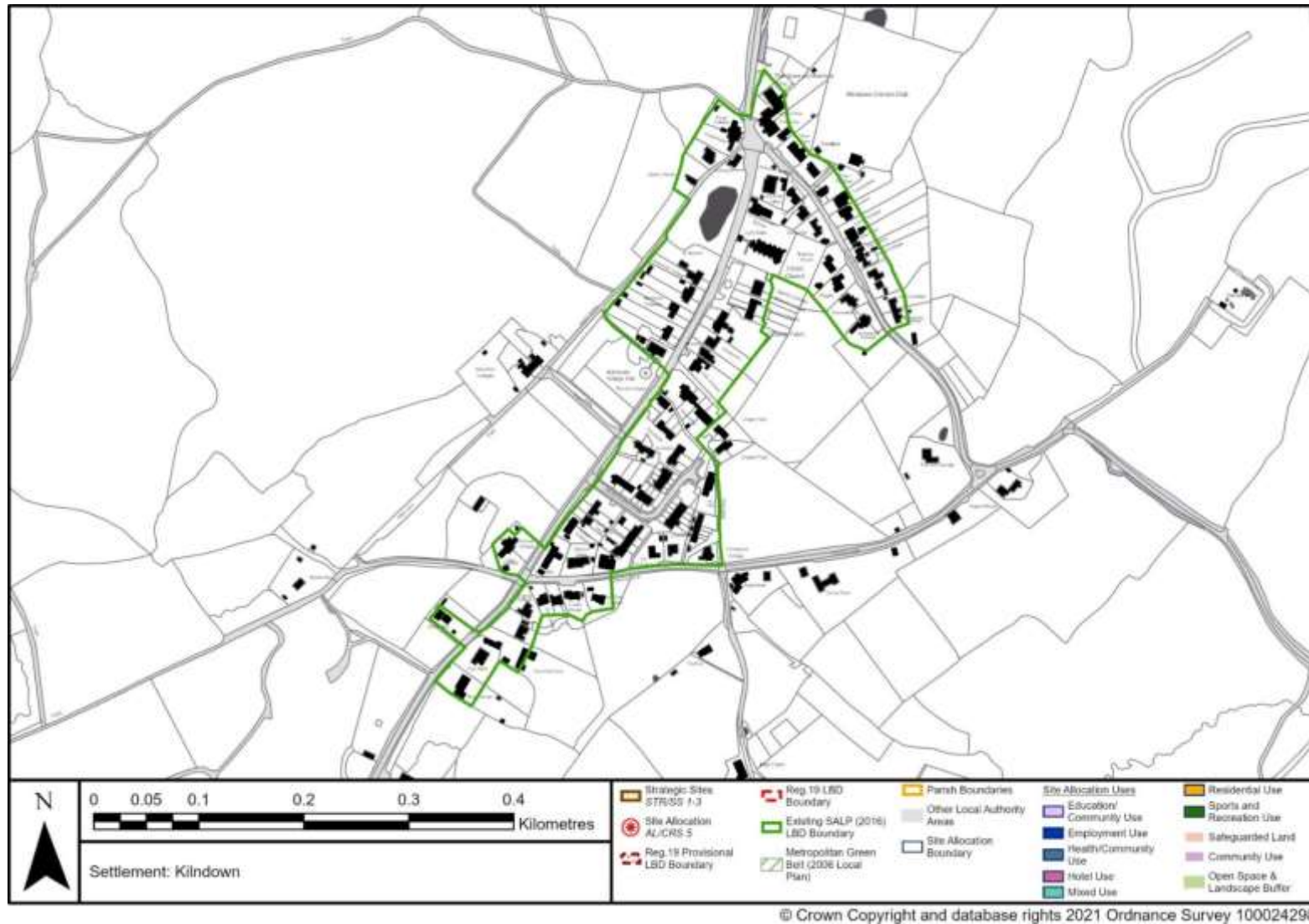
Figure 12: Iden Green LBD Proposed Boundary Amendments (Removal of Whole LBD Boundary Proposed)



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 Proposed Boundary Amendments (Removal of Whole LBD Boundary Proposed)

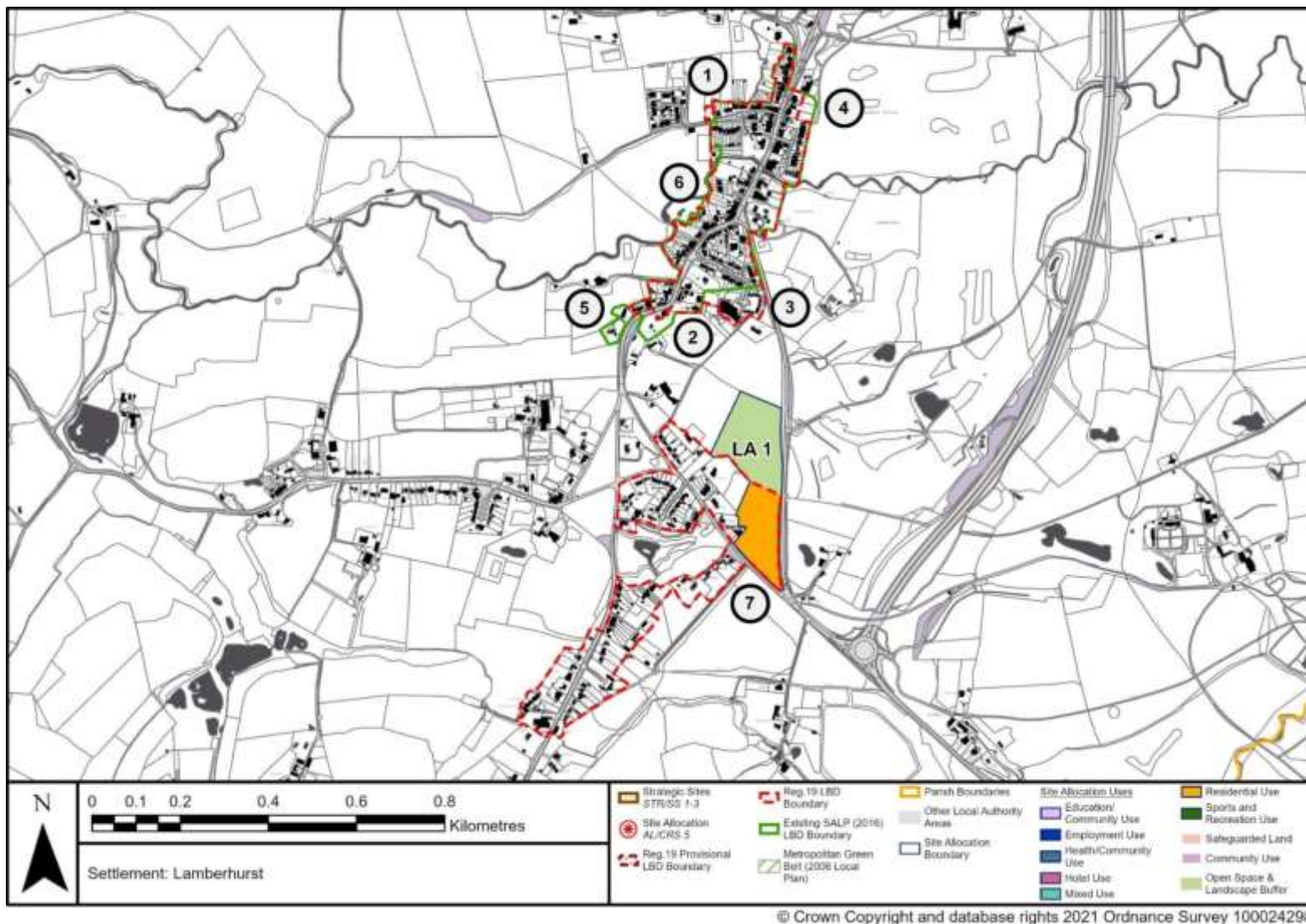


Lamberhurst

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Lamberhurst	1	Incorporation of extant planning permission 19/03542/FULL (Conversion to a single dwelling - Brewer Street Forge).	(a), (c), (d), (e), (f), (g) and I
	2	Incorporation of built-out site granted planning permission under 15/509078/FULL (The Oast House, Town Hill – new dwelling; and its subsequent minor material amendment 16/505536/FULL).	2, (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 another to the east of it, as they have particularly spacious grounds on the edge of the settlement.	VI

