



Tunbridge Wells Borough Council

Schedule of Proposed Additional (Minor) Modifications

Tunbridge Wells Borough Local Plan

Date: 1 November 2021

Introduction

The Borough Council considers that the Local Plan Pre-Submission Document, which was published for consultation from 29 March to 4 June 2021, is sound without any main modifications. It has submitted the same published document (the Pre-Submission Local Plan) to the Secretary of State (via the Planning Inspectorate) for examination. In addition, the Borough Council has prepared a 'Submission version' of the Local Plan for ease of reading which incorporates these minor modifications within the document.

Notwithstanding this, the Borough Council has considered the representations made during the publication stage and is of the view that it would be appropriate to make a number of minor changes to the Submission Document in response to certain representations. This Schedule of Proposed Additional (Minor) Modifications sets out those changes that the Borough Council considers to be acceptable. They are primarily intended to provide factual updates and amendments/additions primarily for reasons of improved clarity or consistency.

The Borough Council will formally ask that the proposed changes are considered by the Inspector during the course of the examination, and to advise whether he/she agree that they would not be main modifications.

Note: In respect of the additional (minor) modifications detail below, deleted text appears ~~struck through~~, new text appears in **bold and underlined** to clearly indicate the proposed change.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
1.	Cover	Title	Pre-Submission Local Plan	Pre-Submission Local Plan <u>Submission Local Plan 2020-2038</u> <u>Submitted October 2021</u>	To highlight the period covered by the Local Plan, as well as the date of submission.
2.	Plan wide	Various	Highways England <u>and</u> Highways Agency	Change to National Highways	To reflect the name change of Highways England/Highways Agency to National Highways in August 2021.
3.	Plan wide	Various	References to NPPF 2019 and its relevant paragraph numbers	Update all references to NPPF July 2021 and adjust paragraph numbers to reflect latest version – full details are shown in Appendix 1 to this schedule.	To reflect updated NPPF
4.	Foreword	Page 4		Replace whole Foreword with new text – see Appendix 2 to this schedule	To reflect submission stage of Local Plan

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
5.	Index of Policies	Policy AL/RTW 14	Land at Wyevale Garden Centre, Eridge Road	Amend to Land at Tunbridge Wells Garden Centre, Eridge Road	To reflect the correct site address
6.	Index of Policies Maps and Inset Maps	Index of Policies Maps and Inset Maps		Update Index of Policies Maps and Inset Maps to reflect sub-division of Royal Tunbridge Wells and Southborough Inset Maps into 4 (Inset Maps 1a-1d)	To reflect sub-division of RTW inset map as set out in mapping amendments below.
7.	Section 1: Introduction – The Kent Minerals and Waste Local Plan	Paragraph 1.7 – line 6	.....and the extension to Stonecastle Farm Quarry at Hadlow (adjoining the borough boundary)), and those...	and the extension to Stonecastle Farm Quarry at Hadlow (adjoining straddling the borough boundary)), and those...	Factual correction
8.	Section 1: Introduction - Neighbourhood Development Plans	Paragraph 1.9	At present, following a successful referendum in February 2018, there is a 'made' (i.e. approved) Hawkhurst Neighbourhood Plan, against which development proposals within Hawkhurst parish are assessed.	At present, following a successful referendum in February 2018, there is a are two 'made' (i.e. approved) Hawkhurst Neighbourhood Plans for the parishes of Hawkhurst and Lamberhurst , against which development proposals within Hawkhurst parish are assessed. Within these areas, the respective Neighbourhood	To update the latest position in respect of Neighbourhood Plans as at October 2021.

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				<u>Plans form part of the Development Plan under which planning applications are assessed.</u>	
9.	Section 1: Introduction - Neighbourhood Development Plans	Paragraph 1.10	Details of the Hawkhurst Neighbourhood Plan and others within the borough can be found on the Council's website under Neighbourhood Plans .	Details of these se Hawkhurst Neighbourhood Plans and others within the borough can be found on the Council's website under Neighbourhood Plans .	To update the latest position in respect of Neighbourhood Plans as at October 2021.
10.	Section 1: Introduction - The Local Plan Process	Figure 1 Local Plan Timescale		Amend figure to update the final three boxes of the figure – as shown in Appendix 3	To update timescales to reflect October 2021 LDS
11.	Section 1: Introduction - The Local Plan Process	Paragraph 1.13	.....anticipated adoption in June 2022.	“.....following anticipated adoption in June 2022 January 2023. ”	To update timescales to reflect October 2021 LDS
12.	Section 1: Introduction – Draft Local Plan	Paragraphs 1.17 – 1.21		Wholesale replacement of the text in these paragraphs with that shown in Appendix 4.	Revised Draft Local Plan text to change tense and to add reference to Pre-Submission Local Plan

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
					(Regulation 19) consultation.
13.	Section 1: Introduction – relationship with other strategies	Paragraph 1.28, line 3	Furthermore, the Council has also been involved in extensive liaison with Kent County Council, notably in terms of its roles as the minerals and waste local planning authority and as the local highway authority and local education authority	Furthermore, the Council has also been involved in extensive liaison with Kent County Council, notably in terms of its roles as the minerals and waste local planning authority, and as the local highway authority, <u>and local education authority and lead local flood authority</u>	For clarification
14.	Section 1: Introduction – Sustainability Appraisal	Paragraph 1.34	... Stage 3: Finally, at this third stage, the latest version of the Plan is accompanied by a further updated Sustainability Appraisal.	Stage 3a: Finally, at this third stage, the latest version of the Plan is accompanied by <u>to support the Pre-Submission Local Plan</u> - a further updated Sustainability Appraisal. Stage 3b: <u>Finally, at this stage, the Submission version of the Plan is accompanied by an updated Sustainability Appraisal incorporating minor modifications.</u>	To reflect the production of the Submission version of the Local Plan which incorporates all the additional (minor) modifications.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
15.	Section 2: Setting the Scene – Borough Profile and Context	Figure 1	n/a	© Crown Copyright and database rights 2020 Ordnance Survey 100024298	Copyright statement missing from the map.
16.	Section 2: Setting the Scene – Borough Profile and Context	Figure 2	n/a	© Crown Copyright and database rights 2020 Ordnance Survey 100024298	Copyright statement missing from the map.
17.	Section 2: Setting the Scene – Infrastructure	Table 2 - Types of infrastructure to be delivered: Row 9 – Waste and Recycling, column 2 - Detail	Local waste collection, recycling and disposal, waste	Facilities to support Local waste collection, bulking , recycling and disposal, waste	To provide clarity.
18.	Section 2: Setting the Scene – Transport	Paragraph 2.39 – to be added after second sentence	These are often referred to as 'active travel'.	These are often referred to as 'active travel'. <u>The borough's Public Rights of Way (PRoW) network also provides linkages and opportunities for enhancement through new development.</u>	For completeness, in line with comments from KCC

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
19.	Section 4: The Development Strategy and Strategic Policies	Figure 5 Key Diagram	Key diagram shown at Figure 5	New proposed key diagram shown in Appendix 5 to this Modifications Schedule	To improve resolution and clarity of the Key Diagram
20.	Section 4: The Development Strategy and Strategic Policies – Housing needs	Paragraph 4.8	“The Local Plan should plan for housing needs from the current year, 2020, to 2038, this giving a plan period of 15 years from anticipated adoption, as required by legislation”	“The Local Plan is planning should plan for housing needs from the current year, 2020, to 2038, this giving a plan period of 15 years from anticipated adoption, as required by legislation”	For clarification
21.	Section 4: The Development Strategy and Strategic Policies – Sources of supply	Paragraph 4.17	“.....the total delivery required from allocations in the Local Plan to meet the borough’s housing needs would be at least 7,721 dwellings.”	“.....the total delivery required from allocations in the Local Plan to meet the borough’s housing needs would be at least 7,721 7,221 dwellings.”	Typographical correction - Paragraph 4.17 incorrectly refers to a figure of 7,721 rather than 7,221 as stated in Table 3.
22.	Section 4: The Development Strategy and Strategic Policies –	Policy STR6: Paragraph above “New and Emerging	....as part of the wider major roads network (to deliver wider economic benefits and links to north east Kent....	Removal of erroneous bracket....as part of the wider major roads network (to deliver wider economic benefits and links to north east Kent....	Typographical correction

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Transport and Parking	Technology” sub-heading			
23.	Section 4: The Development Strategy and Strategic Policies – Climate Change	Paragraph 4.110. Second sentence.	....This decision resulted from an updated report....which in turn resulted in the Paris Agreement, to which the UK is a signatory.....	....This decision resulted from an updated report....which in turn resulted in followed the 2015 Paris Agreement, to which the UK is a signatory.....	Chronology of events requires clarity.
24.	Section 4: The Development Strategy and Strategic Policies – Climate Change	Policy STR 7: New paragraph following (outwith and after) the policy box.	None	In addition to the aspects listed above, a number of relevant development management policies should also be referred to. These include Policies EN 3 for matters relating to energy reduction and climate change adaptation, EN 14 for provision of green infrastructure, and EN 25 for detail on how flood risks will be addressed. In addition, Policies EN 1 and EN 2 provide information on how sustainable design should be approached.	To assist the reader in navigating the Local Plan to find all sections with topics relating to climate change. This would be in line with the approach adopted for STR 5 and paragraph 4.97.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
25.	Section 4: The Development Strategy and Strategic Policies	Policy STR10: Neighbourhood Plans Paragraph 4.137	For up-to-date information about the progress of neighbourhood plans in the borough, including details of the one 'made' Neighbourhood Plan for Hawkhurst parish, see the Neighbourhood Planning page on the Council's website.	For up-to-date information about the progress of neighbourhood plans in the borough, including details of the one 'made' Neighbourhood Plans for Hawkhurst parish, see the Neighbourhood Planning page on the Council's website.	To update the latest position in respect of Neighbourhood Plans as at October 2021.
26.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	All references within RTW site allocations of "Royal Tunbridge Wells Policies Map" (excluding STR/RTW 1&2)	n/a	Update all existing references of "Royal Tunbridge Wells Policies Map" name and Inset Maps to "as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d & 2)"	To reflect sub-division of RTW inset map as set out in mapping amendments below.
27.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy STR/RTW 1 – The Strategy for Royal Tunbridge Wells	The Strategy for the unparished area at Royal Tunbridge Wells, as defined on the Policies Map (Inset Map 1).....	The Strategy for the unparished area at Royal Tunbridge Wells, as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d).....	To reflect sub-division of RTW inset map as set out in mapping amendments below.
28.	Section 5: Place Shaping Policies – Royal	Policy STR/RTW 1 – The Strategy for Royal Tunbridge Wells		Add Policies EN 4 and EN 5 to the list of policies cross referenced under Policy STR/RTW 1.	Cross reference made for clarity purposes.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Tunbridge Wells				
29.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre	Within the Royal Tunbridge Wells Town Centre, as defined on the Royal Tunbridge Wells Policies Map (Inset Map 2),.....	Within the Royal Tunbridge Wells Town Centre, as defined on the Royal Tunbridge Wells Town Centre Policies Map (Inset Map 2),.....	To correct an error relating to the incorrect reference made to the inset map.
30.		Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre		Add Policies EN 4 – Historic Environment and EN 5 – Heritage Assets to the list of policies cross referenced under the policy.	Cross reference made for clarity purposes.
31.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 1 – Former Cinema Site, Mount Pleasant Road – paragraph 5.34	Planning permission was granted for a comprehensive mixed use development under 17/02262; however, the site is currently being marketed and it is uncertain at this stage if any new site owner will implement the current scheme or pursue an alternative scheme for the site.	Planning permission was granted for a comprehensive mixed use development comprising A1/A2/A3 Retail and Restaurant uses, D2 cinema use and C3 – 99 residential dwellings under 17/02262/ FULL . however, the site is currently being marketed and it is uncertain at this stage if any new site owner will implement the current scheme or pursue an alternative scheme for	Factual update

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				the site. <u>A Minor Material Amendment was approved in 2019 for a number of amendments, although still incorporating a mixed use development but with a reduction of retail floorspace, removal of office accommodation and external and internal alterations. This has permission has been implemented but not built out.</u>	
32.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 1 – Former Cinema Site, Mount Pleasant Road		Yes - Add Policy EN 24 to the list of policies, listed below Policy AL/RTW 1	Cross reference made for clarity purposes.
33.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 2 - Land at the Auction House, Linden Park Road – paragraph 5.38	.....It has planning permission under permission 18/01928/FULL for the change of use of the ground floor and first floor from an auction house (sui generis) to a business centre comprising modern office space for use classes B1 (Business) and A2	...It has planning permission under permission 18/01928/FULL for the change of use of the ground floor and first floor from an auction house (sui generis) to a business centre comprising modern office space for use	Factual update

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			(Financial and Professional services) and ancillary works.....	classes B1 (Business) and A2 (Financial and Professional services) and ancillary works <u>(21/01487/FULL) for Change of use of the Auction House (sui generis) to flexible Class E (commercial, business and service) use (excluding uses falling within E c(iii) (any other service which is appropriate in a commercial, business and service locality) and f) (creche and day nurseries)....</u>	
34.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 3 – Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road		Yes - Add Policy EN 24 to the list of policies listed below Policy AL/RTW 3	Cross reference made for clarity purposes.
35.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 4 – Land at 36-46 St John's Road – paragraph 5.46	The site is allocated within the Site Allocations Local Plan 2016 under Policy AL/RTW 5 for residential development, and planning permission was granted in 2017 for the demolition of the existing	The site is allocated within the Site Allocations Local Plan 2016 under Policy AL/RTW 5 for residential development, and planning permission was granted in 2017 <u>(17/00731/FULL)</u> for the	Factual clarification

