

Examination of the Tunbridge Wells Borough Local Plan

Tunbridge Wells Borough Council Note Requested by the Inspector

**Local Plan Examination Note for
Inspector in response to Action Point 5
regarding superseded planning policies**

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1.0 Introduction

- 1.1 During the Hearing Sessions on the Tunbridge Wells Borough Local Plan, the Inspector asked the Council to prepare a number of Notes on “Action Points”, essentially to clarify its position on certain matters that were discussed.
- 1.2 This Note relates to Action Point 5 relating to the need for clarity relating to those policies which will be superseded by those contained within the Submission Local Plan.
- 1.3 In particular, the Inspector asked the Council to clarify, by way of a statement or list, those policies which will be replaced.

2.0 Clarification

- 2.1 Paragraph 1.4 of the Submission Local Plan sets out that:

“This Local Plan will lead and guide the spatial vision and growth strategy for Tunbridge Wells borough, replacing 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....”

- 2.2 In order to be explicit as to those policies which are to be replaced, Table 1 below lists all ‘saved’ policies from the existing Development Plan (including the 2006 Local Plan, the 2010 Core Strategy, and the 2016 Site Allocations Local Plan) and identifies which Policy in the Submission Local Plan they are being superseded by or otherwise removed. It is therefore proposed that, reference to table as set out at Table 1 be added to the appendices in the Local Plan and cross-referred to within paragraph 1.4 by way to a small textual change as follows:

“This Local Plan will lead and guide the spatial vision and growth strategy for Tunbridge Wells borough, replacing 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. Appendix 1 sets out the full list of policies replaced by this Local Plan....”

Table 1: Superseded Development Plan Policies

'Saved' Policy Reference	'Saved' Policy Name	Policy Document (i.e., 2006 Local Plan – LP06, 2010 Core Strategy – CS10, or 2016 Site Allocations Local Plan – SALP16)	Superseded by?
LBD1	Development Outside the Limits to Built Development	LP06	STR 1
TP1	Major development requiring Transport Assessment and a Travel Plan	LP06	TP 1
TP2	Multi-modal access for large-scale non-residential development	LP06	TP 1
TP3	Multi-modal access for large-scale residential developments	LP06	TP 1
TP4	Access to the road network	LP06	TP 2
TP5	Vehicle Parking Standards	LP06	TP 3
TP6	Tunbridge Wells Central Access Zone (residential) Vehicle Parking Standards	LP06	TP 3
TP7	Tunbridge Wells Central Parking Zone (commercial)	LP06	<i>REMOVED</i>
TP8	Vehicle parking for small-scale changes of use to non-residential and development affecting Listed Buildings and Conservation Areas	LP06	TP 3
TP9	Cycle Parking	LP06	TP 3
TP10	A21: Tonbridge to Pembury Bypass	LP06	<i>REMOVED</i>
TP11	A21: Other Improvements	LP06	TP 6
TP12	A228: Colts Hill Bypass	LP06	TP 6
TP18	Cycle route network in Royal Tunbridge Wells	LP06	<i>REMOVED</i>
TP19	Highway improvements, Main Transport Routes, Royal Tunbridge Wells	LP06	<i>REMOVED</i>
TP20	Retention of public car parks in Royal Tunbridge Wells	LP06	TP 4
TP22	Retention of Yew Tree Road public car park, Southborough	LP06	TP 4
TP23	Retention of the Pennington Road car park, Southborough	LP06	TP 4
TP24	Retention of Commercial Road public car parks, Paddock Wood	LP06	TP 4
TP25	Retention of public car parks in Cranbrook	LP06	TP 4
TP26	Retention of public car parks in Hawkhurst	LP06	TP 4
TP27	Retention of public car parks in villages	LP06	TP 4