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	6	Extent of rear gardens included within the LBD to the west of the High Street and The Boundary amended to reflect consistency of garden sizes included within the LBD boundaries across the settlement. Boundaries also amended to include the full extent of the garages to the south of Brewer Street as it forms a logical extension to the built form of the settlement.	(a), (c), (d), (e), (f) and IV
	7	Creation of a second, separate LBD for Lamberhurst to incorporate cluster of existing built form and development to the south of the existing LBD that also includes site allocation AL/LA 1 (Land to the west of Spray Hill). Landscape gap between the two LBDs retained.	2, 5, (a), (b), (c), (d), (e), (f), (g) and III

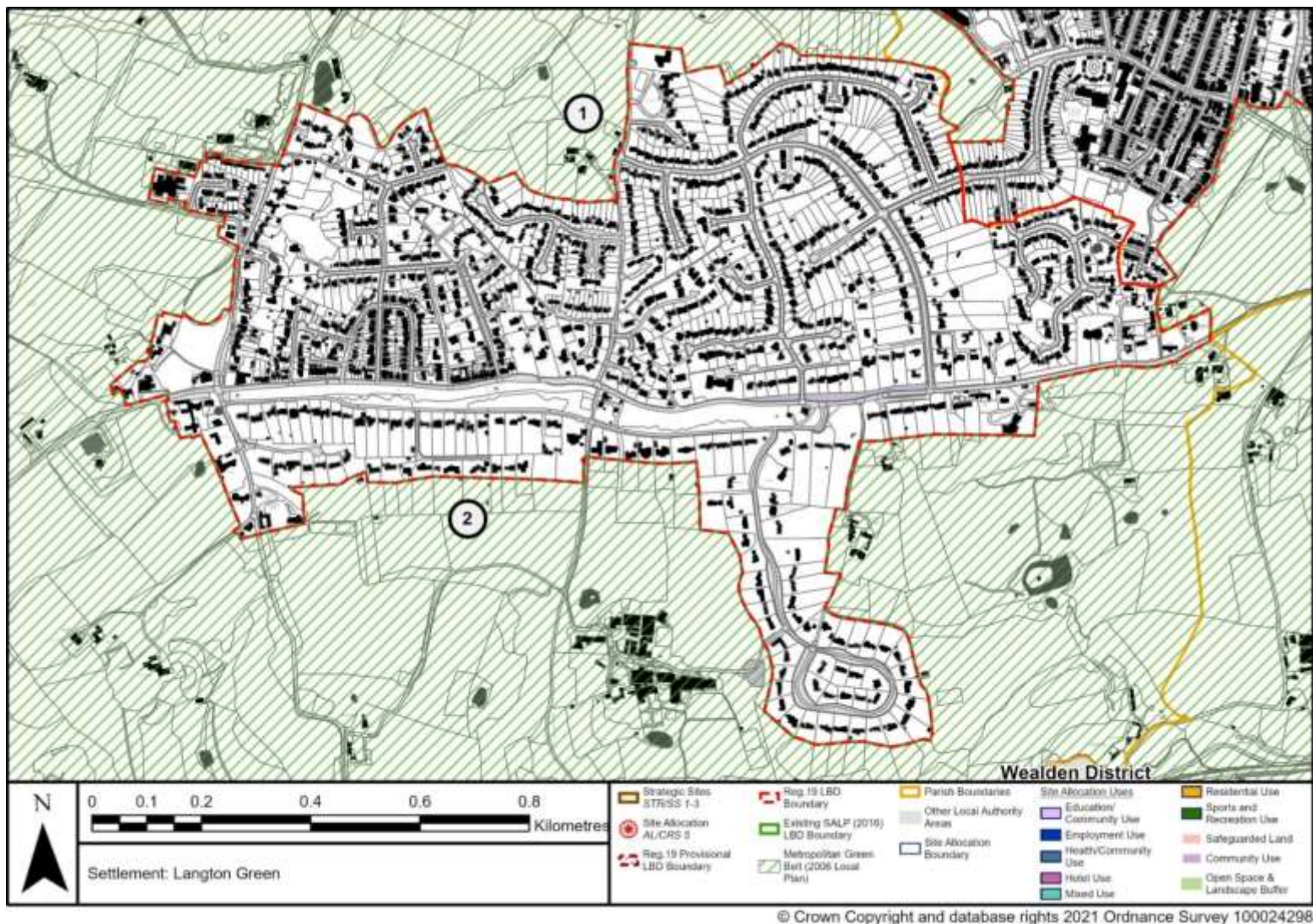
Figure 14: Lamberhurst LBD Proposed Boundary Amendments



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 19/02535/FULL - Speeds Farm, Farnham Lane – redevelopment for 8 dwellings considered as it adjoins the existing LBD, but is located within the Green Belt, so remains excluded from the LBD.	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, so remains excluded from the LBD.	XIX

Figure 15: Langton Green LBD (No Proposed Boundary Amendments)

