



Tunbridge Wells Borough Council

Tunbridge Wells Borough Local Plan

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Version 0.7

Contents

Introduction	3
Schedule of Main Modifications	4
Forward and Section 1: Introduction	4
Section 2: Setting the Scene	7
Section 3: Vision and Objectives	12
Section 4: The Development Strategy and Strategic Policies	13
Section 5: Place Shaping Policies	35
Section 6: Development Management Policies	256
Section 7: Delivery and Monitoring	360
Local Plan Appendices	363
Appendix 1: MM259 - Local Plan Policies to be superseded on adoption of the Tunbridge Wells Local Plan	372

Introduction

This schedule contains the proposed Main Modifications to the Tunbridge Wells Local Plan (Pre-Submission version), which are required to enable the Plan to be found sound. A separate schedule setting out consequential changes to the Local Plan Policies Map to reflect the Main Modifications has also been published.

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

The second column shows the relevant page number(s) of the [Pre-Submission Local Plan \(published in March 2021\)](#).

The third column shows the policy/paragraph/table to which the suggested modification applies. The modifications are listed in plan order.

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

Text shown as **bold and underlined** is proposed new text, text shown with a ~~strike through~~ is proposed to be removed.

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

The council has also published a separate schedule containing ‘additional modifications’ to provide clarification, corrections and updates to the text. These changes do not relate to the soundness of the Plan.

A list of all Local Plan (2006) remaining saved policies, Core Strategy (2010) policies and Site Allocations (2016) policies that will be superseded on adoption of the Tunbridge Wells Local Plan is also included as an appendix.

Consultation


The Main Modifications in this schedule are subject to public consultation for just over six weeks from Monday the 17th of March until Wednesday the 30th of April 2025. For more details on this consultation and for how to comment please visit the [Council's website](#) (click on the **Consultation on Proposed Main Modifications** webpage), or the consultation event page on the [consultation portal](#).

Schedule of Main Modifications

Forward and Section 1: Introduction

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM1	14	Paragraphs 1.6 and 1.7	<p>Section 1: Introduction <i>Amend paragraphs 1.6 and 1.7 as follows:</i></p> <p><i>Paragraph 1.6</i></p> <p>The Kent Minerals and Waste Local Plan (KMWLP) 2013-2030 was originally adopted by Kent County Council in July 2016 and has been was subject to an Early Partial Review of certain waste management capacity requirement and mineral and waste safeguarding policies. The Plan was adopted in its modified form in September 2020. <u>The KMWLP has since been subject to further review and several public consultations. It is currently subject to examination and will replace the 2020 version of the KMWLP.</u></p> <p><i>Second sentence of paragraph 1.7</i></p> <p>... and the extension to Stonecastle Farm Quarry at Hadlow (adjoining straddling the borough boundary)), and those...</p>	Update on Kent Minerals and Waste Local Plan and factual correction for effectiveness.
MM2	14	Paragraphs 1.9 and 1.10	<p>Section 1: Neighbourhood Plans <i>Amend paragraphs 1.9 and 1.10 as follows:</i></p> <p><i>Paragraph 1.9</i></p> <p>At present, following a successful referendums in February 2018, there are is a 10 'made' (i.e. approved) Hawkhurst Neighbourhood Plans within Tunbridge Wells borough. Within these areas the respective Neighbourhood Plans form part of</p>	To provide an update on made Neighbourhood Plans within Tunbridge Wells borough and to ensure the Plan is up to date on adoption.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>the Development Plan under which planning applications</u> against which development proposals within Hawkhurst parish are assessed.</p> <p><i>Paragraph 1.10</i></p> <p>Details of these se Hawkhurst Neighbourhood Plans and others within the borough can be found on the Council's website under Neighbourhood Plans.</p>	
MM3	15	Figure 1 and paragraph 1.13	<p>Section 1: The Local Plan Process <i>Amend Figure 1 and paragraph 1.13 as follows:</i></p> <p><i>Figure 1</i></p>  <pre> graph LR A[Issues and Options] --> B[Draft Local Plan] B --> C[Pre-Submission Local Plan] C --> D[Examination] D --> E[Adoption] </pre> <p><i>Paragraph 1.13:</i></p> <p>In accordance with national policy, which states that the strategic policies in a local plan must look ahead over a minimum 15-year period from the date of adoption, † <u>This Plan period runs from 2020 to 2038, following anticipated adoption in June 2022. The Local Plan provides a housing supply for the first ten years of the plan period with any remaining needs to be planned for through an early review of the Local Plan, as set out in strategic policy STR 1 – The Development Strategy.</u></p>	Factual to reflect stage of plan making and timescales of the Local Plan examination and adoption and to clarify the housing supply in relation to the plan period for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM4	16	Paragraph 1.19 and throughout Plan	<p>Section 1: Draft Local Plan <i>In the third bullet point of paragraph 1.19 and for all subsequent references amend name of the High Weald Area of Outstanding Natural Beauty (AONB) as follows:</i></p> <p>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) National Landscape, and its conservation;</p>	Name change of National Landscape (formerly AONB) for clarification and effectiveness.

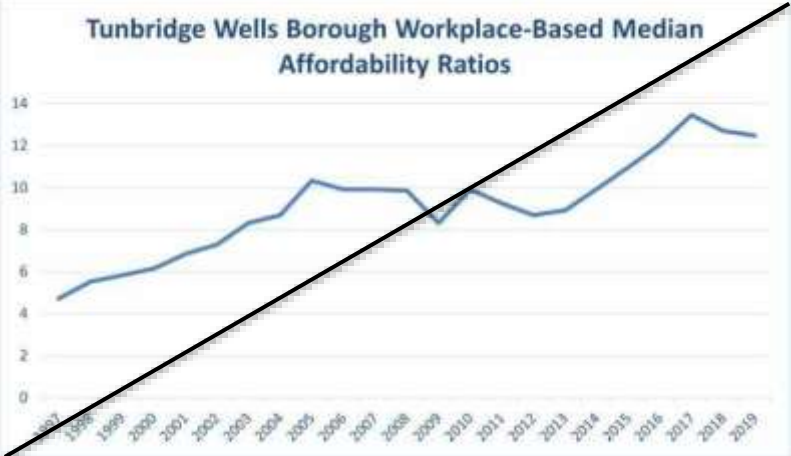
Section 2: Setting the Scene

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM5	23	Paragraphs 2.11, 2.14, 2.15	<p>Section 2: Key Issues, Challenges and Opportunities <i>Amend paragraphs 2.11, 2.14 ad 2.15 as follows:</i></p> <p><i>Paragraph 2.11</i></p> <p>The Intergovernmental Panel on Climate Change (IPCC), representing a large body of reputable, international scientists, has reported for several decades that the global climate is changing. The consequences of such changes for both the UK and the borough include dangerous flood events, increased deaths due to high summer temperatures, damage to buildings, disruption to transport, disruption to farming, biodiversity loss, and migration of native and invasive species, and habitat loss (UK Climate Projections 2018).</p> <p><i>Paragraph 2.14</i></p> <p>The total CO2 emissions for the borough in 2018 2022 was 3.5 3.3 tonnes per capita, which is lower than the county and country figures of 5.0 4.2 and 5.2 4.5 tonnes per capita respectively. This is largely a result of the lack of motorways or big industry in the borough.</p> <p><i>Paragraph 2.15</i></p> <p>The largest contributors to CO2 emissions in the borough are domestic gas (2225%), A-roads (2124%), minor roads (16%), industrial and commercial electricity (1511%), minor roads (14%), and domestic electricity (1211%) (see UK local authority greenhouse gas emission statistics 2005 to 2022). These five sectors have been the dominant emission sources since 2005 and this trend is likely to continue, albeit to varying degrees as the Government phases out gas heating and progresses with grid decarbonisation and the promotion of electric vehicles.</p>	Factual update to reference source of information and most recent CO2 emissions for effectiveness.

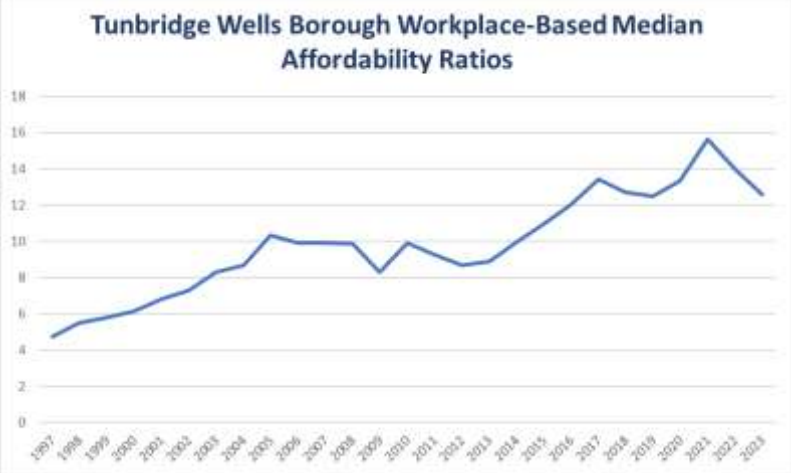
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM6	24	Paragraphs 2.17 to 2.19 Figure 4	<p>Section 2: Key Issues, Challenges and Opportunities <i>Amend paragraphs 2.17 to 2.19 and Figure 4 as follows:</i></p> <p><i>Paragraphs 2.17 to 2.19</i></p> <p>The above population projections are linked to past rates of development, during which time housing affordability has gradually worsened. In respect of housing prices, Tunbridge Wells borough continues to have higher average house prices than the rest of Kent and the South East region (as based on Land Registry House Prices 2019). Since 2006, the average price of a house in Tunbridge Wells has increased by £195,753 (an increase of 73%). Comparatively, other areas across Kent and the South East of England have seen increases of 62% (£127,004) and 64% (£145,447) respectively. <u>House prices in the Tunbridge Wells borough are higher than the rest of Kent except Sevenoaks and are above the Southeast regional average. The average cost of a property across the Tunbridge Wells Borough in 2023 was £558,072. This compares with £408,640 for the whole of Kent and £455,599 for the Southeast region. The average cost of a new build home in Tunbridge Wells in 2023 was £563,014. Whilst prices fell slightly in the borough between 2022 and 2023 in common with most parts of the UK, the average price of a property in Tunbridge Wells has increased by 133.5% or £319,089 over the 20-year period 2003 – 2023. This compares with a 133.9% increase across Kent and 127.9% for the Southeast region.</u></p> <p>Figure 4 below shows that in 2019 2023, entry level house prices were approximately 12 times the (workplace based) earnings of households in the borough, representing around a 38% increase since 2009, from around eight times the earnings.</p> <p>Indeed, the relative affordability of homes in Kent as a whole has worsened in both absolute terms and relative to the rest of England, <u>being approximately 10 times median earnings to house price ratio in 2023 when the national ratio was 8</u></p>	To update the Plan with the most recent information prior to the adoption of the Plan, for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>times. The relative economic strength of London, and its housing market, is undoubtedly a key influence.</p> <p><i>Update Figure 4 with latest available data</i></p> 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM7	25	Table 2	<p>Section 2: Key Issues, Challenges and Opportunities <i>Amend Table 2 as follows:</i></p> <p><i>For 'Transport' amend 'detail' entry as follows:</i></p> <p>Highways (local and strategic road network)</p> <p>Public transport (the rail network and buses)</p> <p>Cycling and walking <u>including Public Rights of Way</u></p> <p><i>For 'Waste and Recycling' amend 'detail' entry as follows:</i></p> <p><u>Facilities to support</u> local waste collection, <u>bulking</u>, recycling and disposal, waste</p>	To provide clarification for effectiveness.

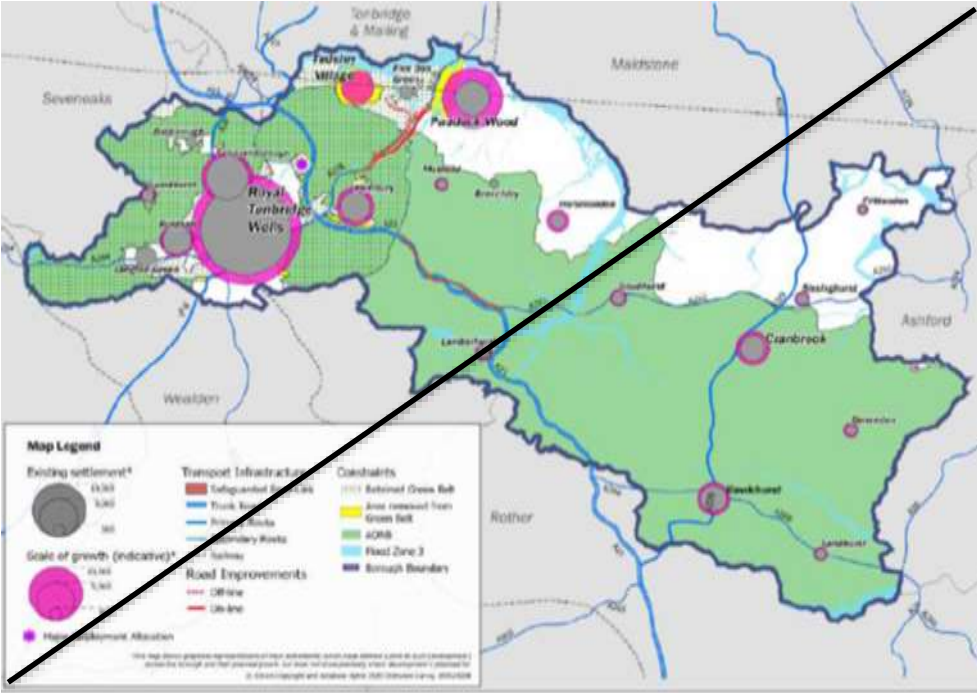
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM8	27	Paragraph 2.36	<p>Section 2: Key Issues, Challenges and Opportunities <i>Amend paragraph 2.36 as follows:</i></p> <p>There is also a need to meet nitrogen dioxide reduction targets along the A26 in Royal Tunbridge Wells, which is identified as an Air Quality Management Area (AQMA); as well as along Cranbrook Road in close proximity to the main crossroads in the centre of Hawkurst Hawkhurst (A229), which has recently been designated as an AQMA. Further information in respect of these AQMAs and Air Quality is available on the Council's website; see Air quality.</p>	To ensure that the Plan is up to date on adoption and for effectiveness.
MM9	27	Paragraph 2.39	<p>Section 2: Key Issues, Challenges and Opportunities <i>Amend second sentence of paragraph 2.39 as follows:</i></p> <p>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> Similarly, it will ...</p>	Clarification in line with comments received from KCC, for effectiveness.

Section 3: Vision and Objectives

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM10	29 - 31	Paragraph 3.13 and Vision	<p>Section 3: Vision <i>Amend paragraph 3.13 and the Vision</i> <i>Delete paragraph 3.13</i></p> <p>Finally, in terms of facilitating sustainable growth, consideration also needs to be given to the prospect of a new settlement, as this was well supported when the principle was mooted at the Issues and Options stage and is considered necessary to meet identified housing needs in a sustainable way. Therefore, while the proposed location has been subject to much local opposition, it remains a component of the Vision.</p> <p><i>Delete third bullet point of the Vision:</i></p> <p>for a garden settlement, to establish the potential for a new village to contribute to sustainable growth, that is: based on garden settlement principles; comprehensively planned and reflecting local character; well connected with nearby towns; providing local job opportunities, services and all necessary supporting infrastructure; with exemplary development of sustainable design;</p>	To update the Plan to reflect the revised development strategy, which has removed the previously proposed Tudeley Garden Village, for clarity and effectiveness.
MM11	32	Strategic Objectives	<p>Section 3: Strategic Objectives <i>Delete Strategic Objectives point 3 as follows:</i></p> <p>3. To establish the role that garden settlements can make to the future delivery of development in the borough and to ensure such proposals create very high-quality living environments;</p>	Consequential change of MM85.

Section 4: The Development Strategy and Strategic Policies

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM12	34	Key Diagram	<p>Section 4: Development Strategy Replace <i>Key Diagram</i> Current <i>Key Diagram</i></p>  <p><i>Proposed Key Diagram</i></p>	For effectiveness and to ensure the Plan is up to date on adoption.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM13	35	Paragraph 4.8	<p>Section 4: Development Strategy <i>Delete paragraph 4.8 as follows:</i></p> <p>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.</p>	For effectiveness.
MM14	36	Paragraphs 4.16, 4.17 Table 3	<p>Section 4: Development Strategy <i>Amend paragraphs 4.16, 4.17 and Table 3 as follows:</i></p> <p><i>Last sentence of paragraph 4.16</i></p>	For effectiveness and to ensure the Plan is up to date on adoption.

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MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change																																				
			<p>The figures are based on the latest data available as at 1 April 2023 monitoring of housing completions up to 31 March 2020.</p> <p><i>Update Table 3: Housing Need and Supply 2020-2038</i></p> <table border="1" data-bbox="573 424 1440 1166"> <tbody> <tr> <td>1.</td> <td>Housing need 2020-2038</td> <td>12,204</td> <td>18 years x 678 pa</td> </tr> <tr> <td>1a</td> <td>Completions 2020-2023</td> <td>1,842</td> <td>See 5YHLS 2023</td> </tr> <tr> <td>2.</td> <td>Extant planning permissions at 1 April 2023</td> <td>3,313,845*</td> <td>See HS&T TP See 5YHLS 2023</td> </tr> <tr> <td>3.</td> <td>Windfall allowance small sites at 1 April 2023 (to 2038)</td> <td>1,340,146</td> <td>See HS&T TP/BL TP</td> </tr> <tr> <td>4.</td> <td>Windfall allowance large urban sites at 1 April 2023 (to 2038)</td> <td>360</td> <td>See HS&T TP/BL TP</td> </tr> <tr> <td>5.</td> <td>Outstanding SALP/Local Plan site allocations</td> <td>276,592</td> <td>See HS TP See 5YHLS 2023</td> </tr> <tr> <td>6.</td> <td>Outstanding Benenden Neighbourhood Development Plan Site Allocations</td> <td>68</td> <td>See BNDP</td> </tr> <tr> <td>6.7.</td> <td>Minimum additional allocations to meet need (based on 678 dpa to 2038)</td> <td>6,945,033</td> <td>= row 1 - rows (2-5-1a-6)</td> </tr> <tr> <td>7.8.</td> <td>Minimum total allocations (based on 678 dpa to 2038)</td> <td>7,221,693</td> <td>Rows 5+6+7</td> </tr> </tbody> </table> <p>*Includes discounting for C2 permissions</p> <p><i>Paragraph 4.17</i></p>	1.	Housing need 2020-2038	12,204	18 years x 678 pa	1a	Completions 2020-2023	1,842	See 5YHLS 2023	2.	Extant planning permissions at 1 April 2023	3,313,845*	See HS&T TP See 5YHLS 2023	3.	Windfall allowance small sites at 1 April 2023 (to 2038)	1,340,146	See HS&T TP/BL TP	4.	Windfall allowance large urban sites at 1 April 2023 (to 2038)	360	See HS&T TP/BL TP	5.	Outstanding SALP/Local Plan site allocations	276,592	See HS TP See 5YHLS 2023	6.	Outstanding Benenden Neighbourhood Development Plan Site Allocations	68	See BNDP	6.7.	Minimum additional allocations to meet need (based on 678 dpa to 2038)	6,945,033	= row 1 - rows (2-5-1a-6)	7.8.	Minimum total allocations (based on 678 dpa to 2038)	7,221,693	Rows 5+6+7	
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			<p>Hence, it would be necessary for further site allocations to be made for some 6,900 5,033 additional homes, assuming that all previous allocations are still suitable and developable. Given that ... the total delivery required from allocations in the Local Plan (in addition to adopted allocations in the Benenden NDP) to meet the borough's housing needs would be at least 7,724 5,693 dwellings.</p>											
MM15	38 - 41	Paragraphs 4.47 and 4.49	<p>Section 4: Formulating the Development Strategy <i>Insert new paragraphs and table, amend paragraphs 4.47 and 4.49 as follows:</i> <i>After paragraph 4.35 add</i></p> <p><u>A key evidence document is the Council's 'Settlement Role and Function Study'. This groups settlements in terms of their characteristics, focusing on the range of services and facilities they currently provide. These groupings are shown in NEW FIGURE (figure number to be confirmed ahead of adoption) below.</u></p> <p><u>NEW FIGURE (figure number to be confirmed ahead of adoption) Settlement groupings in the Role and Function Study (2021)</u></p> <table border="1" data-bbox="568 906 1055 1337"> <thead> <tr> <th data-bbox="568 906 712 946">Groupings</th> <th data-bbox="712 906 1055 946">Settlements</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 946 712 1034">A</td> <td data-bbox="712 946 1055 1034">Royal Tunbridge Wells (RTW)*</td> </tr> <tr> <td data-bbox="568 1034 712 1145">B</td> <td data-bbox="712 1034 1055 1145">Southborough*, Cranbrook, Paddock Wood and Hawkhurst</td> </tr> <tr> <td data-bbox="568 1145 712 1193">C</td> <td data-bbox="712 1145 1055 1193">Rusthall and Pembury</td> </tr> <tr> <td data-bbox="568 1193 712 1337">D</td> <td data-bbox="712 1193 1055 1337">Goudhurst, Langton Green, Benenden, Brenchley and Horsmonden</td> </tr> </tbody> </table>	Groupings	Settlements	A	Royal Tunbridge Wells (RTW)*	B	Southborough*, Cranbrook, Paddock Wood and Hawkhurst	C	Rusthall and Pembury	D	Goudhurst, Langton Green, Benenden, Brenchley and Horsmonden	<p>For effectiveness and to clarify the role/function of settlements, the nature of development provided for both within and outside LBDs, the purposes of both the LBDs and the Site Layout Plan maps and to clearly set out the circumstances of an early review.</p>
Groupings	Settlements													
A	Royal Tunbridge Wells (RTW)*													
B	Southborough*, Cranbrook, Paddock Wood and Hawkhurst													
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			<table border="1"> <tr> <td data-bbox="566 161 714 331"> <ul style="list-style-type: none"> ▪ <u>E</u>▯ </td> <td data-bbox="714 161 1055 331"> <u>Lamberhurst, Speldhurst, Sandhurst, Five Oak Green, Sissinghurst and Bidborough</u>▯ </td> <td data-bbox="1055 161 1680 331">x</td> </tr> <tr> <td data-bbox="566 331 714 379"> <ul style="list-style-type: none"> ▪ <u>F</u>▯ </td> <td data-bbox="714 331 1055 379"> <u>Matfield and Frittenden</u>▯ </td> <td data-bbox="1055 331 1680 379">x</td> </tr> <tr> <td data-bbox="566 379 714 459"> <ul style="list-style-type: none"> ▪ <u>G</u>▯ </td> <td data-bbox="714 379 1055 459"> <u>Kilndown and Iden Green</u>▯ </td> <td data-bbox="1055 379 1680 459">x</td> </tr> </table> <p>*RTW and Southborough are also jointly considered as the main urban area</p> <p><u>While this gives an indication of the relative level of sustainability in terms of access to goods and services and the need to travel, it is only one of a number of factors to be considered in the selection of appropriate locations for new development; other factors to be taken into account include housing need, employment/economic factors, transport and infrastructure provision, landscape, historic and environmental considerations, and flooding issues. It is also important to note that the Study is a snapshot in time and that current services and facilities available in the settlements may be subject to change in the future.</u></p> <p><i>Delete paragraph 4.47</i></p> <p>Tudeley Village would involve the loss of a large area of Green Belt but is outside the AONB, is well located in terms of accessibility to nearby towns, would be of a scale that supports a good range of services, and can be planned in a holistic, comprehensive manner, achieving very high standards of sustainable design and development. Moreover, no sustainable option has been identified and, without this new settlement, the borough's housing need would not reasonably be capable of being met.</p> <p><i>Paragraph 4.49</i></p> <p>The development strategy retains the use and definition of Limits to Built Development (LBDs) around settlements, as 'policy lines'. <u>These do not define settlements as</u></p>	<ul style="list-style-type: none"> ▪ <u>E</u>▯ 	<u>Lamberhurst, Speldhurst, Sandhurst, Five Oak Green, Sissinghurst and Bidborough</u> ▯	x	<ul style="list-style-type: none"> ▪ <u>F</u>▯ 	<u>Matfield and Frittenden</u> ▯	x	<ul style="list-style-type: none"> ▪ <u>G</u>▯ 	<u>Kilndown and Iden Green</u> ▯	x	
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			<p><u>such, and there may be fringe areas as well as some smaller settlements and enclaves of development in the countryside, that are excluded in order to maintain the overall rural character of the locality and to focus growth in more sustainable locations.</u> indicating where Proposed would <u>within the LBD boundaries, such as for new housing and business, will</u> be acceptable in principle, subject to other Plan policies. Outside of the LBDs, and where a more restrictive approach <u>countryside policies apply. However, some development, such as that for farming, tourism, recreation, equestrianism, rural workers' dwellings, and affordable housing as provided for by specific polices in the Plan, may be</u> is appropriate, this is also set out in the policy. <u>Incorporated into the Local Plan are Site Layout Plans for each site allocation policy. These are indicative maps that provide an indication of how a site may come forward in line with the associated policy box.</u></p> <p><i>After paragraph 4.49 add the following new paragraphs</i></p> <p><u>Following the deletion of Tudeley Village, the adopted Local Plan does not provide for the full housing needs up to 2038. As such the Council is committed to an early review of the Plan to seek ways of meeting unmet housing needs in the later part of the Plan period. All other policies included in the Plan remain applicable for the entire plan period 2020-2038.</u></p> <p><u>As part of this early review the Council will identify and assess reasonable options for meeting unmet housing needs, and without prejudice to any decisions made about a future development strategy to meet this unmet need, will consider all reasonable sites put forward through a 'Call for Sites' and other land identified by the Council to be assessed as part of the Strategic Housing and Economic Land Availability Assessment (SHELAA) process.</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM16	41 - 42	Policy STR 1	<p>Policy STR 1 The Development Strategy <i>Amend Policy STR1 as follows:</i></p> <p>The broad development strategy for Tunbridge Wells borough over the period 2020-2038, as shown indicatively on the Key Diagram (Figure 5), is to ensure that a minimum of 12,204 dwellings and 14 hectares of employment (Use Classes B and E) land are developed, together with supporting infrastructure and services.</p> <p><u>The broad development strategy for Tunbridge Wells borough over the period 2020-2038, as shown indicatively on the Key Diagram (Figure 5), is to ensure that a minimum of 12,204 dwellings and 14 hectares of employment (Use Classes B and E) land are developed, together with supporting infrastructure and services. The strategy of this plan provides for a housing supply for the first 10 years of the plan period with employment and other development including necessary supporting infrastructure, but with a requirement for an early review of the plan to include ways of meeting identified unmet needs.</u></p> <p>To achieve this, the Local Plan:</p> <ol style="list-style-type: none"> 1. Promotes the effective use of urban and previously developed (brownfield) land, having due regard to relevant Plan policies; 2. Looks to focus new development within the Limits to Built Development of settlements, as defined on the Policies Map, where proposals accord with other relevant policies of this Plan; 3. Provides for the growth of settlements, having regard to their role and function, constraints, and opportunities, together with the <u>major, transformational expansion of Paddock Wood (including land at east Capel), following garden settlement principles and providing flood risk solutions</u>development of two strategic sites, namely: <ol style="list-style-type: none"> a. major, transformational expansion of Paddock Wood (including land at east Capel), following garden settlement principles and providing flood risk solutions; and 	To ensure the Policy is effective, justified and consistent with MM85.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>b. the creation of a new garden settlement: Tudeley Village between Paddock Wood and Tonbridge;</p> <p>4. Includes an allowance for potential delays or non-delivery of sites;</p> <p>5. Provides for a prestigious new business park to the north of North Farm/Kingstanding Way, Royal Tunbridge Wells, well connected to the improved A21;</p> <p>6. Provides a framework for the preparation of a holistic Area Plan for Royal Tunbridge Wells Town Centre;</p> <p>7. Provides for some reductions in the area of the Green Belt, notably for land in east Capel (adjacent to Paddock Wood) and the strategic sites and around Royal Tunbridge Wells and Pembury, where exceptional circumstances warrant release of land from the Green Belt this, and where an effective long-term Green Belt is maintained;</p> <p>8. Limits development within the High Weald Area of Outstanding Natural Beauty National Landscape to that which can be accommodated whilst still conserving its key characteristics, this being mostly small-scale, only promoting larger proposals where exceptional circumstances are demonstrated;</p> <p>9. Normally limits development in the countryside (being defined as that outside the Limits to Built Development) to that which accords with specific policies of this Plan and/or that for which a rural location is fully demonstrated to be necessary.</p> <p><u>Early Review of the Local Plan</u></p> <p><u>Following adoption of the Local Plan, the Council will publish an update to its Local Development Scheme (LDS). This shall set out a timetable for an early review of the Local Plan, which shall commence within six months of adoption of the Local Plan. The LDS shall provide an indicative timescale for submission of an updated Local Plan for Examination, to take place no later than 30 months from commencement of the early review of the Local Plan. The Council shall then undertake the early review which shall include ways of meeting identified unmet housing needs.</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM17	42 - 43	Table 4, Paragraphs 4.53, 4.54 and Table 5	<p>Section 4: Development Strategy <i>Update Table 4, amend paragraphs 4.53 and 4.54 and update Table 5 as follows:</i></p> <p><i>Update Table 4: Distribution of housing allocations</i></p>	For effectiveness and to ensure the Plan is up to date on adoption.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Parish/Settlement ^α	Local Plan allocations ^α	
	Lower ^α	Upper ^α
Royal Tunbridge Wells ^α	1,416 1,278 ^α	1,536 1,421 ^α
Southborough ^α	42 26 ^α	42 26 ^α
Paddock Wood ^α	3,932 1,820 ^α	4,032 1,912 ^α
Paddock Wood and land east of Capel Strategic urban expansion^β (STR/SS.1)^α	3,490 2,374 ^α	3,590 2,532 ^α
Paddock Wood Town centre ^α	30	30
Capel (as part of STR/SS.1)^α	2,100 997 ^α	2,100 1,063 ^α
Tudeley Village – new settlement ^α	2,100	2,100
Cranbrook and Sissinghurst ^α	453 ^α	467 ^α
Cranbrook ^α	415 ^α	429 ^α
Sissinghurst ^α	38 ^α	38 ^α
Hawkhurst ^α	161 189 ^α	170 198 ^α
Benenden** ^α	87 88 ^α	95 ^α
Benenden** ^α	43 41 ^α	45 ^α
East End** ^α	44 47 ^α	50 ^α
Bidborough ^α	0 ^α	0 ^α
Brenchley and Matfield ^α	56 11 ^α	60 15 ^α
Frittenden ^α	25 ^α	30 ^α
Goudhurst ^α	25 ^α	25 ^α
Horsmonden ^α	240 185 ^α	320 235 ^α
Lamberhurst ^α	25 ^α	30 ^α
Pembury ^α	389 371 ^α	417 399 ^α
Rusthall ^α	15 ^α	15 ^α
Sandhurst ^α	20 ^α	30 ^α
Speldhurst ^α	10 ^α	12 ^α
Sub-total ^α	8,996 5,538 ^α	9,384 5,973 ^α
Allocations with existing planning permission as at 1 April 2023 (to be discounted to avoid double counting) ^α	920 1,444 ^α	920 1,444 ^α
Total (with existing planning permission discounted) ^α	8,076 4,094 ^α	8,464 4,529 ^α