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			buildings and structure and the construction of three new buildings comprising 89 units to provide accommodation for older people.	demolition of the existing buildings and structure and the construction of three new buildings comprising 89 units to provide accommodation for older people.	
36.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 4 – Land at 36-46 St John's Road		Yes - Add Policy EN 24 to the list of policies listed below Policy AL/RTW 4	Cross reference made for clarity purposes.
37.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 5 – Land to the south of Speldhurst Road and west of Caenwood Farm, Speldhurst Road		Add Policies EN9, EN 21 and EN 22 to the list of policies cross referenced under Policy AL/RTW 5.	Cross reference made for clarity purposes.
38.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Map 5 Site Layout Plan (Policy AL/RTW 5 – Land to the south of Speldhurst Road and west of	Map 5 currently includes Oaklea.	Alter boundary of site allocation boundary and open space and landscape buffer to remove Oaklea from the allocation – revised map shown in Appendix 6	Factual update Oaklea should not be included in the AL/RTW 5 allocation (also within Mapping Amendments

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		Caenwood Farm, Speldhurst Road)			table below). See appendix 6
39.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 6 – Land at 202 and 230 Upper Grosvenor Road		Add Policies EN 9, EN 21 and EN 27 to the list of policies cross referenced below Policy AL/ RTW 6.	Cross reference made for clarity purposes.
40.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 10 - Montacute Gardens - Paragraph 5.71	...Pedestrian access to the site is from the existing access road.	Pedestrian access to the site is from the existing access road <u>and pedestrian linkages between the site and the surrounding area and to the town centre should be explored.</u>	To improve aims of policy in response to comments from site promoter
41.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 10 – Montacute Gardens		Add Policy EN 24 to the list of policies below Policy AL/RTW 10.	Cross reference made for clarity purposes.
42.	Section 5: Place Shaping Policies – Royal	Policy AL/RTW 12 – Land at Tunbridge Wells Telephone		Add Policy EN 24 to the list of policies below Policy AL/RTW 12.	Cross reference made for clarity purposes.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Tunbridge Wells	Engineering Centre, Broadwater Down			
43.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 13 – Turners Pie Factory, Broadwater Lane		Add Policy EN 24 to the list of policies below Policy AL/RTW 13.	Cross reference made for clarity purposes.
44.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 14 - Land at Tunbridge Wells Garden Centre – 5.93-5.94		Insert new paragraph between existing paragraphs 5.93 and 5.94 as follows: <u>The site is located within a 250-metre buffer of a minerals and waste safeguarding area (in relation to Superficial Sub-Alluvial River Terrace deposits) and therefore advice should be sought from KCC (Minerals and Waste) in advance of submitting any planning application, as a minerals assessment may be needed.</u>	Factual clarification

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
45.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW14 – Land at Tunbridge Wells Garden Centre		Add Policy EN 9 to the list of policies to be cross referenced below Policy AL/RTW 14.	Cross reference made for clarity purposes.
46.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW15 - Land at Showfields Road and Rowan Tree Road - Paragraph 5.98	The area is part of a defined Neighbourhood Centre, which occupies a prominent position on the corner of Showfields Road and Rowan Tree Road, and is an area that is considered suitable for regeneration to provide updated residential accommodation with a high level of affordable housing and associated community facilities and services, to act as a 'hub' for this part of the town. It is also considered that there is scope for the proposal to be reconfigured as a Low Traffic Neighbourhood...	The area is part of a defined Neighbourhood Centre, which occupies a prominent position on the corner of Showfields Road and Rowan Tree Road, and <u>benefits from a range of existing community uses and facilities, which should be retained and enhanced and form an integral part of any redevelopment.</u> It is an area that...	To improve aims of policy in response to comments from site promoter
47.	Section 5: Place Shaping Policies – Royal	Policy AL/RTW16 – Land to the west of Eridge Road at Spratsbrook Farm		Policy EN 9 – Biodiversity Net Gain and Policy EN 21 to the list of policies cross referenced below Policy AL/RTW 16.	Cross reference made for clarity purposes.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Tunbridge Wells				
48.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW17 - Land adjacent to Longfield Road – paragraph 5.110	The Council resolved to grant planning permission in September 2020 for the development of up to 74,000sqm employment floorspace for Use Classes E Commercial (g)(iii), General industrial (B2), and Storage and Distribution (B8), subject to the resolution of outstanding highways and Section 106 legal matters (TW/19/02267/OUT): The highway matters have been resolved, and both highways authorities recommend granting permission. Therefore, an allocation is appropriate.	Replace entire paragraph with the following text: <u>This site has Outline planning permission under 19/02267/OUT for the development of up to 74,000sqm GEA of floorspace within Use Classes B1and B8 including creation of a new vehicular and pedestrian site access, cycle way, landscaping, ancillary café and associated works. Therefore, an allocation is appropriate.</u>	Factual update.
49.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 18 – Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate.		Add cross reference to Policy EN 24 below Policy AL/RTW 18.	Cross reference made for clarity purposes.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
50.	Section 5: Place Shaping Policies – Royal Tunbridge Wells	Policy AL/RTW 19 - Land to the north of Hawkenbury Recreation Ground – paragraph 5.120	.....Planning permission was granted in 2017 for the change of use of part of the land to expand existing recreational facilities through the provision of additional sports pitches, together with access, car parking provision, ball stop fencing, changing room facilities and other works.....	.....Planning permission was granted in 2017 for the change of use of part of the land to expand existing recreational facilities through the provision of additional sports pitches, together with access, car parking provision, ball stop fencing, changing room facilities and other works. <u>This site has planning permission under 21/00300 for change of use of the land to expand the existing recreational facilities through the provision of additional sports pitches, together with associated access, car parking provision, 'ball stop' fencing, changing rooms and ground works (21/00300/FULL).....</u>	Factual update
51.	Section 5: Place Shaping Policies – Southborough	Policy AL/SO 1 - Speldhurst Road Former allotment (land between Bright Ridge and Speldhurst Road) – paragraph 5.144	There is a resolution to grant Reserved Matters (20/00872), following an outline permission which was granted in 2019 (18/02618/OUT) for the development of the site for 16 dwellings with associated parking, landscaping, and access. If the	Wholesale replacement of the text at paragraph 5.144 to the following: <u>This site has planning permission for the erection of 16 dwellings, with associated cycle/bin store, landscaping,</u>	Factual update

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			planning permission has been substantially completed by the submission of the Local Plan, then this policy will be deleted.	<u>vehicular access and car parking 20/00872/REM, following Outline permission 18/02618/OUT.</u>	
52.	Section 5: Place Shaping Policies – Southborough	Policy AL/SO 3 - Land at Baldwins Lane – paragraph 5.153	Planning Committee resolved to grant planning permission (20/00881/FULL) of this site on 9 December 2020, subject to completion of a Section 106 agreement.....	Planning Committee resolved to grant planning permission (20/00881/FULL) of this site on 9 December 2020, subject to completion of a Section 106 agreement. <u>This site has planning permission under 20/00881/FULL, for new residential development comprising 26 flats with associated vehicle parking.....</u>	Factual update
53.	Section 5: Place Shaping Policies – Southborough	Policy AL/SO 3 – Land at Baldwins Lane		Policy cross reference to EN 24 to the list of policies below Policy AL/SO 3.	Cross reference made for clarity purposes.
54.	HY- Section 5: Place Shaping Policies – Strategic Sites: Tudeley Village and Paddock	Land at Paddock Wood and East Capel – Map 28	n/a	Replacement Map 28	The garden centre site is in the wrong tone; to be amended to reflect the Policies Map.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Wood, including land at east Capel.				
55.	Policies – Strategic Sites: Tudeley Village and Paddock Wood, including land at east Capel.	Land at Paddock Wood and East Capel Insert two new separate paragraphs between existing paragraphs 5.165 and 5.166		<p>First paragraph:</p> <p><u>There are a small number of pumping stations within the existing town, which can raise amenity issues such as noise and vibration. It is typically recommended that residential uses are at least 15 metres from any pumping station and schemes within this strategic allocation should be considered accordingly against the requirements of Policies EN1and EN27</u></p> <p>Second paragraph:</p> <p><u>Planning applications for sensitive land uses (including residential, recreational and educational development) within 500 metres of the Paddock Wood Wastewater Treatment works should</u></p>	To provide clarify the need for buffers from pumping stations and the need for odour assessments to protect residential amenity in line with other policies in the Plan.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>consider the impact of odour disbursement through discussions with Southern Water. In some cases, an odour assessment may be required</u>	
56.	Policies – Strategic Sites: Tudeley Village and Paddock Wood, including land at east Capel.	Paragraph 5.187, point 8	“ Green space: generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital”	Green space: generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers embraces opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital;	To make the supporting text more positively worded in respect of environmental net gains.
57.	Policies – Strategic Sites: Tudeley Village and Paddock Wood, including land at east Capel.	The Strategy for Paddock Wood Town Centre – Map 30 (Title)	Policy: SS2 – Paddock Wood Town Centre	Policy: STR/SS2 – Paddock Wood Town Centre. See appendix 6	To correct the cross reference to Policy STR/SS2
58.	Policies – Strategic Sites: Tudeley Village and Paddock Wood,	Policy STR/SS 2 – The Strategy for Paddock Wood Town Centre	Last sentence in policy box – ...Proposals for the development within the town centre will not be supported that do not follow the	...Proposals for the development within the town centre that do not follow the will not be supported that do not follow the principles set out within the	Clarity - reads better

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	including land at east Capel.		principles set out within the Framework Masterplan.	Framework Masterplan, <u>will not be supported.</u>	
59.	Policies – Strategic Sites: Tudeley Village and Paddock Wood, including land at east Capel	Supporting text after Policy STR/SS 2 – The Strategy for Paddock Wood, including land at east Capel	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	Removal of duplication of Policy TP 2
60.	Policies – Strategic Sites: Tudeley Village and Paddock Wood, including land at east Capel	Para. 5.224	.....Land is identified on the Policies Map for these highway works. Other works, and junction improvements, will also be required.	Land is identified, <u>indicatively.</u> on the Policies Map for these highway works. Other works, and junction improvements, will also be required	To confirm the location is subject to detailed design.
61.	Strategic Sites: Tudeley Village and Paddock Wood, including land at east Capel	Supporting text after Policy STR/SS 3 – The Strategy for Tudeley Village	Strategic Infrastructure Framework November 2020 (or a version of this document as amended)	Strategic Sites Masterplanning and Infrastructure Study (February 2021) (or a version of this document as amended)	To reflect correct title of evidence base document.
62.	Strategic Sites: Tudeley Village and Paddock	Supporting text after Policy STR/SS 3 – The	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	Removal of duplication of Policy TP 2

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Wood, including land at east Capel	Strategy for Tudeley Village			
63.	Section 5: Place Shaping Policies – Paddock Wood	Policy STR/PW1 – The Strategy for Paddock Wood	Policy Title: Strategy for Paddock Wood	Policy Title: Strategy for Paddock Wood <u>parish</u>	Consistency with other policy titles.
64.	Section 5: Place Shaping Policies – Paddock Wood	Supporting text after Policy STR/PW1 – The Strategy for Paddock Wood parish	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	Removal of duplication of Policy TP 2
65.	Section 5: Place Shaping Policies - Capel	Policy AL/PW1 – Land at Mascalls Farm, Paddock Wood Insert a new paragraph between existing paragraphs 5.254 and 5.255	n/a	<u>New paragraph</u> <u>There is a pumping station within close proximity to the development site, which can raise amenity issues such as noise and vibration. It is typically recommended that residential uses are at least 15 metres from any pumping station and the schemes should be considered</u>	To provide clarify the need for buffers from pumping stations to protect residential amenity in line with other policies in the Plan.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>accordingly against the requirements of Policies EN1and EN27</u>	
66.	Section 5: Place Shaping Policies – Paddock Wood	Policy AL/PW1 – Land at Mascalls Farm, Paddock Wood	Strategic Infrastructure Framework November 2020 (or a version of this document as amended)	Strategic <u>Sites Masterplanning and Infrastructure Study (February 2021)</u> (or a version of this document as amended)	To reflect correct title of evidence base document.
67.	Section 5: Place Shaping Policies – Paddock Wood	Policy AL/PW1 – Land at Mascalls Farm, Paddock Wood		Add Policy EN 24 to the list of policies below Policy AL/PW1	Cross reference made for clarity purposes.
68.	Section 5: Place Shaping Policies - Capel	Supporting text after Policy STR/CA 1 – The Strategy for Capel parish	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	....and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility;....	Removal of duplication of Policy TP 2
69.	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	The Strategy for Cranbrook & Sissinghurst Parish – overview Paragraph 5.271	N/a	Add the sentence below to the beginning of paragraph 5.271: <u>The Conservation Area in central Cranbrook mainly runs east-west along High Street and Stone Street.'</u>	To correct an error as the main Cranbrook Conservation Area is not mentioned within the parish overview.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				And after ref to other CAs (before text referring to convenience outlets) add <u>'There is a high concentration of buildings of historic or architectural interest. The central core of Cranbrook retains the historic street plan and dense form of development.'</u>	
70.	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 1 – Land at Brick Kiln Farm, Cranbrook Paragraph 5.294:	The area which this site allocation refers to, Land at Brick Kiln Farm, has outline planning approval for up to 180 dwellings, approved under 16/502860/OUT. The Reserved Matters application 20/00814/REM was considered, and there was a resolution to grant planning permission. However, the planning application was subsequently withdrawn prior to the Decision Notice being issued following a change in land ownership.	Add to the end of paragraph 5.294: <u>A further Reserved Matters application 21/03299/REM has been submitted on 29 September 2021</u>	To update the current position
71.	Section 5: Place Shaping Policies –	Policy AL/CRS 2 – Land south of Corn Hall, Crane Valley,	Paragraph 5.302:	Amend paragraph 5.302 as follows:	To update the current position