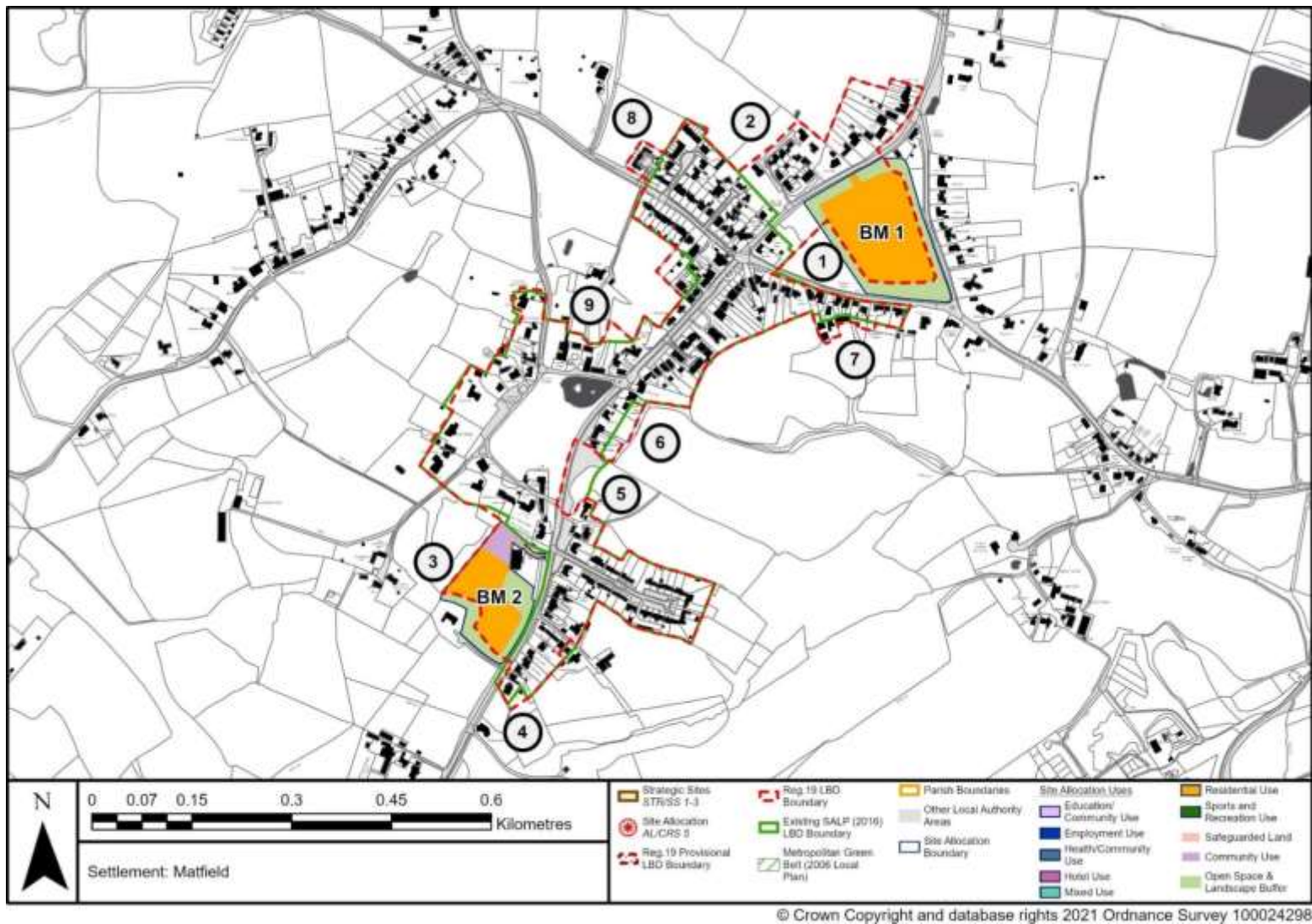


Matfield

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). However, the allotments north of Brenchley Road adjoining the site allocation and extant planning permission are to remain excluded from the LBD boundaries.	(a), (c), (d), (e), (f), (g), I and III Allotments: 3 and VIII
	2	Incorporation of extant planning permission 17/01142/FULL and later amendment under 18/01614/FULL (Land Between Long Leas and Pear Tree Cottage, Maidstone Road – 20 dwellings).	(a), (c), (d), (e), (f), (g) and I
	3	Site allocation AL/BM 2 (land at Maidstone Road) is to be incorporated within the LBD boundaries with landscape buffers excluded (with the exception of the landscape buffers fronting Maidstone Road)	(a), (b), (c), (d), (e), (f), (g) and III
	4	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)
	5	The open green space and forest area located east of Maidstone Road, south-east of the Matfield Village Green to be excluded.	X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	6	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)
	7	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)
	8	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
	9	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 Proposed Boundary Amendments

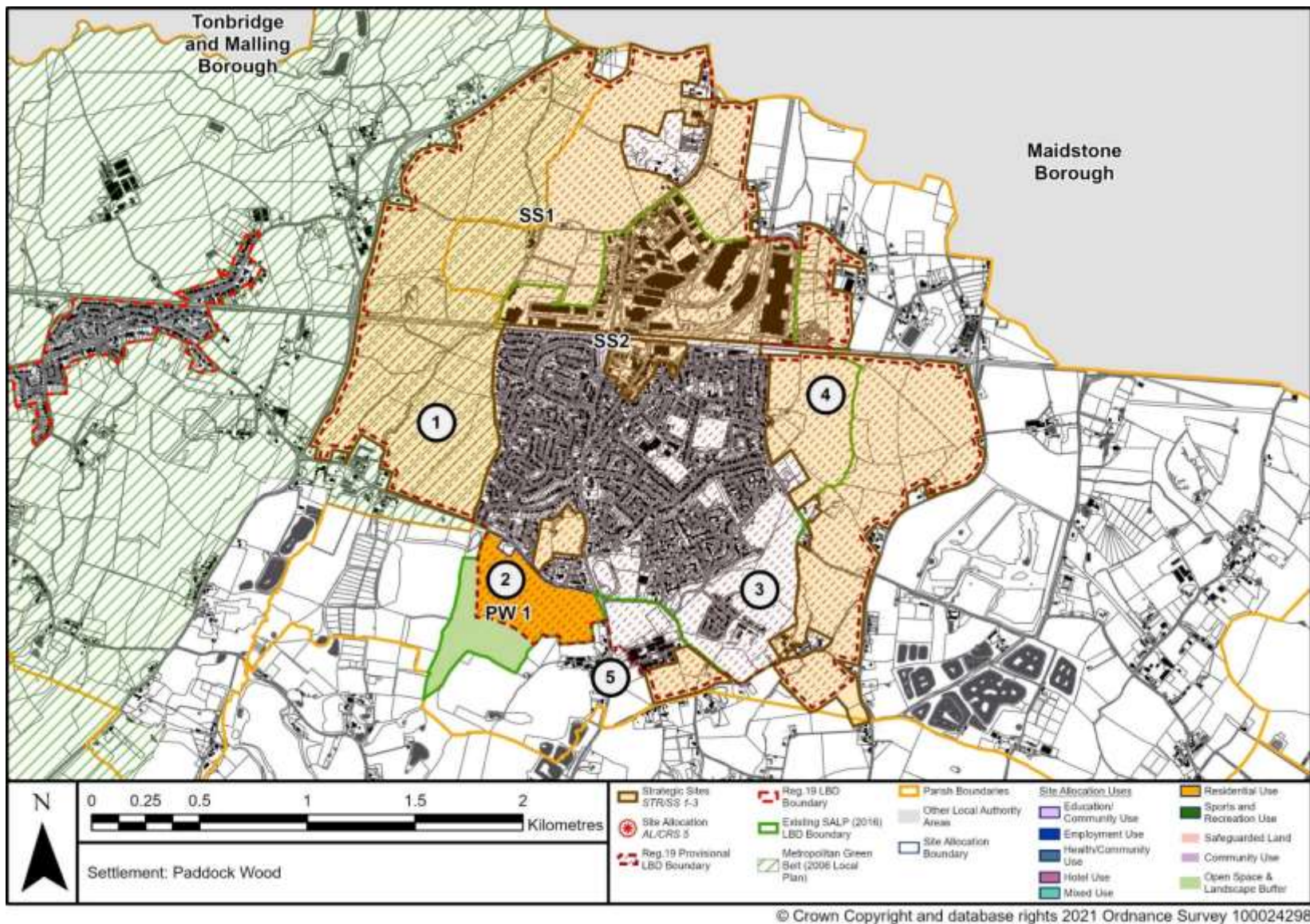


Paddock Wood

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Paddock Wood	1	Creation of a provisional LBD boundary for Regulation 19 Pre-Submission Local Plan, subject to further modifications based on any forthcoming masterplanning work associated with site allocation STR/SS 1 (The Strategy for Paddock Wood and east Capel). This provisional LBD boundary follows the extent of STR/SS 1 at a general 20m buffer from the outer boundaries to allow for any landscape buffers. If any planning permission is granted on this site 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
	2	Retained inclusion of existing site allocation AL/PW4 in the SALP 2016; new Local Plan site allocation AL/PW 1; land at Mascalls Farm and extant planning permission 17/03480/FULL (land at Mascalls Farm, Badsell Road – 309 dwellings). The landscape buffers are excluded. 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
	3	Retained inclusion of existing site allocation AL/PW3B in the SALP 2016; land at Mascalls Court Farm and extant planning permission 14/506766/HYBRID which is now partly built-out (Mascalls Court Farm, Mascalls Court Road – up to 375 dwellings).	Land to be included: (a), (c), (d), (e), (f), (g), I and III

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	4	Retained inclusion of existing site allocation AL/PW3A in the SALP (2016; land at Church Farm; part of new site allocation STR/SS 1) and extant planning permission 14/504140/HYBRID (Church Farm and land, Church Road – up to 300 dwellings).	(a), (c), (d), (e), (f), (g), I and III
	5	Incorporation of Mascalls Academy (School) and its associated playing field to the north (which will be enclosed by existing built development to the north, and new built development to the east and west once extant planning permissions 17/03480/FULL and 14/506766/HYBRID are built-out). The remaining playing fields to the south-west are to remain excluded, although this will be reviewed and incorporated within the LBD to the south-east when site allocation STR/SS 1 is developed, as the playing fields form part of it.	School buildings and playing fields to the north: 2, (a), (c), (d), (e), (f) and XX(i), playing fields to the south: X and XX(ii)