'Saved' Policy Reference	'Saved' Policy Name	Policy Document (i.e., 2006 Local Plan – LP06, 2010 Core Strategy – CS10, or 2016 Site Allocations Local Plan – SALP16)	Superseded by?
ED1	Location of large-scale (500sq metres or greater gross floorspace) or greater proposals for B1 light industrial development within Economic Development Areas	LP06	ED 1
ED2	Location of small-scale (less than 500sq metres gross floorspace) B1 development	LP06	ED 1
ED3	Location of B2 and B8 uses within Economic Development Areas	LP06	ED 1
ED5	Conversions of rural buildings to Economic Development Use outside Limits to Built Development	LP06	ED 5
CR1	Location of large-scale (500sq metres or greater gross floorspace) A1, A2, A3, A4,A5, B1, C1, D1 and D2 uses within defined Primary Shopping Areas	LP06	ED 11
CR2	Location of large-scale (500sq metres or greater gross floorspace) A1, A2, A3, A4,A5, B1, C1, D1 and D2 uses outside defined Primary Shopping Areas	LP06	ED 11
CR3	Location of small-scale (Less than 500sq metres gross floorspace) A1, A2, A3, A4,A5, B1, C1, D1 and D2 uses within defined Primary Shopping Areas	LP06	ED 11
CR5	Royal Tunbridge Wells Town Centre Primary Shopping Area	LP06	ED 11
CR7	Southborough Primary Shopping Area	LP06	ED 11
CR9	Paddock Wood Primary Shopping Area	LP06	ED 11
CR11	Cranbrook Primary Shopping Area	LP06	ED 11
CR12	Hawkhurst Town Centre	LP06	ED 11
CR13	Retention of community facilities in neighbourhood centres or villages	LP06	ED 12
R1	Retention of existing recreation open space	LP06	OSSR 1
R2	Recreation open space in development more than 15 bedspaces	LP06	OSSR 2
R4	Children's Play Space R4	LP06	OSSR 1
R6	Retention of Allotments	LP06	OSSR 1
T1	Location for small-scale new or extended tourism accommodation	LP06	ED 7

'Saved' Policy Reference	'Saved' Policy Name	Policy Document (i.e., 2006 Local Plan – LP06, 2010 Core Strategy – CS10, or 2016 Site Allocations Local Plan – SALP16)	Superseded by?
T2	Retention of Tourist Accommodation	LP06	ED 7
T3	Tourism Accommodation outside the Limits to Built Development	LP06	ED 7
CS4	Development contributions to school provision for developments over 15 bedspaces	LP06	<i>REMOVED (see individual allocation policies)</i>
CS6	Retention of community buildings	LP06	ED 12
EN1	Development Control Criteria	LP06	EN 1
EN4	Demolition in Conservation Areas	LP06	EN 5, STR 8
EN5	Development within, or affecting the character of, a Conservation Area	LP06	EN 5, STR 8
EN6	Shop Fronts	LP06	EN 6
EN8	Outdoor Lighting	LP06	EN 7, EN 8
EN10	Archaeological Sites	LP06	EN 5, STR 8
EN11	Historic Parks and Gardens	LP06	EN 5
EN13	Trees and Woodland Protection	LP06	EN 12, EN 13
EN14	Sites of Special Scientific Interest	LP06	EN 10
EN15	Statutory Local Nature Reserves and other non-statutory Nature Conservation Sites	LP06	EN 10
EN16	Protection of groundwater and other watercourses	LP06	EN 24
EN18	Flood Risk	LP06	EN 25, EN 26
EN20	Telecommunications	LP06	ED 3
EN21	Areas of Important Open Space	LP06	EN 16
EN22	Areas of Landscape Importance	LP06	EN 16
EN23	Important Landscape Approaches	LP06	EN 16
EN24	Arcadian Areas	LP06	EN 17
EN25	Development Control criteria for all development proposals affecting the rural landscape	LP06	EN 18
H1	Retention of existing stock	LP06	<i>REMOVED</i>
H2	Small and intermediate sized dwellings	LP06	H 1
H4	Gypsy Sites	LP06	H 9
H5	Residential development within the Limits to Built Development	LP06	STR 3
H8	Affordable Housing outside the Limits to Built Development	LP06	H 5