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>The figure for Capel parish excludes includes that part of the urban expansion extending from Paddock Wood into the eastern edge of the parish and is based on strategic sites and master planning development density ranges, to avoid double counting. The number of houses for Capel parish (including Tudeley Village and development in land in east Capel) for the plan period is approximately 4,160.</i></p> <p>** As per the allocation capacities within the ‘made’ Benenden Neighbourhood Development Plan</p> <p><i>Paragraph 4.53</i></p> <p>It can be seen that the total capacity of all allocated sites, excluding those that already have planning permission at the base date, is 8,076-8,464 4,094 – 4,529 dwellings. This compares to the anticipated residual requirement, after sites with planning permission and windfall sites allowances are made, of 7,224 5,693 dwellings. In overall terms, the allocated sites, together with these other sources of supply yield 13,059-13,444 10,605 – 11,040 dwellings, relative to the Plan’s overall target of 12,204 net additional dwellings.</p> <p><i>Paragraph 4.54</i></p> <p>Taking the mid-point of dwelling ranges, there is a ‘buffer’ shortfall of approximately 4,000 1,382 dwellings, equivalent to some 14.6% 24.3% of the need from allocated sites and 8.6% 11.3% of overall need to the end of the plan period. While there is a high level of confidence regarding the achievability and availability of identified sites, and very high for those that have already the benefit of planning permission, and the windfall allowances are robust, such that the Council is confident that a 10-year housing land supply can be achieved post-adoption. The Council will them aim to meet the needs beyond the 10-year supply period by way of an immediate Local Plan reiew. it is accepted that it is prudent to provide this degree</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change																				
			<p>of flexibility in the actual housing supply, particularly having regard to the high contributions from the strategic sites.</p> <p><i>Update to Table 5: Employment land allocations identified in the Local Plan</i></p> <table border="1"> <thead> <tr> <th>Site^a</th> <th>Settlement/Parish^a</th> <th>Policy Number^a</th> <th>Net Developable area (ha)^a</th> </tr> </thead> <tbody> <tr> <td>Land adjacent to Longfield Road^a</td> <td>Royal Tunbridge Wells^a</td> <td>AL/RTW-17^a</td> <td>13.4^a</td> </tr> <tr> <td>Land east of Maidstone Road^a</td> <td>Paddock Wood^a</td> <td>STR/SS-1^a</td> <td>6.64<u>4.27</u>^a</td> </tr> <tr> <td>Land east of Transfesa Road^a</td> <td>Paddock Wood^a</td> <td>STR/SS-1^a</td> <td>4.64<u>4.25</u>^a</td> </tr> <tr> <td>Hawkhurst Station Business Park^a</td> <td>Gill's Green^a</td> <td>AL/HA-7^a</td> <td>1.2^a</td> </tr> </tbody> </table>	Site ^a	Settlement/Parish ^a	Policy Number ^a	Net Developable area (ha) ^a	Land adjacent to Longfield Road ^a	Royal Tunbridge Wells ^a	AL/RTW-17 ^a	13.4 ^a	Land east of Maidstone Road ^a	Paddock Wood ^a	STR/SS-1 ^a	6.64 <u>4.27</u> ^a	Land east of Transfesa Road ^a	Paddock Wood ^a	STR/SS-1 ^a	4.64 <u>4.25</u> ^a	Hawkhurst Station Business Park ^a	Gill's Green ^a	AL/HA-7 ^a	1.2 ^a	
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MM18	46	Policy STR 2	<p>Policy STR 2 Place Shaping and Design <i>Amend criterion 7 of Policy STR 2 as follows:</i></p> <p>Prioritise the needs of pedestrians, cyclists, and public transport services. <u>Therefore, Highways Infrastructure should only be proposed in line with the Vision defined for a site and in-line with associated agreed Monitor and Manage frameworks;</u></p>	To ensure the Policy is justified and effective.																				
MM19	48	Policy STR 3	<p>Policy STR 3 Brownfield Land <i>Amend point 3e in Policy STR 1 as follows:</i></p> <p>if relevant, they represent an appropriate use of a heritage asset or, in respect of enabling development, this is necessary to secure its future, in accordance with Policy EN 5: Heritage Assets <u>Policy EN4: The Historic Environment, including heritage assets;</u></p>	For effectiveness.																				

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM20	49	Paragraph 4.76	<p>Section 4: Ensuring Comprehensive Development <i>Amend last sentence of paragraph 4.76 as follows:</i></p> <p><u>A</u> Masterplans, in the form of SPDs, will be required for the urban expansion of Paddock Wood (including land at east Capel) and the new garden settlement at Tudeley Village.</p>	Consequential change of modification MM85.
MM21	51	Policy STR 4	<p>Policy STR 4 Ensuring Comprehensive Development <i>Amend third paragraph of Policy STR 4 as follows:</i></p> <p>To ensure holistic and fully integrated approaches to the strategic developments proposed in this Local Plan, <u>a</u> masterplans for the urban expansion of Paddock Wood (including land at east Capel) and Tudeley Village, will take the form of <u>a</u> Supplementary Planning Documents.</p>	Consequential of modification MM85.
MM22	52	Paragraph 4.95	<p>Section 4: Infrastructure and Connectivity <i>Amend paragraph 4.95 as follows:</i></p> <p>As referred to above, the IDP sets out the infrastructure that is required to support the growth proposed in the Local Plan, including the specific projects. A number of 'Critical' or 'Essential' projects are identified, particularly to support the delivery of the Strategic Sites at Paddock Wood (including land at east Capel) and Tudeley Village, and it includes the following by theme as reflected within the IDP and the individual site allocations within the Local Plan:</p> <ul style="list-style-type: none"> • Transport: a package of significant transport measures to support the growth at the Strategic Sites at Paddock Wood (including land at east Capel) and Tudeley Village, including new road junctions/links, bus links and services, and active travel provision (including towards Royal Tunbridge Wells and Tonbridge); a further package of measures for Royal Tunbridge Wells and Pembury, including improvements to road junctions/links, bus priority measures, and upgraded and 	Consequential of modification MM85.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>new cycle routes and pedestrian links; improved pedestrian and cycle links at Hawkhurst and Cranbrook.</p> <ul style="list-style-type: none"> • Education: a new secondary school at Tudeley Village and Expansion of existing secondary schools at Paddock Wood (<u>or if expansion is not feasible a new 4FE Secondary School on safeguarded land</u>) and Royal Tunbridge Wells; six <u>four</u> forms of entry of new primary provision at Paddock Wood/Capel, four further forms of entry at Tudeley Village, including expansion of Capel Primary School at Five Oak Green; expansion of two existing primary schools in Royal Tunbridge Wells, as well as expansion at Cranbrook, Hawkhurst, and Horsmonden. • Health: provision of new medical facilities at Paddock Wood/Tudeley Village, Royal Tunbridge Wells, Cranbrook, Hawkhurst, and Horsmonden, as well as expansion of a number of existing premises, including at Paddock Wood and Pembury; • Water: additional capacity at waste water treatment works and the sewerage network across the borough to accommodate growth. A range of significant flood mitigation measures at Paddock Wood/Capel; • Utilities: improvements to be made across the whole borough to be able to access high quality and future-proofed broadband connectivity – ultra fast fibre to the premises; • Community, public, and social services: a number of new community halls/hubs to serve the growing population, including at Paddock Wood, Tudeley Village, Cranbrook, and Hawkhurst, as well as community hubs/facilities at Southborough and Showfields and Sherwood within Royal Tunbridge Wells; • Sport and recreation: a new stadia stadium sports hub at Royal Tunbridge Wells, as well as a smaller local sports hubs around, or close to, the Main Urban Area and significant new provision to serve the strategic sites at Paddock Wood (including land at east Capel) and Tudeley Village; • Green, grey, and blue infrastructure: a number of green infrastructure projects to be provided through new development across the borough; 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<ul style="list-style-type: none"> • Waste and recycling: a new waste transfer station and expanded/redeveloped household waste recycling centre at Royal Tunbridge Wells to serve the whole borough. 	
MM23	54 - 56	Policy STR 5	<p>Policy STR 5 Infrastructure and Connectivity <i>Amend Policy STR 5 as follows:</i></p> <p><i>Point 6</i> For the identified strategic sites where the provision of a range of significant infrastructure projects is are required to mitigate the impact of development to particular areas, the delivery of this will be agreed through a masterplanning process;</p> <p><i>Second paragraph of the Transport section of Policy STR 5 as follows:</i></p> <p>The Council's Infrastructure Delivery Plan will support the growth in the Local Plan. <u>The Infrastructure Delivery Plan has been updated to reflect DfT Circular 1/22 (Strategic road network and the delivery of sustainable development, updated December 2022) to outline the required Vision and Validate/Monitor and Manage requirements.</u> The Infrastructure Delivery Plan identifies the scope of <u>transport/highways</u> infrastructure to be provided, the phasing of such infrastructure linked to the planned development, and the mechanisms by which the Council considers that the infrastructure will be delivered, including the use of Section 106 agreements, <u>S278 agreements</u>, infrastructure levy, or equivalent policy as applicable.</p>	To ensure the Policy is effective and justified.
MM24	57	Paragraph 4.98	<p>Section 4: Transport and Parking <i>Amend paragraph 4.98 as follows:</i></p> <p>The NPPF is clear that significant development should be focused on locations which are, or can be made, sustainable, through limiting the need to travel and offering a genuine choice of transport modes, which has been factored into the development of</p>	Consequential change of main modification MM85.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>the Council's Development Strategy, with growth principally at the strategic sites of at Paddock Wood (including land at east Capel) and at Tudeley Village, and at the Main Urban Area. This strategic sites presents the opportunities for the development of highly permeable and sustainable settlements, whilst development at the Main Urban Area gives access to the employment, services, and public transport available there.</p>	
MM25	58 - 60	Policy STR 6	<p>Policy STR 6 Transport and Parking <i>Amend Policy STR 6 as follows:</i></p> <p><i>After Point 2 add new Point 3</i></p> <p><u>As required by the DfT Circular 01/22 (Strategic Road Network and Local Highway Network, and the delivery of sustainable development, updated December 2022) the Local Plan will expect site promoters to outline their Vision for the site that manages down the impact of planned development and frame the transport requirements, for all modes of transport, in accordance with relevant Monitor and Manage Strategies.</u></p> <p><i>In point 2 of Section a) Active Travel</i></p> <p>The development and delivery of the strategic sites (Paddock Wood and east Capel, and Tudeley Village) proposed in this Local Plan will have integrated active travel as a fundamental element to their layout and design, so that settlements are easy to navigate on foot or by bike, both in new development and through existing areas of settlements to access their centres and services;</p> <p><i>In point 1 of Section b) Public Transport</i></p> <p>Establishing rapid bus/transport links, including from Paddock Wood to Royal Tunbridge Wells, Paddock Wood to Tonbridge (via Tudeley Village), and Royal</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Tunbridge Wells to Tonbridge, and ensuring that the design of these strategic sites provides for attractive bus services with convenient access to the highway network;</p> <p><i>Amend section c) Highway network</i></p> <p>The Council will work with Kent County Council and Highways England <u>National Highways through the agreed Monitor and Manage strategies to oversee the delivery of strategic and local highway improvements, (including) by third parties to mitigate and address the impact on the highway network. These measures will be promoted and funded by development and delivered in conjunction with the Local Planning Authority, KCC Highways, National Highways and developers, although other funding opportunities will be investigated.</u> to deliver strategic and local highway improvements to mitigate and address the impact on the highway network. These measures will be funded by development, although other funding opportunities will be investigated. A full list of the <u>envisaged/potential</u> mitigation measures are provided in the Infrastructure Delivery Plan, but include:</p> <ul style="list-style-type: none"> i. part off-line, part on-line <u>Colts Hill Bypass and associated improvements at Badsell Road Roundabout</u> to the A228, as shown on the Policies Map; ii. the provision of a highway link bypassing Five Oak Green, as shown on the Policies Map <u>Somerhill Roundabout improvements;</u> iii. <u>Traffic management improvements at Five Oak Green Village;</u> iv. <u>Hop Farm Roundabout improvements;</u> iiiv <u>Junctions on the Pembury Road corridor including</u> measures along the A228/A264, including junction capacity improvements at Woodsgate Corner and a roundabout <u>an appropriate junction</u> at the Pembury Road/Halls Hole Road/Blackhurst Lane. <p>The routes for major and strategic road improvements, including a <u>safeguarded</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			route for an entirely off-line A228 strategic link (Colts Hill bypass) as part of the wider major roads network (to deliver wider economic benefits and links to north east Kent (and potentially the Lower Thames Crossing), and the dualling of the A21 from Kippings Cross to Lamberhurst will be safeguarded (see Policy TP 6: Safeguarding Roads).	
MM26	62	Paragraphs 4.110, 4.111 and 4.113	<p>Section 4: Climate Change <i>Amend paragraphs 4.110, 4.111 and 4.113 as follows:</i></p> <p><i>Paragraph 4.110</i></p> <p>In 2019, the Climate Change Act was amended to set a legally binding target for reducing UK CO2 emissions to zero by 2050. This decision resulted from an updated report from the Intergovernmental Panel on Climate Change, which followed in turn resulted in the 2015 Paris Agreement, to which the UK is a signatory. The Paris Agreement is intended to keep increases in global average temperature to well below 2°C above pre-industrial levels; and to limit the increase to 1.5°C.</p> <p><i>Paragraph 4.111</i></p> <p>Paragraph 448 152 of the NPPF states that places should be shaped in ways that contribute to “<i>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.</i>”</p> <p><i>Paragraph 4.113</i></p> <p>At the local level, the Council has declared its recognition of global climate and biodiversity emergencies and its ambition to make the entire borough carbon neutral net zero by 2030 (see Full Council 17 July 2019, Item FC29/19). To this end, it has assisted in the preparation of the Kent and Medway Low Emissions Strategy.</p>	Clarification and consistency with Policy STR 7.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			However, the planning system still has a key role to play in meeting the new challenge of reducing CO2 emissions to zero.	
MM27	67 - 68	Paragraphs 4.125, 4.126 and 4.128 Table 6	<p>Section 4: The Borough's Green Belt <i>Amend paragraphs 4.125, 4.126, 4.128 and Table 6 as follows:</i></p> <p><i>Paragraph 4.125</i> The Council recognises the local, regional, and national importance of the Green Belt and the important role it has, and will play, in shaping the borough. However, as set out in the place shaping policies in Section 5, the Council considers that there are the exceptional circumstances to alter the boundaries of the Green Belt to remove land from the designation for the proposed development at Tudeley Village, Paddock Wood (including land at east Capel), at a few sites around Royal Tunbridge Wells (particularly at North Farm/Kingstanding Way), and at Pembury, and also alterations at Southborough, Speldhurst, and Langton Green as set out in the schedule at Table 6 below.</p> <p><i>Paragraph 4.126</i> The release includes an area of Safeguarded Land (Land at Colebrooke House, Pembury Road) for future economic development on the edge of Royal Tunbridge Wells. This land is not allocated for development at the present time. Planning permission for the permanent development of this safeguarded land will only be granted in accordance with the NPPF following an update of this Plan which proposes the development.</p> <p><i>Paragraph 4.128</i> Overall, some 5.74 3.046% of the Green Belt within the borough has been de-designated.</p> <p><i>Table 6</i></p>	For effectiveness and consistency with MM85 and to clarify that no green belt releases are proposed at Southborough or Langton Green.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification					Reason for change
			Policy Number ^α	Site Address ^α	Status ^α	Size (ha) ^α	% of MGB ^α	
			AL/RTW-5 ^α	Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road ^α	Removed ^α	-5.611 ^α	0.079 ^α	
			AL/RTW-14 ^α	Land at Wyevale Garden Centre, Eridge Road ^α	Removed ^α	-5.521 ^α	0.077 ^α	
			AL/RTW-16 ^α	Land to west of Eridge Road at Spratsbrook Farm ^α	Removed ^α	-6.332^α -5.972^α	0.089^α 0.084^α	
			AL/RTW-17 ^α	Land adjacent to Longfield Road ^α	Removed ^α	-20.235 ^α	0.284 ^α	
			AL/RTW-19 ^α	Land to the North of Hawkenbury Recreation Ground ^α	Removed ^α	-7.071 ^α	0.099 ^α	
			RTW Safeguarded Land ^α	Land at Colebrooke House, Pembury Road ^α	Removed ^α	-9.291 ^α	0.130 ^α	
			STR/SS-1 ^α	Paddock Wood (including land at east Chapel) ^α	Removed ^α	-148.194 ^α	2.077 ^α	
			STR/SS-3 ^α	Tudley Village ^α	Removed ^α	-182.994^α	2.565^α	
			AL/PE-1 and AL/PE-7 ^α	Land rear of High Street and west of Chalket Lane and Cornford Court, Cornford Lane ^α	Removed ^α	-7.603 ^α	0.107 ^α	
			AL/PE-2 ^α	Land at Hubbles Farm and south of Hastings Road ^α	Removed ^α	-4.653 ^α	0.065 ^α	
			AL/PE-3 ^α	Land north of the A21, south and west of Hastings Road ^α	Removed ^α	-5.463 ^α	0.077 ^α	
			AL/PE-4a and AL/PE-4b ^α	Land at Downingbury Farm, Maidstone Road ^α	Removed ^α	-4.679^α AL/PE-4a- -3.278^α AL/PE-4b- -3.207^α	0.066^α AL/PE-4a- 0.046^α AL/PE-4b- 0.045^α	
			AL/PE-5 ^α	Land at Sturgeons fronting Henwood Green Road ^α	Removed ^α	-0.049 ^α	0.001 ^α	
			South West of Paddock Wood ^α	Land west of Colts Hill Close to Badsell Road ^α	Added ^α	1.084 ^α	-0.015 ^α	
			AL/SP-1 ^α	Land to the west of Langton Road, and south of Ferbies ^α	Removed ^α	-0.964 ^α	0.014 ^α	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change																				
			<table border="1"> <tr> <td data-bbox="573 284 763 363">Total Green Belt removed (ha)</td> <td data-bbox="763 284 1167 363">□</td> <td data-bbox="1167 284 1301 363">□</td> <td data-bbox="1301 284 1447 363">-407.576</td> <td data-bbox="1447 284 1588 363">□</td> </tr> <tr> <td data-bbox="573 363 763 443">Existing Green Belt (ha)</td> <td data-bbox="763 363 1167 443">□</td> <td data-bbox="1167 363 1301 443">□</td> <td data-bbox="1301 363 1447 443">7,133.602</td> <td data-bbox="1447 363 1588 443">□</td> </tr> <tr> <td data-bbox="573 443 763 523">Net change-%</td> <td data-bbox="763 443 1167 523">□</td> <td data-bbox="1167 443 1301 523">□</td> <td data-bbox="1301 443 1447 523">-5.74</td> <td data-bbox="1447 443 1588 523">□</td> </tr> <tr> <td data-bbox="573 523 763 528"></td> <td data-bbox="763 523 1167 528"></td> <td data-bbox="1167 523 1301 528"></td> <td data-bbox="1301 523 1447 528">-3.046</td> <td data-bbox="1447 523 1588 528"></td> </tr> </table>	Total Green Belt removed (ha)	□	□	-407.576	□	Existing Green Belt (ha)	□	□	7,133.602	□	Net change-%	□	□	-5.74	□				-3.046		
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			-3.046																					
MM28	70	Policy STR 9	<p>Policy STR 9 Green Belt <i>Amend first sentence of third paragraph of Policy STR 9 as follows:</i></p> <p>Inappropriate development¹ in the Green Belt, as defined in the NPPF, will have to demonstrate very special circumstances which will need to clearly outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm.</p>	For consistency with the NPPF.																				
MM29	72	Paragraphs 4.142 and 4.145	<p>Section 4: Neighbourhood Plans <i>Delete paragraphs 4.142 and 4.145 as follows:</i></p> <p><i>Paragraph 4.142</i></p> <p>Notwithstanding the Council's support for neighbourhood plans, in view of the fact that their progress is variable and outside the direct control of the Council, as well as the pressing requirement to address under delivery of housing against identified need, the Local Plan includes allocations for the whole of the borough.</p> <p><i>Paragraph 4.145</i></p> <p>It is the Council's intention that Local Plan policies will not cover matters contained within a neighbourhood plan where the latter has progressed to having the benefit of an Examiner's Report before the Local Plan is submitted, where those matters are specific to the area of the neighbourhood plan. If this situation arises post-submission of the Local Plan and prior to completion of the examination, the Council may seek to withdraw relevant Local Plan policies through proposed modifications.</p>	For effectiveness.																				