Figure 17: Paddock Wood LBD Proposed Boundary Amendments



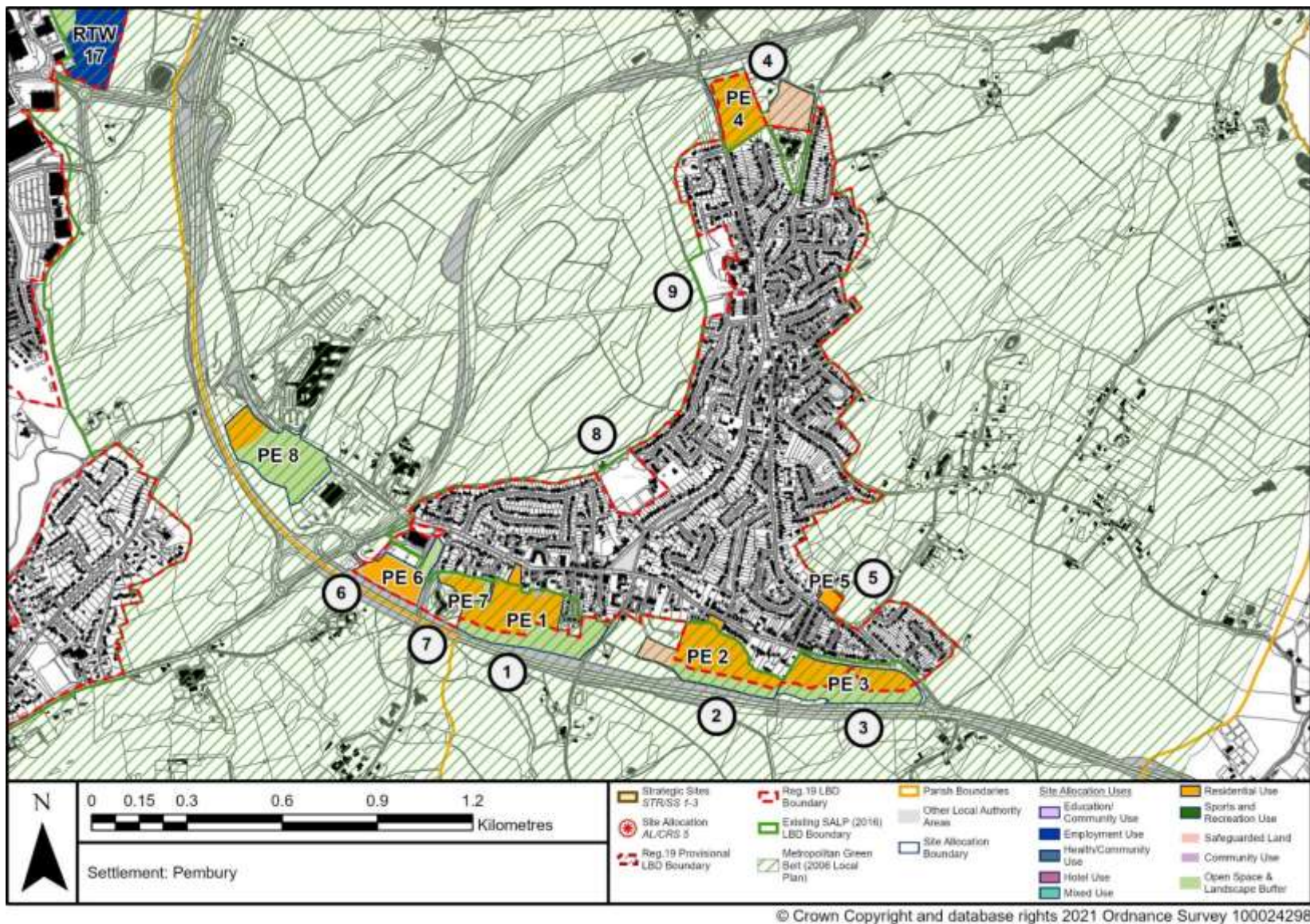
Pembury

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 and landscape) excluded. This allocation also results in the incorporation of existing built development south of Penns Yard as it will be partly surrounded by the site allocation/built development, and forms a logical extension to the built form of the settlement. This existing built development and the site allocation (excluding noise/landscape 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, and landscape) excluded. The safeguarded land is to also be excluded. This site (excluding noise/landscape buffers and the safeguarded land) will form part of a Green Belt release.	(a), (b), (c), (d), (e), (f), (g), III, and XIX
	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, and landscape) excluded. This site (excluding noise/landscape buffers) 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
	4	Inclusion of site allocation AL/PE 4 (land at Downingbury Farm, Maidstone Road) into new LBD boundaries with safeguarded land and landscape buffers 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). The rear part of the site will form part of a Green Belt release.	(a), (b), (c), (d), (e), (f), (g), I, III and XIX
	6	Retained inclusion of existing site allocation in the SALP 2016; AL/VRA2; new site allocation AL/PE 6; Woodsgate Corner) into new LBD boundaries.	(a), (b), (c), (d), (e), (f), (g,) I and III
	7	Inclusion of site allocation AL/PE 7 (Cornford Court, Cornford Lane) and extant planning permission (17/01151/FULL for 68 suite integrated community health centre (C2 units)), 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, III and XIX
	8	Removal of Pembury Athletic Youth Football Club from the original LBD as it is an open recreational field on the edge of the settlement. Bowling Green, Tennis Courts, and Village Hall also removed.	3 and X
	9	Exclusion of Pembury Primary School playing fields/pitches, as well as St. Peter's New Church Yard as they are located on the edge of the settlement.	3, XII and XX(ii)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	N/A	No other changes as existing LBD boundaries meet the boundaries of the Green Belt.	N/A

Figure 18: Pembury LBD Proposed 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 17 (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	Existing built out development at Knights Park/Wood as well as extant phased areas still to be developed to the south (permitted under 13/02885/OUT and subsequent reserved matters/full applications for 550 dwellings, school etc.) are retained in the LBD. The LBD has been amended to exclude any woodland/green open space on the outer eastern boundaries.	Built development: 1, 2, (a), (b), (c), (d), (e), (f), (g) and I Wooded areas/open space: 3, IX and X
	3	All non-developed woodland/green open space beyond the southern boundary of Knights Park/Wood has been removed from the LBD.	3, IX and X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	4	<p>Site allocation AL/RTW 18 (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 renewable or sustainable energy, sport, recreation, or leisure uses, 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. The forested/green open space in the north-east corner of this allocation, which previously included, has now been excluded from the LBD boundaries.</p> <p>The Tunbridge Wells Household Waste Recycling Centre just south of this site allocation has been incorporated as it is built development that forms a logical extension to the built form of the settlement.</p>	<p>Site allocation: 3 and X</p> <p>Forested/green space: 3, IX and X</p> <p>Waste and Recycling Centre: 2, (a), (b), (c), (d), (e), (f)</p>
	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 and XX(ii)
	6	Exclusion of children's playground east of Greggs Wood as it is a recreational space on the edge of the settlement.	3 and X
	7	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.	3, X and XVI
	8	Existing LBD boundaries revised to exclude green and forested area south of Holden Road from the LBD.	3 and IX

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	9	Exclusion of Tunbridge Wells Sports Centre's outdoor play space/areas as they are used for recreational purposes on the edge of the settlement.	3 and X
	10	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.	3 and X
	11	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)
	12	Extent of garden at dwelling (Longmeads) at the end of The Glen reduced to reflect consistency of garden sizes included within the LBD boundaries across the settlement.	IV
	13	Site allocation AL/RTW 5 (land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road) incorporated within the LBD boundaries (with landscape buffers excluded, with the exception of the buffer fronting Speldhurst Road) as it forms a logical extension to the built form of the settlement.	(a), (b), (c), (d), (e), (f), (g) and III

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	14	<p>Site allocation AL/RTW 20 (land at Culverden Stadium, Culverden Down) incorporated within the LBD boundaries (with landscape buffers excluded) as it forms a logical extension to the built form of the settlement.</p> <p>Adjacent extant planning permission (19/01801/OUT for 8 units) has also been incorporated.</p> <p>In addition, the extent of rear gardens to the east of the extant planning permission and to the west of Reynolds Lane have been increased to reflect consistency of garden sizes included within the LBD boundaries across the settlement.</p>	<p>Site allocation: (a), (b), (c), (d), (e), (f) and (g) and III</p> <p>Extant permission: (a), (b), (c), (d), (e), (f), (g) and I</p> <p>Rear gardens: (a), (b), (c), (d), (e), (f)</p>
	15	Incorporation of site allocation AL/RTW 14 (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), (b), (c), (d), (e), (f), (g), III, and XIX
	16	Green space/forested area to the rear of the dwellings to the north of Summervale Road (south of site allocation AL/RTW 14) excluded.	3, IX and X
	17	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), (b), (c), (d), (e), (f), (g) and III
	18	Incorporation of mostly built-out site for extant planning permission 16/07023/HYBRID for 235 dwellings, and existing site allocation AL/GB3 in the SALP (2016) at Hawkenbury, off Hawkenbury Road/Maryland Road. In addition, two dwellings (Highview and Grovehaven) towards the east of Hawkenbury Road have been included as they form a logical extension to the built form of the settlement.	(a), (b), (c), (d), (e), (f), (g) and I