'Saved' Policy Reference	'Saved' Policy Name	Policy Document (i.e., 2006 Local Plan – LP06, 2010 Core Strategy – CS10, or 2016 Site Allocations Local Plan – SALP16)	Superseded by?
H9	Key Workers' dwellings in association with Rural Employment	LP06	H 7
H10	Replacement dwellings outside the Limits to Built Development	LP06	H 10
H11	Extensions to dwellings outside the Limits to Built Development	LP06	H 11
H13	Conversion of rural buildings to residential use outside the Limits to Built Development	LP06	H 11
MGB1	Metropolitan Green Belt	LP06	STR 9
CP1	Delivery of Development	CS10	STR 1
CP2	Green Belt	CS10	STR 9
CP3	Transport Infrastructure	CS10	STR 6
CP4	Environment	CS10	STR 8, EN 4, EN 5, EN 9, EN 10, EN 14, EN 18 & EN 19
CP5	Sustainable Design and Construction	CS10	EN 1, EN 2, EN 3
CP6	Housing Provision	CS10	H 1, H 3, H 6, H 9
CP7	Employment Provision	CS10	ED 1
CP8	Retail, Leisure and Community Facilities	CS10	ED 1, ED 8, ED 11
CP9	Development in Royal Tunbridge Wells	CS10	STR/RTW 1, STR/RTW 2
CP10	Development in Southborough	CS10	STR/SO 1
CP11	Development in Paddock Wood	CS10	STR/PW 1
CP12	Development in Cranbrook	CS10	STR/CRS 1
CP13	Development in Hawkhurst	CS10	STR/HA 1
CP14	Development in the Villages and Rural Areas	CS10	STR/BE 1, STR/BI 1, STR/FR 1, STR/GO 1, STR/HO 1, STR/LA 1, STR/RU 1, STR/PE 1, STR/SA 1, STR/SP 1
AL/CR1	Police Station, Wheatfield Drive	SALP16	REMOVED
AL/CR2	Cranbrook Library Site	SALP16	REMOVED
AL/CR3	The Vicarage, Waterloo Road	SALP16	REMOVED
AL/CR4	Land Adjacent to the Crane Valley	SALP16	AL/CRS 1 & AL/CRS 2
AL/CR5	Post Office Delivery Depot and Land at Stone Street/High Street/Crane Lane	SALP16	REMOVED
AL/CR6	Wilkes Field	SALP16	REMOVED

'Saved' Policy Reference	'Saved' Policy Name	Policy Document (i.e., 2006 Local Plan – LP06, 2010 Core Strategy – CS10, or 2016 Site Allocations Local Plan – SALP16)	Superseded by?
AL/CR7	Cranbrook Town Centre Boundary	SALP16	ED 9
AL/HA1	Former Springfield Garden Centre	SALP16	AL/HA 2 & AL/HA 3
AL/HA2	Land at Woodham Hall	SALP16	REMOVED
AL/HA3	Hawkhurst Castle	SALP16	REMOVED
AL/HA4	Birchfield, Rye Road	SALP16	REMOVED
AL/HA5	Sports Pavilion, King George V Playing Fields, The Moor	SALP16	AL/HA 6
AL/HA6	Gill's Green Key Employment Area	SALP16	ED 1
AL/HA7	Hawkhurst Town Centre Boundary	SALP16	ED 9
AL/HA8	Recreation Open Space: Gunther Close	SALP16	OSSR 1
AL/PW1	Land off Station Road/Commercial Road and Commercial Road West Car Park	SALP16	STR/SS 2
AL/PW2	Wesley Centre, Commercial Road	SALP16	REMOVED
AL/PW3A	Land at Church Farm	SALP16	STR/SS 1
AL/PW3B	Land at Mascalls Court Road	SALP16	REMOVED
AL/PW4	Land at Mascalls Farm	SALP16	AL/PW 1
AL/PW5	Paddock Wood Key Employment Areas	SALP16	ED 1
AL/PW6	Paddock Wood Town Centre Boundary	SALP16	ED 9
AL/PW7	Informal Open Space: Land off Nursery Road, Paddock Wood	SALP16	REMOVED
AL/PW8	Area of Landscape Importance: Land off Green Lane, Paddock Wood	SALP16	EN 16
AL/RTW1	Urban Design Framework (for Royal Tunbridge Wells)	SALP16	STR/RTW 1
AL/RTW2A	Civic Complex/Crescent Road Area of Change	SALP16	REMOVED
AL/RTW2B	Former Cinema Site Area of Change	SALP16	AL/RTW 1
AL/RTW3	Vale Avenue Area of Change	SALP16	REMOVED
AL/RTW4A	Eridge Road	SALP16	REMOVED
AL/RTW4B	Land at Montacute Gardens	SALP16	AL/RTW 10
AL/RTW5	36-46 St Johns Road	SALP16	AL/RTW 4
AL/RTW6	Former Plant & Tool Hire, Eridge Road	SALP16	AL/RTW 11