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM30	72	Policy STR 10	<p>Policy STR 10 Neighbourhood Plans <i>Amend Policy STR 10 as follows:</i></p> <p>The preparation and production of neighbourhood plans will be supported by the Council, including in relation to providing environmental, economic, and social data and mapping, scoping, Strategic Environmental Assessment requirements, advice on plan production and drafting of policies to meet the ‘basic conditions’, as well as by providing the resources necessary to undertake the latter stages for which the Council is responsible in a timely manner.</p> <p>For clarity, an up-to-date made neighbourhood plan forms part of the statutory development plan for the borough and, as such, planning applications will be determined in accordance with that plan where a proposal is in its area, <u>including any identified infrastructure requirements set out in the Neighbourhood Development Plan,</u> as well as the adopted Local Plan.</p> <p>Neighbourhood plans will be given increasing weight as they progress through their formal stages. In the event of overlaps or conflicts with non-strategic Local Plan policies, particular regard will be given to the respective stages of plan making and to the locally-specific focus and evidence base of relevant neighbourhood plan policies. This provision increases significantly when there is a post-examination draft Neighbourhood plan.</p>	For effectiveness.

Section 5: Place Shaping Policies

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM31	75	Paragraph 5.16	<p>Section 5: Royal Tunbridge Wells <i>Delete paragraph 5.16 as follows:</i></p> <p>In addition to the above proposed allocation, an adjoining site (Land at Colebrooke House) has been considered as an employment allocation, for sensitive development within a parkland setting. This site also falls within the Green Belt and the High Weald AONB. Given that the Local Plan is already seeking to plan positively in employment land terms by providing over the minimum requirement, it is not considered to warrant allocation in this Local Plan. However, in order to enable this site, in a sustainable location next to a Key Employment Area, to contribute to continuing economic growth in the longer term beyond the plan period should this be required, it is nonetheless removed from the Green Belt. This is in line with ensuring the long term permanence of the new Green belt boundary. Planning permission for the permanent development of this land will only be granted following a future review of this Local Plan and be subject to further assessment of employment land needs at that time.</p>	For effectiveness.
MM32	75 - 76	Paragraph 5.17	<p>Section 5: Royal Tunbridge Wells <i>Amend paragraph 5.17 as follows:</i></p> <p>The Council is keen that this area continues to provide a location for a mix of employment-generating uses, to include the traditional business and commercial uses, as well as other leisure uses where appropriate, and policies within this Plan set the framework for this. A significant site is proposed to be allocated to provide modern, purpose-built employment floorspace in a prestigious business park setting to deliver in the region of 80,000sqm of additional office E(g)(iii), B2, and B8 floorspace. This site, at Land adjacent to Longfield Road (Policy AL/RTW 17), already benefits from planning permission for a mix of B and E Class commercial</p>	To reflect recent planning history relating to the site and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			uses granted and will help to further establish this area as a key business location, not only for Royal Tunbridge Wells, but the wider borough and west Kent.	
MM33	76 - 77	Policy STR/RTW1	<p>Policy STR/RTW 1 The Strategy for Royal Turnbridge Wells <i>Amend first paragraph, last sentence of criterion 1 in Policy STR/RTW 1, add new criterion and amend criterion 18 as follows:</i></p> <p><i>First paragraph</i></p> <p>The strategy for the unparished area at Royal Tunbridge Wells, as defined on the Policies Map (Inset Maps 1a – 1d and 2), is to:</p> <p><i>Criterion 1</i></p> <p>Of these sites, the following already have planning permission: AL/RTW 1 for 408 166 dwellings, AL/RTW 4 for 89 units, AL/RTW 9 for 69 units, and AL/RTW 10 for nine dwellings and AL/RTW 11 for 40 units;</p> <p><i>After criterion 11 add new criterion:</i></p> <p><u>Contributions to be used towards a Corridor Study and the associated improvements identified with a view to improving active travel infrastructure, including bus journey times along the A264 Pembury Road.</u></p> <p><i>Criterion 18</i></p> <p>Seek developer contributions, either in kind (normally land) and/or financial, from residential and/or commercial schemes to be used towards the provision of the above; <u>or for any other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</u></p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM34	79 - 80	Paragraphs 5.26 and 5.28	<p>Section 5: The Strategy for Royal Tunbridge Wells <i>Amend paragraphs 5.26 and 5.28 as follows:</i></p> <p><i>Paragraph 5.26</i></p> <p>... new Cultural and Learning Hub (The Amelia Scott) which is currently being developed within the heart of the town centre providing featuring a new art gallery, museum, and library. A number of other sites are considered key to the future of the town and to delivering comprehensive improvements to the town going forward. However, with the current uncertainty as a result of the 2020/2021 Covid-19 pandemic, it is considered that further work will need to be carried out in relation to the town centre following the adoption of this Local Plan.</p> <p><i>First to fourth bullet points under paragraph 5.28</i></p> <ul style="list-style-type: none"> • The Royal Victoria Place shopping centre, Calverley Road: The key retail destination within the centre, offering significant retail floorspace within a covered shopping mall on three floors. Whilst accepting that the Royal Victoria Place will still form a key retail function, it is recognised that retailing has changed significantly over the last few years and more recently as a result of the 2020/2021 Covid-19 pandemic, and therefore a flexible approach should be promoted for the centre and the future mix of uses. <u>The Council purchased the site in 2023 and is exploring</u> There is the opportunity for a greater mix and diversity of uses within the centre <u>which could include leisure, cultural and residential</u> that fall within the new Commercial Use Class E, as well as the possibility of residential on the upper floors as part of a mix with active commercial uses on the lower frontages. • The existing civic complex (including the Town Hall, Assembly Hall Theatre, and Police Station): Key public buildings and space within the heart of the town centre, including the listed civic complex and war memorial. <u>The Town</u> 	Factual change to reflect the Amelia Scott is now open, updated reference to the Covid Pandemic and to update the status of these sites and any recent permissions for development, for clarification and effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Hall is currently being re-modelled as a remote working hub and Council Offices. There is This site offers scope for a further variety of uses to be provided within this area as part of a mixed-use scheme, to be delivered in a sensitive form taking account of its listed status, as well as any impacts on the conservation area and other surrounding listed buildings.</p> <ul style="list-style-type: none"> • The former cinema site, Mount Pleasant Road: A prominent site which has been vacant for many years and is currently being redeveloped in need of redevelopment. This site is the subject of Policy AL/RTW 1, which reflects the planning permission for development for a mixed-use scheme comprising older persons housing and mixed Commercial Class E and leisure uses, as well as a cinema and residential. • Mount Pleasant Avenue car park and the Great Hall car park: This site consists of two public car parks that could be redeveloped for other town centre uses to include Commercial Class E uses and or residential. Any redevelopment will need to respect the location in proximity to Calverley Grounds, a registered historic park and garden, but also recognising the opportunities in this location for additional town centre uses focused around the park and enhancements to the public realm and legibility. 	
MM35	81	Policy STR/RTW 2	<p>Policy STR/RTW 2 Royal Tunbridge Wells Town Centre <i>Amend first paragraph of Policy STR/RTW 2 and all subsequent references to the Town Centre Area Plan as follows:</i></p> <p>Within the Royal Tunbridge Wells Town Centre, as defined on the Royal Tunbridge Wells Town Centre Policies Map (Inset Map 2), this Local Plan sets out the framework for the provision of a Royal Tunbridge Wells Town Centre Area Plan setting out a strategic vision for the town centre over the plan period based on the following approach:</p>	To ensure the policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM36	82	Paragraph 5.34	<p>Section 5: Former Cinema Site, Mount Pleasant Road <i>Amend paragraph 5.34 as follows:</i></p> <p>Planning permission was granted for a comprehensive mixed use development <u>comprising A1/A2/A3 retail and restaurant uses, D2 cinema use and C3 (99 residential dwellings)</u> under 17/02262/FULL. <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 permission was implemented but not built out.</u> 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. <u>A subsequent planning application (22/02304/FULL), for the redevelopment of the site comprising the demolition of 41 Mount Pleasant Road, 166 extra care units, commercial/retail floorspace and landscaping/public realm works was permitted in January 2023 and is currently under construction.</u></p>	To reflect the recent planning history relating to the site, for effectiveness.
MM37	83 - 84	Policy AL/RTW 1	<p>Policy AL/RTW 1 Former Cinema Site, Mount Pleasant Road <i>Amend first paragraph and criterion 3 of Policy AL/RTW 1 as follows:</i></p> <p><i>First paragraph</i></p> <p>The site as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2)</u>, is allocated for mixed use development to include approximately 400-<u>166</u> residential <u>units</u> dwellings, <u>(which may be in the form of extra-care accommodation) and any</u> uses falling within Commercial Use Class E (a shops), (b restaurants), (c financial services, professional services and other services), (e medical or health services), (g(i) offices), and sui generis <u>town centre</u> uses to <u>which may</u> include a cinema and cafés or <u>and</u> drinking establishments.</p>	To ensure the Policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 3</i></p> <p>Development must be of a high-quality design, informed by landscape and visual impact and heritage assessments, and shall demonstrate how it conserves preserves and or enhances the conservation area and protects the setting of the adjacent listed buildings. Particular regard shall be had to the relationship to the spire of Trinity Church, and in relationship to the tree-lined ridge when viewed from Mount Ephraim Road (i.e. adjacent to the Common);</p>	
MM38	84	Paragraph 5.38	<p>Section 5: Land at the Auction House, Linden Park Road <i>Amend paragraph 5.38 as follows:</i></p> <p>The site is allocated within the Site Allocations Local Plan 2016 (Policy AL/RTW 24) for a mix of town centre uses. <u>It has planning permission (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> 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 (Financial and Professional Services) and ancillary works. The permission has <u>now been</u> not been implemented <u>in part</u> and it is considered that the site could be suitable for <u>further redevelopment for</u> a range of town centre uses, and therefore it is proposed that the policy should allow for this and refer to a range of uses as being appropriate in this location.</p>	To reflect recent planning history relating to the site, for effectiveness.
MM39	85	Policy AL/RTW 2	<p>Policy AL/RTW 2: Land at the Auction House, Linden Park Road <i>Amend first paragraph of Policy AL/RTW 2 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2)</u>, is allocated for a mix of town centre uses and could</p>	For effectiveness.

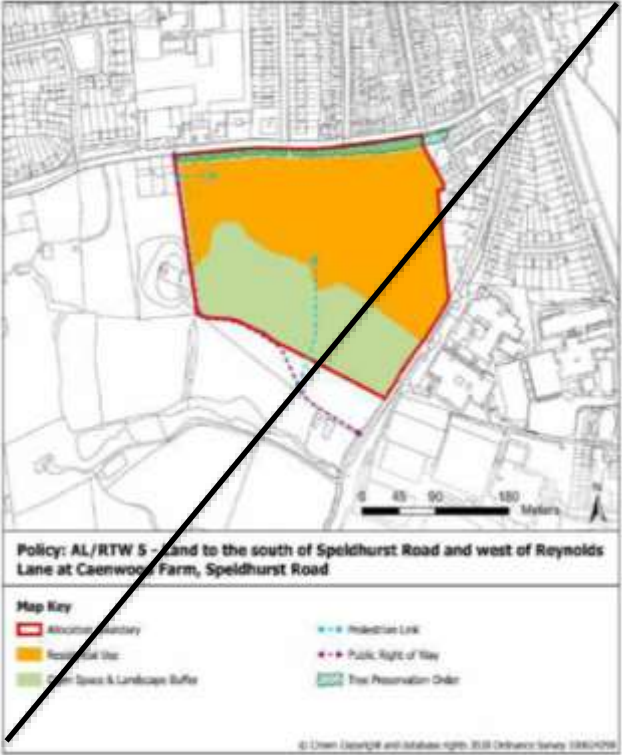
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			comprise a mix of Class E Uses: commercial (a), shops, (b) restaurants, (c, i, ii, iii), financial services, professional and other services, sui generis uses, and residential (as part of a mixed-use scheme).	
MM40	87	Policy AL/RTW 3	<p>Policy AL/RTW 3: Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road <i>Amend first paragraph of Policy AL/RTW 3 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (Inset Maps 1a-1d and 2), is allocated for approximately 100 dwellings, of which 30 percent shall be affordable housing.</p>	For effectiveness.
MM41	88	Paragraphs 5.43 and 5.46	<p>Section 5: Land at 36-46 St John's Road <i>Amend paragraphs 5.43 and 5.46 as follows:</i></p> <p><i>Paragraph 5.43</i></p> <p>Existing vehicular access is via an access directly onto St John's Road, which should form the access point to any redevelopment of the site. This area falls within the designated Air Quality Management Area and therefore aAny proposals for the site will need to be accompanied by an air quality assessment and appropriate mitigation measures.</p> <p><i>Paragraph 5.46</i></p> <p>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 (17/00731/FULL) for the demolition of the existing buildings and structure and the construction of three new buildings comprising 89 units to provide accommodation for older people. Construction is underway on site.</p>	Factual update to reflect the A26 is no longer a designated AQMA and to reflect recent planning history relating to the site, and for effectiveness.

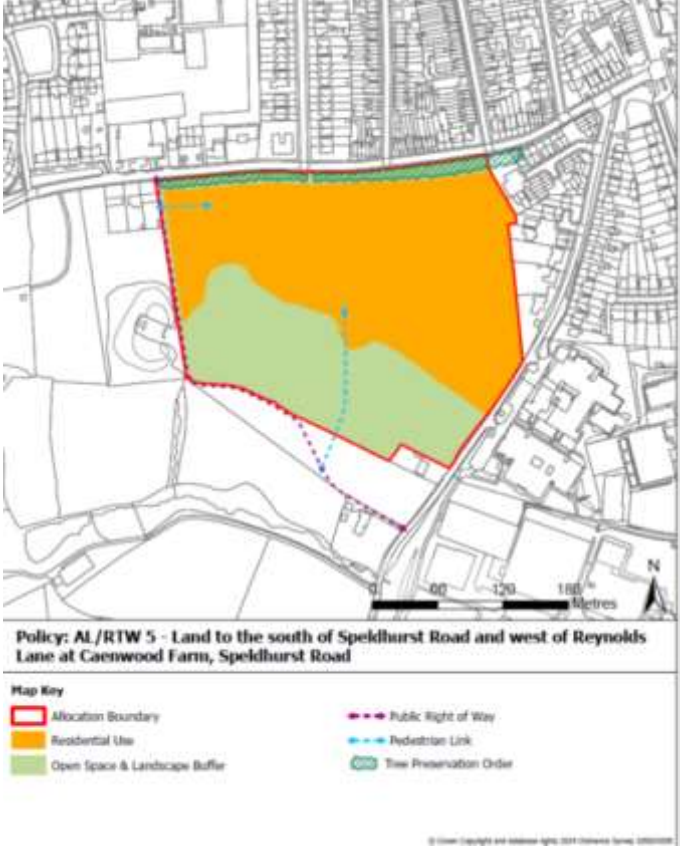
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM42	89	Policy AL/RTW 4	<p>Policy AL/RTW 4: Land at 36-46 St John's Road <i>Amend first paragraph of Policy AL/RTW 4 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (Inset Maps 1a-1d and 2), is allocated for residential development providing approximately 65 dwellings, of which 30 percent shall be affordable housing, or, alternatively, for development delivering a higher density of housing for older people providing approximately 90 dwellings.</p>	For effectiveness.
MM43	91	Map 5 – Site Layout Plan	<p>Section 5: Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road <i>Amend Map 5 – Site Layout Plan</i></p> <p><i>Current Map 5</i></p>	Site allocation boundary amended to remove Oaklea from the open space and landscape buffer, for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><i>Proposed Map 5</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM44	91 - 92	Policy AL/RTW 5	<p>Policy AL/RTW 5 Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road</p> <p><i>Amend first paragraph and criterion 2 of Policy AL/RTW 5 as follows:</i></p> <p><i>First paragraph</i></p>	To ensure the Policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>The site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for approximately 100 residential dwellings, of which 40 percent shall be affordable housing, and a minimum of five percent to be delivered as serviced self-build and custom housebuilding plots.</p> <p><i>Criterion 2</i> Possible Localised widening of the section of Speldhurst Road that runs adjacent to the site, to facilitate a safe means of access to and egress from the site and the provision of an appropriate level of parking for existing residents within the site itself.</p>	
MM45	93		<p>Section 5: Land at 202 and 230 Upper Grosvenor Road <i>After paragraph 5.55 add new paragraph as follows:</i></p> <p><u>Permission was granted in July 2022 for a reserved matter (landscaping) (22/01189/REM) pursuant to outline approval (21/00460/OUT - redevelopment of site for 44 apartments). Subsequent approval was granted in December 2024 (24/01594/FULL) for the variation of condition 3 – relating to car parking and the removal of windows.</u></p>	To reflect the most up to date position regarding the site, for effectiveness.
MM46	93	Policy AL/RTW 6	<p>Policy AL/RTW 6: Land at 202 and 230 Upper Grosvenor Road <i>Amend first paragraph of Policy AL/RTW 6 as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for is allocated for 40-45 residential dwellings, of which 30 percent shall be affordable housing.</p>	For effectiveness.
MM47	95	Policy AL/RTW 7	<p>Policy AL/RTW 7: Land at former Gas Works, Sandhurst Road <i>Amend first paragraph of Policy AL/RTW 7as follows:</i></p> <p>The site as defined on the Royal Tunbridge Wells and Southborough Policies Map (Inset Maps 1a-1d and 2), is allocated for residential development providing approximately 170-200 dwellings, of which 30 percent shall be affordable housing.</p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM48	97	Policy AL/RTW 8	<p>Policy AL/RTW 8 TN2 Centre and adjacent land, Greggs Wood Road, Sherwood <i>Amend first sentence of Policy AL/RTW 8 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (Inset Maps 1a-1d and 2), is allocated for a new medical centre and associated community uses</p>	To ensure the policy is effective.
MM49	98	Paragraph 5.68	<p>Section 5: Land at Beechwood Sacred Heart School <i>Delete last sentence of paragraph 5.68 as follows:</i></p> <p>Planning permission was granted in 2017 (TW/16/07697) for development of land within the curtilage of Beechwood Sacred Heart School for a 69-bed care home (C2).</p>	To reflect the fact that planning permission has now expired, and for effectiveness.
MM50	100	Policy AL/RTW 9	<p>Policy AL/RTW 9 Land at Beechwood Sacred Heart School <i>Amend first paragraph and criterion 7 of Policy AL/RTW 9 as follows:</i></p> <p><i>First paragraph</i> This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (Inset Maps 1a-1d and 2), is allocated for retirement housing, of which 40 percent shall be affordable housing and/or a residential care home (C2) providing approximately 69 units.</p> <p><i>Criterion 7</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/RTW 1, <u>including contributions to be used towards a corridor study with a view to improving active travel infrastructure, including bus journey times along the A264 Pembury Road. Once the corridor study is</u></p>	To ensure the policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<u>complete, contributions shall be used to fund improvements arising from the outcomes/findings of the study.</u>	
MM51	100	Paragraphs 5.71 and 5.75	<p>Section 5: Montacute Gardens <i>Amend paragraphs 5.71 and 5.75 as follows:</i></p> <p><i>Paragraph 5.71</i></p> <p>Vehicular access to the site is from the existing access road to the properties via the car park from the A26, Eridge 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></p> <p><i>First sentence of paragraph 5.75</i></p> <p>The site is allocated within the Site Allocations Local Plan 2016 (Policy AL/RTW 4B) for mixed use development and planning permission has been granted for the development at Land to the Rear of 1-2 Montacute Gardens in 2020 (20/00191/FULL) <u>2023 (23/00518/FULL)</u> for nine dwellings <u>two-bedroom apartments</u>, which are included within the site capacity of 30 dwellings as set out within the policy.</p>	Clarification and to reflect the most up to date position regarding the site, for effectiveness.
MM52	101	Policy AL/RTW 10	<p>Policy AL/RTW 10 Montacute Gardens <i>Amend first sentence of Policy AL/RTW 10 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for 30 residential dwellings (including the nine already granted planning permission under reference 20/00191/FULL), of which 30 percent shall be affordable housing.</p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM53	102	Paragraphs 5.79 and 5.80	<p>Section 5: Former Plant & Tool Hire, Eridge Road <i>Amend paragraphs 5.79 and 5.80 as follows:</i></p> <p><i>Second sentence of paragraph 5.79</i></p> <p>There have been a number of planning permissions on the site over recent years for a range of uses, most recently an EIA Scoping Opinion for the demolition of the pair of houses and the erection of a new foodstore and associated car parking and landscaping.</p> <p><i>At end of paragraph 5.80 add</i></p> <p><u>Planning permission was granted in July 2022 (21/03298/FULL) for the construction of 40 retirement apartments and the refurbishment of Nos. 15 and 16 Eridge Road to create two unrestricted residential dwellings, repair of existing access into the site, parking, landscaping and associated works (including the demolition of single storey rear extensions attached to 15 and 16 Eridge Road). Development has commenced on site.</u></p>	To reflect recent planning history relating to the site for effectiveness.
MM54	103	Policy AL/RTW 11	<p>Policy AL/RTW 11 Former Plant & Tool Hire, Eridge Road <i>Amend first paragraph of Policy AL/RTW 11 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map <u>(Inset Maps 1a-1d and 2)</u>, is allocated for residential development providing approximately 45 dwellings, of which 30 percent shall be affordable housing.</p>	For effectiveness.
MM55	105	Policy AL/RTW 12	<p>Policy AL/RTW 12 Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down <i>Amend first paragraph of Policy AL/RTW 12 as follows:</i></p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map <u>(Inset Maps 1a-1d and 2)</u> , is allocated for 30 residential development providing approximately 50 dwellings, of which 30 percent shall be affordable housing.	
MM56	106		<p>Section 5: Turners Pie Factory, Broadwater Lane <i>After paragraph 5.89 add new paragraph as follows:</i></p> <p><u>Planning permission (22/00238/FULL) was granted in December 2024 for the demolition of the existing buildings on site and the construction of 94 dwellings (36 houses and 58 apartments) and a remote working/community hub.</u></p>	To reflect recent planning history relating to the site for effectiveness.
MM57	107 - 108	Policy AL/RTW 13	<p>Policy AL/RTW 13 Turners Pie Factory, Broadwater Lane <i>Amend first paragraph of Policy AL/RTW 13 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map <u>(Inset Maps 1a-1d and 2)</u>, is allocated for approximately 100 residential dwellings, of which 30 percent shall be affordable housing, <u>the provision of</u> a remote working/community hub for use by residents of the new development, and open space.</p>	To ensure the policy is effective.
MM58	108		<p>Section 5: Land at Tunbridge Wells Garden Centre <i>Insert new paragraph after paragraph 5.93 to read:</i></p> <p><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></p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM59	109 - 110	Policy AL/RTW 14	<p>Policy AL/RTW 14 Land at Tunbridge Wells Garden Centre, Eridge Road <i>Amend first paragraph and criterion 1 of Policy AL/RTW 14 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for the expansion of the existing Use Class E (a) commercial use (garden centre) with an element of residential of approximately 25-30 residential dwellings, of which 30 percent shall be affordable housing.</p> <p><i>Criterion 1</i></p> <p>1. Means of access, including secondary and emergency means of access, to be informed by a transport statement; it is likely that the scale of any development may be limited by the quality of access arrangements that can be achieved within the confines of the site. An emergency access is likely to be required to the north;</p>	To ensure the Policy is effective and justified.
MM60	110	Paragraph 5.98	<p>Section 5: Land at Showfields Road and Rowan Tree Road <i>Amend paragraph 5.98 and add new text as follows:</i></p> <p><i>Paragraph 5.98</i></p> <p>... Rowan Tree Road, <u>and 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> and It is an area</p> <p><i>After paragraph 5.98 add new paragraph</i></p> <p><u>Planning permission was granted in February 2024 (22/01576/FULL) for the demolition of 110 existing residential units and existing garages and construction of 146 new residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage</u></p>	Clarification and to reflect the most up to date position regarding the site for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<u>and other associated works including servicing and landscaping, works to public highways, public realm improvements and a new sub-station.</u>	
MM61	111 - 112	Policy AL/RTW 15	<p>Policy AL/RTW 15 Land at Showfields Road and Rowan Tree Road <i>Amend first sentence and criterion 1 of Policy AL/RTW 15 as follows:</i></p> <p><i>First sentence</i> This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for residential development providing approximately 155 additional dwellings <u>in total (net additional 35-40 dwellings)</u> and health and community uses.</p> <p><i>Criterion 1</i></p> <p>A comprehensive redevelopment of the site to include the re-provision and enhancement of the existing residential dwellings alongside enhanced and improved community facilities, to include a new medical centre. The community and health facilities to be <u>re-provided on site in line with an agreed phasing and implementation plan.</u> in accordance with an agreed timetable, relative to the phasing of the residential element of the development.</p>	To clarify and ensure the Policy is effective.
MM62	114	Policy AL/RTW 16	<p>Policy AL/RTW 16 Land to the west of Eridge Road at Spratsbrook Farm <i>Amend first paragraph and criteria 5 and 7 of Policy AL/RTW 16 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for residential development providing approximately 120 dwellings, of which 40 percent shall be affordable housing, and a minimum of five percent to be delivered as serviced self-build and custom</p>	To clarify and ensure the Policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>housebuilding plots, together with enhanced informal open space and recreation areas as part of a landscape buffer.</p> <p><i>Criterion 5</i></p> <p>Development shall be located on the areas identified for residential use on the site layout plan. The open space shown in green on the site layout plan <u>shall remain in the Green Belt and shall be kept open and</u> is to be managed under an approved scheme of agriculture <u>long term maintenance</u> with public access <u>(to be secured through conditions and s.106 obligations as appropriate)</u>. <u>The new Green Belt Boundary shall be shown on Inset Map 1c (Royal Tunbridge Wells and Southborough)</u>;</p> <p><i>Criterion 7</i></p> <p>The layout, form, design, and mass of built development on-site to have regard to the topography, ancient woodland and buffers, and impact on the setting of the High Weald <u>National Landscape Area of Outstanding Natural Beauty and should have regard to the Council’s AONB Setting Report and the Landscape and Visual Impact Assessment</u>. It shall include a landscape buffer along the south western boundary, including to protect the amenity of the adjacent farmhouse;</p>	
MM63	115	Paragraph 5.109	<p>Section 5: Land adjacent to Longfield Road <i>Amend paragraph 5.109 and add new text as follows:</i></p> <p><i>Paragraph 5.109</i></p> <p>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</p>	To reflect recent planning history relating to the site and to provide clarification on uses and quantum and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>(TW/19/02267/OUT). The highway matters have been resolved, and both highways authorities recommend granting permission. <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.</u> Therefore, an allocation is appropriate. <u>An application (24/00684/FULL) for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) including details for Condition 2; Condition 6; Condition 39; Condition 41 pursuant to 23/03103/FULL for Variation of Conditions 3 and 4 of 22/02789/FULL - to allow the redistribution of B1 and B8 uses was approved in November 2024.</u></p> <p><i>Insert new paragraph after paragraph 5.109 as follows:</i></p> <p><u>In order to ensure that no one employment use dominates the site, it is proposed that a mix of employment uses would be appropriate. Any future/alternative proposals coming forward for the site, should demonstrate compliance with this requirement of providing a range of employment uses on the site in accordance with the overarching parameters set within Policy AL/RTW 17.</u></p>	
MM64	117	Policy AL/RTW 17	<p>Policy AL/RTW 17 Land adjacent to Longfield Road <i>Amend first paragraph and add new criterion after criterion 6 of Policy AL/RTW 17 as follows:</i></p> <p><i>First paragraph</i> This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map <u>(Inset Maps 1a-1d and 2)</u>, is allocated for Use Class E Commercial uses to provide approximately 80,000sqm (net) office (E(g)(iii)), General Industrial (B2), and Storage and Distribution (B8) to be provided in the form of a business park.</p>	To provide clarification on uses and quantum for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 6</i> <u>The site could accommodate up to 80,000sqm of employment use in total, although any proposals should include for a mix of uses within the specified mix as above and no, one use should dominate;</u></p>	
MM65	118	Paragraph 5.113	<p>Section 5: Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate <i>Amend paragraph 5.113 as follows:</i></p> <p>The former landfill area was designated as Rural Fringe within the Site Allocations Local Plan 2016 (Policy AL/GB 4) as a long-term land reserve. However, Kent County Council has confirmed that the site is still emitting methane gas and therefore would only be suitable for certain development such as that which it is allocated for; sport, recreation or outdoor leisure uses, and renewable or sustainable energy production.</p>	To provide clarification and for effectiveness.
MM66	118 - 119	Policy AL/RTW 18	<p>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 <i>Amend first sentence of Policy AL/RTW 18 and add new criterion as follows:</i></p> <p><i>First sentence</i> This site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for renewable or sustainable energy, sport, recreation, or outdoor leisure uses. (including those that fall into associated sui generis use).</p> <p><i>At end of Policy add new criterion</i></p> <p><u>Any sports, recreation or leisure uses would be outdoor only.</u></p>	For effectiveness and to provide clarification on uses that would be acceptable on the site.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM67	119	Paragraph 5.114 and 5.119	<p>Section 5: Land to the north of Hawkenbury Recreation Ground <i>Amend paragraphs 5.114 and 5.116 and add new text as follows:</i></p> <p>The site is located adjacent to the existing LBD of Royal Tunbridge Wells, to the south of the town centre. It is currently an undeveloped site that has planning permission to be used for sports playing pitches under permission 17/03232.</p> <p><i>After paragraph 5.116 add new paragraph as follows:</i></p> <p><u>The Playing Pitch Strategy (PPS) prepared on behalf of the Council looks in detail at the existing provision of sports pitches, the quantity, quality and configuration for providing for the future population, taking into account housing and population growth and demographics. The ‘Strategy’ and ‘Action Plan’ set out within the PPS considers the rationalization of some of the existing underused or poor quality football pitches and the re-provision to create a new quality sports hub to serve the urban area. The strategy has been endorsed by Sport England and involves the re-provision of sports pitches from Culverden Stadium, Bayham West and Colebrook Sports Field, to be re-provided at a new ‘sports hub’ at Hawkenbury, offering two senior pitches (one of which to be 4G/Stadium quality), three youth pitches and one mini pitch. The strategy is reflected within the following site allocations, which detail the individual sites and proposed future uses.</u></p> <p><i>Amend paragraph 5.119 as follows:</i></p> <p>The site is allocated within the Site Allocations Local Plan 2016 (Policy AL/RTW 30) and was previously allocated within the Adopted Local Plan 2006 for sports pitches and other outdoor recreation facilities. Planning permission was granted in 2017 for the change of use of part of the land to expand existing recreational facilities through</p>	For effectiveness and factual update to reflect the fact that the planning consent has now lapsed.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>the provision of additional sports pitches, together with access, car parking provision, ball stop fencing, changing room facilities and other works.</p> <p>This site allocation takes this permission forward and seeks to enhance the area's provision of sporting facilities in the form of a new stadium stadia sports hub, with a maximum capacity for up to 3,000 spectators to serve the wider urban area, as set out within Policy STR/RTW 1. The hub will primarily be used by sports clubs and leagues for training and match play, but also to provide activities and sports programmes for general community use to increase physical activity and wellbeing. <u>Policy AL/RTW 19 sets out the framework for this proposal and includes detailed criteria around access, parking and the need for a Management Plan to control the future development and any impact on the local road network.</u></p>	
MM68	121	Policy AL/RTW 19	<p>Policy AL/RTW 19 Land to the north of Hawkenbury Recreation Ground <i>Amend Policy AL/RTW 19 as follows:</i></p> <p>This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map <u>(Inset Maps 1a-1d and 2)</u>, is allocated for new and enhanced sport and recreation provision as part of a new stadium stadia sports hub, to include standing/seating for supporters <u>up to a maximum capacity for 3,000 spectators</u>, other ancillary structures, and increased parking provision.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Development is dependent on the football stadium relocating from the current Culverden Stadium subject to allocation Policy AL/RTW 20; 2. Access should be provided via a new <u>safe and suitable</u> access road into the site from High Woods Lane in the vicinity of an historical access opposite the indoor bowling club. Proposals should include localised widening <u>of Halls Hole Road and High Woods Lane between the junction of Bayhall Road/Forest Road and the site access</u> and <u>other</u> highway improvements as required <u>as informed</u> 	To clarify and ensure the Policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>by a detailed transport assessment</u>, to facilitate the additional traffic <u>and enable access by bus/coach</u>;</p> <p>3. Improvements to the local road junctions and crossings within the immediate area, and to other traffic or sustainable transport measures; potentially to include the access junction with High Woods Lane, High Woods Lane/Halls Hole Road, Halls Hole Road/Forest Road, <u>A264 Pembury Road/A264 Calverley Road/Bayhall Road/B2023 Prospect Road</u>, Halls Hole Road/A264 Pembury Road (and/or contributions to junction improvement investigation/implementation on the A264 Pembury Road;</p> <p>4. Provision of an overspill parking area <u>as well as measures to facilitate and promote public transport and other sustainable transport journeys within a comprehensive traffic/event/car parking Management Plan. This should include consideration of match day green travel plans, match day marshalling and bus to railway provision should this be necessary. These details</u> should be included within any proposals and demonstration that this can be achieved to the satisfaction of the Local Highway Authority;</p> <p>5. The provision of improved cycle, pedestrian, and potential bridleway linkages within and beyond the site linking up with other Public Rights of Way, in particular with linkages to the wider town and via High Woods Lane to Pembury, as set out in the Local Cycling and Walking Infrastructure Plan;</p> <p>6. Regard shall be given to existing hedgerows, and mature trees on-site, <u>and the adjacent ancient woodland</u> with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</p> <p>7. The layout and design of the scheme to give full consideration of any impact upon the High Weald <u>National Landscape</u> Area of Outstanding Natural Beauty, <u>locating any built development towards the western part of the site</u>, and the ancient woodland retaining land to the south east as a landscape and ecological buffer as indicated on the site layout plan <u>and should have regard to the</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Council’s AONB Setting Report and the Landscape and Visual Impact Assessment.</u></p> <p>8. A scheme of lighting shall demonstrate that it would not cause an unacceptable impact on surrounding areas, including residential properties to the west of the site;</p> <p>9. The provision of an archaeological assessment as part of any planning application;</p> <p>10. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/RTW 1, <u>including contributions to be used towards a corridor study with a view to improving active travel infrastructure, including bus journey times along the A264 Pembury Road. Once the corridor study is complete, contributions shall be used to fund improvements arising from the outcomes/findings of the study.</u></p>	
MM69	123	Policy AL/RTW 20	<p>Policy AL/RTW 20 Land at Culverden Stadium, Culverden Down <i>Amend first paragraph and criterion 2 of Policy AL/RTW 20 as follows:</i></p> <p><i>First paragraph</i> This site, as defined on the Royal Tunbridge Wells <u>and Southborough</u> Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for residential development providing approximately 30 dwellings, of which 30 percent shall be affordable housing.</p> <p><i>Criterion 2</i> Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility <u>as identified through Policy AL/RTW 19 – Land to the north of Hawkenbury Recreation Ground</u> at another site</p>	To ensure the Policy is effective and provide clarification.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM70	125	Policy AL/RTW 21	<p>Policy AL/RTW 21 Land at Colebrook Sports Field, Liptraps Lane <i>Amend first paragraph and criterion 4 of Policy AL/RTW 21 as follows:</i></p> <p><i>First paragraph</i> This site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for residential development providing approximately 30 dwellings 80 dwellings, of which 40 percent shall be affordable housing, the re-provision and enhancement of informal open space, and sports and leisure provision, including a multi-use games area, or alternative recreational facility.</p> <p><i>Criterion 4</i> Planning permission shall only be granted for development on the playing pitch area of this site subject to planning permission having been granted for a suitable alternative sporting facility as identified through Policy AL/RTW19 – Land to the north of Hawkenbury Recreation Ground at another site;</p>	To clarify and ensure the Policy is effective.
MM71	127	Policy AL/RTW 22	<p>Policy AL/RTW 22 Land at Bayham Sports Field West <i>Amend first paragraph and criteria 2 and 3 of Policy AL/RTW 22 as follows:</i></p> <p><i>First paragraph</i> This site, as defined on the Royal Tunbridge Wells and Southborough Policies Map (<u>Inset Maps 1a-1d and 2</u>), is allocated for residential development providing approximately 20-25 dwellings, of which 40 percent shall be affordable housing.</p> <p><i>Criterion 2</i> Pedestrian and cycle access to be provided from the site to Bayham Road., or, if this cannot be achieved, through the grounds of the crematorium located to the north of the site with an uncontrolled dropped kerb crossing point to be provided as</p>	To clarify and ensure the Policy is effective.