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	19	<p>Existing LBD boundary amended to include the existing buildings at Beechwood Sacred Heart School, but the surrounding play space and playing fields on the edge of the settlement are excluded.</p> <p>Also, incorporation of site allocation AL/RTW 9 (land at Beechwood Sacred Heart School), which is also existing site allocation AL/RTW16 in the SALP (2016). This site also has extant planning permission (16/07697/FULL for 69 Class C2 residential units), which the LBD boundary has been drawn in reference to. 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>	<p>Buildings: 1, 2 (a), (b), (c), (d), (e) and (f) playing fields: 3 and X)</p> <p>Allocation: (a), (b), (c), (d), (e), (f), (g), I, III, XIX</p>
	20	Exclusion of site allocation AL/RTW 19 (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.	3 and X
	21	Site allocation AL/RTW 16 (land to the west of Eridge Road at Spratsbrook Farm) incorporated, with landscape buffer excluded. Policy wording in the Local Plan will ensure that this site is appropriately developed, and the natural boundaries suitably retained where appropriate as well as taking account of local landscape sensitivity. This site (excluding landscape buffers) will form part of a Green Belt release.	(a), (c), (d), (e), (f) (g), III, and XIX
	22	Existing LBD boundaries amended so that they do not cross over borough boundaries to the south of the settlement.	Anomaly corrected
	23	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 and X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	24	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.	3 and X
	25	Existing LBD boundary amended to exclude forested area north of Nuffield Health Tunbridge Wells Hospital on the edge of the settlement.	IX
	26	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), (b),(c), (d), (e), (f) Playing space: 3 and X Existing dwellings: 1,2, (a), (c), (d), (e), (f) and (g)
	27	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) and (f)
	28	Exclusion of buildings at the western end of Coniston Avenue (pumping station and Hurstwood Cottages), as they are sporadic development separated from the main built area of the settlement.	II and VI
	29	Extent of The Spa Hotel grounds within the LBD on the northern side of Langton Road, adjacent to the Tunbridge Wells Golf Club and north of site allocation AL/RU 1 (Lifestyle Motor Europe, Langton Road), reduced as this is a large, landscaped, partly open and wooded area in the Conservation Area on the edge of the settlement.	VI, IX and XIV
	30	Exclusion of green area adjacent to London Road (A26) and south of Mount Ephraim Road.	3 and X

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	31	LBD boundary revised to exclude green area west of Vale Road as it is a green space on the edge of the settlement.	3 and X

Figure 19: Royal Tunbridge Wells and Southborough LBD Proposed Boundary Amendments (North; Site Reference 1-14)

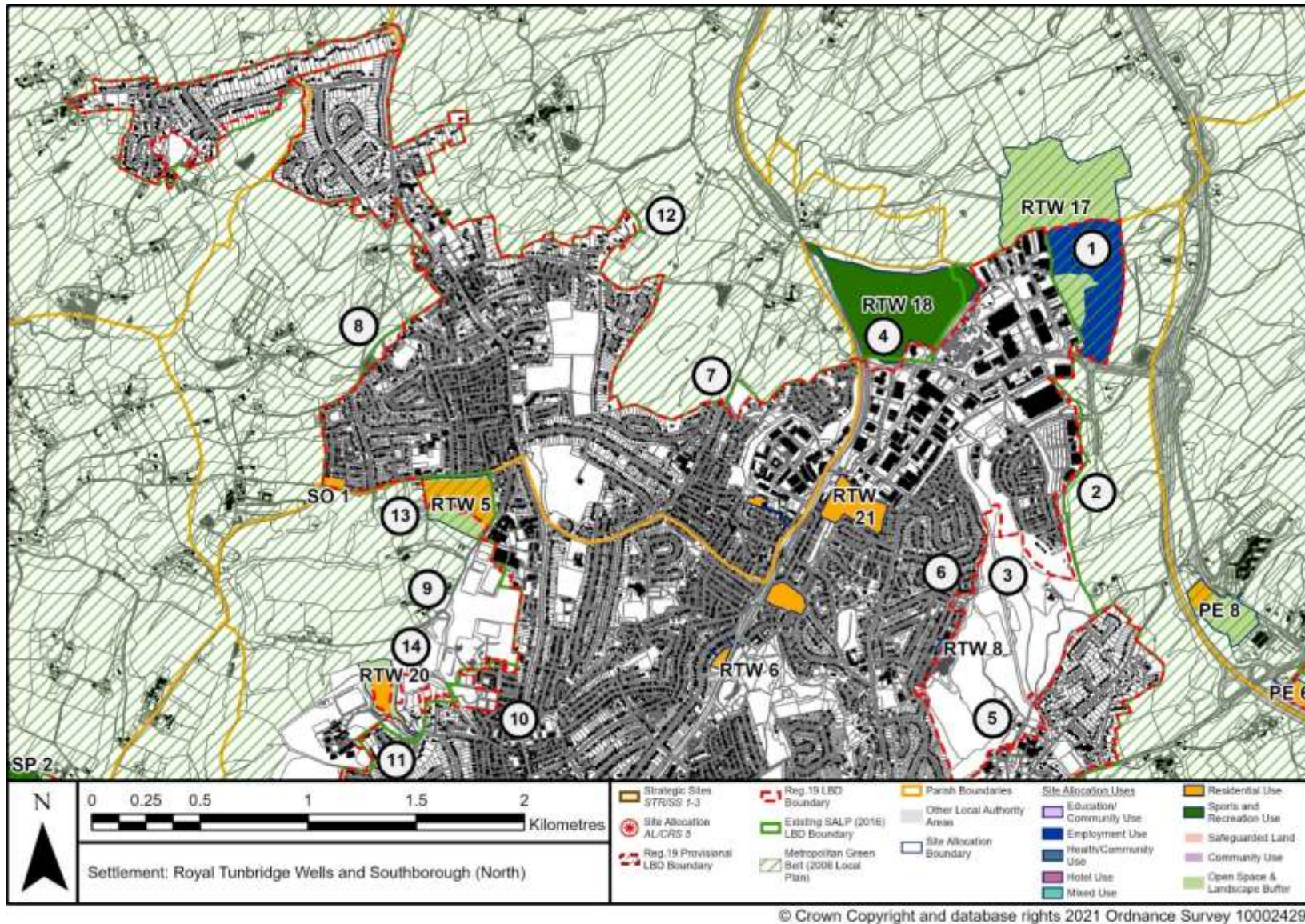
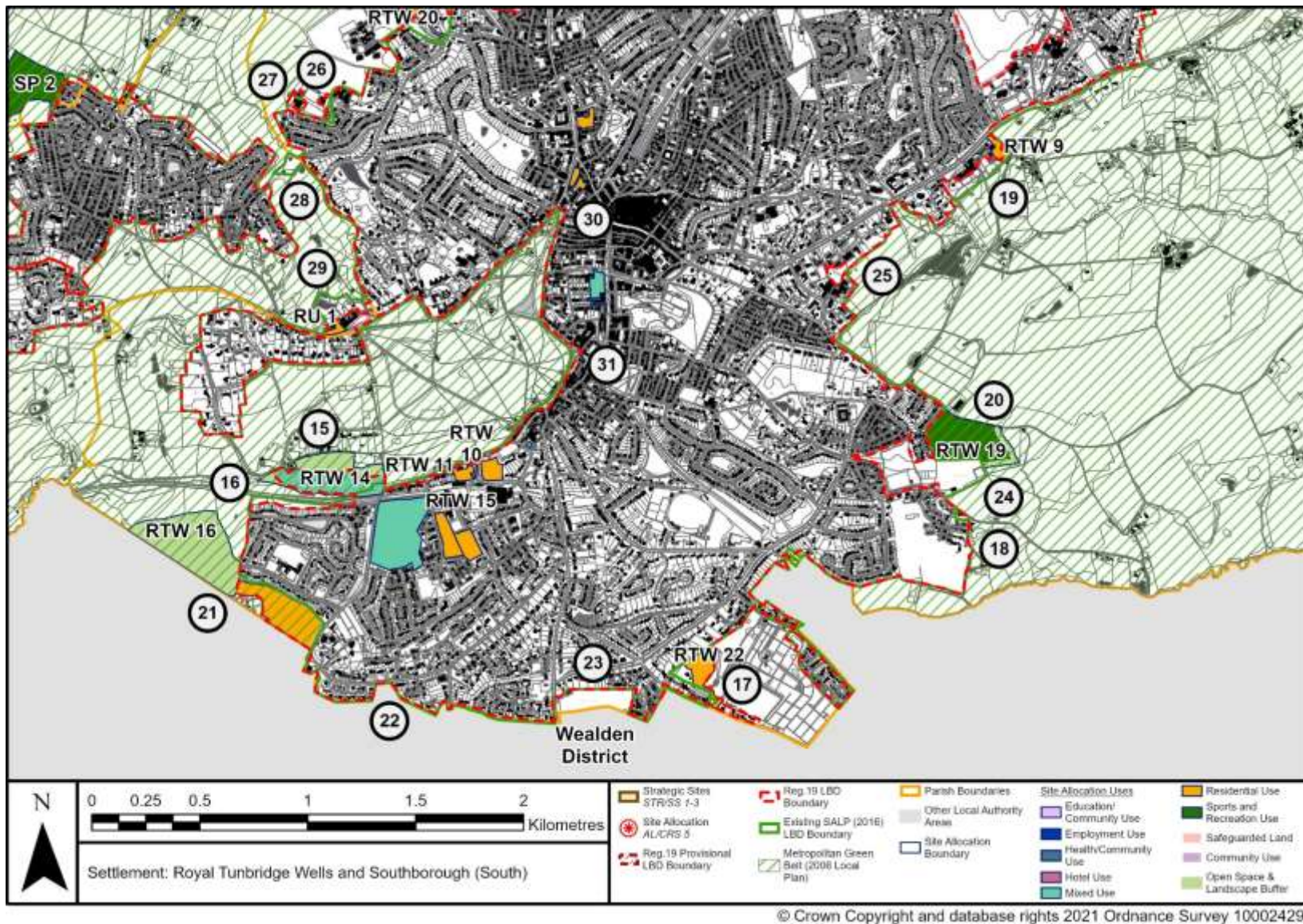