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Cranbrook and Sissinghurst	Cranbrook – paragraph 5.302	The western and central part of Site Allocations Local Plan Policy AL/CR 4, Land at Brick Kiln Farm, has outline planning approval for up to 180 dwellings, approved under 16/502860/OUT. The reserved matters application 20/00814/REM is pending consideration.	<u>This allocation policy forms the eastern part of the Site Allocations Local Plan Policy AL/CRS 1, Land at Brick Kiln Farm.</u> The western and central part of Site Allocations Local Plan Policy AL/CR 4, Land at Brick Kiln Farm, has outline planning approval for up to 180 dwellings, approved under 16/502860/OUT. The reserved matters application 20/00814/REM is pending consideration. <u>was considered, and there was a resolution to grant planning permission. However, the planning application was subsequently withdrawn prior to the Decision Notice being issued following a change in land ownership.</u>	
72.	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 3 – Turnden Farm, Hartley Road, Cranbrook Insert new paragraph between existing		<u>New paragraph</u> <u>There is a pumping station within close proximity to the development site, which can raise amenity issues such as noise and vibration. It is typically recommended that</u>	To provide clarify the need for buffers from pumping stations to protect residential amenity in line

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		paragraphs 5.312 and 5.313		<u>residential uses are at least 15 metres from any pumping station and the schemes should be considered accordingly against the requirements of Policies EN1and EN27</u>	with other policies in the Plan.
73.	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 3 – Turnden Farm, Hartley Road, Cranbrook Paragraph 5.313	The site is currently being promoted by planning application 20/00815 for 165 new dwellings with associated access, car parking, refuse/recycling storage, landscaping, earthworks and other associated works, and is pending consideration.	Wholesale replacement of paragraph 5.313 with the following text: <u>A planning application (20/00815/FULL) was submitted to the council for this site in March 2020 for “The construction of 165 new dwellings with associated access, car parking, refuse/recycling storage, landscaping, earthworks and other associated works.” In January 2021 the Planning Committee resolved to approve the application subject to conditions and the completion of S106 Agreement. In April 2021, MHCLG issued a letter advising that the Secretary of</u>	To update the current position

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>State had decided to call-in the application requiring that the application be considered by an independent inspector appointed by him at Public Inquiry. The Inquiry was scheduled for sitting during October and November 2021.</u>	
74.	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 3 – Turnden Farm, Hartley Road, Cranbrook		Add Policy EN 24 to the list of policies below Policy AL/CRS3	Cross reference made for clarity purposes.
75.	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 6 – Land south of the Street, Sissinghurst		Add Policy EN 24 to the list of policies below Policy AL/CRS6	Cross reference made for clarity purposes.
76.	Section 5: Place Shaping Policies – Cranbrook and Sissinghurst	Policy AL/CRS 7 – Land at the corner of Frittenden Road and Common Road, Sissinghurst - Paragraph 5.342	Paragraph 5.342 The site is subject to a planning application (19/03625) for which there is a resolution to grant permission (made by the Planning Committee on 11 November 2020); however, formal consent is awaited	The site is subject to a planning application outline planning approval (19/03625) for which there is a resolution to grant permission (made by the Planning Committee on 11 November 2020); however,	To update the current position

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			subject to completion of a Section106 agreement.	formal consent is awaited subject to completion of a Section106 agreement. <u>A Reserved Matters application 21/03126 was submitted on 13 September 2021.</u>	
77.	Section 5: Place Shaping Policies – Hawkhurst	Policy AL/HA 1 – Land at the White House, Highgate Hill, Hawkhurst		Add Policy EN 24 to the list of policies below Policy AL/HA1	Cross reference made for clarity purposes.
78.	Section 5: Place Shaping Policies – Hawkhurst	Policy HA 2 – Brook House, Cranbrook Road, Hawkhurst		Add Policy EN 24 to the list of policies below Policy AL/HA2	Cross reference made for clarity purposes.
79.	Section 5: Place Shaping Policies – Hawkhurst	Map 45 Site Layout Plan for Policy AL/HA 3	The landscape and open space buffer within AL/HA 3 (as shown on the inset map for Hawkhurst) is missing from the site plan for AL/HA 3.	Add the landscape and open space buffer within AL/HA 3 onto the site layout plan (map 45) for AL/HA 3 to reflect the published inset map for Hawkhurst. See appendix 6	Factual correction (also set out within Mapping Amendments table below)
80.	Section 5: Place Shaping	Policy AL/HA 3 – Former site of		Add Policy EN 24 to the list of policies below Policy AL/HA3	Cross reference made for clarity purposes.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies – Hawkhurst	Springfield Nurseries			
81.	Section 5: Place Shaping Policies – Hawkhurst	Policy HA4 – Land off Copthall Avenue and Highgate Hill, Hawkhurst		Add Policy EN 24 to the list of policies below Policy AL/HA4	Cross reference made for clarity purposes.
82.	Section 5: Place Shaping Policies – Hawkhurst	Policy AL/HA 7 – Hawkhurst Station Business Park	This site, as defined on the Hawkhurst Policies Map, is allocated for employment purposes (E/B1/B8).	Amend the first line of the policy wording to the following: This site, as defined on the Hawkhurst Gill's Green Policies Map, is allocated for employment purposes.	Factual correction
83.	Section 5: Place Shaping Policies – Hawkhurst	Policy AL/HA 8 – Site at Limes Grove (March's Field)	This site, as defined on the Hawkhurst Policies Map, is reserved for employment uses (E/B1/B8).....	Amend the first line of the policy wording to the following: This site, as defined on the Hawkhurst Gill's Green Policies Map, is reserved for employment uses (E/B1/B8).....	Factual correction
84.	Section 5: Place Shaping	Benenden Overview Paragraph 5.411	The closest station to East End is Staplehurst (eight miles to the north west), with the station at Etchingam being located 11.8 miles away. There	The closest station to East End is Headcorn Staplehurst (eight seven miles away to the north west), with the station at	Factual correction

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies – Benenden		is a limited bus service serving the settlements"	Etchingham being located 11.8 miles away. There is a limited bus service serving the settlements"	
85.	Section 5: Place Shaping Policies – Benenden	Benenden Overview Paragraph 5.413	...Iden Green has a public house located nearby, and there is a small shop at Benenden Hospital, East End....	Iden Green has a public house located nearby , and there is a small coffee shop at Benenden Hospital, East End.	Factual correction
86.	Section 5: Place Shaping Policies – Benenden	Benenden Overview Paragraph 5.413	.....There are also nursery/pre-school facilities at Iden Green and East End	....There are also nursery/pre-school facilities at Iden Green and East End.	Factual correction
87.	Section 5: Place Shaping Policies – Benenden	Benenden Overview 5.420	Local policies are also being prepared through the Benenden Neighbourhood Plan (BNP), which will become an increasingly important consideration as it progresses. The BNP was submitted to Tunbridge Wells Borough Council in October 2020 and was consulted on between 30 October and 11 December 2020. The BNP proposes to include site allocation policies that follow the approach of the site allocation policies for Benenden in this Local Plan	Local policies are also being prepared through the Benenden Neighbourhood Plan (BNP); which will become an increasingly important consideration as it progresses. The BNP was submitted to Tunbridge Wells Borough Council in October 2020 and was consulted on between 30 October and 11 December 2020. <u>The neighbourhood plan has been subject to an independent examination, and the examiner's report was issued on 31 August 2021. The</u>	To update to the latest position relating to Benenden Neighbourhood Plan.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>examination concluded that the BNP should proceed to referendum, subject to it being amended in line with the examiner's recommended modifications, which are required to ensure the plan meets the basic conditions.</u>	
88.	Section 5: Place Shaping Policies – Benenden	Policy AL/BE 1 – Land adjacent to New Pond Road, Benenden		Add Policy EN 24 to the list of policies below Policy AL/BE 1	Cross reference made for clarity purposes.
89.	Section 5: Place Shaping Policies – Benenden	Policy AL/BE 2 – Feoffee Cottages and land, Walkhurst Road, Benenden		Add Policy EN 24 to the list of policies below Policy AL/BE2	Cross reference made for clarity purposes.
90.	Section 5: Place Shaping Policies – Benenden	Policy AL/BE 2 – Feoffee Cottages and land, Walkhurst Road, Benenden Paragraphs 5.442-5.443 and 5.445	5.442 The site is subject to a planning application 19/00822 for which there is a resolution to grant permission (made by the Planning Committee on 9 September 2020), but formal consent is subject to	5.442 The site is subject to 19/00822 for which there is a resolution to grant permission (made by the Planning Committee on 9 September 2020), but formal consent is subject to completion of a Section 106 agreement.	To clarify that the Reserved Matters application 20/03306 for this site was approved 24 March 2021

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>completion of a Section 106 agreement.</p> <p>5.443 The application is made on a 'hybrid' basis; part of the application seeks full planning approval for 12 new almshouses, associated access, parking, landscaping, and an attenuation basin. The rest is an outline application for 13 new market dwellings with all matters reserved except access. The intention is that the 13 market dwellings would act as a funding mechanism for the 12 new almshouses.</p> <p>5.445 The development proposed by application 19/00822 broadly follows the approach set out in Local Plan Policy AL/BE 2 and draft BNP Policy SSP1.</p>	<p><u>Planning application 19/00822/HYBRID was granted permission on 1 September 2020.</u></p> <p>5.443 The application is made on a 'hybrid' basis; part of the application seeks full planning approval. <u>The approved scheme is</u> for 12 new almshouses, associated access, parking, landscaping, and an attenuation basin. The rest is an outline application <u>approval</u> for 13 new market dwellings with all matters reserved except access. The intention is that the 13 market dwellings would act as a funding mechanism for the 12 new almshouses.</p> <p>5.445 The development proposed by application <u>to be delivered by the approved scheme</u> 19/00822 broadly follows the approach set out in Local Plan Policy AL/BE 2 and draft BNP Policy SSP1.</p>	