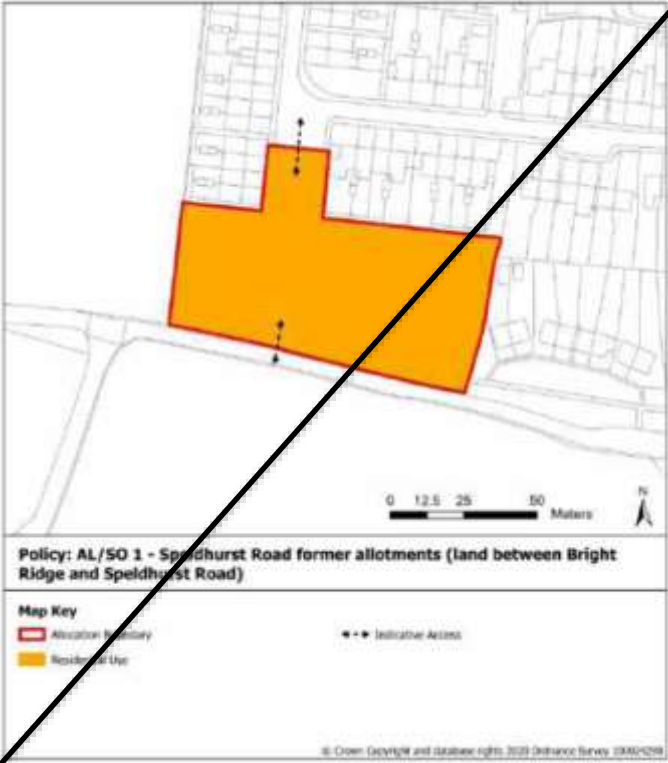
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>part of any proposed scheme to connect with the new pedestrian link to the southern side of Bayham Road;</u></p> <p><i>Criterion 3</i></p> <p>Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility <u>as identified through Policy AL/RTW 10 – Land to the North of Hawkenbury Recreation Ground.</u> at another site;</p>	
MM72	129	Paragraph 5.137	<p>Section 5: Southborough <i>Amend fourth sentence of paragraph 5.137</i></p> <p>There is a new doctors surgery being provided as part of tThe Southborough Hub development in the centre of the town, <u>has now been completed which offering a new doctors surgery, a library and</u> enhanced community and cultural facilities.</p>	To reflect that the Southborough Hub is now complete for clarification and effectiveness.
MM73	130	Policy STR/SO 1	<p>Policy STR/SO 1 The Strategy for Southborough <i>Amend criterion 2 of Policy STR/SO 1 as follows:</i></p> <p>Build approximately 42 26 new dwellings on two sites <u>one site</u> (Policies AL/SO 1 and <u>Policy</u> AL/SO 3), including affordable housing, allocated in this Local Plan in the plan period. Of these sites, AL/SO 1 already has planning permission for 16 dwellings.</p>	Consequential change of MM75.
MM74	130 - 132	Paragraphs 5.139 – 5.143 Map 23	<p>Section 5: Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road) <i>Delete heading, paragraphs 5.139 to 5.143 and Map 23 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.139 to 5.143</i></p>	For clarity and effectiveness of the Plan, as the site is now constructed.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)</p> <p>5.139 This site is located within the built-up area of Southborough, to the west of the centre, and is a former allotment site, although it has not been in allotment use for many years. The northern part of the site nearest the adjacent houses is hard surfaced with paving slabs and the lower rectangular parcel is a green field. There are no existing buildings on the site and it is now a disused, overgrown site. The site is bounded to the north and east by residential properties and to the south and west there are open fields with views to the countryside beyond.</p> <p>5.140 The site has a lengthy boundary with Speldhurst Road and access from the north from Bright Ridge. The site is well served by public transport in this area and connections should be made to the existing network and facilities.</p> <p>5.141 The surrounding countryside to the south and west comprises agricultural land and the High Weald AONB is immediately to the west of the site. There are hedgerows and trees along the southern, eastern, and western boundaries of the site which should be retained as part of any development proposals. The site is generally flat, but the wider landscape to the south undulates.</p> <p>5.142 This site is allocated within the Site Allocations Local Plan 2016 (Policy AL/GB 4) for residential development providing approximately 20 dwellings and was formerly designated under Southborough Allotments as a Rural Fringe site in the 2006 Local Plan.</p> <p>5.143 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</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>planning permission has been substantially completed by the submission of the Local Plan, then this policy will be deleted.</p> <p><i>Delete Map 23 Site Layout Plan</i></p> 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM75	132 - 133	Policy AL/SO 1	<p>Policy AL/SO 1 Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road) <i>Delete Policy AL/SO 1 as follows:</i></p> <p>Policy AL/SO 1</p> <p>Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)</p> <p>This site, as defined on the Southborough Policies Map, is allocated for residential development providing approximately 16 dwellings, of which 40 percent shall be affordable housing.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Primary vehicular access to be provided from Speldhurst Road with a secondary access from Bright Ridge; 2. Pedestrian linkages should be provided to the wider pedestrian network and a footway within the site to connect to the existing public footpath network along Speldhurst Road and Bright Ridge; 3. The site layout should take into account any potential impact on the High Weald Area of Outstanding Natural Beauty to the west of the site and should ensure that there is no detrimental impact on the setting of the High Weald Area of Outstanding Natural Beauty; 4. Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey; 5. An area of open space to be provided as a landscape buffer between the development and Speldhurst Road; 6. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/SO 1. 	For effectiveness and to provide clarity to users of the Plan as the site is now constructed.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 12: Trees, Woodland, Hedges, and Development; EN 19: The High Weald Area of Outstanding Natural Beauty; H 3: Affordable Housing; TP 1: Transport Assessments, Travel Plans and Mitigation; TP 2: Transport Design and Accessibility; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>	
MM76	133	Paragraphs 5.145 to 5.148	<p>Section 5: Land at Mabledon House <i>Amend paragraphs 5.145 to 5.148 as follows:</i></p> <p><i>After paragraph 5.145 add new paragraph</i></p> <p><u>There is currently no public access and the house, gardens and parkland are in need of investment for maintenance and restoration.</u></p> <p><i>Paragraph 5.146</i></p> <p>The site is within the High Weald <u>National Landscape</u> AONB. Proposals will need to satisfy the relevant planning policy requirements associated with this designation to justify development within this sensitive location. <u>The site also falls entirely within the Green Belt.</u></p> <p><i>Delete paragraph 5.147</i></p> <p>The site is within the Green Belt. Development proposals for the site are expected to demonstrate ‘very special circumstances’ as part of any planning application, which clearly outweigh potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal.</p> <p><i>Delete paragraph 5.148 and replace with three new paragraphs</i></p> <p>It is considered that the development of a luxury hotel, with spa and leisure</p>	For effectiveness and consistency with national policy.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>facilities, is an appropriate use within this location and context, and will secure the future of the house and wider site through a positive economic use that benefits the site and the wider locality. The Council's Hotel Capacity Study (2017) considers that there is a lack of luxury five star hotels within the borough offering accommodation at the higher end of the market, and also that there is the potential within the borough to provide new and/or improved amenities, including spa facilities and packages, which could attract those looking for a pampering/weekend break. This allocation seeks to meet this need and the current gap in the hotel market within the borough, in a relatively sustainable location close to both Royal Tunbridge Wells and Tonbridge.</p> <p><u>It is considered that Mabledon (including the house and gardens), would be appropriate for the development of hotel uses, which could include a spa and other ancillary facilities. A 'sequential test' has been carried out by the Council in accordance with national policy, which concludes that; there are no other more 'suitable' and 'available' sites within or on the edge of Royal Tunbridge Wells town centre, Tonbridge town centre or Southborough town centre, that could accommodate the type of use proposed. There is a clear need within the borough for hotel use of this type and it is considered that the site at Mabledon provides a very specific locational justification for such a use. The change of use would also bring forward necessary investment to maintain and restore elements of the house, gardens and parkland.</u></p> <p><u>The assessment carried out refers to the Council's Hotel Capacity Study (2017), which considers that there is a lack of luxury five star hotels within the borough offering accommodation at the higher end of the market, and also that there is the potential within the borough to provide new and/or improved amenities, including spa facilities and packages, which could attract those looking for a pampering/weekend break. This allocation seeks to meet this need and the current gap in the hotel market within the borough, in a relatively</u></p>	

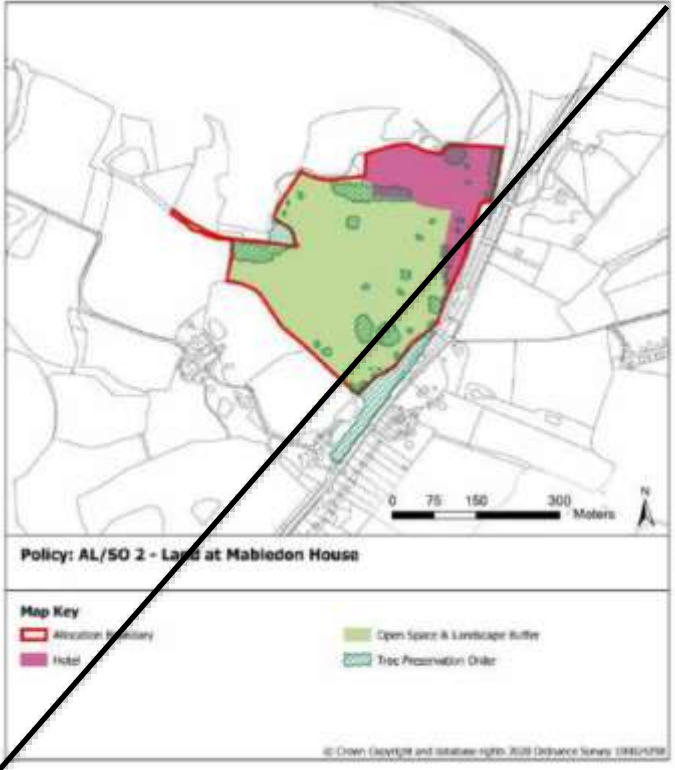
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>sustainable location close to Royal Tunbridge Wells, Southborough and Tonbridge.</u></p> <p><u>It is considered that there is considerable scope for development/redevelopment of the above proposals on the site which would be permissible in Green Belt terms under current Green Belt policy</u></p>	
MM77	134 - 135	<p>Policy AL/SO 2</p> <p>Map 24 Site Layout Plan</p>	<p>Policy AL/SO 2 Land at Mabledon House <i>Amend first and second paragraphs and criteria 1 and 2 of Policy AL/SO 2 and Map 24 Site Layout Plan as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Southborough Policies Map, straddles the borough boundary with Tonbridge and Malling Borough Council and as such, while the policy encompasses a vision for the whole site, it is restricted to that land which lies within Tunbridge Wells borough. Successful implementation of this policy is dependent upon the support of Tonbridge and Malling Borough Council.</p> <p><i>Second paragraph</i></p> <p>The proposal for the whole site, which this policy supports, is for the development of <u>hotel and leisure uses which could include a spa and other ancillary facilities</u> a luxury hotel up to a maximum of 200 rooms and leisure development with spa and conference facilities, set within a restored historic park and garden and wider attractive landscape. <u>Development should focus on the reuse of the existing house, with this</u> The scheme of redevelopment and any scope for demolition and/or <u>redevelopment</u> new build and/or conversion <u>of existing buildings</u> is to be determined through appropriate studies covering highways, heritage, landscape, visual amenity, climate change, ecology, and viability.</p>	<p>To ensure the Policy is effective and consistent with national policy and to update Map 24 to show Mabledon House and Gardens.</p>