'Saved' Policy Reference	'Saved' Policy Name	Policy Document (i.e., 2006 Local Plan – LP06, 2010 Core Strategy – CS10, or 2016 Site Allocations Local Plan – SALP16)	Superseded by?
AL/RTW7	Homoeopathic Hospital, Church Road	SALP16	REMOVED
AL/RTW8	Land at the Rifle Range, Warwick Park	SALP16	REMOVED
AL/RTW9	Lifestyle Motor Europe, Langton Road	SALP16	AL/RU 1
AL/RTW10	Former Gas Works, Sandhurst Road	SALP16	AL/RTW 7
AL/RTW11	Land at Goods Station Road	SALP16	REMOVED
AL/RTW12	Land at Quarry Road	SALP16	REMOVED
AL/RTW13	Tunbridge Wells Telephone Engineering Centre and WA Turner Factory, Broadwater Lane	SALP16	AL/RTW 12 & AL/RTW 13
AL/RTW14	Land at Medway Road	SALP16	REMOVED
AL/RTW15	123-129 Silverdale Road	SALP16	REMOVED
AL/RTW16	Land at Beechwood Sacred Heart School	SALP16	AL/RTW 9
AL/RTW17	Former Builders' Yard, Goods Station Road	SALP16	REMOVED
AL/RTW18	Land at Unigate Dairy, St Johns Road	SALP16	REMOVED
AL/RTW19	Land at Royal Victoria Place	SALP16	REMOVED
AL/RTW20	77 Mount Ephraim (Sturge House, Brockborne House)	SALP16	REMOVED
AL/RTW21	Mount Pleasant Avenue Car Park	SALP16	REMOVED
AL/RTW22	Site of Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	SALP16	AL/RTW 3
AL/RTW23	John Street Car Park	SALP16	REMOVED
AL/RTW24	Auction House and Car Park, Linden Park Road	SALP16	AL/RTW 2
AL/RTW25	Kenwood House, Upper Grosvenor Road	SALP16	REMOVED
AL/RTW26	Royal Tunbridge Wells Town Centre	SALP16	ED 1
AL/RTW27	North Farm/Longfield Road	SALP16	ED 1
AL/RTW28	Royal Tunbridge Wells Town Centre Boundary	SALP16	ED 9
AL/RTW29	Royal Tunbridge Wells Neighbourhood Centres	SALP16	ED 8
AL/SO1	Land at Yew Tree Road (Southborough Library)	SALP16	REMOVED

'Saved' Policy Reference	'Saved' Policy Name	Policy Document (i.e., 2006 Local Plan – LP06, 2010 Core Strategy – CS10, or 2016 Site Allocations Local Plan – SALP16)	Superseded by?
AL/SO2	Southborough Hub (Area 1)	SALP16	REMOVED
AL/SO3	Southborough Sports Pitches and Other Outdoor Recreation Facilities	SALP16	OSSR 1
AL/SO4	Southborough High Brooms Key Employment Area	SALP16	ED 1
AL/SO5	Southborough Town Centre Boundary	SALP16	ED 9
AL/SO6	Southborough Neighbourhood Centres	SALP16	ED 8
AL/VRA1	Former Sissinghurst Primary School, The Street, Sissinghurst	SALP16	REMOVED
AL/VRA2	Park and Ride Facilities: Land at Woodsgate Corner, adjacent to Tesco, Pembury	SALP16	AL/PE 6
AL/GB1	Speldhurst Road Former Allotments (Land Between Bright Ridge and Speldhurst Road, Southborough)	SALP16	AL/SO 1
AL/GB2	Knights Wood	SALP16	REMOVED
AL/GB3	Land at Hawkenbury Farm (off Hawkenbury Road/Maryland Road, Royal Tunbridge Wells)	SALP16	REMOVED
AL/GB4	Rural Fringe (Long-Term Land Reserve)	SALP16	AL/RTW20 & AL/RTW18
AL/GB5	Major Developed Sites in the Green Belt	SALP16	REMOVED
AL/RTW30	Royal Tunbridge Wells Sports Pitches and Other Outdoor Recreation Facilities	SALP16	AL/RTW 19 & AL/SP 2
AL/VRA3	Pembury Sports Pitches and Other Outdoor Recreation Facilities	SALP16	REMOVED
AL/VRA4	Brook Farm Key Employment Area	SALP16	ED 1
AL/STR1	Limits to Built Development	SALP16	STR 1
AL/STR2	Environmental and Recreation Designations	SALP16	OSSR 1, EN16, & EN17
AL/STR3	Safeguarding Former Railway Lines	SALP16	TP 5