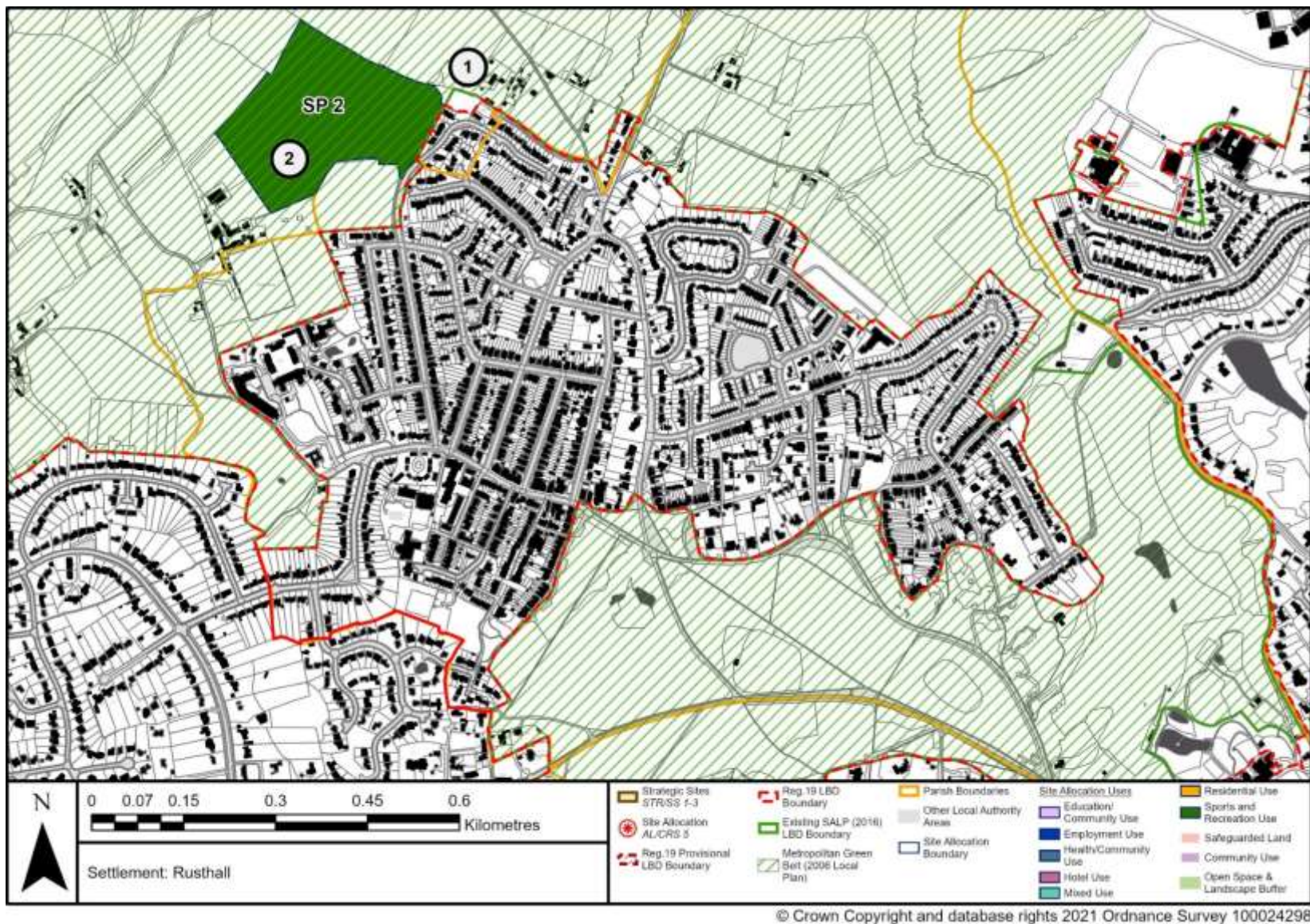
Figure 20: Royal Tunbridge Wells and Southborough LBD Proposed Boundary Amendments (South: Site Reference 15-31)



Rusthall

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Rusthall	1	Allotments adjacent to Southwood Road excluded as they are located on the edge of the settlement.	3 and VIII
	2	Site allocation AL/SP 2 (land at and adjacent to Rusthall Recreation Ground, Southwood Road) to remain excluded as it is allocated for recreation and sports provision on the edge of the settlement. It is also located within the Green Belt and not proposed for Green Belt release.	3, X and XIX
	N/A	No other 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)