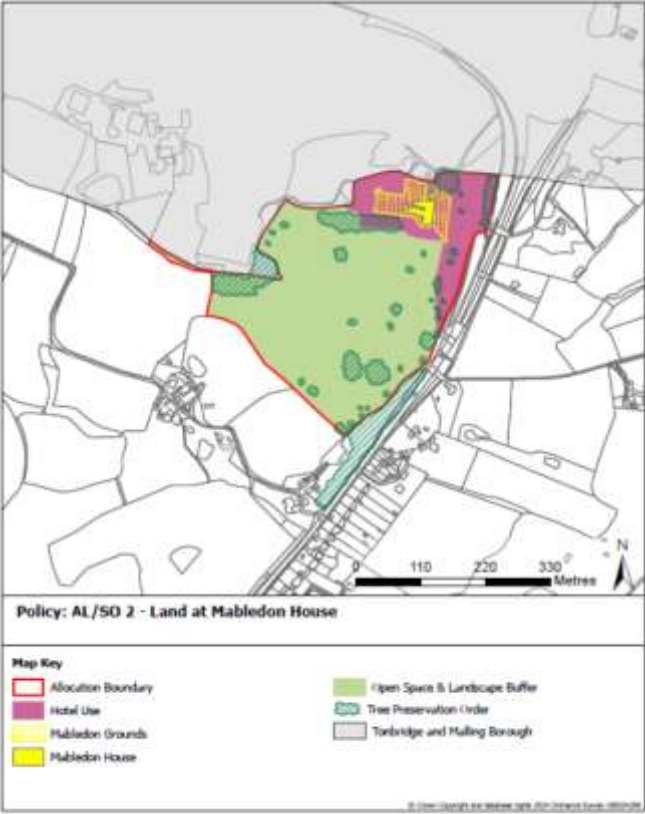
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criteria 1 and 2</i></p> <p>1. Provision of safe and acceptable access arrangements from the A26 for the proposed development, informed by a highways assessment;</p> <p>2. Demonstration of Very Special Circumstances to clearly outweigh any harm by reason of inappropriateness, and any other harm resulting from the proposal. <u>Proposals should accord with Policy STR 9 and national Green Belt policy:</u></p> <p><i>Amend Map 24 Site Layout Plan</i></p> <p><i>Current Map 24</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><i>Proposed Map 24</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p>Policy: AL/SO 2 - Land at Mabledon House</p> <p>Map Key</p> <ul style="list-style-type: none"> ▭ Allocation Boundary ▭ Hotel Use ▭ Mabledon Grounds ▭ Mabledon House ▭ Open Space & Landscape Buffer ▭ Tree Preservation Order ▭ Tunbridge and Malling Borough 	
MM78	136	Paragraph 5.152	<p>Section 5: Land at Baldwins Lane, North Farm Road <i>Amend first sentence of paragraph 5.152 as follows:</i></p> <p>Planning Committee resolved to grant permission (20/00881/FULL) of this site on 9 December 2020, subject to completion of a Section 106 agreement. <u>This site benefitted from planning permission under 20/00881/FULL for new residential</u></p>	To reflect recent planning history relating to the site, for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>development comprising 26 flats with associated vehicle parking. The policy as drafted reflects this current <u>lapsed</u> permission which <u>has not been implemented</u> <u>but</u> is considered to be acceptable in planning terms, constituting an appropriate development on a previously developed site within a highly sustainable location.</p>	
MM79	138 - 144	Paragraphs 5.153 to 5.193	<p>Section 5: Strategic Sites <i>Amend Section Heading, paragraphs 5.153 to 5.193 and add new text as follows:</i></p> <p><i>Section Heading</i></p> <p>Strategic Sites: Tudeley Village and Paddock Wood, including land at east Capel</p> <p><i>Paragraph 5.153</i></p> <p>The Local Plan proposes the provision of the significant expansion of Paddock Wood including east Capel and a new standalone garden village at Tudeley, as part of its strategy to deliver its housing need over the plan period. These <u>This</u> settlements will be delivered on garden settlement principles, and will provide several thousand houses, employment provision, and the need for significant infrastructure delivery. The growth around Paddock Wood will also provide a significant opportunity for investment into Paddock Wood town centre so it can respond to meeting the needs of the additional population it will serve.</p> <p><i>Delete paragraph 5.154</i></p> <p>The strategy for these strategic growth sites is set out below.</p> <p><i>Paragraph 5.155</i></p> <p>A strategic extension to Paddock Wood, including land at east Capel (hereafter referred to as Paddock Wood and east Capel), is proposed to deliver approximately</p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>3,490-3,590 2,450 new dwellings, considerable employment use, and associated education, leisure, retail, and health facilities.</p> <p><i>Paragraph 5.159</i></p> <p>The High Weald National Landscape AONB lies outside the site, around 0.7 miles to the south of the site boundary. The impact of development on the setting of the High Weald National Landscape AONB, and on views from vantage points within the National Landscape area AONB, will be major factors in delivering development in this location.</p> <p><i>Paragraph 5.160</i></p> <p>Land to the west of the proposed extension, the majority of which is within Capel parish, was released from the Green Belt. The exceptional circumstances for this release are outlined in the Development Strategy Topic Paper. The previous Green Belt designation had its edge defined to the south of the railway as the existing urban area, and to the north by built form and ditch/vegetation features.</p> <p><i>After paragraph 5.165 add new paragraphs</i></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 EN 1 and EN 27.</u></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 consider the impact of odour</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>disbursement through discussions with Southern Water. In some cases, an odour assessment may be required.</u></p> <p><i>Paragraph 5.171</i></p> <p>To the north of the railway line is an established employment area, with industrial units located along Transfesa Road and Eldon Way. Given its proximity to the railway line, beyond which the town centre lies immediately to the south, it is considered that some land could be better utilised for a mixed use/residential-led uses which will enhance the town centre’s vibrancy and vitality. Additional, high quality employment provision is planned for land around <u>south of</u> Lucks Lane and further east of Transfesa Road, which will allow for the relocation of existing employment operators looking for more modern premises better suited to their needs and provide for some additional employment provision.</p> <p><i>Paragraph 5.172</i></p> <p>Public Rights of Way (mostly footpaths) run through all sites, providing an existing grid of pedestrian connectivity to access the surrounding countryside. There are wider connections for walking to the north and south, with a particularly high density of footpaths towards the High Weald <u>National Landscape</u> AONB. Connections to the Medway and river path are available to the north west</p> <p><i>Paragraph 5.175</i></p> <p>Such an approach is acknowledged in the NPPF, which states that “<i>the supply of large numbers of new homes can often be best achieved through planning for larger scale development, <u>such as new settlements or significant extensions to existing villages and towns</u> such a new settlements or major urban extensions” (paragraph 73 <u>72</u>).</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Paragraph 5.177</i></p> <p>Masterplanning work to inform the proposed strategic growth in this location has been undertaken by David Lock Associates (Strategic Sites Masterplanning and Infrastructure Study February 2021, and the Follow-on Study October 2023). This has assessed the deliverability of the extension to Paddock Wood and east Capel, in terms of site constraints and flood and highways modelling. The viability of the scheme has been tested, and whilst further detail on phasing and mix of dwellings is required, the deliverability and viability of the growth here is justified.</p> <p><i>Paragraph 5.178</i></p> <p>Site promoters have indicated their support for the proposals, and so deliverability is anticipated to be achievable over the plan period, in line with the assumed phasing set out in the study studies undertaken by DLA. At an early stage, the Council brought together key consultees, infrastructure providers, parish and town councils, and developers to discuss and input into the evolving work on this site, and the infrastructural requirements associated with this; this discussion and input has carried on throughout the development of this Plan. Please refer to the Strategic Sites Topic Paper for further information.</p> <p><i>Paragraph 5.185</i></p> <p>A community hub to serve the existing and new residents of Paddock Wood should be has recently been delivered over the plan period. A planning application is currently being considered for the provision of a community hub on land at Memorial Field.</p> <p><i>Paragraph 5.188</i></p> <p>A low or zero carbon vision will be incorporated into the design of the proposed extension such that the final development can be considered as an exemplar</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>scheme. This is particularly pertinent for the heating and energy supplies of the new residential buildings which are expected to be off the gas grid and to will need to incorporate renewable energy generation. The suitability of district heating schemes and modern waste collection measures will also be considered (see Policies EN 1, EN 2, and EN 3).</p> <p><i>Paragraph 5.189</i></p> <p>The infrastructure required to support an expanded settlement of this scale in the location proposed has been identified. This includes education provision, health facilities, and required drainage and utility services. This is detailed in the Strategic Sites Masterplanning and Infrastructure Study Follow-on Study prepared by DLA October 2023February 2024. In highway terms, it is proposed that works to the A228 will be required, including a new off-line bypass around Colts Hill to the north of Alders Road (smaller in scale to the longstanding Colts Hill bypass proposals promoted by Kent County Council), and off-line works to the A228 to the south of Alders Road. A new link road, bypassing Five Oak Green, will also be provided connecting the improved A228 around Colts Hill to the south east corner of the new settlement at Tudeley Village. Land is identified on the Policies Map for these highway works. Other works, and junction improvements, will also be required.</p> <p><i>Delete paragraph 5.190</i></p> <p>Notwithstanding the general principle that the overall strategic growth warrants these highway and related improvements, highway modelling shows that the growth at Tudeley Village (and to a more limited extent that at Paddock Wood and east Capel) would increase traffic through Five Oak Green. The Five Oak Green bypass is largely required to alleviate issues caused by strategic development at Tudeley Village and the viability assessment shows that this can be delivered wholly by the</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Tudeley Village Garden Settlement. The improvements to the A228 should factor in connections to the Five Oak Green bypass on delivery.</p> <p><i>Paragraph 5.192</i></p> <p>Provisional LBDs for Paddock Wood, including land in Capel parish, which form part of the extended settlement, are shown on the Policies Map. This has been informed through consideration of the Strategic Sites Masterplanning and Infrastructure Study Studies and follows the broad location of the allocation for this strategic settlement, but has allowed for some appropriate offsets from road and other boundaries to allow for landscape buffers. These remain provisional as part of the Plan to allow for further detail to be considered and agreed at planning application stage, which may alter these boundaries accordingly. Following the grant of outline planning permission for the parcels of land identified at Map 27, the LBD will be agreed and fixed through the five-year review of the Local Plan.</p> <p><i>After paragraph 5.192 add new paragraph</i></p> <p><u>Policy STR/SS1 - The Strategy for Paddock Wood including Land at east Capel sets out the Development Principles, Masterplanning requirements, strategic Infrastructure needs, and principle uses for the individual parcels (A – E).</u></p> <p><i>Paragraph 5.193</i></p> <p>It is important that the overall vision is clearly established to help develop the growth around Paddock Wood and east Capel strategically and holistically. To this end, the Council <u>requires that all developments will require a masterplan relating to each parcel (or combination of parcels)</u>, has facilitated the production of a Structure Plan for the whole settlement, which will be published as a Supplementary Planning Document (SPD). Beneath this, three Framework Masterplan SPDs, <u>The masterplans shall be prepared with relevant key stakeholders and submitted</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>with planning applications. with input from land promoters, local communities, and infrastructure and key service providers, will be prepared. These masterplans SPDs will provide a framework to how the policy requirements of this Local Plan can be incorporated into the new settlement in order for it to attain the garden settlement objectives in relation to the development, and how these will relate to the made neighbourhood development plans being produced by of Paddock Wood Town Council and Capel Parish Council. The SPDs will need to be adopted before any planning permissions for substantial new development at that part of Paddock Wood and east Capel are granted, unless exceptional circumstances arise. Planning applications will generally need to accord with the broad objectives and principles set out in the masterplans SPDs. The different parcels to which the SPDs relate is shown at Map 27. It is noted that the boundaries of these parcels do differ slightly to the allocation boundary. This is considered appropriate to ensure the SPDs consider relevant features beyond the boundary edge.</p>	
MM80	145 - 150	Policy STR/SS 1	<p>Section 5: Strategic Sites Delete existing Policy STR/SS 1, paragraph following Policy, Map 27 – Masterplan Areas, Map 28 – Paddock Wood and East Capel Structure Plan, Map 29 Transport Connections: Paddock Wood and East Capel</p> <p>Policy STR/SS 1</p> <p>The Strategy for Paddock Wood, including land at east Capel</p> <p>Significant growth around Paddock Wood and east Capel is proposed to deliver approximately 3,490-3,590 houses, as defined on the Policies Map.</p> <p>The development strategy for Paddock Wood and east Capel is to:</p> <p>1. With Policies STR/PW 1 (the Strategy for Paddock Wood (parish) and STR/CA 1 (the Strategy for Capel parish), set provisional Limits to Built Development for</p>	To ensure the Plan is justified and effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Paddock Wood and east Capel on the Policies Map (Inset Map 4) as a framework for the provision of an extended settlement over the plan period and beyond. This is facilitated through the release of Green Belt land;</p> <p>2. Provide for the expansion of Paddock Wood and east Capel, which will deliver the following, on the broad locations as identified at Map 28:</p> <p>a. approximately 3,490-3,590 dwellings;</p> <p>b. three neighbourhood centres providing around 2,000sqm commercial floorspace (Class E) in total: one in each of the key development parcels as outlined on Map 27. The broad locations of the neighbourhood centres will be defined through the Framework Masterplans, and should be located to maximise accessibility by foot from the new dwellings to serve local shopping needs;</p> <p>c. two two-form entry primary schools: one in the western parcel (edged in blue on Map 27) to the north of the railway line, and the second in the eastern parcel (edged in yellow on Map 27). The primary school site in the western parcel should be safeguarded to enable expansion to three form entry;</p> <p>d. a new sports and leisure hub, which could incorporate an indoor 25m swimming pool and indoor and outdoor sports facilities. Around 10 hectares of land should be safeguarded within the western parcel (edged in blue on Map 27), to the south of the railway line and to the east of the A228 for this purpose;</p> <p>e. provision of a health centre: there is potential for this to be co-located with the sports and leisure hub;</p> <p>f. three-pitch gypsy/traveller site (to include one mobile home and one touring caravan per pitch). It is expected that this provision will be on the western parcel (to the north of the railway line) and eastern parcel (as shown on Map 27);</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>g. significant new land for a mix of employment uses on sites to the north and south of Lucks Lane, and to the east of Transfesa Road. These are Key Employment Areas and regard should be had to Policy ED 1. The new employment areas should include walkable links from the new neighbourhoods;</p> <p>h. a town-wide system of paths and cycle routes, linking out of the town to nearby villages and leisure routes, such as the Hop Pickers Trail;</p> <p>i. a new north-south pedestrian and cycle link over the railway line (within the western parcel), linking neighbourhoods and public facilities;</p> <p>j. a Paddock Wood ‘Wetland Park’ to the north of the western parcel (land edged in blue on Map 27), to deliver flood water attenuation and new wetland habitat, and allowing for informal recreation via a network of footpaths and boardwalks;</p> <p>k. a community hub;</p> <p>3. Provide a mix of housing types, size, and tenure to be provided to ensure a balanced, inclusive, and accessible community, the exact mix to be agreed with the Local Planning Authority at the planning application stage. Forty percent affordable housing should be provided on-site and phased through the development in line with Policy H 3;</p> <p>4. Provision to be made for accommodation to deliver mixed communities, including provision for those with different accommodation needs, including those of older people. At least one sheltered and one extra care housing scheme shall be provided within the strategic site;</p> <p>5. Be developed to a high standard of design and layout. Particular attention to be paid to layout, scale, height, design, and massing to ensure that the development is of a high quality design responding to local character. Planning applications for</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>development should be assessed by a Design Review Panel, at least once at pre-application stage and once following submission of a planning application;</p> <p>6. Ensure the development embeds the garden settlement principles. Planning applications need to demonstrate consideration of the associated key qualities as outlined in the supporting text;</p> <p>7. Secure the phased delivery of highway and transport infrastructure, including on and off-line improvements to the A228 around Colts Hill and the provision of a new highway which bypasses Five Oak Green, as shown on Maps 29 and 33;</p> <p>8. Provide new and improved bus connections to directly link the planned new residential areas with Paddock Wood town centre and the employment areas to the north of the railway line. The use of bus gates should be considered;</p> <p>9. Provide walking and cycling linkages within the site, together with links to Paddock Wood town centre, employment areas, and surrounding countryside. Development in the eastern parcel, shown as land edged in yellow on Map 27, should make use of, and enhance, the Hop Pickers Trail;</p> <p>10. For development on land to the west, edged in blue on Map 27, to provide compensatory improvements to the Green Belt;</p> <p>11. Consider the potential for mineral deposits on the land edged in blue and yellow on Map 27, and any viably workable minerals should be extracted prior to development commencing on the site;</p> <p>12. Incorporate zero and low carbon energy production, in line with the requirements of Policy EN 3, during early design stages to provide an exemplar scheme with climate change mitigation and adaptation measures and sustainable development principles fundamental to the design, construction, and operation stages;</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>13. Ensure a drainage strategy is in place, in consultation with the Local Planning Authority, Kent County Council as the Drainage Authority, and Southern Water prior to the grant of planning permission for any substantial development on the site, unless exceptional circumstances arise. This should demonstrate that there is adequate capacity in the foul sewage network, and that development will not exacerbate flooding elsewhere. The drainage strategy should be implemented through the development to deliver the levels of storage, attenuation, and mitigation measures to reduce the incidence of flooding to adjacent residential areas in Paddock Wood;</p> <p>14. Provide a scheme for the management and funding for green spaces and green infrastructure for each parcel of land as outlined on Map 27, for both amenity and biodiversity for the lifetime of the development;</p> <p>15. Secure developer contributions towards the strategic growth of this area and Tudeley Village, either in kind (normally land) and/or financial, as set out in the Strategic Sites Masterplanning and Infrastructure Study (February 2021) (or a version of this document as amended), to include:</p> <p>a. highway improvements and mitigation measures, including:</p> <p>i. on- and off-line works to the A228;</p> <p>ii. new bypass around Five Oak Green;</p> <p>b. provision, improvements, and enhancement to bus and cycle routes, and cycle corridors;</p> <p>c. primary and secondary education provision;</p> <p>d. health and medical provision;</p>	

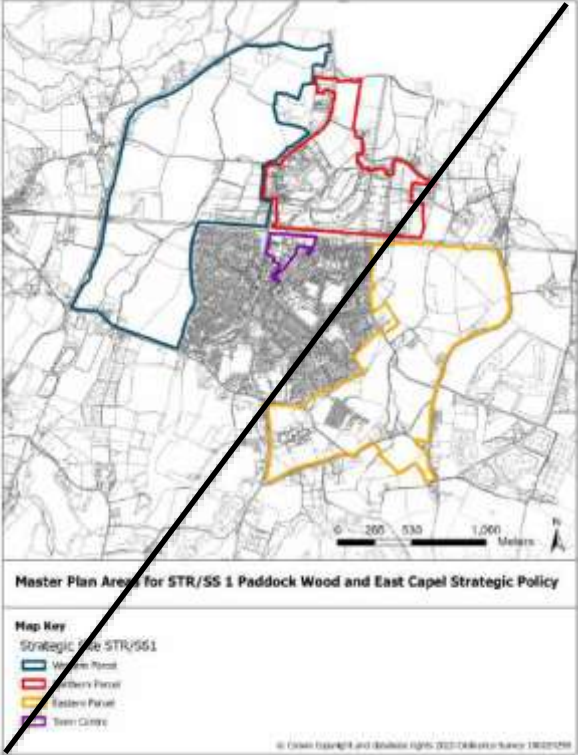
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>e. utility provision and upgrades;</p> <p>f. flood defences and mitigation measures;</p> <p>g. improvements and enhancement to sports and recreation provision, including children's and youth play space;</p> <p>h. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</p> <p>The development will be delivered through the production of four Framework Masterplan Supplementary Planning Documents (SPD). This will relate to an overall Structure Plan for the planned growth, and three further SPDs in relation to the following parcels of land, as shown on Map 27:</p> <ol style="list-style-type: none"> 1. Western parcel (edged in blue); 2. Northern parcel (edged in red); 3. Eastern parcel (edged in yellow). <p>These Framework Masterplans will guide developers and the Local Planning Authority in respect of the garden settlement principles to create a new community at Paddock Wood and east Capel. The SPDs will set out guidance to show how the above policy requirements, together with other policies within this Local Plan, should be delivered on the site. It will provide guidance on design, phasing, and site access to ensure comprehensive development and strong assimilation with the existing settlement at Paddock Wood.</p> <p>Proposals for the piecemeal development of individual sites within the parcels identified will not be supported (it is noted, and accepted, that the western parcel is likely to be delivered as two schemes). The delivery of this infrastructure should be through ongoing discussions with relevant stakeholders. This includes, but is not</p>	


Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>limited to, Kent County Council, adjacent local planning authorities (Tonbridge & Malling and Maidstone Borough Councils) and other statutory consultees.</p> <p>It is highly likely the delivery of the development will require land equalisation agreements. The Council will, if necessary, use its Compulsory Purchase Order powers to ensure the delivery of the appropriate masterplanned approach.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies STR 1: The Development Strategy; STR 2: Place Shaping and Design; STR 4: Ensuring Comprehensive Development; STR 5: Infrastructure and Connectivity; STR 6: Transport and Parking; STR 7: Climate Change; STR 8: Conserving and Enhancing the Natural, Built and Historic Environment; STR 9: Green Belt; EN1: Sustainable Design; EN2: Sustainable Design Standards; EN3: Climate Change Mitigation and Adaptation; EN 4: Historic Environment; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges and Development; EN 13: Ancient Woodland and Veteran Trees; EN 14: Green, Grey and Blue Infrastructure; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 21: Air Quality; EN 24: Water Supply, Quality and Conservation; EN 25: Flood Risk; EN 26: Sustainable Drainage; EN 27: Noise; H 1: Housing Mix, H 2: Housing Density; H 3: Affordable Housing; H 6: Housing for Older People and People with Disabilities; H 8: Self and Custom Housebuilding; H 9: Gypsies and Travellers; ED 1: The Key Employment Areas; ED 2: Retention of Existing Employment Sites and Buildings; ED 8: Town, Rural Service and Neighbourhood Centres and Village Settlement Hierarchy; ED 10: Sequential Test and Local Impact Test; TP 1: Transport Assessments, Travel Plans and Mitigation; and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility; TP 3: Parking Standards; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p> <p><i>Delete Map 27 Masterplan Areas</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p data-bbox="584 1086 1641 1155"><i>Delete Map 28 Paddock Wood and East Capel Structure Plan (published with the permission of David Local Associates Ltd)</i></p>	


Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p data-bbox="584 1015 1592 1086"><i>Delete Map 29 Transport Connections: Paddock Wood and East Capel Capel (published with the permission of David Local Associates Ltd)</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM81	145 - 150	Policy STR/SS 1	<p>Policy STR/SS 1 The Strategy for Paddock Wood, including land at east Capel <i>Add new Policy STR/SS 1 and maps as follows:</i></p> <p><u>Policy STR/SS 1</u> <u>The Strategy for Paddock Wood including Land at east Capel</u></p> 	To ensure the Plan is justified, effective and consistent with national planning policy.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Development principles</u></p> <p><u>1. The development strategy for Paddock Wood and east Capel in conjunction with Policies STR/PW 1 (the Strategy for Paddock Wood (parish) and STR/CA 1 (the Strategy for Capel parish), sets Limits to Built Development for Paddock Wood and east Capel on the Policies Map (Inset Map 4) as a framework for the provision of an extended settlement providing for approximately 2,450 dwellings and associated infrastructure. This is facilitated through the release of Green Belt land to the west of Paddock Wood, with development to be carried out on each of the development Parcels identified on Map 27 as follows;</u></p> <p><u>A. North - Western Parcel (edged in green) – approximately 770 dwellings.</u></p> <p><u>B. South - Western Parcel (edged in dark blue) – approximately 520 dwellings.</u></p> <p><u>C. South - Eastern Parcel (edged in yellow) – approximately 560 dwellings.</u></p> <p><u>D. North - Eastern Parcel (edged in light blue) – approximately 600 dwellings.</u></p> <p><u>E. Northern Parcel (edged in red) - approximately 4.25 hectares of Class E (g), B2 and B8 employment uses.</u></p> <p><u>F. Town Centre (edged in purple on Map 27 (Master Plan Areas)) which is subject to Policy STR/SS2;</u></p> <p><u>2. The development proposals for the whole of the allocated area shall embed garden settlement principles. Proposals for each Parcel should give effect to this requirement and be informed and guided by the</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Council’s Strategic Sites Masterplanning and Infrastructure Study (Addendum) dated October 2023.</u></p> <p><u>3. The development proposals as a whole shall:</u></p> <p><u>(a) provide a mix of housing types, size, and tenure (in line with Policy H1) to ensure a balanced, inclusive, and accessible community, the exact mix to be agreed with and approved by the Local Planning Authority at the planning application stage in relation to each Parcel;</u></p> <p><u>(b) deliver mixed communities, including accommodation for those with different accommodation needs, including the needs of older people with at least one sheltered and one extra care housing scheme (one on the east and one on the west of the allocated site);</u></p> <p><u>(c) be landscape led and of a high standard of design with particular attention to be paid to structural and detailed landscaping (to promote and deliver a continuous and homogeneous landscape approach to the allocation as a whole). This should include the retention and enhancement of hedges and trees along the A228 with development set back from A228 to reduce visual impact on the countryside, with use of internal hedging and tree belts along field boundaries to influence development layout;</u></p> <p><u>(d) ensure that the development responds appropriately to local character and overall setting;</u></p> <p><u>(e) provide a strategy for seeking to achieve low carbon design and construction in accordance with policies STR 7, EN1 and EN3;</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(f) meet the informal and formal recreational needs of the development and provide areas of green and open space (as shown schematically on Map 28);</u></p> <p><u>(g) meet the biodiversity objectives of Policy EN9 in an integrated and comprehensive manner;</u></p> <p><u>(h) ensure that surface water runoff from the development will not exacerbate and so far as possible and practicable improve flooding elsewhere;</u></p> <p><u>(i) make provision for any viably workable minerals to be extracted prior to development commencing on the site where this is practical and environmentally feasible;</u></p> <p><u>(j) where development is proposed within the setting of the High Weald National Landscape, it will be delivered having regard to the recommendations of the High Weald AONB Setting Study and the objectives of the High Weald AONB Management Plan and ensure that landscape and visual impact are avoided or fully mitigated;</u></p> <p><u>(k) is developed with Vision and Validate/Monitor and Manage principles and provides walking and cycling linkages within and between each Parcel, together with links to Paddock Wood town centre, existing and new employment areas, and surrounding countryside in accordance with Policy TP2;</u></p> <p><u>(l) where possible and practicable, connect to and enhance the existing bridleways network;</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>4. Proposals for the piecemeal development of individual sites in the Eastern and Western Parcels that do not conform to the above requirements will not be permitted.</u></p> <p><u>5. Planning applications for development should be informed by appropriate landscape and visual impact assessments, biodiversity and heritage studies where necessary.</u></p> <p><u>6. All development proposals shall be assessed by a Design Review Panel at the pre-application and application stages.</u></p> <p><u>7. All residential development shall be within Flood Zone 1, and planning applications shall be supported with an up to date site specific Flood Risk Assessment in accordance with Policy EN 25.</u></p> <p><u>Masterplanning</u></p> <p><u>8. All development proposals in relation to the Eastern and Western parcels shall be in accordance with an approved masterplan relating to each parcel (or combination of parcels) that will respect the requirements of paragraphs 2 to 7 above. The masterplan shall be prepared with relevant key stakeholders, and submitted to the Council for its approval as part of the initial application for planning permission in relation to (any part of) the relevant Parcel.</u></p> <p><u>9. Each Masterplan shall:</u></p> <p><u>(a) show the intended overall design and layout of the development and the proposed distribution and location of uses across the Parcel including its functional links with neighbouring Parcels, the existing community of Paddock Wood and Paddock Wood Town Centre and surrounding land which shall accord with, be based upon and</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>promote, garden community principles as required in paragraph 2 above;</u></p> <p><u>(b) demonstrate how heritage assets and their settings will be sympathetically integrated into the development and their significance respected;</u></p> <p><u>(c) show all structural landscaping and indicative treatments to be provided (including boundary treatments);</u></p> <p><u>(d) incorporate a green and blue infrastructure (GBI) plan which is informed by a comprehensive wildlife and habitat survey and heritage and landscape character assessments;</u></p> <p><u>(e) show how the development will incorporate the full range of sustainable transport measures, including the proposed access and highway and transport links, including links within the site and to the surrounding footpath and cycleway and bridleway network (including proposed and potential footpath and cycleway and bridleway links to the wider area wherever possible);</u></p> <p><u>(f) demonstrate how the development will safeguard, maintain and, where possible, enhance key views in and across the allocated site;</u></p> <p><u>(g) provide convenient and highly legible pedestrian and cycle links through the allocated site to connect the Parcels and integrate the new communities and provide good pedestrian access to Paddock Wood Town Centre and surrounding areas;</u></p> <p><u>(h) identify the locations and forms of the district and local centres, including the community and healthcare facilities to be provided;</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(i) incorporate a parking strategy in accordance with policy TP3;</u></p> <p><u>(j) where land has been removed from the Green Belt the masterplan shall demonstrate how compensatory improvements will be provided.</u></p> <p><u>10. Proposals for employment development on the Northern Parcel shall comply with the requirements of paragraph 8 (a), to (g) above.</u></p> <p><u>11. The masterplans shall include a phasing and implementation plan which shall be submitted to and approved by the Local Planning Authority. The phasing and implementation plan shall include details to demonstrate how the provision of necessary infrastructure will be coordinated with the occupation of the development, including shared services with other phases or parcels. The plan shall have regard to the Council's latest Strategic Sites and Masterplanning Infrastructure Study and include a Monitor and Manage Framework.</u></p> <p><u>Strategic Infrastructure</u></p> <p><u>12. Infrastructure shall be secured by conditions and/or s.106 obligations to ensure that:</u></p> <p><u>a) development across the whole of the allocated site shall be capable of being integrated and phased and its impacts satisfactorily and mitigated;</u></p> <p><u>b) there are supporting facilities (including access to green and blue infrastructure, leisure and sporting facilities, shops, health, community and educational facilities) that will allow the early establishment of a self-sufficient and cohesive community with an appropriate level of supporting infrastructure provision;</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>c) occupiers have a range of sustainable travel options at their disposal, including access to bus services and the cycle and pedestrian links;</u></p> <p><u>d) transport links and associated transport and highway improvements and the provision of new transport and highway infrastructure is provided when it is needed to support the development and mitigate potential off-site highway and other transport impacts in accordance with the Vision and Validate/Monitor and Manage Framework. The timing and trigger points for highway mitigation measures are to be determined in accordance with Monitor and Manage Framework to avoid potentially severe impacts on the highway. NB: Capacity and/or safety issues may be identified at other junctions/links in the respective transport assessments at the planning application stage, and further mitigation may be required;</u></p> <p><u>13. The delivery of necessary infrastructure shall be informed by ongoing discussions with relevant stakeholders, including Kent County Council and adjacent local authorities (Tonbridge & Malling, Maidstone Borough Councils, Paddock Wood Town Council, and Capel Parish Council) and other relevant statutory consultees and be kept under review throughout the planning stages of the development.</u></p> <p><u>13. Save to the extent covered by CIL requirements (if any), development proposals in relation to all Parcels will be required to be supported by planning obligations that provide so far (as necessary and reasonable) for the timely provision of and/or the payment of proportionate contributions towards the carrying out and/or implementation of strategic and other necessary highway mitigation works and improvements, education and health provision and other necessary infrastructure as identified within the</u></p>	