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
91.	Section 5: Place Shaping Policies – Brenchley and Matfield	Policy AL/BM 1 – Land between Brenchley Road, Coppers Lane and Maidstone Road, Matfield Paragraph 5.500	Planning application 19/01099/OUT for up to 45 dwellings, a new access, and off-site highway works was granted permission on 29 May 2020. The Reserved Matters application 20/03306 was submitted in November 2020. However, an allocation is still appropriate, as that development has not yet been implemented.	Planning application 19/01099/OUT for up to 45 dwellings, a new access, and off-site highway works was granted permission on 29 May 2020. The Reserved Matters application 20/03306 was submitted in November 2020. <u>approved on 24 March 2021.</u> However, an allocation is still appropriate, as that development has not yet been implemented.	To update to the latest position regarding planning applications on the site.
92.	Section 5: Place Shaping Policies – Goudhurst	Goudhurst Paragraph 5.536	The IDP identified that the GP practice serving Goudhurst (the practice that serves the Horsmonden/Lamberhurst/Brenchley/Matfield/Goudhurst cluster area) will require new practice premises to serve this area. Policy AL/HO 3 Land to the east of Horsmonden includes the delivery of a new health centre/doctors surgery.	Wholesale replacement of paragraph 5.536 with the following text: <u>'The IDP identifies that there is existing practice provision serving this area at Goudhurst. The NHS Kent and Medway Clinical Commissioning Group confirms that it is expected that contributions will be required towards the Old Parsonage Surgery at Goudhurst (improvements/reconfiguration, etc) or another practice within the area if appropriate, in order</u>	To clarify that the CCG has not identified a need for a new premises' requirement for Goudhurst.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>to mitigate the impact of development’.</u>	
93.	Section 5: Place Shaping Policies – Goudhurst	Goudhurst Paragraph 5.538	Local policies are being prepared through the Goudhurst Neighbourhood Plan which will become an increasingly important consideration as that Plan progresses. The Neighbourhood Plan does not propose to include any site allocation policies: it was submitted to Tunbridge Wells Borough Council in December 2020. The Neighbourhood Plan includes a number of specific goals and refers to a list of projects that indicates how developer contributions could potentially be used.	Local policies are being prepared through the Goudhurst Neighbourhood Plan <u>(GNP).</u> which will become an increasingly important consideration as that Plan progresses. The Neighbourhood Plan does not propose to include any site allocation policies: it was submitted to Tunbridge Wells Borough Council in December 2020. <u>The neighbourhood plan has been subject to an independent examination, and the examiner’s report was issued on 2 September 2021. The examination concluded that the GNP should proceed to referendum, subject to it being amended in line with the examiner’s recommended modifications, which are required to ensure the plan meets the basic conditions.</u> The Neighbourhood Plan	To update to the latest position in respect of Goudhurst Neighbourhood Plan.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				includes a number of specific goals and refers to a list of projects that indicates how developer contributions could potentially be used.	
94.	Section 5: Place Shaping Policies – Goudhurst	Policy AL/GO1 – Land east of Balcombes Hill and adjacent to Tiddymotts Lane		Add Policy EN 24 to the list of policies below Policy AL/GO1	Cross reference made for clarity purposes.
95.	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fromandez Drive – Paragraph 5.587	Sprivers, an historic park and garden on the Kent County Council Compendium and owned by the National Trust (not open to the general public).	Sprivers, an historic park and garden on the Kent County Council Compendium and owned by the National Trust (not open to the general public <u>with restricted public access</u>).	To correct an error relating to public access to Sprivers.
96.	Section 5: Place Shaping Policies – Horsmonden	Policy AL/HO 2 – Land south of Brenchley Road and west of Fromandez Drive		Add Policy EN 24 to the list of policies below Policy AL/HO2	Cross reference made for clarity purposes.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
97.	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – Paragraph 5.613	.....There is a fairly regular bus service serving Lamberhurst linking it to both Royal Tunbridge Wells and Wadhurst.	.....There is a fairly regular infrequent bus service serving Lamberhurst linking it to both Royal Tunbridge Wells and Wadhurst.	To more accurately reflect the frequency of the bus service.
98.	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – Paragraph 5.615	.....Lamberhurst village has a number of local shops and services, including a post office and several public houses. There is a primary school as well as a doctors surgery.	.....Lamberhurst village has a number of local shops and services, one local shop including a incorporating the post office and several public houses. There is a primary school as well as a doctors surgery.	To more accurately reflect shops and services in Lamberhurst.
99.	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – paragraph 5.617	The main built-up areas of both the core village and The Down are defined by the LBDs.....	The main built-up areas of both the core village and The Down <u>existing development South East of the Down (The Slade) and East of the Down (Sand Road/B2169 and Down Avenue</u> are defined by the LBDs.....	Following advice from Lamberhurst PC regarding the term 'The Down'.
100.	Section 5: Place Shaping Policies - Lamberhurst	Lamberhurst Overview – Paragraph 5.621	The Lamberhurst Neighbourhood Plan was submitted to Tunbridge Wells Borough Council at the beginning of October 2020. The Plan includes a number of specific goals and reference to a list of projects set out in a Parish Community Action	Replace the entire paragraph with the following text: <u>The 'made' Lamberhurst Neighbourhood Development Plan (LNP) lists a number of specific goals and sets out a</u>	To reflect the most recent position with regard to the Lamberhurst Neighbourhood Plan.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			Plan that indicates how developer contributions could potentially be used.	<u>list of projects set out in a Parish Community Action Plan that indicates how developer contributions could potentially be used.</u>	
101.	Section 5: Place Shaping Policies - Lamberhurst	Policy PSTR/LA 1 – The Strategy for Lamberhurst Parish Criteria (3)	Retain the public car park at The Broadway, Lamberhurst, as defined on the Policies Map.	Amend (3) to: Retain the public car parks at The Broadway, Lamberhurst <u>and land adjacent to the Brown Trout, Lamberhurst</u> , as defined on the Policies Map;	Whilst the Broadway car pub is privately owned, it is currently used as a public car park, and centrally located within, Lamberhurst. The protection of this car park is carried forward from the 2006 Local Plan. The car park adjacent to the Brown Trout is also proposed for protection as set out in Policy TP 4 but incorrectly omitted from the Policy.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
102.	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Paragraph 5.622	The site comprises mostly undeveloped land, with a dwelling and buildings used for a commercial cattery at its southern end	The site comprises mostly undeveloped land, with a dwelling and buildings <u>previously</u> used for as a commercial cattery at its southern end. <u>This commercial use has now ceased.</u>	To accurately reflect the current uses on the site.
103.	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Paragraph 5.628	..... village of Lamberhurst and at The Down is retained.	..... village of Lamberhurst and at The Down <u>existing development South East of the Down (The Slade) and East of the Down (Sand Road/B2169 and Down Avenue</u> is retained.	Following advice from Lamberhurst PC regarding the term 'The Down'.
104.	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill Paragraph 5.628	...is retained.	Add the following additional text to the end of paragraph 5.628: is retained. <u>Southern Water's underground infrastructure follows the eastern boundary of the site and therefore the layout and design of the scheme should take account of this infrastructure.</u>	To provide clarity.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
105.	Section 5: Place Shaping Policies - Lamberhurst	Policy AL/LA 1 – Land to the west of Spray Hill		Add Policy EN 24 to the list of policies below Policy AL/LA1	Cross reference made for clarity purposes.
106.	Section 5: Place Shaping Policies - Pembury	Policy AL/PE 2 – Land at Hubbles Farm and south of Hastings Road, Pembury		Add Policy EN 24 to the list of policies below Policy AL/PE2	Cross reference made for clarity purposes.
107.	Section 5: Place Shaping Policies - Pembury	Policy AL/PE 3 – Land north of the A21, south and west of Hastings Road, Pembury Paragraph 5.680	The site was released from the Green Belt, and the	The site was released from the Green Belt <u>in part</u> , and the....	For clarity and to reflect Development Strategy Topic Paper
108.	Section 5: Place Shaping Policies - Pembury	Policy AL/PE 3 – Land north of the A21, south and west of Hastings Road, Pembury		Add Policy EN 24 to the list of policies below Policy AL/PE3	Cross reference made for clarity purposes.
109.	Section 5: Place Shaping Policies - Pembury	Policy AL/PE 4 – Land at Downingbury	A suitable legal mechanism shall be put in place to ensure that delivery of the housing	Delete entirety of point 5	Point 5 duplicates point 8

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Farm, Maidstone Road, Point 5	is tied with the provision of the land for the Hospice in the Weald expansion;	A suitable legal mechanism shall be put in place to ensure that delivery of the housing is tied with the provision of the land for the Hospice in the Weald expansion;	
110.	Section 5: Place Shaping Policies - Pembury	Policy AL/PE 4 – Land at Downingbury Farm, Maidstone Road, Pembury		Add Policy EN 24 to the list of policies below Policy AL/PE4	Cross reference made for clarity purposes.
111.	Section 5: Place Shaping Policies - Sandhurst	Policy PSTR/SA 1 - The Strategy for Sandhurst parish		Add Policy EN 22: Air Quality Management Areas to the list of policies below Policy PSTR/SA 1	For clarity.
112.	Section 5: Place Shaping Policies – Sandhurst	Policy AL/SA 1 – Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst Paragraph 5.768	The site is a greenfield site with	The site is a greenfield site <u>in the AONB</u> and has a gross area	For clarity

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
113.	GB - Section 5: Place Shaping Policies	Policy AL/SA 1 – Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst.		Add Policy EN 24 to the list of policies below Policy AL/SA1	Cross reference made for clarity purposes.
114.	Section 5: Place Shaping Policies	Policy AL/SA 2 – Sharps Hill Farm, Queen Street, Sandhurst Paragraph 5.776	The wider landscape to the north.....	The <u>site lies within the AONB and the</u> wider landscape to the north.....	For clarity
115.	Section 6: Development Management Policies - Environment	Policy and guidance Paragraph 6.24	List of guidance documents <ul style="list-style-type: none"> • <i>Manual for Streets</i> • <i>M42/M43 optional requirement in the Building Regulations</i> 	Addition to the list of guidance: <ul style="list-style-type: none"> • <i>Manual for Streets</i> • <u>Design Manual for Roads and Bridges (DMRB)</u> • <i>M42/M43 optional requirement in the Building Regulations</i> 	Missed prior to publication of PSLP
116.	Section 6: Development Management Policies - Environment	Policy and guidance Paragraph 6.24	List of guidance documents	Add: <u>Sport England's Active Design Guide to the list</u>	Missed prior to publication of PSLP

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
117.	Section 6: Development Management Policies - Environment	Policy EN1: Sustainable Design	For development proposals of over 20 units or 2,000sqm floorspace new build or conversion, a Construction Environmental Management Plan that provides details on all applicable topics above will be required at pre-commencement stage.	For development proposals of over 20 units or 2,000sqm floorspace new build or conversion, a Construction Environmental Management Plan that provides details on all applicable topics above will be required at pre-commencement stage.	For clarity
118.	Section 6: Development Management Policies - Environment	Policy EN1: Sustainable Design criterion 8	Policy Box 8. Design and construction guidance Account must be taken of the guidance documents (and any successive guidance) listed above in paragraph 6.23 , where relevant, including Supplementary Planning Documents, the Kent Design Guide, Building for a Healthy Life, the National Design Guide.....	8. Design and construction guidance Account must be taken of the guidance documents (and any successive guidance) listed above in, paragraph 6.23 6.24 , where relevant, including Supplementary Planning Documents, the Kent Design Guide, Building for a Healthy Life, the National Design Guide.....	Minor correction
119.	Section 6: Development Management	Policy EN2: Sustainable Design Standards	Number of dwellings	Number of dwellings Size of development	For clarity, dwelling numbers are not applicable

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies - Environment	Table 8. Second column title.			to non-residential applications.
120.	Section 6: Development Management Policies - Environment	Climate change adaptation Paragraph 6.48	.....Policy EN 3 details how the Local Planning Authority will ensure this takes place.	Policy EN 3 details how the Local Planning Authority will ensure this takes place <u>and developers should refer to KCC's Climate Risk and Impact Assessment for local advice.</u>	Provision of a minor update on reference guidance.
121.	Section 6: Development Management Policies - Environment	Historic Environment, Paragraph 6.51, 2 nd bullet point	post-medieval villages, grown through trade and craft, surrounded by ancient farmsteads, and linked by ancient routeways;	post-medieval villages, grown through trade and craft, surrounded by ancient farmsteads <u>and historical field patterns</u> and , linked by ancient routeways;	For clarity
122.	Section 6: Development Management Policies - Environment	Policy EN 4: Historic Environment, first paragraph	' in the guidance listed above at paragraph 6.55.'	'... in the guidance listed above at paragraph 6.55 <u>6.56</u> .	Correction of paragraph number in the cross-reference

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
123.	Section 6: Development Management Policies - Environment	Advertisements Paragraph 6.117	n/a	Add in a new paragraph after existing paragraph 6.117 to read as follows: <u>For advertisements located along, or visible from the Strategic Road Network (motorways or some A roads), National Highways advise that regard should be had to the Department for Transport's Circular 02/2013.</u>	To provide clarity in relation to the Department for Transport's Circular 02/2013.
124.	Section 6: Development Management Policies - Environment	Biodiversity Net Gain Paragraph 6.132.	The objective will be for all development to contribute towards delivering net gains for nature....	The objective will be for all development to contribute towards delivering <u>measurable</u> net gains for nature....	For clarification, as agreed with Natural England
125.	Section 6: Development Management Policies - Environment	Biodiversity Net Gain, Requirements and processes for planning applications	....and only in exceptional circumstances and in the interests of biodiversity will 'off-site' proposals be considered acceptable. For non-major development on-site, mitigation, compensation, and enhancement measures will be the preferred option, but off-site or	....and only in exceptional circumstances <u>where necessary and appropriate</u> and in the interests of biodiversity will 'off-site' proposals <u>will</u> be considered acceptable. For <u>such</u> non-major development on-site, mitigation, compensation, and enhancement measures will be the preferred	To provide clarity in respect of when off-site proposals for BNG will be appropriate, in line with discussions with Natural England