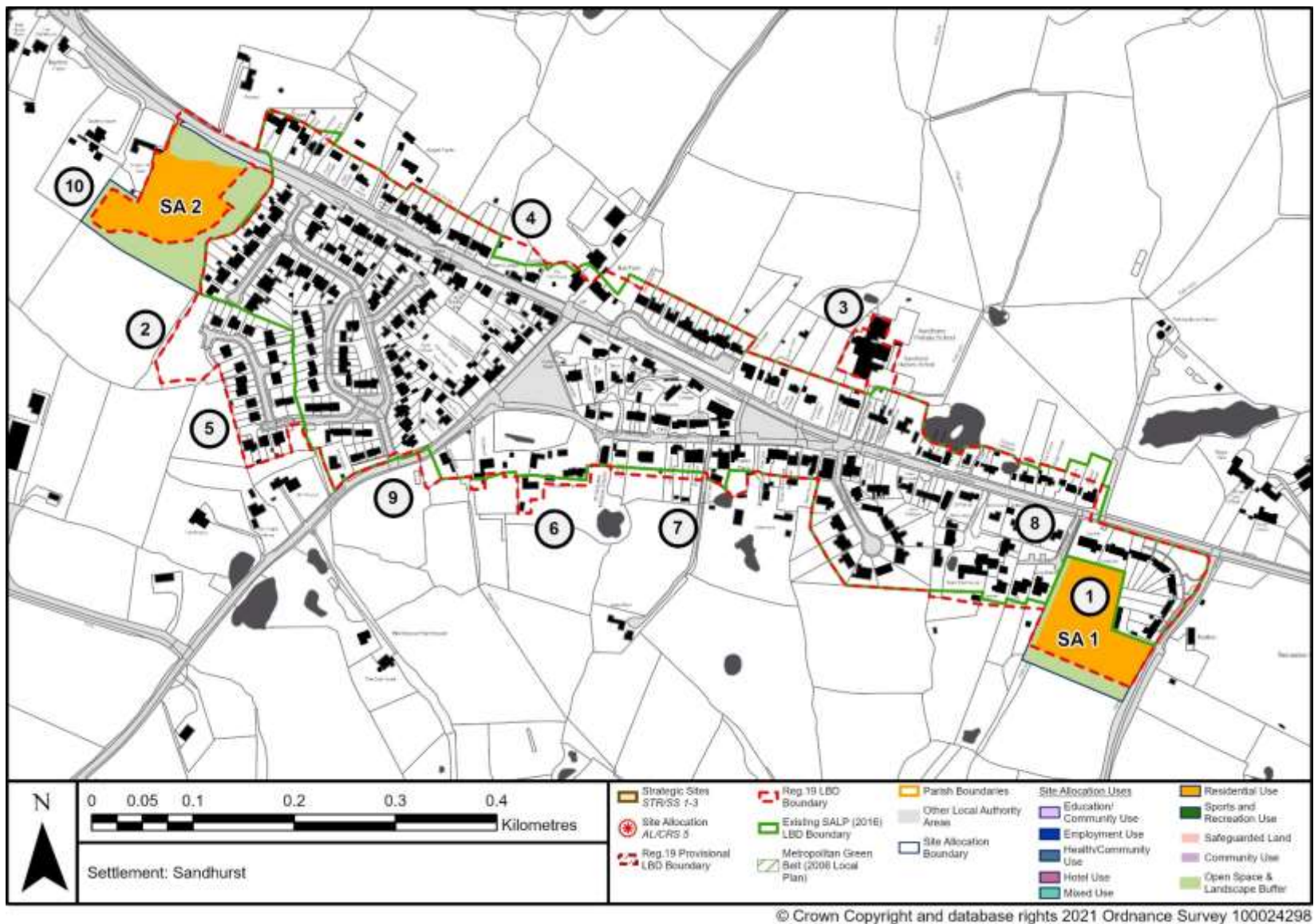


Sandhurst

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 (with the exception of the small landscape buffer strip on the western side of the site).	(a), (b), (c), (d), (e), (f), (g) and III
	2	Incorporation of site adjacent to Old Orchard and Stream Pit Lane with extant planning permission (19/00106/FULL for 8 dwellings).	(a), (c), (d), (e), (f), (g) and I
	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: XX (ii)
	4	The extent of the rear gardens of dwellings fronting the A268 have been extended 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.	Built development: (a), (c), (d), (e) (f), (g), I and V Green space: X

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)
	10	Incorporation of site allocation AL/SA 2 (Sharps Hill Farm, Queen Street) within the LBD boundaries excluding landscape buffers (with the exception of the landscape buffer fronting Queen Street) as it forms a logical extension to the built form of the settlement.	(a), (b), (c), (d), (e), (f) and (g) and III

Figure 22: Sandhurst LBD Proposed Boundary Amendments

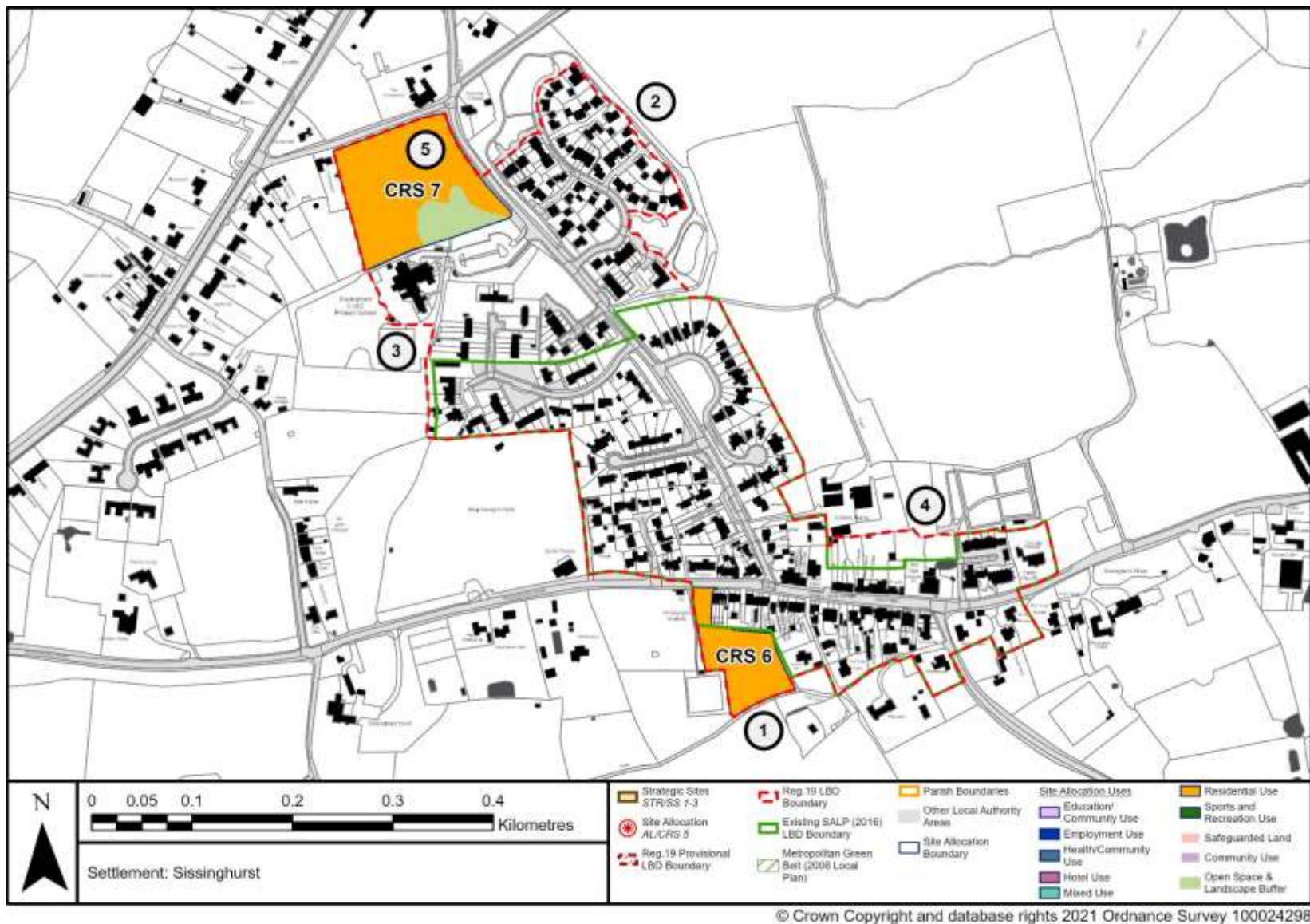


Sissinghurst

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
Sissinghurst	1	Incorporation of site allocation AL/CRS 6 (land south of The Street) as it forms a logical extension to the built form of the settlement.	(a), (c), (d), (e), (f), (g) and III
	2	Incorporation of extant planning permission 17/00451/REM (land off Common Road – 60 dwellings), which is currently being built-out. Areas of this site to be retained as green open space are excluded.	Built development: (a), (c), (d), (e), (f), (g) and I Green open space: X
	3	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 car park and green space west of Common Road are to also be included within the LBD boundaries as they will be surrounded by built development/the revised LBD boundaries. The school playing fields are not to be incorporated as they are located on the edge of the settlement.	School and housing: 2, (a), (c), (d), (e), (f) and V Playing fields and adjoining land: X and XX (ii)
	4	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)

Settlement	Map Ref.	Amendment to SALP LBD Boundaries	Principle/Criteria
	5	Incorporation of site allocation AL/CRS 7 (land at corner of Frittenden Road and Common Road) as it forms a logical extension to built form of the settlement. The landscape buffer within the site is also to be included within the new LBD boundaries as it will be surrounded by built development.	(a), (b), (c), (d), (e), (f), (g) and III