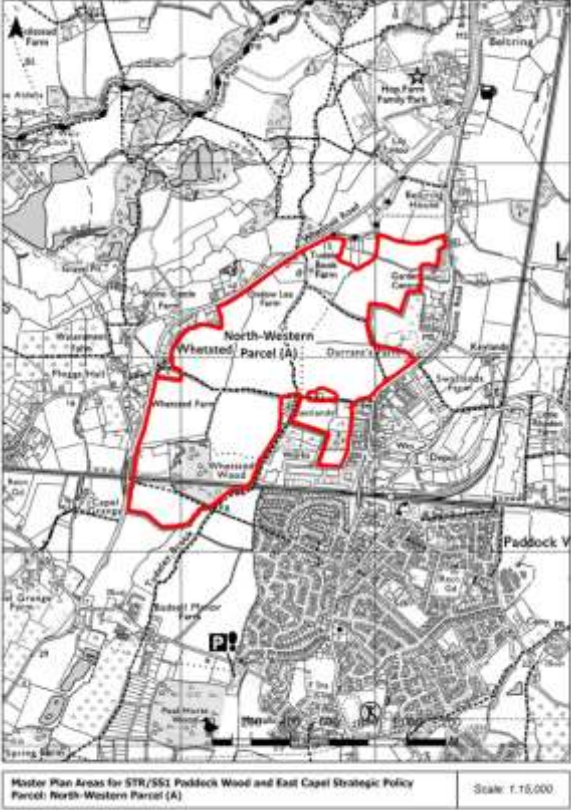
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Infrastructure Delivery Plan, and following consultation with relevant parties.</u></p> <p><u>15. The infrastructure to be funded shall include but may not be limited to:</u></p> <p><u>(a) sports and leisure provision to include an upgrade to existing indoor and outdoor sports facilities (which shall include a 25m swimming pool if feasible);</u></p> <p><u>(b) health provision (to be provided and delivered in one or more of the local centres);</u></p> <p><u>(c) secondary school provision equivalent to 3 Forms of Entry (3FE) as an expansion of the existing secondary school at Mascalls Academy, or in the event that this scheme is not deliverable, a new secondary school shall be delivered within the North-Western development parcel,</u></p> <p><u>(d) cycle and pedestrian links to be delivered across the development parcels with links to the existing settlement including a north-south pedestrian and cycle bridge over the railway line linking the North-Western and South Western Parcels, and links to adjoining neighbourhoods and access to community facilities;</u></p> <p><u>(e) the improvement of the highway network including:</u></p> <p><u>i) the Colts Hill Bypass and associated junction improvements at Badsell Roundabout</u></p> <p><u>ii) Somerhill Roundabout improvements</u></p> <p><u>iii) Hop Farm Roundabout improvements</u></p> <p><u>iv) Junctions on the Pembury Road corridor</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(f) subject to monitoring evidence collected in accordance with an agreed Monitor and Manage Framework the further improvement of the highway network through a series of junction improvements (as set out in the council’s Infrastructure Delivery Plan) may be required at:</u></p> <p><u>i) A267/B2169 Birling Road</u> <u>ii) B2017/Hartlake Road</u> <u>iii) A228/Maidstone Road</u></p> <p><u>(g) the delivery of 4,54ha of sport provision (in one location straddling the south western and north western parcel boundaries) for sport and leisure provision including outdoor pitches, changing facilities, and car parking;</u></p> <p><u>Development Parcel Principle Uses and Development</u></p>	

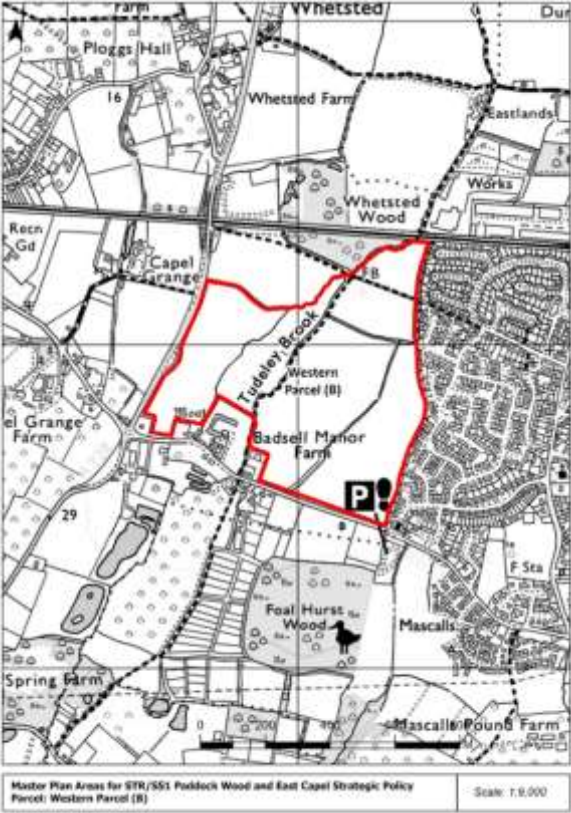
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><u>Policy STR/SS 1(A) – North Western Parcel Requirements</u></p> <p><u>The North Western Parcel shall provide the following development/uses:</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(i) approximately 770 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;</u></p> <p><u>(ii) land for a two-form entry primary school site, safeguarded to enable expansion to three form entry;</u></p> <p><u>(iii) a three-pitch gypsy/traveller site (to include space for one mobile home and one touring caravan per pitch) in accordance with policy H9;</u></p> <p><u>(iv) a local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total;</u></p> <p><u>(v) the safeguarding of land for 4FE secondary school that has land available to expand to 6FE should it be required, unless it can be demonstrated that the school provision will be delivered through other ways as set out in this policy, whereby any alternative development of the safeguarded land will be subject to the consideration of policies in this plan, and the council's ambitions for comprehensive delivery of policy STR/SS 1;</u></p> <p><u>(vi) a Wetland Park within and to the north of the North-Western parcel to deliver flood water attenuation and new habitat, allowing for informal recreation via a network of footpaths and boardwalks;</u></p>	

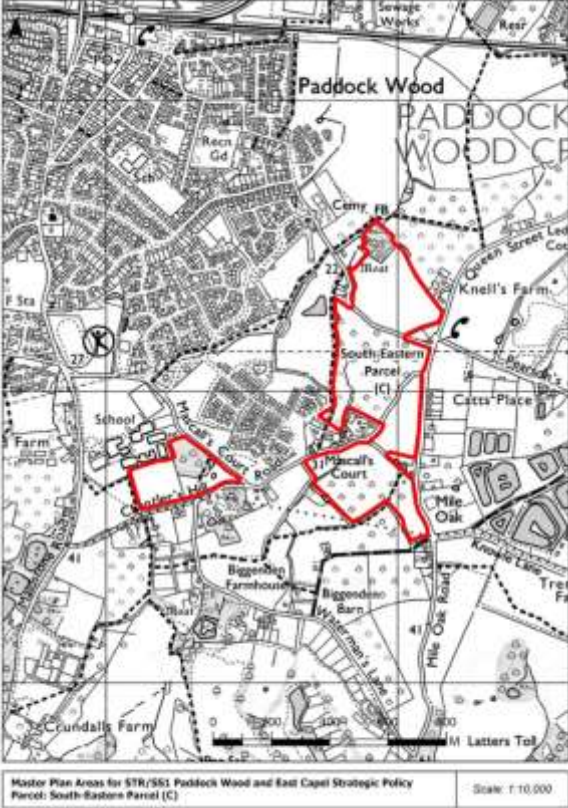
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><u>Policy STR/SS 1(B) – South Western parcel Requirements</u></p> <p><u>The South Western Parcel shall provide the following development/uses:</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(i) approximately 520 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;</u></p> <p><u>(ii) a mix of housing to include sheltered accommodation provision in accordance with policy H6;</u></p> <p><u>(iii) a local centre providing up to 700sqm commercial floorspace (Class E(a) to (f)) in total including a Healthcare facility;</u></p> <p><u>(iv) a flood water attenuation area allowing for informal recreation via footpaths and boardwalks;</u></p> <p><u>(v) provision of flood attenuation features to enable the delivery of flood betterment to the north western area of the existing settlement.</u></p>	

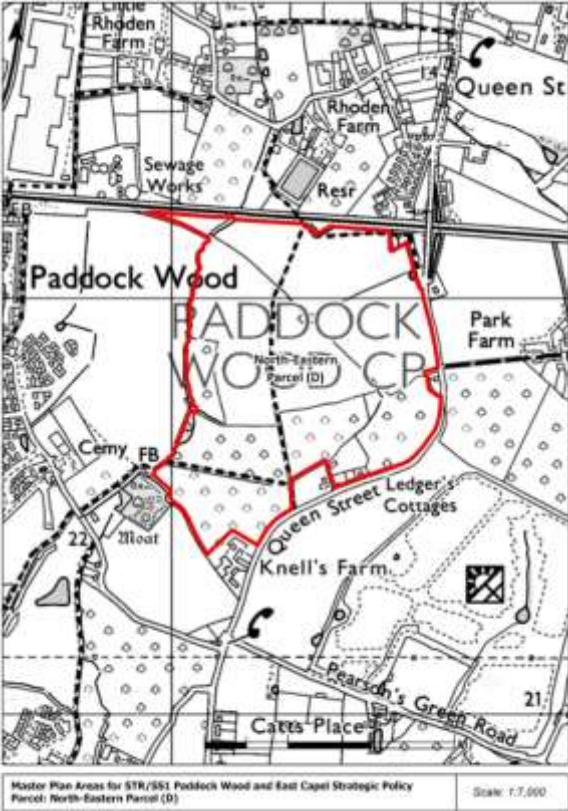
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><u>Policy STR/SS 1(C) – South Eastern Parcel Requirements</u></p> <p><u>The South Eastern Parcel shall provide the following development/uses:</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(i) approximately 560 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;</u></p> <p><u>(ii) a mix of housing to include specialist extra care accommodation for the elderly in accordance with policy H6;</u></p> <p><u>(iii) safeguarding of land north of Chanters Hill for the expansion of Mascalls Academy if required.</u></p> <p><u>(iv) a local centre providing up to 700sqm commercial floorspace (Use Class E(a) to (f)) in total.</u></p>	


Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><u>Policy STR/SS 1(D) – North Eastern Parcel Requirements</u></p> <p><u>The North Eastern Parcel shall provide the following development/uses:</u></p>	


Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(i) approximately 600 dwellings, 40% of which shall be Affordable Housing in accordance with policy H3;</u></p> <p><u>(ii) land for a two-form entry primary school;</u></p> <p><u>(iii) incorporation, use and enhancement of the Hop Pickers Trail.</u></p>	

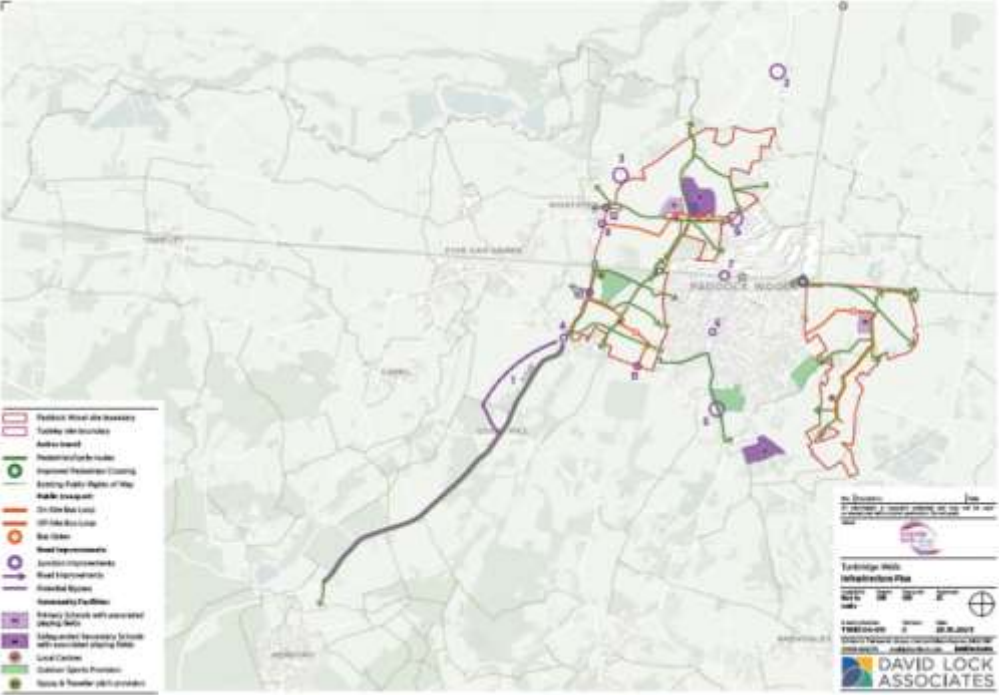
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><u>Policy STR/SS 1(E) – Northern Parcel Requirements</u> <u>The Northern Parcel shall provide the following development:</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>(i) a mix of employment uses on sites to the east of Transfesa Road to provide approximately 4.25 hectares of Class E (g), B2 and B8 employment uses.</u></p> <p><i>Map 28 Paddock Wood and East Capel Structure Plan (published with the permission of David Local Associates Ltd)</i></p>  <p>The map shows a detailed land use plan for Paddock Wood and East Capel. A legend on the left lists various zones such as 'Employment', 'Retail', 'Community', and 'Open Space'. The map itself shows several areas highlighted in purple and brown, indicating the proposed employment sites. The title 'Paddock Wood and East Capel Structure Plan' is visible at the bottom of the map, along with the logo for David Lock Associates.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Map 29 Transport Connections: Paddock Wood and East Capel (published with the permission of David Local Associates Ltd)</i></p> 	
MM82	151 - 152	Paragraphs 5.195 Map 30	<p>Section 5: The Strategy for Paddock Wood Town Centre <i>Amend paragraph 5.195 and Map 30</i> <i>Fourth sentence of paragraph 5.195</i></p>	For effectiveness and to provide clarification.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>This includes the delivery of around 3,490-3,590 approximately 2,450 dwellings on land around the existing settlement, and the provision of a new garden settlement (2,800 dwellings) at Tudeley Village, which lies two miles to the west.</p> <p><i>Add correct title to Map 30</i></p> <p>Policy: STR/SS2 – Paddock Wood Town Centre</p>	
MM83	152 - 153	Policy STR/SS 2	<p>Policy STR/SS 2 The Strategy for Paddock Wood Town Centre <i>Amend of Policy STR/SS 2 as follows:</i></p> <p><i>Point 8</i></p> <p>Seek developer contributions, either in kind (normally land) and/or financial, from residential schemes to be used towards the infrastructure as set out in thehaving regard to the latest Infrastructure Delivery Plan Strategic Sites Masterplanning and Infrastructure Study (February 2021) (or a version of this as amended).</p> <p><i>Final paragraph</i></p> <p>Proposals for the development within the town centre will not be supported that do not where they follow the principles set out within this policy, the Framework Masterplan, and other associated policies in the Local Plan.</p>	For effectiveness and to provide clarification.
MM84	153 - 160	Paragraphs 5.199 to 5.299 Map 31 Map 32	<p>Section 5: The Strategy for Tudeley Village <i>Delete heading, paragraphs 5.199 to 5.299, Map 31 – Site Layout Plan and Map 32 – Tudeley Village Plan as follows:</i></p> <p><i>Heading and paragraphs 5.199 to 5.299</i></p> <p>The Strategy for Tudeley Village</p>	To ensure the Plan is justified and effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Overview</p> <p>5.199 Tudeley Village is a proposed new garden settlement planned on land in Capel parish, which was released from the Green Belt, to accommodate approximately 2,800 new homes. The development will achieve the highest standards of design and a range of supporting facilities will be provided, including new schools and other services.</p> <p>Context</p> <p>5.200 The site, as shown on Map STR/SS 3, is situated to the north of the B2017 Five Oak Green Road, approximately two miles to the east of Tonbridge and two miles to the west of Paddock Wood. The village of Five Oak Green is close by, to the south east, but physically separate from the proposed settlement. The hamlets of Tudeley and Tudeley Hale are located to the west.</p> <p>5.201 The entire site extends to 170 hectares and is mostly in agricultural use, within a rural landscape. Bank Farm is located in the centre of the site. There are buildings (mostly residential in use) scattered in a linear form around the part of the site fronting the B2017.</p> <p>5.202 The allocation site is located on a north facing slope, which is steeper to the south and flattens out towards the north, where it meets the floodplain of the River Medway. Orchards are located in the north-western corner of the site and a solar farm located just beyond the site to the north east. Gravel extraction workings are associated with the flat river valley to the north of the site.</p> <p>5.203 A watercourse runs north from the south-western site boundary and the site contains ditches and numerous ponds. The site contains small copses, tree belts, and small tree groupings associated with ponds. The proposed site contains three small blocks of ancient woodland.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.204 The London to Ashford/Dover railway line dissects the site east to west, with the nearest railway stations to the site at Tonbridge and Paddock Wood. Sherenden Road, a rural lane, runs through the centre of the site from north to south.</p> <p>5.205 The High Weald AONB lies to the south of the B2017 and the northern boundary of the AONB abuts the southern and south-eastern boundary of the proposed site.</p> <p>5.206 There are a number of listed buildings associated with the B2017, which adjoins the site boundary. The most notable of these is the Grade I listed Church of All Saints (noted for the stained glass windows by Chagall), located at the western site boundary. Three listed buildings are located within the site, with two at Bank Farm and one at Lilley Farm. A Registered Park and Garden is associated with the ‘Schools at Summerhill’, approximately 300m to the west of the site, at its nearest point.</p> <p>5.207 The vast majority of the site falls inside Flood Zone 1, with a small parcel of land to the north located in Flood Zone 2.</p> <p>Justification</p> <p>5.208 The Development Strategy (Policy STR 1) set out in Section 4 for distributing housing development across the borough includes the delivery of a new garden settlement at Tudeley Village. This is considered an appropriate, sustainable, and effective means of meeting the housing needs during the plan period and beyond.</p> <p>5.209 Such an approach is acknowledged in the NPPF, which states (at paragraph 72) that <i>“the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements...”</i>.</p> <p>5.210 The site is well located to provide a substantial amount of housing close to, and well related to, Tonbridge, Paddock Wood, and Royal Tunbridge Wells. The size</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>of the new settlement as proposed means that it is large enough to provide and support various facilities on the site, including retail, education, employment, health, and leisure, so that its residents will not have to travel to meet their day-to-day requirements.</p> <p>5.211 The site was released from the Green Belt, and the Development Strategy Topic Paper sets out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location. The layout of the new settlement, and associated landscaping, have been developed in light of the findings and recommendations from technical reports prepared for the Council as part of the evidence base for this Local Plan on the setting of development on the High Weald AONB and Green Belt land.</p> <p>5.212 The new garden settlement will accommodate a significant amount of the housing growth planned for the borough within the plan period and beyond, in a sustainable way that meets the Plan's Vision and Strategic Objectives, and provides a quality of development and community that would not occur in the absence of a holistic approach to planning and delivery. A coordinated, strategic approach to the masterplanning and delivery of a new garden settlement is required to deliver the necessary infrastructure, facilities, and services to meet the needs of the new community.</p> <p>5.213 Masterplanning work to inform the proposed strategic growth in this location has been undertaken by The Hadlow Estate (Tudeley Village Delivery Strategy 2020) and, in relation to infrastructure, by David Lock Associates (Strategic Sites Masterplanning and Infrastructure Study February 2021). This has assessed the deliverability of Tudeley Village in terms of a number of factors, including highways modelling. The viability of the scheme has been tested, and whilst further detail on phasing and mix of dwellings is required, the deliverability and viability of the growth here is justified. At an early stage the Council brought together key consultees,</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>infrastructure providers, parish and town councils, and developers to discuss and input into the evolving work on this site, and the infrastructural requirements associated with this; this discussion and input has carried on throughout the development of this Plan. Further information on this is detailed within the Strategic Sites Topic Paper.</p> <p>5.214 The Hadlow Estate is the single landowner of the land which forms the Tudeley Village garden settlement, together with wider land holdings. Delivery of some 2,100 houses is anticipated to be achievable over the plan period, with the balance (700 houses) to be delivered post-2038. Phasing of the development will be set out within a SPD as detailed below.</p> <p>Vision</p> <p>5.215 Tudeley Village will provide a sustainable, self-contained, new settlement which has a unique identity and is distinctive to the surrounding towns and villages. Inspired by the Princes' Foundation approach to development, and underpinned by the objectives of garden settlements, a new village community will be created.</p> <p>5.216 The new settlement will provide around 2,800 new dwellings, which will include a mix of units, including starter homes, larger family houses, and smaller homes to downsize or retire to. A proportion will be affordable homes, fully integrated into the community.</p> <p>5.217 Tudeley Village will develop around a highly legible, attractive, and accessible movement framework. A cohesive, walkable community will form around footpaths and routes designed to encourage pedestrian and bicycle movement over car use. The garden settlement will also establish a high degree of connectivity by walking and cycling to the surrounding villages, open countryside, and Tonbridge, Paddock Wood and Royal Tunbridge Wells town centres.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.218 The development provides an opportunity for a new railway station to be delivered on the site to provide rail linkages to London on the Ashford/Dover line (linking to Tonbridge and Paddock Wood). The delivery of a station is not anticipated during the plan period, and provision of a station has not been included in the Council's considerations of this site through the Sustainability Appraisal, or in terms of planning merits or infrastructure requirements. However, the Masterplan makes provision for a station to be accommodated in the future, if this can be realised.</p> <p>5.219 To create a sustainable and vibrant settlement, the new garden settlement will be supported by a village centre to include retail, recreational, employment, and commercial services and facilities in the centre of the development. It is anticipated that up to 10,000sqm of commercial and office floorspace within the village centre, and three smaller neighbourhood centres, will be provided to sustain the vitality and viability of the new community and support wellbeing and social cohesion for residents, workers, and visitors. The village centre is primarily intended to serve the residents of the settlement only rather than to draw trade from elsewhere. Evidence will be required to demonstrate that the level of floorspace sought within the village and neighbourhood centres does not detract from the vitality and viability of other nearby centres.</p> <p>5.220 Employment opportunities will be created through the provision of workspaces integrated in the village, along with offices, workshops, cafés, and shops, allowing many people to work close to home.</p> <p>5.221 Community facilities are considered an integral part of the vision for Tudeley Village, with the provision of both a primary and secondary school, community hall, village green, health facilities, and playing fields.</p> <p>5.222 Development at Tudeley Village will be supported by a cohesive landscape and drainage strategy. A comprehensive network of multi-functional green infrastructure will be delivered to provide an ecological resource for habitat</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>management, restoration, and enhancement, and a recreational and amenity resource for the new communities established here.</p> <p>5.223 At the heart of the creation of a sustainable community is the delivery of the new settlement based on garden settlement principles. This includes the following qualities:</p> <ol style="list-style-type: none"> 1. Clear identity: a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm; 2. Sustainable scale: built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day-to-day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area; 3. Well designed places: with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational, and community facilities; 4. Great homes: offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life; 5. Strong local vision and engagement: designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected; 6. Transport: integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>navigate, and facilitate simple and sustainable access to jobs, education, and services;</p> <p>7. Healthy places: designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies;</p> <p>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;</p> <p>9. Legacy and stewardship arrangements: should be in place for the care of community assets, infrastructure, and public realm, for the benefit of the whole community;</p> <p>10. Future proofed: designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.</p> <p>5.224 The infrastructure required to support a new settlement of this scale in the location proposed has been identified. This includes education provision, health facilities, and required drainage and utility services. This is detailed in the Strategic Sites Masterplanning and Infrastructure Study prepared by DLA February 2021. In highway terms, it is proposed that a new link road, bypassing Five Oak Green, will be provided connecting an improved A228 around Colts Hill to the south east corner of the new settlement. Land is identified on the Policies Map for these highway works. Other works, and junction improvements, will also be required.</p>	