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
		Line 5 paragraph 6.135	offsetting will be considered where it offers the best outcome for biodiversity, is in reasonably close proximity to the application site, and follows the mitigation hierarchy.....	option, but off-site or offsetting will be considered where it offers the best outcome for biodiversity, is in reasonably close proximity to the application site, and follows the mitigation hierarchy.....	
126.	Section 6: Development Management Policies - Environment	Biodiversity Net Gain, Requirements and processes for planning applications Second part of paragraph 6.135	....still be required. Prior to the adoption of a SPD,....	still be required. <u>Subject to forthcoming legislation provisions, a similar approach applies to non-major development, in a proportionate manner, also having regard to the most recent Metric and the Small Sites Metric and supporting Defra/Natural England guidance.</u> Prior to the adoption of a SPD,....	For clarity and to note evolving guidance, as agreed with Natural England
127.	Section 6: Development Management Policies - Environment	Biodiversity Net Gain, Requirements and processes for planning applications Para 6.137	.....Specific consideration of the effect on soils and ecosystem services may also be required in accordance with other policies in this plan.	.....Specific consideration of the effect on soils and ecosystem services may also be required in accordance with other policies in this plan <u>and development will be expected to follow the Defra Construction code of practice for the sustainable use of soils on construction sites”.</u>	For information.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
128.	Section 6: Development Management Policies - Environment	Policy EN14: Green, Grey, and Blue Infrastructure Last sentence of first paragraph of policy wording.	Proposals for new green, grey, and blue infrastructure should aim to improve connectivity and be informed by, and respond to:	Proposals for new green, grey, and blue infrastructure should aim to improve <u>ecological</u> connectivity and be informed by, and respond to:	For clarity.
129.	Section 6: Development Management Policies - Environment	Policy EN 19: High Weald Area of Outstanding Natural Beauty (AONB) Paragraph 6.238	All proposals for major development either in the AONB should be accompanied by a landscape and visual impact assessment and an assessment of the proposal against all relevant AONB Management Plan objectives	“All proposals for major <u>or other</u> development <u>either</u> in the AONB <u>or its setting, where they are expected to significantly impact the AONB,</u> should be accompanied by a landscape and visual impact assessment and an assessment of the proposal against all relevant AONB Management Plan objectives.”	To better reflect NPPF, as agreed with Natural England
130.	Section 6: Development Management Policies - Environment	Air, water, noise and land, Air Quality Paragraph 6.249	The overall aim of Policy EN 21 is to improve and maintain levels of air pollutants...	The overall aim of Policy EN 21 is to improve and maintain <u>secure safe</u> levels of air pollutants....	To provide clearer wording.
131.	Section 6: Development Management	Air, water, noise and land, Air Quality	....It has been developed having regard to the latest European and national legislation, in addition to national policy and best practice	....It has been developed having regard to the latest European and national legislation, in addition to national policy and best practice	Explanation for origin of policy threshold needed.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies - Environment	Paragraph 6.249	guidance documents, alongside the requirements of assessment and mitigation.	guidance documents, alongside the requirements of assessment and mitigation. <u>This includes the current good practice expectation to install gas-fired boilers that do not exceed 40 mg NOx/kWh.</u>	
132.	Section 6: Development Management Policies - Environment	Air, water, noise and land, Air Quality Paragraph 6.256	Where major development is proposed which could affect an AQMA, an emission mitigation assessment and cost calculation will be required.	Where major development is proposed which could affect an AQMA, an emission mitigation assessment and cost calculation will be required. <u>Smaller developments may, in certain situations warrant assessment.</u>	Clearer wording.
133.	Section 6: Development Management Policies - Environment	Conservation of Water Resources - Paragraph 6.272	South East Water supplies water across the whole borough and developers should review the company's Water Resources Management Plan (2015-2040) for an overview of how water will be managed in the region into the future.	South East Water supplies water across the whole borough and developers should review the company's Water Resources Management Plan (2015-2040) <u>(2020-2080)</u> for an overview of how water will be managed in the region into the future.	Updating to refer to latest WRWP.
134.	Section 6: Development Management	Conservation of Water Resources -	In 2013, the Environment Agency produced a water stress classification method for areas of England and Wales. Areas of serious water stress	In 2013 2021 , the Environment Agency produced a water stress classification method for areas of England and Wales. Areas of	Updating to refer to most recent assessment.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies - Environment	Paragraph 6.273, first sentence	are identified where both the current and future household demand for water is a high proportion of the effective rainfall available to meet that demand.	serious <u>an updated determination of areas of</u> water stress are identified where both the current and future household demand for water is a high proportion of the effective rainfall available to meet that demand. <u>(updating a previous 2013 study)</u> . In this report, the supply for all of Tunbridge Wells Borough, and indeed Kent, was classified as being under 'serious water stress'.	
135.	Section 6: Development Management Policies - Environment	Development and Flood Risk – Paragraph 6.278	.....the Council's latest Strategic Flood Risk Assessment, such as in parts of Paddock Wood and Five Oak Green/Capel.	.....the Council's latest Strategic Flood Risk Assessment, such as in parts of Paddock Wood and Five Oak Green/Capel. <u>The approach taken within Policy EN25 is in accordance with the NPPF; however there may be instances where it may be appropriate to require a Flood Risk Assessment for smaller developments and it would therefore be appropriate to consult with KCC as the lead</u>	To clarify the approach for FRAs for smaller developments. development.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>local flood authority on a case-by-case basis.</u>	
136.	Section 6: Development Management Policies - Environment	Development and Flood Risk – Paragraph 6.277	It is essential that new development across the borough does not increase flood risk, and that any new development proposed in areas that are vulnerable to flood risk 'build in'...	It is essential that new development across the borough does not increase flood risk, either on site or elsewhere and provides adequate drainage provision so that flood risk is managed effectively, and that any Any new development proposed in areas that are vulnerable to flood risk, should 'build in'...	For clarification of scope of flood risk and drainage considerations.
137.	Section 6: Development Management Policies - Environment	Sustainable Drainage Paragraph 6.289	n/a	Add in a new paragraph after existing paragraph 6.289 to read as follows: <u>Developers are also advised to have regard to the Department for Transport's Circular 02/2013 (paragraph 50)(or any update to this) in relation to water run-off that may arise due to proposed development. The Circular advises that such water run-off will not be accepted into the highway</u>	To note the regard to drainage guidance, in line with comments received from Highways England (now National Highways)

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>drainage systems, and there should be no new connections into those systems from third party development or drainage systems.</u>	
138.	Section 6: Development Management Policies - Environment	Land Contamination – Paragraph 6.302	Any land contaminated with hazardous or toxic materials is potentially a serious cause of pollution, as well as a threat to human health; it can also migrate into watercourses, impacting not only on water quality, but also biodiversity. Contamination can derive from previous uses, such as industrial processes involving chemicals, intensive agriculture, or closed waste disposal sites where landfill gas and leachate are still present.	.... or closed waste disposal sites where landfill gas and leachate are still present. <u>Some sites are particularly difficult and high risk in terms of redevelopment such as closed landfill sites and former gas works. In such cases the developer should ensure that a full site investigation and risk assessment is completed and submitted with the application to demonstrate that it is both technically and economically viable for its intended use.</u>	To provide clarity on closed landfill sites.
139.	Section 6: Development Management Policies - Housing	Delivery of Housing, Housing Mix – Paragraph 6.310.	Policy H 1 should also be read in conjunction with Policy H 2: Housing Density.	Policy H 1 should also be read in conjunction with Policy H 2: Housing Density. <u>The provision of Affordable Housing is dealt with in Policy H 3. Housing for Older People and People with</u>	To provide further relevant cross references

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>disabilities is addressed in Policy H6.'</u>	
140.	Section 6: Development Management Policies - Housing	Affordable Housing, national policy and borough need context – Paragraph 6.315	The Strategic Housing Market Assessment (SHMA) and its subsequent update (SHMA update 2017)..... are taken into account in the Housing Needs Assessment Topic Paper.	The Strategic Housing Market Assessment (2015) (SHMA) and its subsequent update (SHMA update 2017)..... are taken into account in the Housing Needs Assessment Topic Paper (2021) .	To clarify which supporting documents are being referred to.
141.	Section 6: Development Management Policies - Housing	Policy H3, policy, point 1 under the heading exceptional circumstances	The developer has provided written evidence that no Registered Provider will take the units and this had been demonstrated to the satisfaction of the Council;	The developer has provided written evidence that no Registered Provider will take the units and this had has been demonstrated to the satisfaction of the Council;	To avoid change of tense.
142.	Section 6: Development Management Policies - Housing	Types of Housing Delivery, Different types of older persons' housing - Paragraph 6.349.	Age-restricted general market housing is generally for people aged 55 and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.	Age-restricted general market housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.	To reflect the PPG and for clarity.
143.	Section 6: Development Management	Types of Housing Delivery, Different types of older	Class C3: Age restricted general market housing, Retirement Living, Sheltered Accommodation, and Extra	Class C3: Age restricted general market housing, Retirement Living, Sheltered Accommodation, and Extra Care	For clarity, consistent with other text.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies - Housing	persons' housing - Paragraph 6.350	Care Accommodation, Assisted Living, Close Care, Continuing Care	Accommodation, Assisted Living, Close Care, Continuing Care (<u>it is acknowledged that Extra Care housing may be considered C2 depending on the level of care provided.</u>)	
144.	Section 6: Development Management Policies - Housing	Types of Housing Delivery, Different types of older persons' housing - Paragraph 6.361	....This may be supplemented by some homes built as suitable for use or adaptation for people with disabilities.....These homes, to the higher M4(3) standards are sought as part of the affordable housing on 20 dwellings or more. Only in circumstances where.....	....This may be supplemented by some homes built as suitable for use or adaptation for people with disabilities..... These homes, to the higher M4(3) standards are sought as part of the affordable housing on 20 dwellings or more <u>These homes, to the higher M4(3) standards are sought as part of the affordable housing on 20 dwellings or more.....The higher M4(3) standards are only required on the affordable housing elements of schemes as it is considered only appropriate to require dwellings to be accessible for people with disabilities where there is some control over occupation.</u> Only in circumstances where.....	To provide clarity on when M4(3) units are required on sites.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
145.	Section 6: Development Management Policies - Housing	Policy H10, para 6.397	Secondly, where the use is found to be lawful, in accordance with Policy EN 1: Sustainable Design consideration should be given	Secondly, where the use is found to be lawful, in accordance with Policy EN 1: Sustainable Design, consideration should be given.....	Minor punctuation correction
146.	Section 6: Development Management Policies – Economic Development	Retention of Existing Employment Sites and Buildings, Permitted Development Rights and Article 4 Directions Paragraph 6.453	Applicants submitting planning applications for the conversion/change of use of employment buildings, or sites for alternative uses, should demonstrate that consideration has been given to the criteria set out within Policy ED 2. Such applications should be supported by:	Applicants submitting planning applications for the conversion/change of use of employment buildings, or sites for alternative uses , to non-employment uses should demonstrate that that consideration has been given to the criteria set out within Policy ED 2. Such applications should be supported by:	For clarity that redevelopment and conversion relates to that for non-employment uses
147.	Section 6: Development Management Policies – Economic Development	Policy ED2: Retention of Existing Employment Sites and Buildings Policy Box	Criterion 3: Are capable of meeting a range of employment uses to support the local economy	After criterion 3, add a further criterion: <u>4. have been identified as being suitable for alternative uses in the Local Plan or another adopted development plan document.</u>	For clarity and consistency with specific Local Plan site allocations
148.	Section 6: Development	Policy ED2: Retention of	Applicants seeking to redevelop/convert existing	Applicants seeking to redevelop/convert existing	For clarity that redevelopment

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Management Policies – Economic Development	Existing Employment Sites and Buildings Policy Box	employment buildings and sites must demonstrate the following:	employment buildings and sites <u>to non-employment uses</u> must demonstrate the following:	and conversion relates to that for non-employment uses
149.	Section 6: Development Management Policies – Economic Development	Digital Communications and fibre to the Premises (FTTP) – Paragraph 4.658	Technological changes that are currently transforming our working, learning, leisure, and community environments will need to be integrated into future developments (residential, employment, and commercial) to meet both existing and future communication needs.	Technological changes that are currently transforming our working, learning, leisure, and community environments will need to be integrated into future developments (residential, employment, and commercial) to meet both existing and future communication needs. <u>In relation to mobile networks, the Council is keen to provide for future technology, including the use of the next generation of mobile wireless system cellular technology (currently 5G).</u>	For clarification and updating, as agreed with KCC (Broadband Team)
150.	Section 6: Development Management	Policy ED 3: Digital Communications	....prioritised accordingly. As well as other wireless solutions, including provision for opportunities for	.....prioritised accordingly. <u>Should the implementation of FTTP not be possible for the</u>	For clarification and updating, as agreed with KCC

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Policies – Economic Development	and Fibre to the Premises (FTTP) Paragraph 4.659	connections that are ‘gigabit capable’ (gigabit internet delivers download speeds of up to one gigabit per second (bps), the equivalent of 1,000 million bps). Additionally, in relation to mobile networks, the Council is keen to provide for future technology, including the use of the next generation of mobile wireless system cellular technology (currently 5G).	<u>reasons set out below at paragraphs 6.460 and 6.461 (note: paragraphs 6.462 and 6.463 in submission version Local Plan), then consideration should firstly be given to opportunities for connections that are ‘gigabit capable’ (gigabit internet delivers download speeds of up to one gigabit per second). <u>Other wireless solutions, which can vary considerably in speed, should only be considered where the implementation of either FTTP or gigabit capable technologies are not possible</u></u> , the equivalent of 1,000 million bps). Additionally, in relation to mobile networks, the Council is keen to provide for future technology, including the use of the next generation of mobile wireless system cellular technology (currently 5G).	(Broadband Team)

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
151.	Section 6: Development Management Policies – Economic Development	Policy ED 3: Digital Communications and Fibre to the Premises (FTTP) Paragraph 4.462	Where a FTTP solution is not deemed possible, or for smaller developments, the provision of other technologies capable of providing speeds in excess of 24 mbps (megabits per second) should be delivered wherever practical.	‘Where a FTTP solution is not deemed possible, or for smaller developments, the provision of other technologies capable of providing speeds in excess of 24 mbps (megabits per second) <u>or the minimum speed specified in Government guidance at the time of submitting an application proposal</u> , should be delivered wherever practical.’	For clarification and updating, as agreed with KCC (Broadband Team)
152.	Section 6: Development Management Policies – Economic Development	Policy ED 3: Digital Communications and Fibre to the Premises (FTTP) Policy ED 3	.....All residential and employment developments inside the Limits to Built Development of Royal Tunbridge Wells, Southborough, Paddock Wood and east Capel, Hawkhurst, Cranbrook, Pembury, and Tudeley Village, including site allocations promoted in this Plan, will enable FTTP or other wireless solutions. In other areas, all residential developments over five dwellings and employment proposals of 500sqm or more (including through conversion)	All residential and employment developments within the Limits to Built Development of Royal Tunbridge Wells, Southborough, Paddock Wood, Hawkhurst, Cranbrook, Pembury and Tudeley Village, including site allocations promoted in this Plan, will enable FTTP <u>or where this is not possible</u> , other wireless solutions. In other areas, all residential developments over five dwellings and employment proposals of 500 sqm or more (including through conversion) will enable	For clarification and updating, as agreed with KCC (Broadband Team)