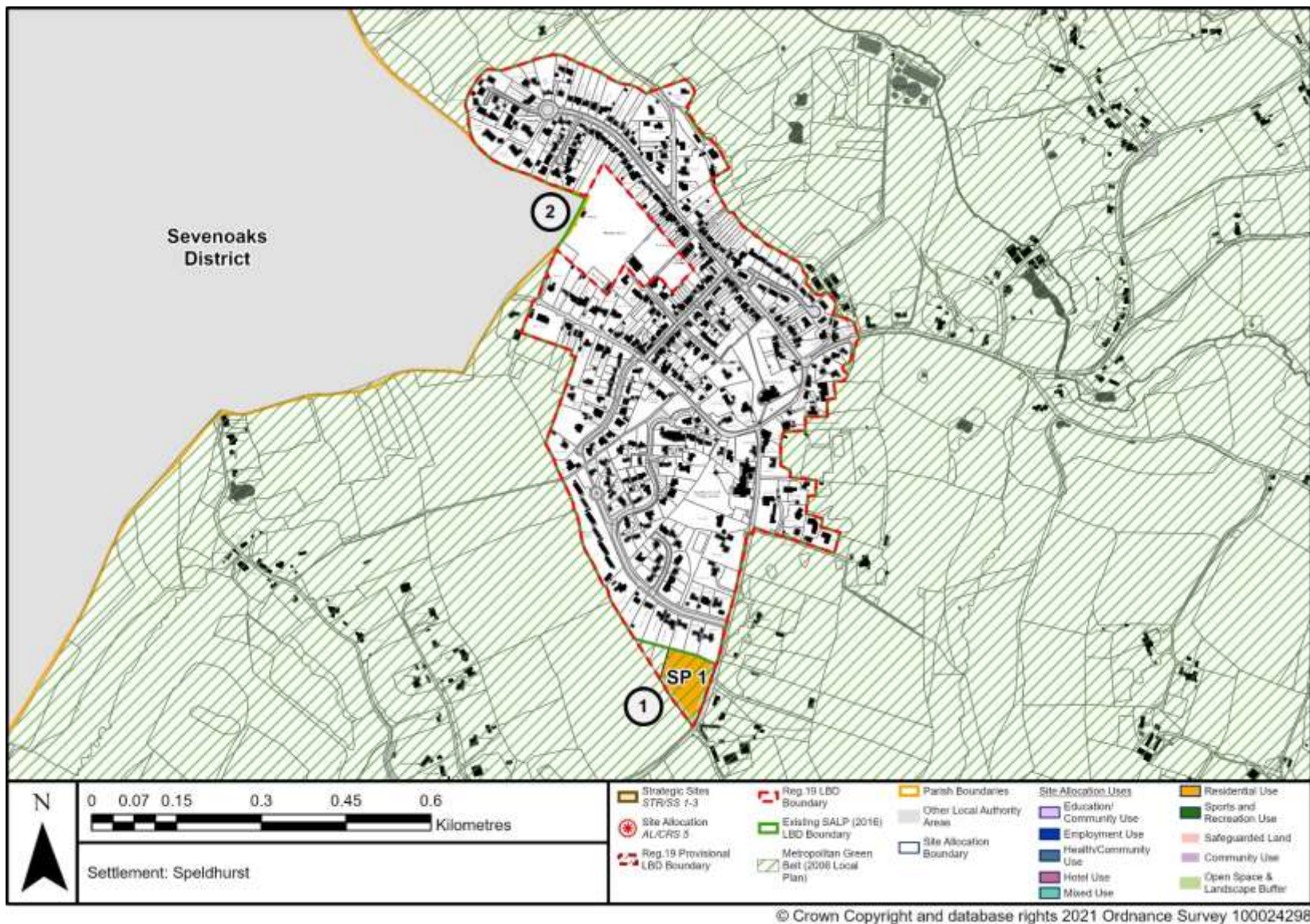
Figure 23: Sissinghurst LBD Proposed Boundary Amendments



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. The small landscape buffer strips on the eastern and southern boundaries are to be included within the LBD boundary, although Policy wording in the Local Plan will ensure that this site is appropriately developed, and the natural boundaries suitably retained where appropriate as well as taking account of local landscape sensitivity.	(a), (c), (d), (e), (f), (g), III and XIX
	2	Exclusion of Speldhurst Recreation Ground as well as tennis courts, bowling green and allotments from the LBD boundaries as they are green open spaces located on the edge of the settlement.	3, VIII and X
	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

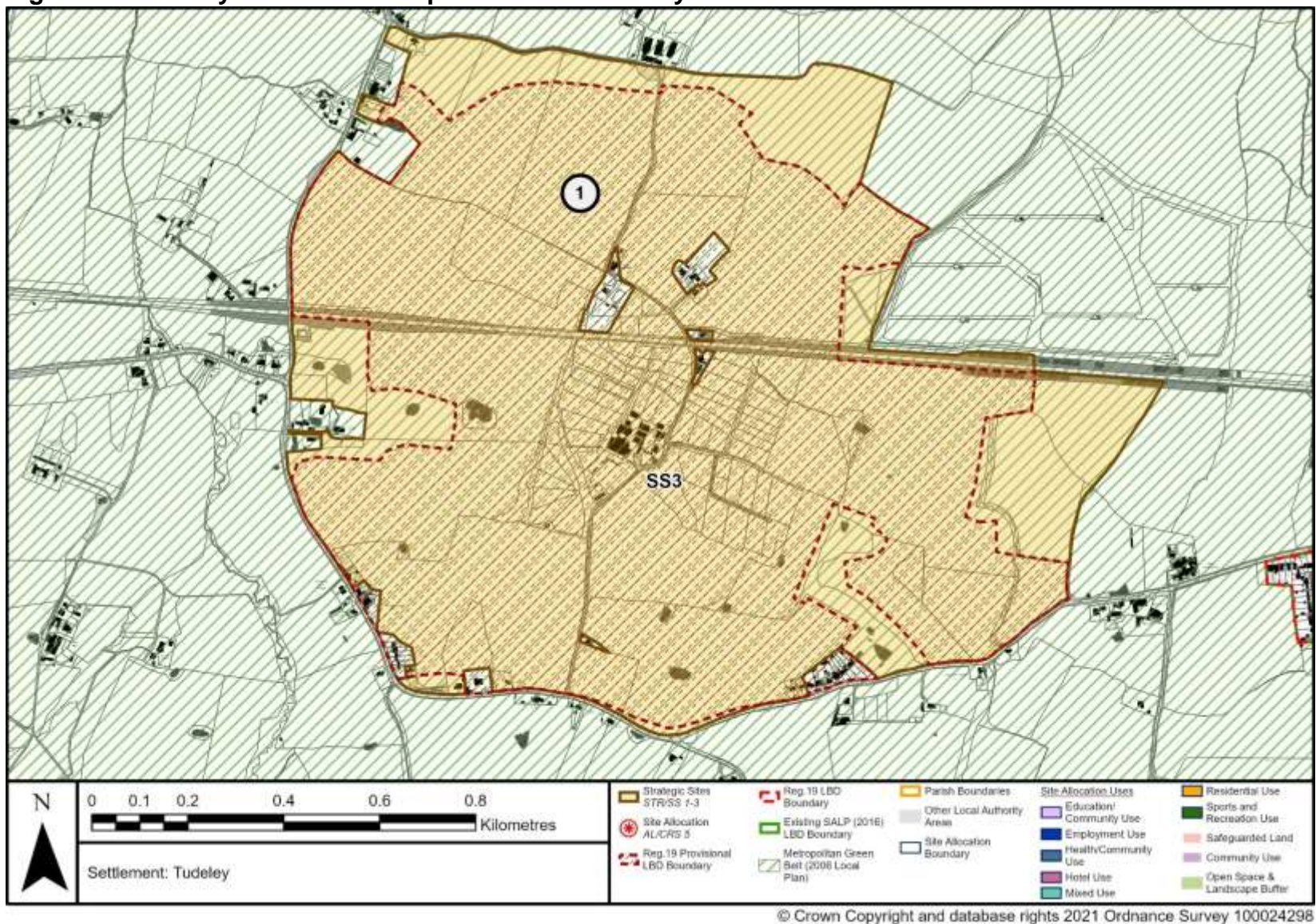
Figure 24: Speldhurst LBD Proposed Boundary Amendments



Tudeley (New provisional LBD)

Settlement	Map Ref.	New LBD Boundary	Principle/Criteria
Tudeley	1	Creation of a provisional LBD boundary for Regulation 19 Pre-Submission Local Plan, subject to further modifications based on any forthcoming masterplanning work associated with site allocation STR/SS 3 (The Strategy for Tudeley Village). This provisional LBD boundary generally follows the extent of STR/SS 3 with offsetting from the boundary in some parts to allow for landscape buffers to reflect ongoing masterplanning work. If any planning permission is granted on this site 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

Figure 25: Tudeley Provisional Proposed LBD Boundary



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

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