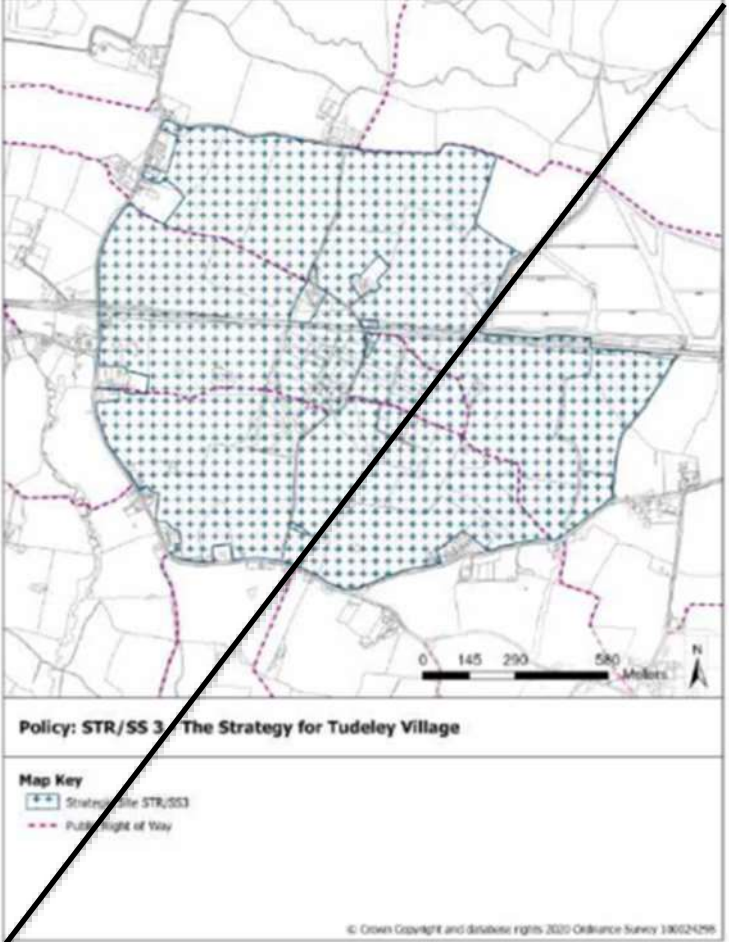
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.225 Notwithstanding the general principle that the overall strategic growth warrants these highway and related improvements, highway modelling shows that the growth at Tudeley Village (and to a more limited extent that at Paddock Wood and east Capel) would increase traffic through Five Oak Green. The Five Oak Green bypass is largely required to alleviate issues caused by strategic development at Tudeley Village and the viability assessment shows that this can be delivered wholly by the Tudeley Village Garden Settlement. The improvements to the A228 should factor in connections to the Five Oak Green bypass on delivery.</p> <p>5.226 The assignment of contributions will be further refined through the Supplementary Planning Documents to be prepared for each Strategic Site. The delivery of this infrastructure should be through ongoing discussions with relevant stakeholders. This includes, but is not limited to, Kent County Council, adjacent local planning authorities (Tonbridge & Malling and Maidstone Borough Councils) and other statutory consultees.</p> <p>5.227 A low or zero carbon vision will be incorporated into the design of the proposed settlement such that the final development can be considered as an exemplar scheme. This is particularly pertinent for the heating and energy supplies of the new residential buildings which are expected to be off the gas grid and to incorporate renewable energy generation. The suitability of district heating schemes and modern waste collection measures will also be considered (see Policies EN 1, EN 2, and EN 3).</p> <p>5.228 Provisional LBDs for Tudeley Village are shown on the Policies Map. This has been informed through consideration of the Tudeley Village Delivery Strategy (2020) and follows the broad location of the allocation for this strategic settlement, but has allowed for some appropriate offsets from road and other boundaries to allow for landscape buffers. These remain provisional as part of the Plan to allow for further detail to be considered and agreed at planning application stage which may alter</p>	

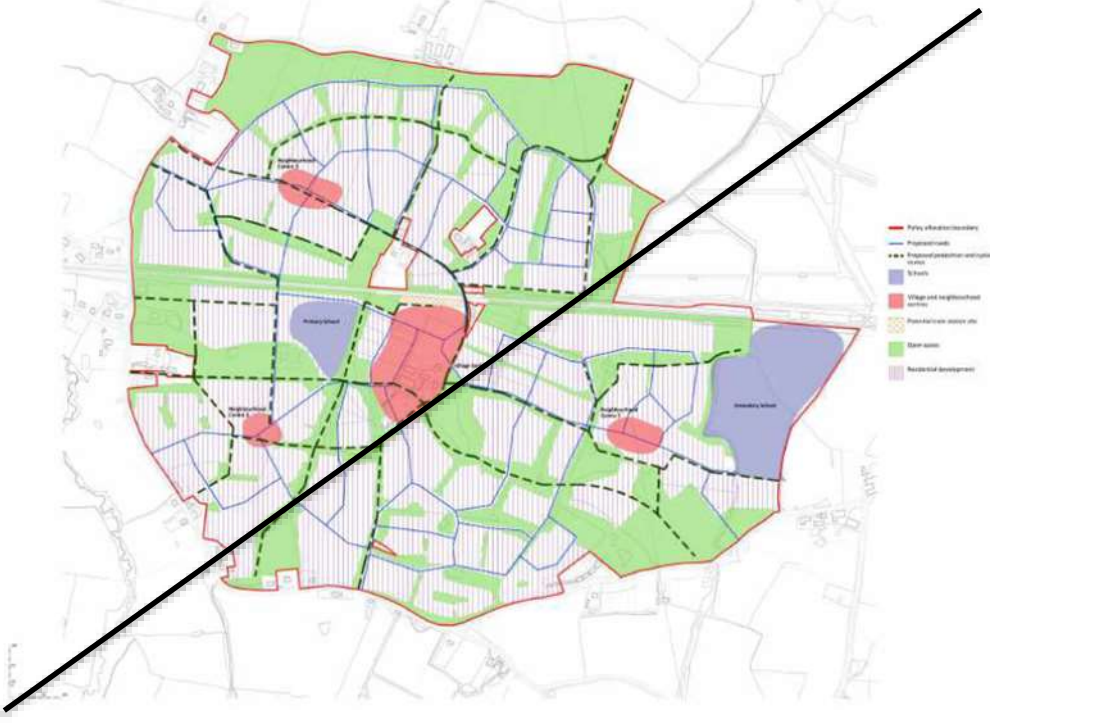
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>these boundaries accordingly. Following the grant of outline planning permission(s) for the development, the LBD will be agreed and fixed, through the five-year review of the Local Plan.</p> <p>5.229 It is important that the overall vision is clearly established to help develop the community's own identity. To this end, the Council will facilitate the production of a Framework Masterplan SPD with input from The Hadlow Estate (the single land owner), local communities (including through working with the Capel Neighbourhood Development Plan Group), and infrastructure and key service providers. The SPD will provide a framework to how the policy requirements of this Local Plan can be incorporated into the new settlement in order for it to attain the garden settlement objectives in relation to the development. The SPD will need to be adopted before any planning permissions for substantial new development at Tudeley Village are granted, unless exceptional circumstances arise. Planning applications will generally need to accord with the broad objectives of the SPD.</p> <p><i>Delete Map 31 – Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p data-bbox="591 1018 1048 1042">Policy: STR/SS 3 The Strategy for Tudeley Village</p> <p data-bbox="591 1074 779 1137">Map Key [Hatched Area] Strategy STR/SS3 Public Right of Way</p> <p data-bbox="936 1225 1301 1241"><small>© Crown Copyright and Database rights 2020 Ordnance Survey 100024295</small></p> <p data-bbox="591 1278 1077 1310"><i>Delete Map 32 – Tudeley Village Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM85	160 - 165	Policy STR/SS 3	<p>Policy STR/SS 3 The Strategy for Tudeley Village Delete Policy STR/SS 3, paragraph following Policy, Map 33 – Transport connections and Map 34 – Transport connections as follows:</p> <p>Policy STR/SS 3</p> <p>The Strategy for Tudeley Village</p>	To ensure the Plan is justified and effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>A new garden settlement will be provided at Tudeley Village, as defined on the Policies Map.</p> <p>The development strategy for Tudeley Village is to:</p> <ol style="list-style-type: none"> 1. Set provisional Limits to Built Development for Tudeley Village on the Policies Map (Inset Map 8) as a framework for the provision of a new garden settlement over the plan period and beyond; 2. Provide a new garden settlement which will deliver the following, as identified on Map 32: <ol style="list-style-type: none"> a. approximately 2,800 dwellings (2,100 by 2038); b. a main village centre and up to three neighbourhood parades comprising a range of shops, services, and employment uses of an appropriate scale to serve the new settlement; to include community and leisure facilities. The broad locations of the village centre and neighbourhood parades will be defined through the Framework Masterplan, and should be located to maximise accessibility by foot from the new dwellings to serve local shopping needs; c. provision of employment floorspace; d. a six-form entry secondary school to the south east of Tudeley Village; e. a three-form entry primary school, to be located to maximise accessibility by foot from the new dwellings; f. open space, leisure, and recreation areas, including formal and informal space, children’s and youth play space, sports pitches, and allotments; 3. Provide a mix of housing types, size, and tenure to ensure a balanced, inclusive, and accessible community. A minimum of five percent self and custom built homes, 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>and 40 percent affordable housing in line with Policy H 3, should be provided on-site and phased through the development;</p> <p>4. Make provision for accommodation to deliver mixed communities, including provision for those with different accommodation needs, including those of older people. At least one sheltered and one extra care housing scheme shall be provided within the strategic site;</p> <p>5. Ensure the development embeds the garden settlement principles. Planning applications need to demonstrate consideration of the associated key qualities as outlined in the supporting text;</p> <p>6. Secure the phased delivery of highway and transport infrastructure, including on and off-line improvements to the A228 around Colts Hill, and the provision of a new highway which bypasses Five Oak Green, as shown on Maps 33 and 34;</p> <p>7. Require a high quality layout and design. In particular:</p> <p>a. the layout should provide good levels of permeability to encourage more sustainable modes of transport. Walking and cycling linkages to be provided within the site, together with links to Tonbridge, Paddock Wood, and the surrounding countryside. Consideration of how the development can enhance and connect to the existing bridleways network should be considered;</p> <p>b. consideration should be given to the key landscape characteristics, views, and the setting of the High Weald Area of Outstanding Natural Beauty;</p> <p>c. particular respect should be given to the setting of heritage assets, especially All Saints Church;</p> <p>d. zero and low carbon energy production to be incorporated to provide an exemplar scheme with climate change mitigation and adaptation measures and sustainable</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>development principles fundamental to the design, construction, and operation stages;</p> <p>e. high density development around the village centre and other key points within the development should be maximised in line with other design considerations;</p> <p>f. the design should incorporate means to ensure there is appropriate visual separation between Tudeley Village and Five Oak Green, including potentially the use of structural planting on land outside of the allocation, but within the wider land ownership;</p> <p>g. where possible, overhead power cables should be ‘underground’;</p> <p>8. Provide compensatory improvements to the Green Belt;</p> <p>9. Consider the potential for Tunbridge Wells Sand Formation Mineral deposits across the site. Planning applications will need to be accompanied by a minerals impact assessment in line with the requirement of the Kent Minerals and Waste Local Plan;</p> <p>10. Ensure a drainage strategy is in place, in consultation with the Local Planning Authority, Kent County Council as the Drainage Authority, and Southern Water prior to the grant of planning permission for any substantial development on the site, unless exceptional circumstances arise. This should demonstrate that the development will not exacerbate flooding elsewhere in the vicinity, particularly from Alder Stream at Five Oak Green. The compensatory improvements to the Green Belt should also deliver storage, attenuation, and mitigation measures to reduce the flood risk to particular residential areas in Five Oak Green;</p> <p>11. Provide a scheme of management and funding for green spaces and green infrastructure for both amenity and biodiversity for the lifetime of the development;</p>	


Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>12. Secure developer contributions towards the strategic growth of this area and Land at Paddock Wood and east Capel, either in kind (normally land) and/or financial, as set out in the Strategic Infrastructure Framework November 2020 (or a version of this document as amended), to include:</p> <ul style="list-style-type: none"> a. highway improvements and mitigation measures, including: <ul style="list-style-type: none"> i. on- and off-line works to the A228; ii. new highway to bypass around Five Oak Green; b. provision, improvements, and enhancement to cycle routes and cycle corridors; c. primary and secondary education provision; d. health and medical provision; e. improvements and enhancement to sports and recreation provision, including children's and youth play space; f. utility provision and upgrades; g. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind. <p>The development will be delivered through the production of a Framework Masterplan Supplementary Planning Document (SPD) to guide development in respect of the garden settlement principles and creation of a new community at Tudeley Village.</p> <p>The SPD will set out broad principles to show how the above policy requirements, together with other policies within this Local Plan, should be delivered on the site and will set out the phasing for delivery of the key elements and associated infrastructure.</p>	

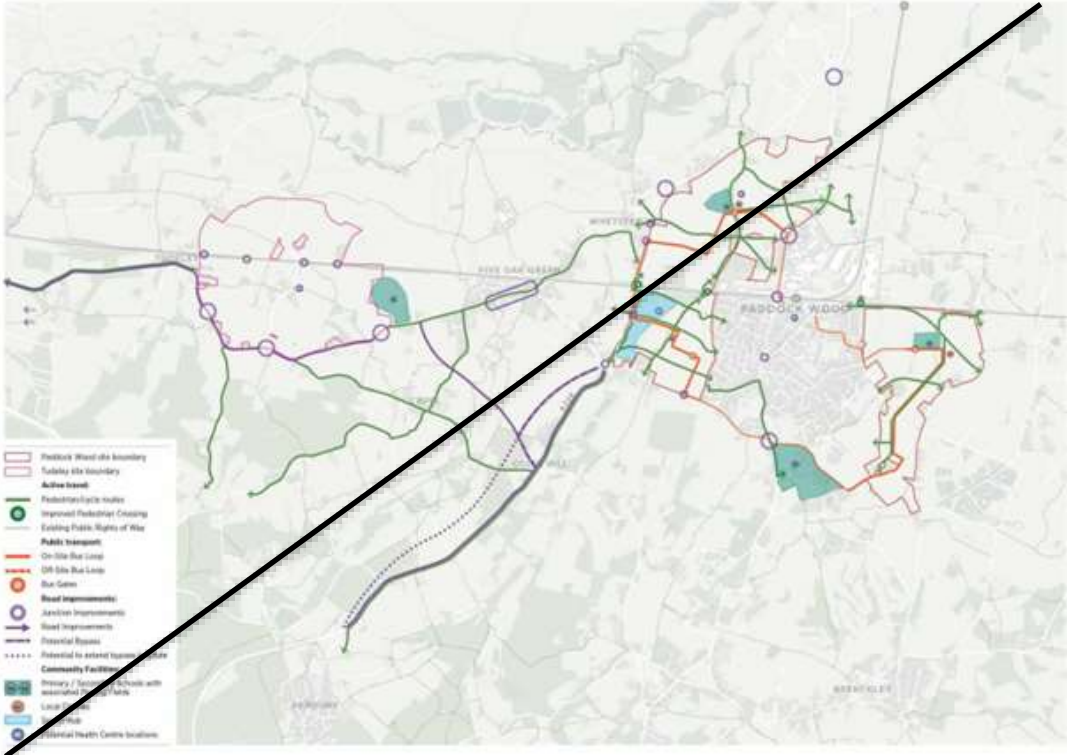
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>The SPD will need to ensure all elements of the proposals are considered comprehensively, following a masterplan approach. Proposals for the piecemeal development of individual sites/elements within the settlement without the comprehensive masterplan approach will not be supported.</p> <p>Planning applications for development within this area should be assessed by a Design Review Panel, at least once at pre-application stage and once following submission of a planning application. Applicants will be expected to liaise with Kent County Council, adjacent local planning authorities (Tonbridge & Malling and Maidstone Borough Councils) and other consultees in the provision of infrastructure associated with the new settlement.</p> <p>The Council will, if necessary, use its Compulsory Purchase Order powers to ensure the delivery of the appropriate masterplanned approach, including the delivery of infrastructure.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies STR 1: The Development Strategy; STR 2: Place Shaping and Design; STR 4: Ensuring Comprehensive Development; STR 5: Infrastructure and Connectivity; STR 6: Transport and Parking; STR 7: Climate Change; STR 8: Conserving and Enhancing the Natural, Built and Historic Environment; STR 9: Green Belt; EN1: Sustainable Design; EN2: Sustainable Design Standards; EN3: Climate Change Mitigation and Adaptation; EN 4: Historic Environment; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges and Development; EN 13: Ancient Woodland and Veteran Trees; EN 14: Green, Grey and Blue Infrastructure; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 21: Air Quality; EN 24: Water Supply, Quality and Conservation; EN 25: Flood Risk; EN 26: Sustainable Drainage; EN 27: Noise; H 1: Housing Mix, H 2: Housing Density; H 3: Affordable Housing; H 6: Housing for Older People and People with Disabilities; H 8: Self and Custom Housebuilding; ED 8:</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Town, Rural Service and Neighbourhood Centres and Village Settlement Hierarchy; ED 10: Sequential Test and Local Impact Test; TP 1: Transport Assessments, Travel Plans and Mitigation; and TP 2: Transport Design and Accessibility. TP 2: Transport Design and Accessibility; TP 3: Parking Standards; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p> <p><i>Delete Map 33 – Transport connections: Tudeley Village</i></p> 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Map 34 – Transport connections: both Paddock Wood and East Capel, and Tudeley Village</i></p> 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM86	167 - 198	Paragraphs 5.242, 5.244 and 5.245	<p>Section 5: The Strategy for Paddock Wood <i>Amend paragraphs 5.242, 5.244 and 5.245 as follows:</i></p> <p><i>Paragraph 5.242</i></p> <p>Further significant growth is planned around Paddock Wood, including land in east Capel, as set out through Policy STR/SS 1. This will deliver up to 3,490-3,590 approximately 2,450 dwellings (excluding the 300 units already permitted at Church Farm). In addition, the planned revitalisation of Paddock Wood town centre will deliver around a further 30 houses (Policy STR/SS 2). The delivery of this growth will be carried out in accordance with an overarching Structure Plan for the overall expansion, and Framework Masterplans for each smaller area, to properly assimilate this planned growth with the existing settlement at Paddock Wood. The strategy for Paddock Wood as set out under Policy STR/PW 1 below does not include details on the strategy for the development within these two strategic growth sites.</p> <p><i>Delete paragraph 5.244</i></p> <p>The LBDs for Paddock Wood, as shown on the Policies Map, are shown as illustrative at this stage. This reflects the ongoing masterplanning work for the strategic growth of this settlement as set out under Policy STR/SS 1, and it is expected that these will be finalised once further detail is known at outline permission stage. In the meantime, the illustrative LBDs for Paddock Wood should be applied for development coming forward in the parish in line with Policy STR 1: The Development Strategy.</p> <p><i>Paragraph 5.245</i></p> <p>Local guidance on policies is being has been prepared through the Paddock Wood Neighbourhood Plan (‘Made’ in October 2023). This will become an increasingly important consideration as it progresses.</p>	<p>To reflect MM87, the fact that the proposed LBD for Paddock Wood is no longer proposed to be illustrative, and progress made on the production of the Paddock Wood Neighbourhood Development Plan, for clarification and effectiveness.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM87	168	Policy STR/PW 1	<p>Policy STR/PW 1 The Strategy for Paddock Wood parish <i>Amend title and criterion 1, 2, 5, 10 of Policy STR/PW 1 as follows:</i></p> <p><i>Policy title</i></p> <p>The Strategy for Paddock Wood <u>parish</u></p> <p><i>Criterion 1</i></p> <p>1. With Policy STR/SS1: The Strategy for Paddock Wood, including land at east Capel, set illustrative Limits to Built Development for Paddock Wood on the Policies Map (Inset Map 4) as a framework for new development over the plan period;</p> <p><i>Criterion 2</i></p> <p>2. Deliver approximately 3,490-3,590 <u>2,450</u> dwellings and accompanying infrastructure through the planned extension to Paddock Wood, including land at east Capel (Policy STR/SS 1);</p> <p><i>Criterion 5</i></p> <p>5. Deliver <u>education provision</u> a two-form entry expansion to the existing Mascalls Secondary School in accordance with <u>Policy STR/SS1</u>;</p> <p><i>Criterion 10</i></p> <p>Seek developer contributions, either in kind (normally land) and/or financial, from residential schemes to be used towards the infrastructure as set out in the <u>latest Infrastructure Delivery Plan</u> Strategic Sites Masterplanning and Infrastructure Study February 2021 (or a version of this as amended) <u>(including the Structure Plan for Paddock Wood) dated October 2023; strategic site allocation Policy STR/SS 1 Land at Paddock Wood including land in East Capel, strategic Policy STR/SS2 The Strategy for Paddock Wood Town Centre and strategic Policy</u></p>	To ensure the policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<u>STR 5 Infrastructure and Connectivity or for other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</u>	
MM88	170	Paragraphs 5.257 and 5.258	<p>Section 5: Land at Mascalls Farm <i>Amend paragraphs 5.257 and 5.258 as follows:</i></p> <p><i>Paragraph 5.257</i></p> <p>The Council has resolved to grant planning permission for Phase 2 for a further 100 dwellings, including 40% affordable housing (19/03349/FULL <u>and as amended by planning reference 24/00528/FULL, which seeks to deliver the 40% affordable housing in a different format.</u>)</p> <p><i>Paragraph 5.258</i></p> <p>An allocation is still appropriate as the approved planning application proposals for Phase 2 has have not yet been issued and will post-date the base date of the Local Plan implemented. The policy criteria will ensure that any other schemes meet important policy requirements, including higher levels of affordable housing provision.</p>	For effectiveness and to provide an update on the status of the planning applications related to the site.
MM89	172	Policy AL/PW 1	<p>Policy AL/PW 1 Land at Mascalls Farm <i>Amend criterion 10 of Policy AL/PW 1 as follows:</i></p> <p><i>Criterion 10</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/PW 1. This will include a contribution towards the Foal Hurst Wood Nature Reserve to address the need for ecological mitigations. Contributions may be sought towards the associated infrastructure for the planned strategic growth at Land at Capel and Paddock Wood at set out in the Council's</p>	Factual update to refer to the latest Study, for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Strategic Sites Masterplanning and Infrastructure Study and the follow on Study October 2023</u> Strategic Infrastructure Framework 2020.</p>	
MM90	173	Paragraphs 5.262, 5.265, 5.266 and 5.267	<p>Section 5: Capel <i>Amend paragraphs 5.262, 5.265, 5.266 and 5.267 as follows:</i></p> <p><i>First sentence of paragraph 5.262</i></p> <p>With the exclusion of land inside the LBD of Five Oak Green, and that proposed at Tudeley Village and land east of Capel, the parish lies within the Green Belt.</p> <p><i>Paragraph 5.265</i></p> <p>Significant growth has been identified within Capel parish over the plan period. This <u>is land in the east of the parish, where land is allocated as part of the strategic site allocation STR/SS 1 (Land at Paddock Wood including land at east Capel), forming a significant extension to Paddock Wood,</u> includes a new garden settlement at Tudeley Village, to deliver approximately 2,450 2,800 homes, of <u>which approximately 997 – 1,063 homes are within Capel parish</u> over the plan period and beyond. This is dealt with under Policy STR/SS 3.</p> <p><i>Paragraph 5.266</i></p> <p>Land to the east of Capel is also proposed to form part of a significant extension to Paddock Wood to deliver 3,490-3,590 homes. This is dealt with under Policy STR/SS 4. The Strategy for Capel parish, as set out under Policy STR/CA 1 below does not include details on the strategy for the development within these two <u>the strategic growth sites, and accordingly reference should be made to these policies Policy STR/SS 1 (Land at Paddock Wood including land at east Capel).</u></p> <p><i>Paragraph 5.267</i></p>	Consequential change of MM85 and to provide clarification on status of the Capel Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			Local guidance on policies is being has been prepared through the Capel Neighbourhood Plan (‘Made’ in October 2024) . This will become an increasingly important consideration as it progresses.	
MM91	174 - 175	Policy STR/CA 1	<p>Policy STR/CA 1 The Strategy for Capel parish <i>Amend Policy STR/CA 1 as follows:</i></p> <p><i>Policy STR/CA 1</i></p> <p>This policy should be read in conjunction with Policy STR/SS 1: The Strategy for Land at Paddock Wood, including land at east Capel and Policy STR/SS 3: The Strategy for Tudeley Village.</p> <p>The development strategy for Capel parish (excluding land which forms part of the Strategic Growth sites at Tudeley Village and Land east of Capel and Paddock Wood) is to:</p> <ol style="list-style-type: none"> 1. Set Limits to Built Development for Five Oak Green village on the Policies Map (Inset Map 7) as a framework for new development over the plan period; 2. Provide a new garden settlement at Tudeley Village, which will deliver approximately 2,800 dwellings and a range of associated services and infrastructure over the plan period and beyond (as set out in Policy STR/SS 3); 3. Accommodate approximately 1,030 2,060 dwellings on land at east Capel as part of the extension to Paddock Wood, and a range of associated services and infrastructure (as set out in Policy STR/SS 1); 4. Provide compensatory improvements to the Green Belt, including measures to reduce flooding to particular areas of Five Oak Green; 5. Provide transport improvements, including on-line and off-line improvements to the A228 as part of a Colts Hill Bypass necessary for planned growth at Paddock 	Consequential change of MM85.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Wood and land at east Capel identified in STR/SS 1, with the</u> potential provision of the <u>broader</u> safeguarded A228 Colts Hill bypass <u>and traffic management and/or speed reduction measure in Five Oak Green</u>, and a highway to bypass Five Oak Green;</p> <p>6. Seek developer contributions, either in kind (normally land) and/or financial, from residential schemes to be used towards the provision of:</p> <p>a. primary education facilities, namely the expansion of Capel Primary School by one form of entry;</p> <p>b. open space, sports, and recreations facilities, including improvements to the football pitches at Five Oak Green Recreation Ground.</p> <p><u>c. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</u></p>	
MM92	176 - 178	Paragraphs 5.271, 5.278, 5.282, 5.284 and 5.287	<p>Section 5: Cranbrook and Sissinghurst <i>Amend paragraphs 5.271, 5.278, 5, 282, 5.284 and 5.287 as follows</i></p> <p><i>Paragraph 5.271 as follows:</i></p> <p><u>The Conservation Area in central Cranbrook mainly runs east-west along High Street and Stone Street.</u> Sissinghurst Conservation Area runs east-west through the village along The Street (the A262). The separate Wilsley Green Conservation Area is located to the north east of the centre of Cranbrook, covering parts of Wilsley Green and Wilsley Pound and the land between. <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> There are numerous convenience and comparison retail outlets at the centre of Cranbrook, including a post office, supermarket, and food and drink outlets (including two public houses). Sissinghurst village has a post office, convenience store, and public house.</p>	For effectiveness and to correct an error as the main Cranbrook Conservation Area is not mentioned within the parish overview, provide an update in line with the latest IDP, provide an update on the status of the planning application related to the site, clarify the status of the Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>There is a primary school, two secondary schools, and a pre-school at Cranbrook. There is a primary school and pre-school/nursery at Sissinghurst.</p> <p><i>Paragraph 5.278</i></p> <p>The IDP identifies the following infrastructure requirements for Cranbrook and Sissinghurst: a new medical centre <u>at Cranbrook (as an amalgamation of the existing three practices)</u> ; a new community centre <u>at Cranbrook</u>; expansion of the primary school at Cranbrook by one form of entry; and additional expansion of secondary schools if required towards the end of the plan period (subsequent reviews of this Local Plan will assess whether such an expansion of secondary schools is required); <u>a new village hall at Sissinghurst; and improved and extended sport and recreation facilities across the parish.</u></p> <p><i>Paragraph 5.282</i></p> <p>It is also proposed that St George's Hall at Sissinghurst is re-provided as part of Policy AL/CRS 6 Land south of The Street, Sissinghurst (the site area includes St George's Hall), which requires a replacement community hall as part of the delivery of the site allocation. <u>There is planning permission (21/03914/FULL) for a new village hall and 19 dwellings and these are currently under construction.</u></p> <p><i>Paragraph 5.284</i></p> <p>The IDP identifies the following requirements relating to open space <u>provision</u>; sport and recreation grounds <u>and facilities</u> , sports pitches, allotments, children's and youth play space, amenity green space provision; extensions to existing provision across the parish, re-designation of junior pitches to adult pitches at King George Field at Sissinghurst and Ball Field at Cranbrook, improvements required to the King George Field at Sissinghurst and the Tomlin Ground at Cranbrook, and</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>improvements to the changing rooms and new pavilion at Cranbrook Rugby Club at Cranbrook.</p> <p><i>Paragraph 5.287</i></p> <p>Local policies are also being prepared through the Cranbrook and Sissinghurst Neighbourhood Plan, which will become an increasingly important consideration as it progresses. Local policies are also provided through the ‘made’ Cranbrook and Sissinghurst Neighbourhood Plan (adopted October 2023) that forms part of the borough’s development plan in relation to Cranbrook and Sissinghurst parish. The Neighbourhood Plan also includes a number of specific goals and a reference to a list of projects that would potentially be provided through indicates how developer contributions could potentially be used.</p>	
MM93	179	Policy STR/CRS 1	<p>Policy STR/CRS 1 The Strategy for Cranbrook and Sissinghurst parish <i>Amend criterion 9f as follows:</i></p> <p>other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, including potentially those identified in the Cranbrook & Sissinghurst Neighbourhood Plan.</p>	For effectiveness and consistency with other parish/settlement overarching policies in the Plan.
MM94	180	Paragraph 5.294	<p>Section 5: Land at Brick Kiln Farm, Cranbrook <i>Amend paragraph 5.294 as follows:</i></p> <p>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</p>	To reflect recent planning history relating to the site for effectiveness.