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
			<p>will enable FTTP or other wireless solutions.</p> <p>For schemes under these thresholds, the Council's expectation is that provision for FTTP or other wireless solutions will be achieved, wherever practical.</p> <p>For sites of less than five dwellings or 500sqm of employment space, or where it can be demonstrated that FTTP is not practical due to special circumstances (such as issues of viability, the inability to provide the appropriate physical trench, and proximity to the nearest breakout point on the fibre network), then other non-Next Generation Access technologies, including wired and wireless infrastructure, providing all-inclusive internet access speeds in excess of 24 mbps, should be delivered wherever practical</p>	<p>FTTP or <u>where this is not possible</u>, other wireless solutions.</p> <p>For schemes under these thresholds, the Council's expectation is that provision for FTTP and other wireless solutions <u>(where the implementation of FTTP is not possible)</u>, will be achieved wherever practical.</p> <p>For sites of less than five dwellings or 500sqm of employment space, or where it can be demonstrated that FTTP is not practical due to special circumstances, (such as issues of viability, the inability to provide the appropriate physical trench, and proximity to the nearest breakout point on the fibre network), then other non-Next Generation Access technologies, including wired and wireless infrastructure, providing all-inclusive internet access speeds in excess of 24Mbps, <u>or the minimum speed specified</u></p>	

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
				<u>in Government guidance at the time of submitting an application proposal</u> , should be delivered wherever practical.'	
153.	Section 6: Development Management Policies – Economic Development	Policy ED 6: Commercial and Private Recreational (including equestrian) Uses in the Countryside	Proposals for the development of commercial recreational uses in the countryside will only be permitted where:.....	Proposals for the development of commercial <u>or private</u> recreational uses in the countryside will only be permitted where:....	To correct a typographical error, consistent with the title of the policy
154.	Section 6: Development Management Policies – Economic Development	Retention of Local Services and Facilities, Local services and facilities – Paragraph 6.534	.....Such uses include a post office, shop, restaurant or public house, medical surgery, places of worship, community hall, recreation facilities, primary school, and library.	.....Such uses include a post office, shop, restaurant or public house, medical surgery, places of worship, community hall, recreation <u>and cultural</u> facilities, primary school, and library.	To provide a fuller range of examples.
155.	Section 6: Development Management Policies – Transport and Parking	Transport and Parking - Paragraph 6.542	At the same time, the Council understands that private cars are, and will remain, an important and necessary part life in the borough,	At the same time, the Council understands that private cars are, and will remain, an important and necessary part <u>of</u> life in the borough,	To correct a grammatical error

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
156.	Section 6: Transport and Parking	Policy TP 1: Transport Assessments/ Statements, Travel Plans, and Mitigation Point 2	Demonstrate through the transport assessment or statement and a travel plan (where required) that the impacts of trips generated to and from the development will be mitigated to avoid causing an unacceptable impact on highway safety, or lead to severe residual cumulative impacts on the road network, in accordance with the NPPF, including where necessary delivering mitigation measures ahead of the development being occupied.	Demonstrate through the transport assessment or statement and a travel plan (where required) that the impacts of trips generated to and from the development will be mitigated to avoid causing an unacceptable impact on highway safety, or leading to severe residual cumulative impacts on the road network, in accordance with the NPPF, including where necessary delivering mitigation measures ahead of the development being occupied.	To correct a grammatical error
157.	Section 6: Transport and Parking	Transport Design and Accessibility - Paragraph 6.550	....The Council will refer to the Local Cycling and Walking Infrastructure Fund and will apply the appropriate highway guidance....	....The Council will refer to the Local Cycling and Walking Infrastructure Fund Plan and Low Traffic Neighbourhoods as well as latest national guidance on active travel/cycle infrastructure design, and will apply the appropriate highway guidance...	Typo/incorrect name given and for clarity, to ensure national guidance is also taken into account.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
158.	Section 6: Transport and Parking	Policy TP2: Transport Design and Accessibility	<p>Shared space schemes, where there is a level surface, will be permitted in the following instances provided they apply only to new residential areas or existing residential streets with very low levels of traffic:</p> <ul style="list-style-type: none"> a. Raised junctions, speed tables, speed bumps, and other related traffic calming features; b. Pedestrian crossings; c. Cul-de-sacs serving 25 properties or less. 	<p>Shared space schemes, where there is a level surface, will be permitted in the following instances provided they apply only to new residential areas or existing residential streets with very low levels of traffic:</p> <ul style="list-style-type: none"> d. Raised junctions, speed tables, speed bumps, and other related traffic calming features; e. Pedestrian crossings; f. Cul-de-sacs serving 25 properties or less. <p><u>Shared space schemes which are regarded as suitable by Kent County Council, as the Local Highway Authority, will be considered as part of new residential schemes or within existing residential streets with very low levels of traffic.</u></p>	To provide clarity as the current wording does not make sense.

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
159.	Section 6: Transport and Parking	Transport Design and Accessibility - Paragraph 6.550	....Where streets are intended to bring wider community benefits through place making, then the Manual for Streets approach is deemed to be applicable, provided the design fits the local context....	....Where streets are intended to bring wider community benefits through place making, then the Manual for Streets approach is deemed to be applicable, provided the design fits the local context....	This wording is not considered necessary, as the Manual for Street guidance is already referred to within this paragraph.
160.	Section 6: Transport and Parking	Policy TP2: Transport Design and Accessibility, point 7	... if appropriate the developer will be required to investigate amending external speed limits adjacent to, and in the vicinity of, the site's access....	"... if appropriate the developer will be required to investigate amending, and fund any necessary amendment to, external speed limits adjacent to, and in the vicinity of, the site's access"	For clarification on responsibility, as part of a development
161.	Section 6: Transport and Parking	Policy TP 3: Parking Standards	....Within Zone A (Royal Tunbridge Wells Town Centre Parking Area, as defined on the Royal Tunbridge Wells Policies Map),.....	....Within Zone A (Royal Tunbridge Wells Town Centre Parking Area, as defined on the Royal Tunbridge Wells Town Centre Policies Map (Inset Map 2)),.....	To correct an error relating to the incorrect reference made to the inset map.
162.	Section 6: Development Management Policies –	Road Infrastructure, A228 Colts Hill - Paragraph 6.577	....a part off-line new section of highway running to the north of a collection of houses along the A288, together with....	....a part off-line new section of highway running to the north of a collection of houses along the A228 A288, together with...	To correct a typographical error

Modification Reference Number (Mod_x)	Section	Policy/ paragraph	Current text	Proposed text/action	Reason for change
	Transport and Parking				
163.	Section 7: Delivery and Monitoring	Paragraph 7.12	To further support housing delivery, the Council has also prepared a 'Housing Action Plan' 2018/2019, in accordance with the provisions of the NPPF and.....	To further support housing delivery, the Council has also prepared a 'Housing Delivery Test Action Plan' 2019/2020 (2018/2019), in accordance with the provisions of the NPPF and	Update to refer to latest Action Plan
164.	Appendix 4: Glossary	n/a	n/a	<u>Add in a definition – 'Bulking' (in relation to waste management): This is the consolidation of the contents of several containers of similar material into a single container (e.g. waste materials such as flammable liquids, oil/ latex paint and used oil are typically bulked)</u>	For clarity, as bulking is referred to in Table 2 in section 2 of Local Plan

Local Plan Mapping Amendments

Modification Reference Number (Mod_x)	Section	Comment/Suggested Change	Change Proposed and Justification
165.	Policy Map Legend	Proposed Road Improvements STR/SS1 and STR/SS3 (indicative)	Change to Policy Map Legend label to reflect that the proposed road route shown is indicative. See CD_3.129 in Core Documents list
166.	Inset Map 1	Subdivide the Royal Tunbridge Wells and Southborough Inset Map into 4 separate inset map areas.	Subdivide Inset Map one into four for ease of viewing/to better visualise the allocations (Inset Maps 1a-1d). See CD_3.129 in Core Documents list
167.	Inset Map 3 – Southborough Inset Map 4 – Paddock Wood Inset Map 8 – Tudeley Village Inset Map 9 – Brook Farm Inset Map 12 – Sissinghurst Inset Map 18 – Benenden Hospital	AONB designation not shown on inset maps.	AONB designation should be shown on maps not wholly within AONB (which would be covered by small text) for completeness. See CD_3.129 in Core Documents list

Modification Reference Number (Mod_x)	Section	Comment/Suggested Change	Change Proposed and Justification
	Inset Map 20 – Brenchley Inset Map 21 – Matfield Inset Map 26 – Horsmonden Inset Map 30 – Rusthall Inset Map 33 – Langton Green		
168.	Inset Map 14 (Gypsy and Traveller Sites(s))	Inset Map is currently showing the AONB boundary, whereas it does not need to as there is small text at the bottom saying that the area is wholly within the AONB.	Remove the AONB symbology from Inset Map 14. See CD_3.129 in Core Documents list.
169.	Inset Map 19 (Bidborough)	Inset Map is wrongly saying that the area is entirely within the AONB.	Remove small text label from Inset Map 19 and add the AONB symbology. See CD_3.129 in Core Documents list.
170.	Inset Map 20 (Brenchley)	Remove Former Moatlands Golf Club and Private Allotments on Tibbs Court Lane, north west of Southfield Cottages from Inset Map 20.	The OSSR1 designation at the former golf course and allotments should be removed as per previous correspondence with the parish Council prior to the Regulation 19 consultation which confirmed these changes were meant to occur. See CD_3.129 in Core Documents list.

Modification Reference Number (Mod_x)	Section	Comment/Suggested Change	Change Proposed and Justification
171.	Inset Map 30 (Rusthall)	Neighbourhood Centre (cross-hatched orange area) on inset map: there is no Neighbourhood Centre at Rusthall; it is a Village Settlement in the Defined Centres Hierarchy in Policy ED8.	Delete neighbourhood centre from Rusthall inset map (factual correction). See CD_3.129 in Core Documents list.
172.	Policies / Overview Map	Provide clarity of existing designations that extend beyond inset map boundaries.	This will be clarified via an interactive policy map and Policy Map which will show all areas beyond inset maps where designations and policies relate. The Policies Map will also be republished to update Inset Map areas and show policies outside of inset map areas. See CD_3.129 in Core Documents list.
173.	Policies / Overview Map	TWBC needs to clarify what changes are being proposed to the existing Policies Map.	For clarity, a spreadsheet will be prepared alongside submission of the Plan comparing the currently adopted policies (2006 Local Plan, 2010 Core Strategy, and 2016 Site Allocations Local Plan) with the new proposed policies of the emerging Local Plan. See Core Document Number CD_3.129u
174.	All Inset Maps	Amend Green Belt symbology to clarify where changes (i.e. Green Belt release) are being proposed.	For clarity, amend green tone symbology currently used for Green Belt to hatching, and overlay on top of site allocations. See CD_3.129 in Core Documents list.
175.	Key Diagram (Figure 5)	Map does not show how circles relate to settlements. Unclear whether circles	This will be clarified within the small text of Figure 5.

Modification Reference Number (Mod_x)	Section	Comment/Suggested Change	Change Proposed and Justification
		correlate to population or existing number of dwellings.	
176.	Key Diagram (Figure 5)	Small print on Figure 5 is unclear to read.	Figure 5 will be produced at a higher resolution to ensure that the small text is clearly readable.
177.	Inset Map 1 (Royal Tunbridge Wells and Southborough)	The area of Sport and Recreation Use within AL/RTW 21 is missing from the published Inset Map for Royal Tunbridge Wells.	Add the area of Sport and Recreation Use within AL/RTW 21 onto the published Inset Map for Royal Tunbridge Wells to reflect the site plan within the Local Plan. See CD_3.129 in Core Documents list.
178.	Map 45 Site Layout Plan (AL/HA 3)	The landscape and open space buffer within AL/HA 3 (as shown on the inset map for Hawkhurst) is missing from the site plan for AL/HA 3.	Add the landscape and open space buffer within AL/HA 3 onto the site layout plan (map 45) for AL/HA 3 to reflect the published inset map for Hawkhurst.
179.	Inset Map 1 (RTW and Southborough) and Inset Map 3 (Southborough)	Access for AL/SO 3 on the inset maps for RTW and Southborough and Southborough is currently shaded as “residential use”, whereas the site plan (map 25) in the Local Plan for AL/SO 3 is left blank/unshaded.	For clarity, remove “residential use” shading at the access to AL/SO 3 in the inset maps for RTW and Southborough and Southborough for consistency with the site plan in the Local Plan (map 25). See CD_3.129 in Core Documents list.
180.	Inset Map 29 (Pembury)	Access for AL/PE 6 on the inset map for Pembury is currently shaded as “residential use”, whereas the site plan (map 69) in the Local Plan for AL/PE 6 is left blank/unshaded.	For clarity, remove “residential use” shading at the access to AL/PE 6 in the inset map for Pembury for consistency with the site plan in the Local Plan (map 69). See CD_3.129 in Core Documents list.

Modification Reference Number (Mod_x)	Section	Comment/Suggested Change	Change Proposed and Justification
181.	Inset Map 30 (Rusthall)	Policy AL/RU 1 not currently shown on the inset map for Rusthall (is shown instead on RTW/Southborough inset map only).	For clarity, extend the inset map for Rusthall to include AL/RU 1. See CD_3.129 in Core Documents list.
182.	Inset Map 32 (Speldhurst)	Policy AL/SP 2 not currently shown on the inset map for Speldhurst (is shown instead on Rusthall inset map only).	For clarity, extend the inset map for Speldhurst to include AL/SP 2. Consequently, remove small text label and add AONB symbology. See CD_3.129 in Core Documents list.
183.	Inset Map 7 (Five Oak Green)	Inset Map 7 does not show full proposed offline A228/Five Oak Green bypass indicative routes.	Extend Inset Map 7 to show full extent of full proposed offline A228/Five Oak Green bypass indicative routes. See CD_3.129 in Core Documents list.
184.	Inset Map 1a - RTW & Southborough. Map 5 Site Layout Plan (AL/RTW 5) Interactive Map	Oaklea should not be included in the AL/RTW 5 allocation.	Alter boundary of site allocation boundary and open space and landscape buffer to remove Oaklea from the allocation. See CD_3.129 in Core Documents list.

Appendix 1: Updated NPPF References

To update references to NPPF (2019) to NPPF (July 2021) with amended paragraph numbers

Modification Reference Number (Mod_x)	Our para/policy number	Ref in PSLP	New para number or no change (NC) including revisions/corrections to NPPF text
185.	1.22	Government planning policy is set out in the National Planning Policy Framework (NPPF) (2019), with supporting guidance in the Planning Practice Guidance (PPG).	Change to July 2021 revision
186.	4.6	NPPF (2019)	Change to July 2021 revision
187.	4.65	A presumption in favour of sustainable development lies at the heart of the NPPF (paragraph 10).	NC
188.	4.66	NPPF para 117 "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land" (except where this would conflict with other policies in the NPPF, including causing harm to designated sites of importance for biodiversity)."	119 (except where this would conflict with other policies in the NPPF this Framework , including causing harm to designated sites of importance for biodiversity)

Modification Reference Number (Mod_x)	Our para/policy number	Ref in PSLP	New para number or no change (NC) including revisions/corrections to NPPF text
189.	4.83	NPPF para 19 "Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes."	121
190.	4.111	NPPF para 148 places should be shaped in ways that contribute to "radical reductions in greenhouse gas emissions, minimising vulnerability and improving resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."	152 radical reductions in greenhouse gas emissions, minimising minimise vulnerability and improving improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
191.	STR 8	major development definition para 172 of National Planning Policy Framework	177 footnote 60
192.	4.129	paras 136-139 of 2019 nppf relating to Green Belt boundaries	140-143 2021 NPPF

Modification Reference Number (Mod_x)	Our para/policy number	Ref in PSLP	New para number or no change (NC) including revisions/corrections to NPPF text
193.	STR 9	development in green belt exceptions NPPF para 145	149
194.	5.175	Such an approach is acknowledged in the NPPF, which states that “the supply of large number of new homes can often be best achieved through planning for larger scale development, such a new settlements or major urban extensions” (paragraph 72).	73 The supply of large numbers <u>s</u> of new homes can often be best achieved through planning for larger scale development, such a new settlements or major urban extensions <u>such as new settlements or significant extensions to existing villages and towns ...</u>
195.	5.209	Such an approach is acknowledged in the NPPF, which states (at paragraph 72) that “the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements...”.	73
196.	5.455	The former sanitorium building at the southern part of the site, known as the Garland Wing, is considered to be a non-designated heritage asset, as defined in the NPPF and addressed in paragraph 197, and also as defined in paragraphs 039-18a to 041-18a of the Planning Practice Guidance. Its demolition was accepted under the 2014 planning permission.	203

Modification Reference Number (Mod_x)	Our para/policy number	Ref in PSLP	New para number or no change (NC) including revisions/corrections to NPPF text
197.	6.13	While, in general, development should be designed to complement the character of a particular place, it should be equally recognised that exceptional design (as defined by paragraph 79 (e) of the NPPF) does not simply replicate the form and appearance of existing development, but rather responds to it.	80 (e)
198.	6.15	Frequently, sustainable solutions will help support the ability of the natural environment to contribute vital goods and services to people and society. Such 'ecosystem services' include flood mitigation, crop pollination, freshwater filtration, and climate stability. Since the publication of the National Ecosystem Assessment (2011), it has been clear that ecosystem services are often undervalued in conventional economic analyses and decision making. Paragraph 170 of the NPPF seeks to address this by encouraging the planning system to recognise these critical services, and it is the intention of the policies in this Plan to implement the necessary design and construction measures to protect and enhance ecosystem services.	174
199.	6.26	The NPPF (2019) directs planning authorities to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes being made to the permitted scheme, and advocates the use of assessment frameworks (paragraph 129 of the NPPF) such as sustainability standards.	Change to July 2021 paragraph 133

Modification Reference Number (Mod_x)	Our para/policy number	Ref in PSLP	New para number or no change (NC) including revisions/corrections to NPPF text
200.	6.29	All these standards allow some flexibility in how the sustainability policy requirements are met, which would be determined on a site-by-site basis. This may apply, for example, if a developer can demonstrate that the standards would restrict its ability to achieve a truly exceptional or innovative design (as set out in paragraph 79 of the NPPF).	80 Remove "or innovative" as this has been removed from the NPPF.
201.	6.42	Where the energy required to heat buildings is being considered, the Council will undertake a proactive approach in accordance with the NPPF (paragraph 151).	155
202.	6.237	The Council has given detailed consideration as to whether a proposed allocation site in the AONB is major development or not in the context of paragraph 172 of the NPPF and the guidance in footnote 55.	177 footnote 60
203.	6.314	Paragraph 63 of the NPPF states that "provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of five units or fewer)".	64
204.	6.546	New developments have the potential to generate a considerable number of vehicular and pedestrian trips, which in turn can have both individual and cumulative (within the context of other programmed and/or proposed development) impacts on the transport network. As per the NPPF	111

Modification Reference Number (Mod_x)	Our para/policy number	Ref in PSLP	New para number or no change (NC) including revisions/corrections to NPPF text
		(paragraph 109), all development proposals must therefore ensure that development will not cause an unacceptable impact on highway safety or lead to severe residual cumulative impacts on the road network, and should be prevented or refused if the impacts cannot be mitigated to an acceptable degree	

Appendix 2: revised wording of Foreword

I firstly want to say “thank you” to the many residents, business and organisations who took the time and trouble to make representations on the ‘Pre-Submission’ version of the new Local Plan earlier this year.

It is only right that this Plan, which is to form the cornerstone of how the borough develops over the next 15 or so years, is subject to proper scrutiny via independent examination.

It has been a challenging Plan to produce, requiring a balance between diverse objectives. There are inevitably hard choices – that cannot please everyone - in seeking to meet the borough’s needs for homes, jobs and associated facilities, as well as respecting its distinctive qualities.

There has been a lot of attention to housing growth and the siting of development in producing the Local Plan, and through the consultation stages. Infrastructure availability has been an understandable common concern. Much work has been done with the relevant agencies to ensure that developments will have the infrastructure required to support them.

The Local Plan also contains many important policies and proposals to guide the form of development, including ones that will secure more affordable housing, will better meet the needs of an ageing population, maintain a vibrant economy, expect high design standards, and integrate better with the natural and historic environments, including responding more positively to climate change.

Having a Local Plan for the borough in place is key to being able to manage development in a way that meets local ambitions. Submitting it now for independent examination is a major step forward in this process.

Councillor Alan McDermott
Portfolio Holder for Planning and Transportation

Appendix 3: Revised Figure 1 Local Plan Timescale



Appendix 4 – Revised wording to Section 1: Introduction to include Pre-Submission Local Plan Consultation

(changes to existing text highlighted in yellow)

Draft Local Plan

1.17 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, and 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.

1.18 Over 8,000 individual comments, from over 2,000 individuals and organisations, were received to the Draft Local Plan public consultation. A full list of the responses received can be found on the Council’s website under [Previous Stages webpage](#).

1.19 The main issues raised in the responses to the Regulation 18 public consultation included concerns about the following matters:

- implications of the development strategy in relation to individual settlements or sites;
- overall housing numbers (too high), affordable housing, and housing types (particularly housing for older people and first time buyers);
- the Plan’s consistency with national policies in relation to the release of Green Belt land, as well as the number of major developments in the High Weald Area of Outstanding Natural Beauty (AONB), and its conservation;
- provision and timing of the range of infrastructure needed to support new
- development, such as highways, medical services, schools, drainage, and water supply;
- flooding;
- highway matters and transport provision on already congested roads;
- climate change and sustainability and that the Plan does not go far enough to address these issues.

1.20 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. All comments were carefully considered and taken into account in preparing the Pre-Submission Local Plan, as was any updated national planning policy and guidance, as well as further evidence gathered and evaluated by the Council.

Yellow box deleted

(new text below)

Pre-Submission Local Plan

The Pre-Submission Local Plan was published in Spring 2021 and subject to a 10-week consultation that ran from the 26 March 2021 to 4 June 2021.

In total 2,084 representations on different parts of the Local Plan were received from 650 organisations and individuals. All representations received are available to view on the Council's website on the Council's [Representations and Next Steps webpage](#).

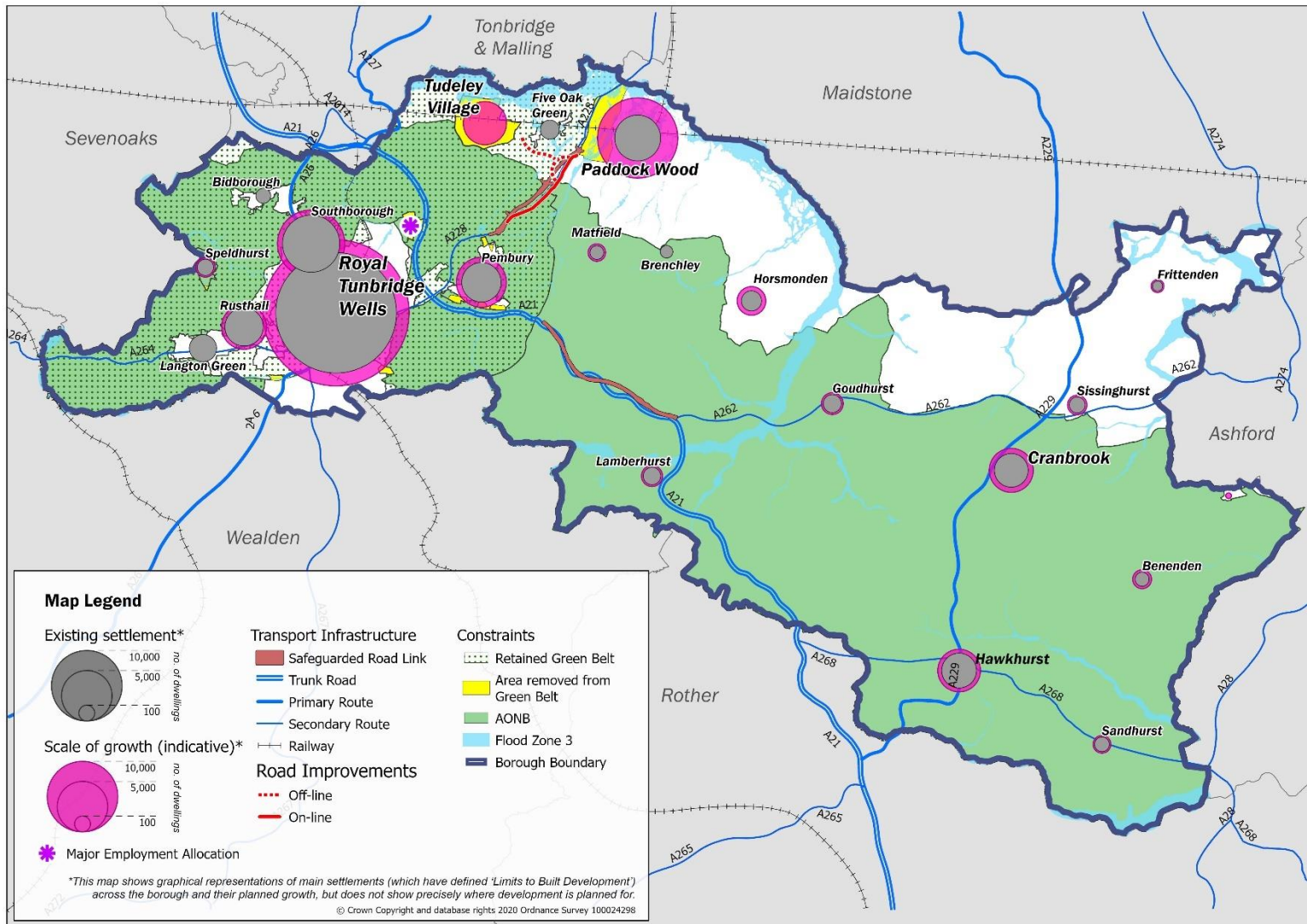
The main issues raised in response to the Pre-Submission Local Plan included concerns about the following matters:

- If there is capacity to assist with unmet housing need from neighbouring authorities;
- The impacts of the development strategy on the Green Belt and Area of Outstanding Natural Beauty, and consistency with national policy;
- The sustainability of the development strategy, specifically with regard to the allocation of strategic sites;
- The appropriateness of the strategic sites in terms of loss of Green Belt, infrastructure requirements and mitigations, and delivery programme;
- The suitability of the proposed site allocations, and of omission sites, for development;
- The consistency of the Development Management Policies with national policy and whether they reflect local circumstances, including matters relating to sustainable design/standards and wider climate change matters, heritage assets, biodiversity net gain, affordable housing, housing for older people, and traveller sites provision

The Consultation Statement relating to the Pre-Submission Local Plan provides an overview of the public consultation and identifies the main issues raised. All representations will be made available to the Planning Inspector appointed to examine the Local Plan.

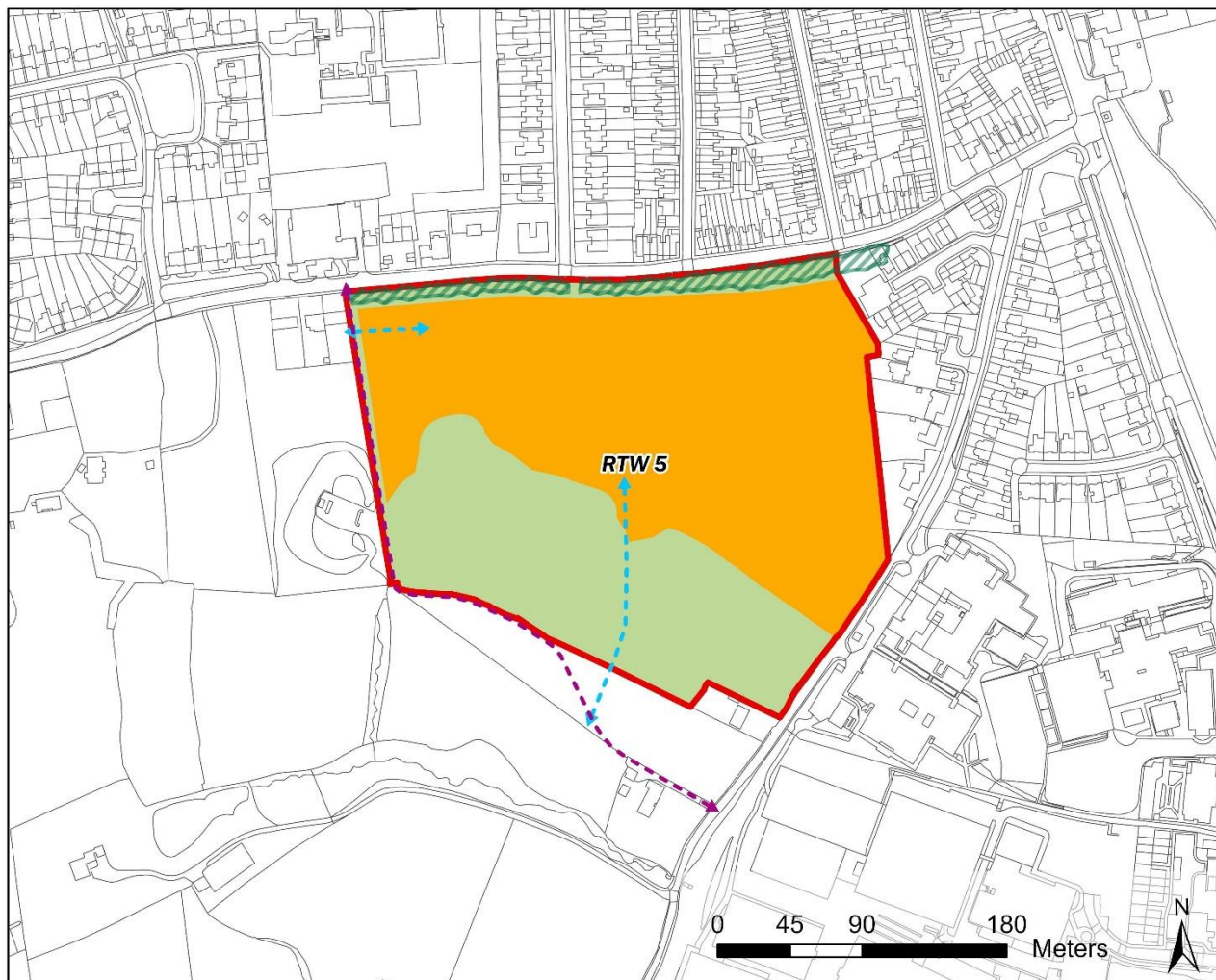
It is noted that all public consultations have been (and will be) carried out in accordance with the protocols set out in the Council's [Statement of Community Involvement](#).

Appendix 5: Revised Figure 5 Key Diagram



Appendix 6: Revised site plans

Policy AL/RTW 5 Site Plan



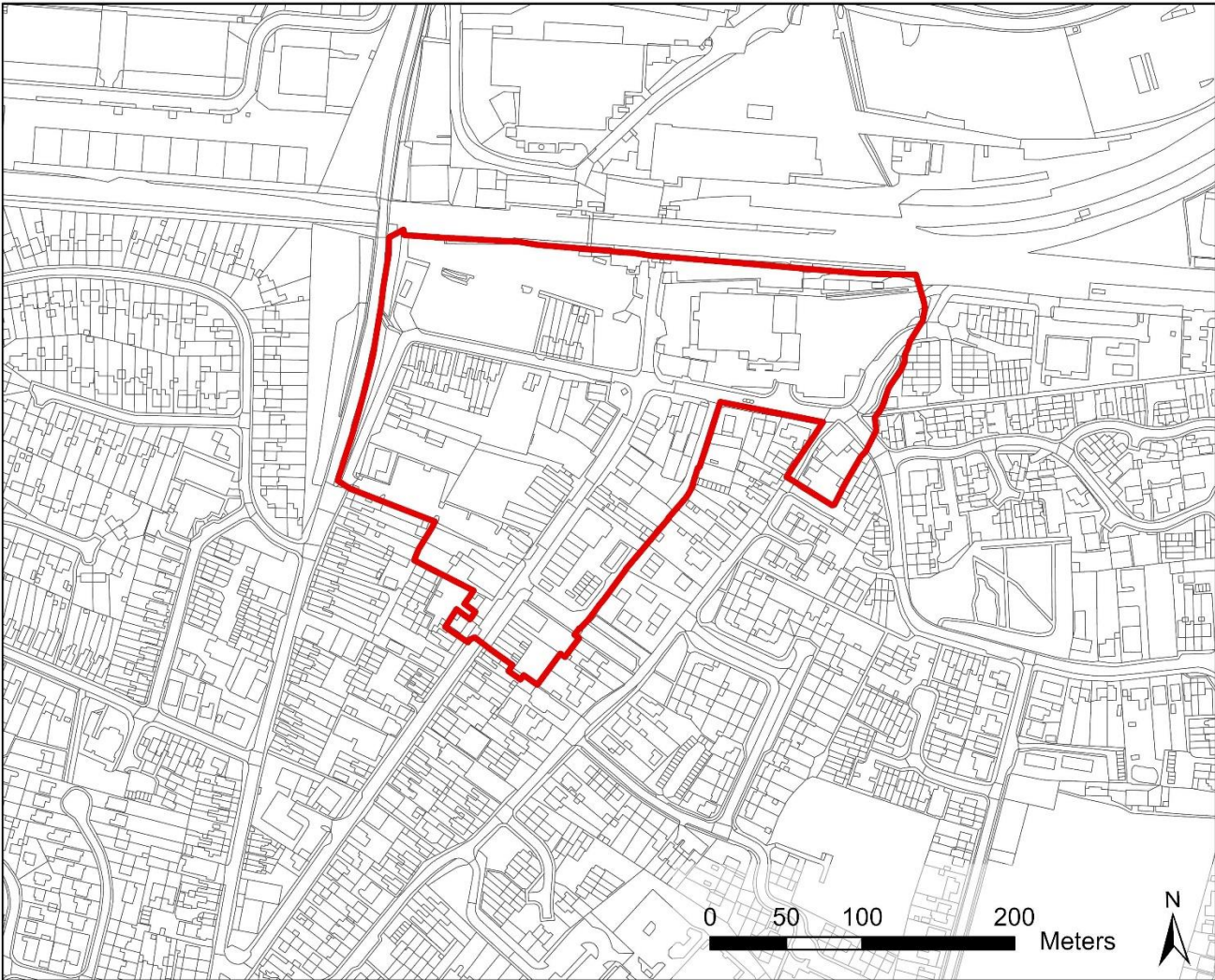
Policy: AL/RTW 5 - Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road

Map Key

- | | |
|-------------------------|-------------------------------|
| Pedestrian Link | Residential Use |
| Public Right of Way | Open Space & Landscape Buffer |
| Tree Preservation Order | Allocation Boundary |

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Policy STR/SS2 Site Plan



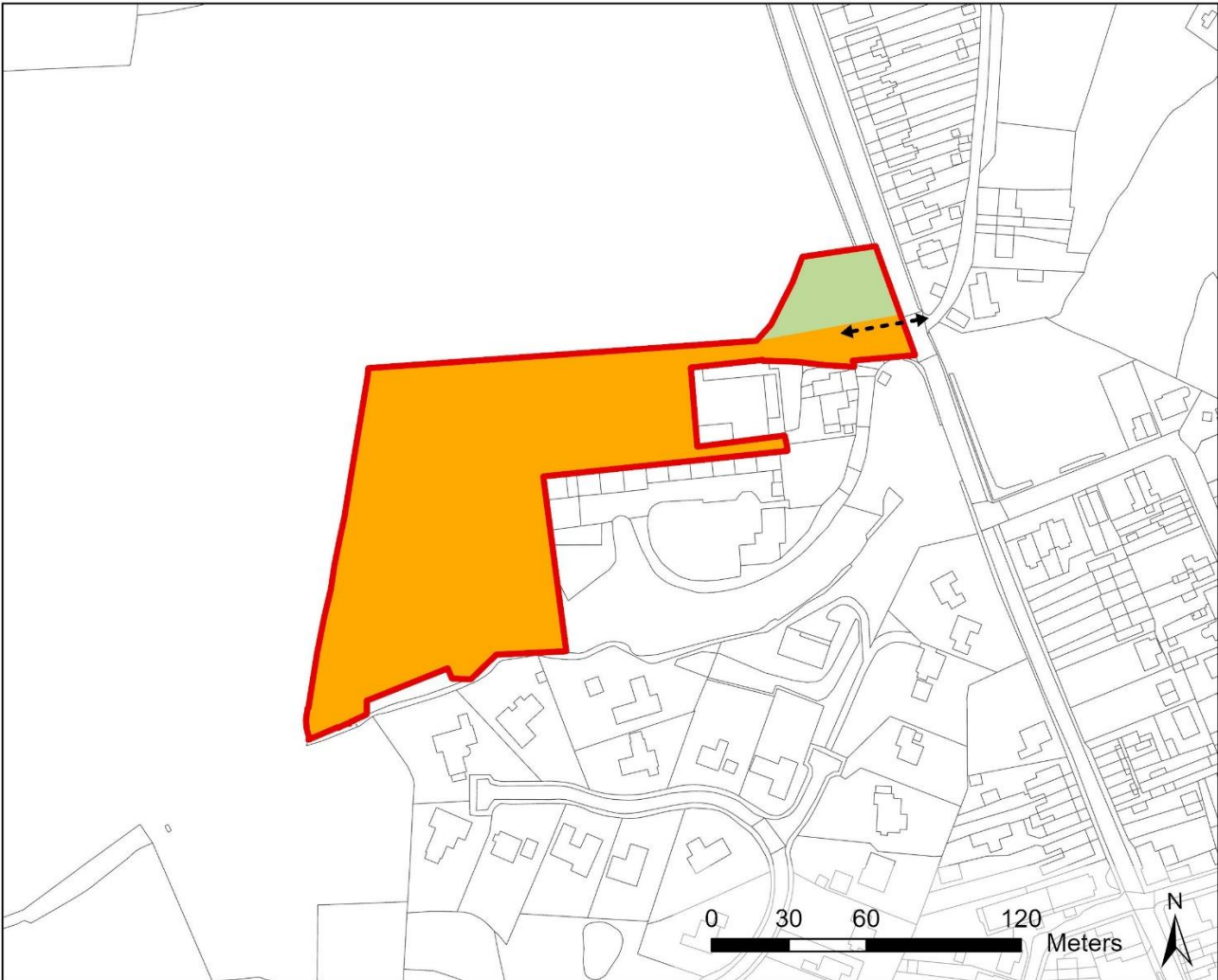
Policy: STR/SS2 - Paddock Wood Town Centre

Map Key

 Allocation Boundary

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Policy AL/HA 3 Site Plan



Policy: AL/HA 3 - Former site of Springfield Nurseries

Map Key

- Allocation Boundary
- Residential Use

- Indicative Access
- Open Space & Landscape Buffer

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