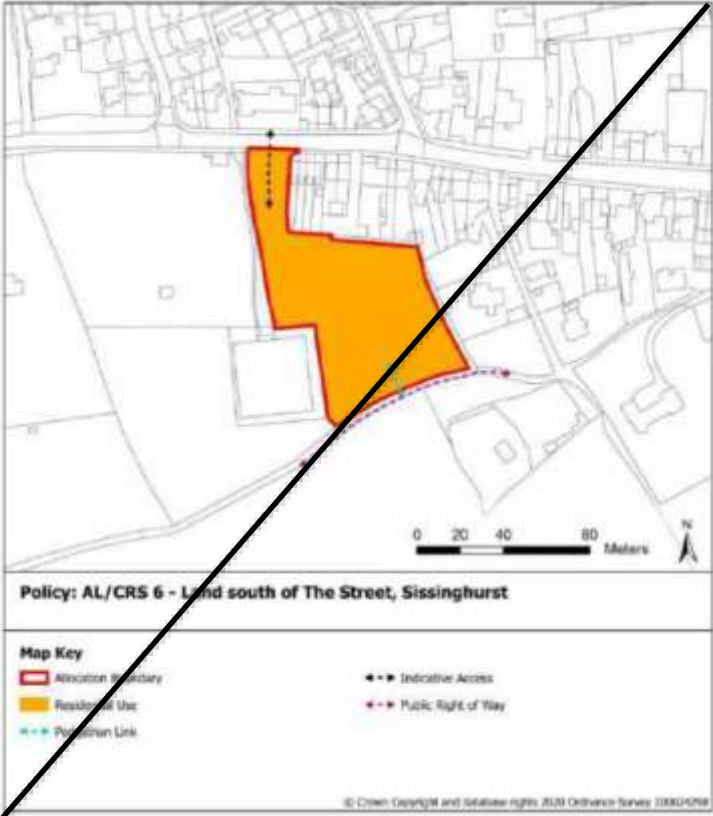
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			in land ownership. <u>A further Reserved Matters application 21/03299/REM was approved in May 2022.</u>	
MM95	183	Paragraph 5.302	<p>Section 5: Land south of Corn Hall, Crane Vallet, Cranbrook <i>Amend paragraph 5.302 as follows:</i></p> <p>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>As referenced at paragraph 5.294 above, this site benefits from planning consent for the construction of 180 dwellings.</u></p>	To reflect recent planning history relating to the site and removing repetition of paragraph 5.294 (MM94) for effectiveness.
MM96	186	Paragraph 5.313	<p>Section 5: Turnden Farm, Hartley Road, Cranbrook <i>Add new text and amend paragraph 5.313 as follows:</i></p> <p><i>After paragraph 5.312 add:</i></p> <p><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 accordingly against the requirements of Policies EN 1 and EN 27.</u></p> <p><i>Paragraph 5.313</i></p> <p>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. <u>The site benefits from planning consent granted under reference 20/00815/FULL for the construction of 165 dwellings and associated development. It was granted by</u></p>	To provide clarity on the need for buffers from pumping stations to protect residential amenity in line with other policies in the Plan and updated planning history regarding this site and for effectiveness.

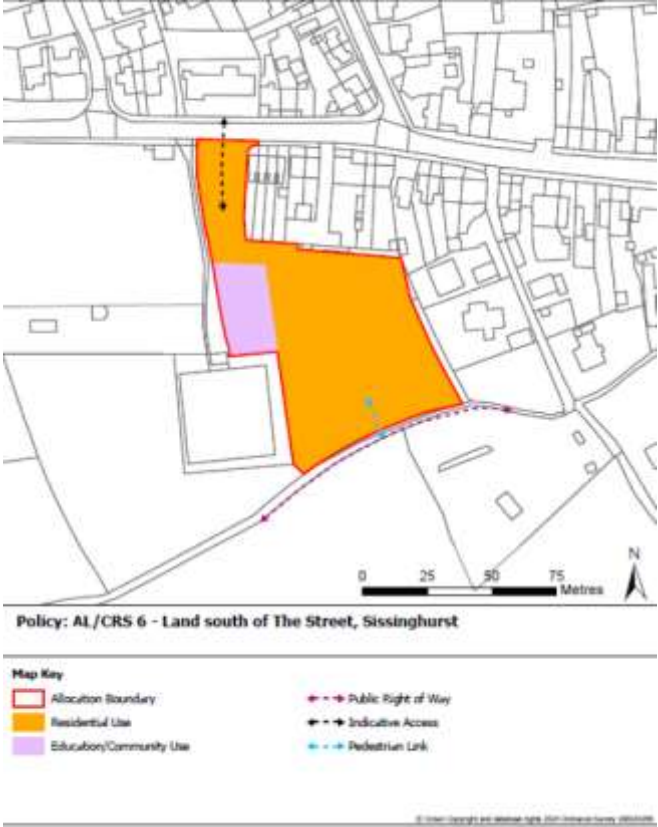
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<u>the Secretary of State on the 22 of November 2024. This followed a ‘Call In’ Public Inquiry held in October and November 2021.</u>	
MM97	188	Policy AL/CRS 3	<p>Policy AL/CRS 3 Turnden Farm, Hartley Road, Cranbrook <i>Amend criterion 7d of Policy AL/CRS 3 as follows:</i></p> <p><i>Criterion 7d</i></p> <p>the reinstatement <u>where appropriate</u> of historical field boundaries with hedgerows, shaws, and woodlands;</p>	To ensure the Policy is effective.
MM98	190	Policy AL/CRS 4	<p>Policy AL/CRS 4 Cranbrook School <i>Amend second paragraph of Policy AL/CRS 4 as follows:</i></p> <p>Proposals for more substantive proposals, including new buildings and/or different uses of land, both within the main site and on ancillary landholdings, will be supported where they accord with the following:</p>	To ensure the Policy is effective and provide clarification.
MM99	193 - 194	Paragraph 5.334 Map 41	<p>Section 5: Land south of The Street, Sissinghurst <i>After paragraph 5.334 add two new paragraphs and amend Map 41 – Site Layout Plan as follows:</i></p> <p><i>Add after paragraph 5.334</i></p> <p><u>There is planning permission (21/03914/FULL) for a new village hall and 19 dwellings on this site and these are currently under construction.</u></p> <p><u>Due to the need for, and public benefit of, the new village hall along with its associated cost, it may not be viable to deliver the full requirement for 30% affordable housing. The proportion achievable will be determined through the</u></p>	To reflect the recent planning history of the site and as a consequence of MM100. Map 41 amended to replace part of the residential use with community use for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>planning application process, having regard to the most recent viability assessment information</u></p> <p><i>Delete Map 41 Site Layout Plan</i></p> <p><i>Current Map 41</i></p> 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Proposed Map 41</i></p>  <p>Policy: AL/CRS 6 - Land south of The Street, Sissinghurst</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Education/Community Use Public Right of Way Indicative Access Pedestrian Link 	
MM100	194 - 195	Policy AL/CRS 6	<p>Policy AL/CRS 6 Land south of The Street, Sissinghurst <i>Amend first paragraph of Policy AL/CRS 6 as follows:</i></p>	To ensure the Policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>First paragraph</i></p> <p>This site, as defined on the Cranbrook and Sissinghurst Policies Map, is allocated for a mixed use scheme, including <u>the provision of a replacement community hall, and</u> residential development providing approximately 20 dwellings, of which <u>up to</u> 30 percent shall be affordable housing, and a replacement community hall.</p>	
MM101	196	Paragraph 5.342	<p>Section 5: Land at the corner of Frittenden Road and Common Road, Sissinghurst</p> <p><i>Amend paragraph 5.342 as follows:</i></p> <p>The site is subject to <u>outline planning approval</u> a planning application (19/03625 for the erection of up to 18 dwellings). A Reserved Matters application 21/03126 was approved in January 2022 and the site is currently under construction. for which there is a resolution to grant permission (made by the Planning Committee on 11 November 2020); however, formal consent is awaited subject to completion of a Section106 agreement.</p>	To reflect recent planning history relating to the site for effectiveness.
MM102	199	Paragraphs 5.349, 5.351, 5.352 and 5.353	<p>Section 5: Hawkhurst</p> <p><i>Amend paragraphs 5.349, 5.351, 5.352 and 5.353 as follows:</i></p> <p><i>Last sentence of paragraph 5.349</i></p> <p>There is also a one doctors surgery at Hawkhurst (The Moor), <u>which is part of the Weald View Medical Practice also at Highgate. Planning permission has been granted for a new medical centre for the practice at Land North of Birchfield Grove, which will replace the two current surgeries.</u></p> <p><i>Paragraph 5.351</i></p> <p>In terms of development potential, eight <u>six</u> sites have been identified, five <u>four</u> at Hawkhurst (Highgate), one at Hawkhurst (The Moor), and two <u>one</u> at Gill's Green:</p>	<p>To recognise that the doctors surgery at The Moor and Highgate are now one practice (Weald View Medical practice) and permission has been granted for a new surgery at Land North of Birchfield Grove (allocation Policy AL/HA 5), for clarity and effectiveness.</p> <p>Consequence of MM105 and MM116.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Policy AL/HA 1 Land at the White House, Hawkhurst (Highgate)</p> <p>Policy AL/HA 2 Brook House, Cranbrook Road, Hawkhurst (Highgate)</p> <p>Policy AL/HA 3 Former site of Springfield Nurseries, Cranbrook Road, Hawkhurst (Highgate)</p> <p>Policy AL/HA 4 Land at Copthall Avenue and Highgate Hill, Hawkhurst (Highgate)</p> <p>Policy AL/HA 5 Land to the north of Birchfield Grove (medical centre)</p> <p>Policy AL/HA 6 King George V Playing Fields, The Moor (community use)</p> <p>Policy AL/HA 7 Hawkhurst Station Business Park, Gill's Green (employment use only)</p> <p>Policy AL/HA 8 Site at Limes Grove (March's Field), Gill's Green (employment use only)</p> <p><i>Paragraph 5.352</i></p> <p>The full requirements for development of these sites are set out in the subsequent site allocation Policies AL/HA 1 to AL/HA 8<u>6</u>.</p> <p><i>Paragraph 5.353</i></p> <p>The overall level of development to be delivered at Hawkhurst parish through these allocations amounts to some 461-470 118 – 127 dwellings ... via an extension to the Hawkhurst Station Business Park at Gill's Green.</p>	
MM103	201 - 202	Policy STR/HA 1	<p>Policy STR/HA 1 The Strategy for Hawkhurst parish</p> <p><i>Amend criteria 2, 7 and 10h of Policy STR/HA 1 as follows:</i></p>	Consequence of MM105 and for consistency with other

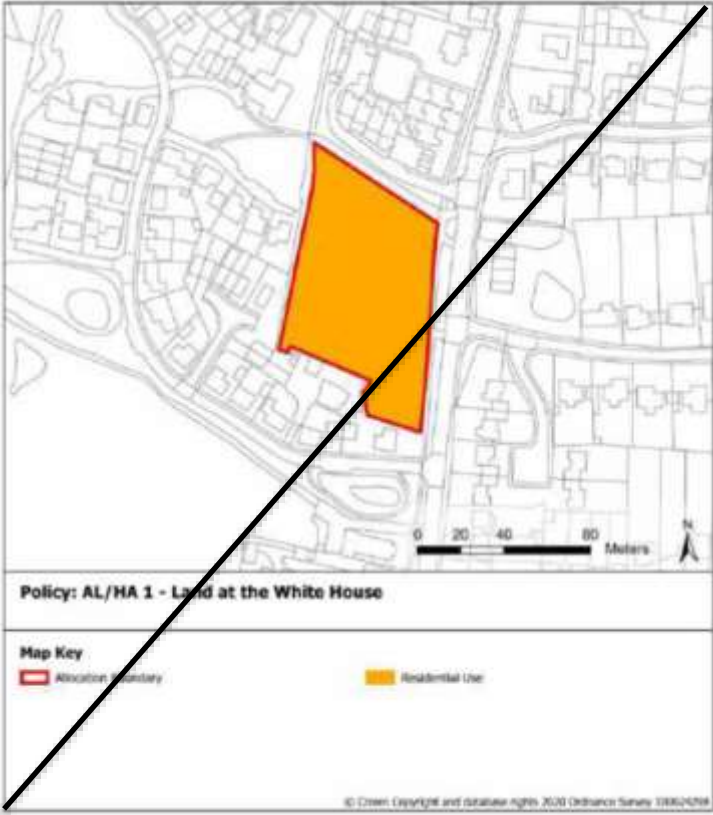
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 2</i></p> <p>Build approximately 161-170 118 – 127 (net) new dwellings, including affordable housing, as allocated under the subsequent site allocation policies;</p> <p><i>Criterion 7</i></p> <p>Safeguard the Hawkhurst Station Business Park (Gill's Green) Key Employment Area, including its extension (as provided for by Policies AL/HA 6 and AL/HA 7) for future employment (E, B2, B8) use in accordance with Policy ED 1;</p> <p><i>Criterion 10h.</i></p> <p>h. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, including potentially those identified or referenced in the Hawkhurst Neighbourhood Plan</p>	<p>parish/settlement overarching policies in the Plan.</p>
MM104	202 - 203	<p>Paragraphs 5.366 – 5.372</p> <p>Map 43</p>	<p>Section 5: Land at the White House, Highgate Hill</p> <p><i>Delete heading, paragraphs 5.366 to 5.372 and Map 43 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.366 to 5.372</i></p> <p>Land at the White House, Highgate Hill</p> <p>5.366 The site is located adjacent to residential development on the south western side of Hawkhurst. It forms a broad 'L' shape, extending around the remaining garden of the White House, a part-rendered/part weatherboarded, slate roofed, detached dwelling, a non-designated heritage asset.</p> <p>5.367 The site area is 0.6 hectares. It is within the High Weald AONB.</p>	<p>For effectiveness and provide clarity to users of the Plan as the site is now constructed.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.368 The site generally slopes upwards from south to north. There are a variety of mature trees and hedgerows around the boundaries of the land. It is mainly kept to grass but there are a number of domestic features within the site, including an open-air swimming pool located towards the middle of the site.</p> <p>5.369 The site has a frontage with Highgate Hill (the A229) from which it has a vehicular access. There are pavements along Highgate Hill. The site is bordered to the east by this road, and to the south and west by land currently being developed to provide 62 residential dwellings. To the north, the site is separated from residential development at Lorenden Park by a private track and mature trees. Beyond these houses is a Grade II listed building (Lorenden). There is a gated pedestrian access to Highgate Hill.</p> <p>5.370 Site boundaries include hedge, fencing, and some mature trees.</p> <p>5.371 The site's situation relatively close to the core of Hawkhurst and its services, with good pedestrian linkages, together with limited on-site constraints, suggest development potential to contribute to development needs.</p> <p>5.372 Planning permission has been granted (19/01271) for the redevelopment of the site for 43 retirement units.</p> <p><i>Delete Map 43 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM105	203 - 204	Policy AL/HA 1	<p>Policy AL/HA 1 Land at the White House, Highgate Hill <i>Delete Policy AL/HA 1 as follows:</i></p> <p>Policy AL/HA 1</p>	For effectiveness and provide clarity to users of the Plan as the site is now constructed.

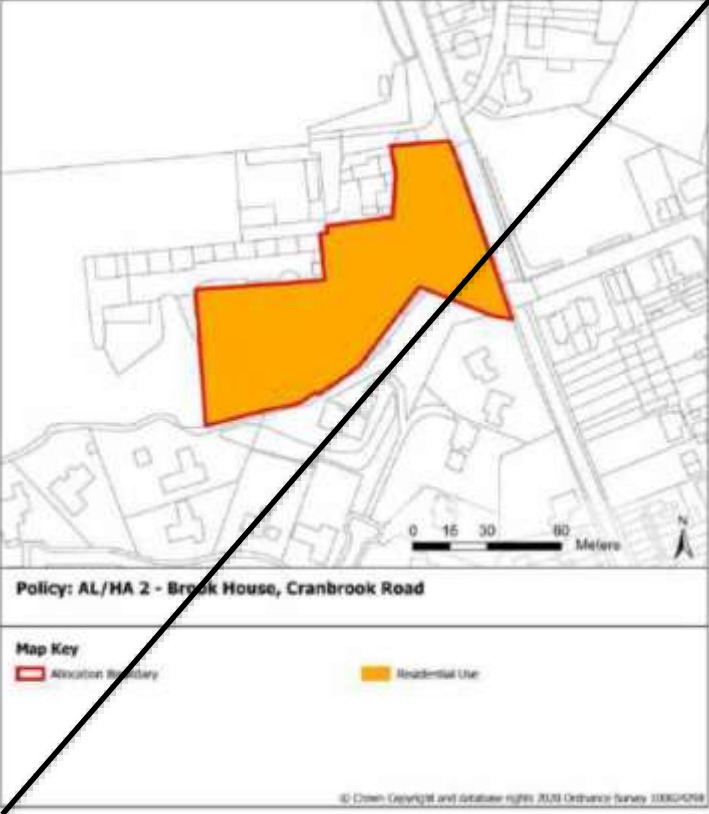
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Land at the White House, Highgate Hill</p> <p>This site, as defined on the Hawkhurst Policies Map, is allocated for approximately 43 retirement living apartments with associated communal facilities. Given the planning history of the site, a contribution for the provision of affordable housing, in lieu of on-site provision, shall be provided.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Provision of a vehicular access onto Highgate Hill that must not cause harm to highway safety; 2. Regard must be given to the impact of development on trees along the boundaries of the site, as well as street trees on Highgate Hill and their replacement as appropriate, if they impact visibility splays; 3. Confirmation from the highway authority that there is no objection to the impact of the development at the crossroads at Highgate and on traffic flows along Highgate Hill; 4. Development to have regard to the setting of the Conservation Areas (Hawkhurst: Highgate and All Saints Church, and The Moor) and to the loss of the White House, which is considered to be a non-designated heritage asset; 5. The height and massing of development proposals to reflect the design and character of the surrounding development, and to have regard to potential residential amenity impacts towards dwellings in Herschel Place; 6. There is not an unacceptable impact on air quality, having regard to any mitigation measures provided; 7. Provide on-site amenity/natural green space; 8. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/HA1. <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5:</p>	

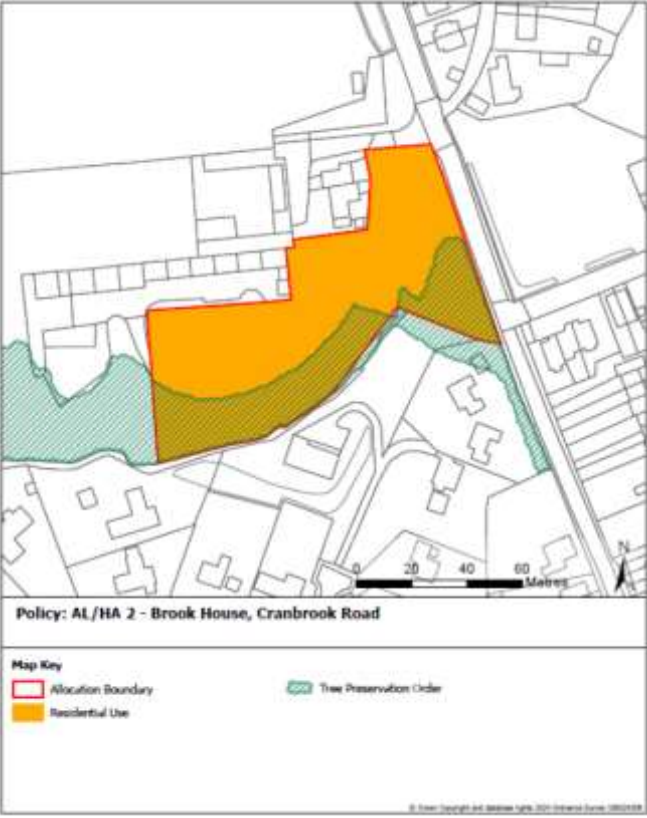
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			Heritage Assets; EN 12: Trees, Woodland, Hedges, and Development; EN 21: Air Quality; EN 22: Air Quality Management Areas; EN 24: Water Supply, Quality, and Conservation; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.	
MM106	205	Map 44 Site Layout Plan	Section 5: Brook House, Cranbrook Road <i>Amend Map 44 Site Layout Plan</i> <i>Current Map 44</i>	For consistency with other Site Layout Plans (showing areas covered by Tree Preservation Orders) and for effectiveness.

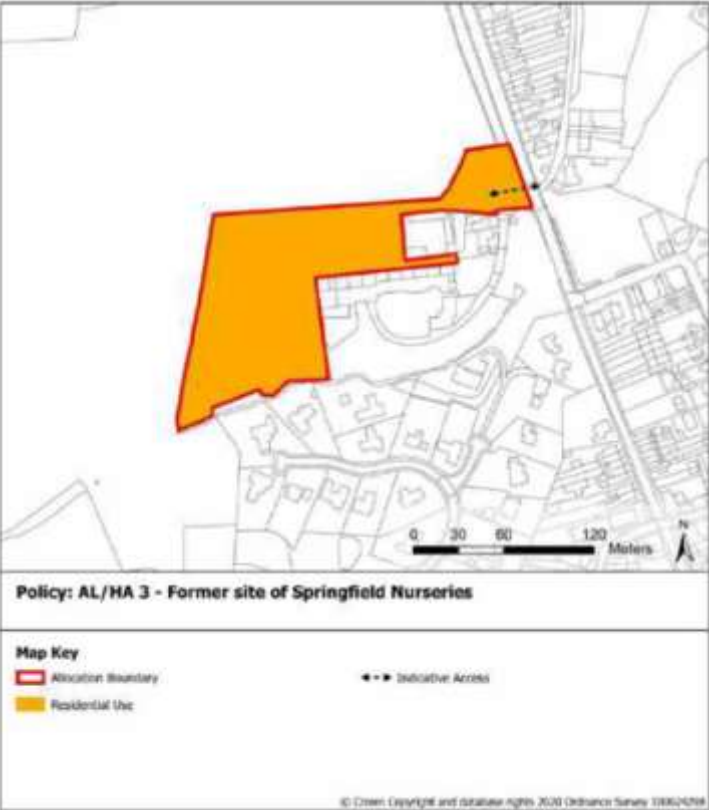
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><i>Proposed Map 44</i></p>	


Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM107	207	Map 45 Site Layout Plan	<p>Section 5: Former site of Springfield Nurseries, Cranbrook Road, Hawkhurst <i>Amend Map 45 Site Layout Plan</i></p> <p><i>Current Map 45</i></p>	<p>To show the landscape and open space buffer within the site to reflect the published Inset Map for Hawkhurst, for clarification and effectiveness.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><i>Proposed Map 45</i></p>	

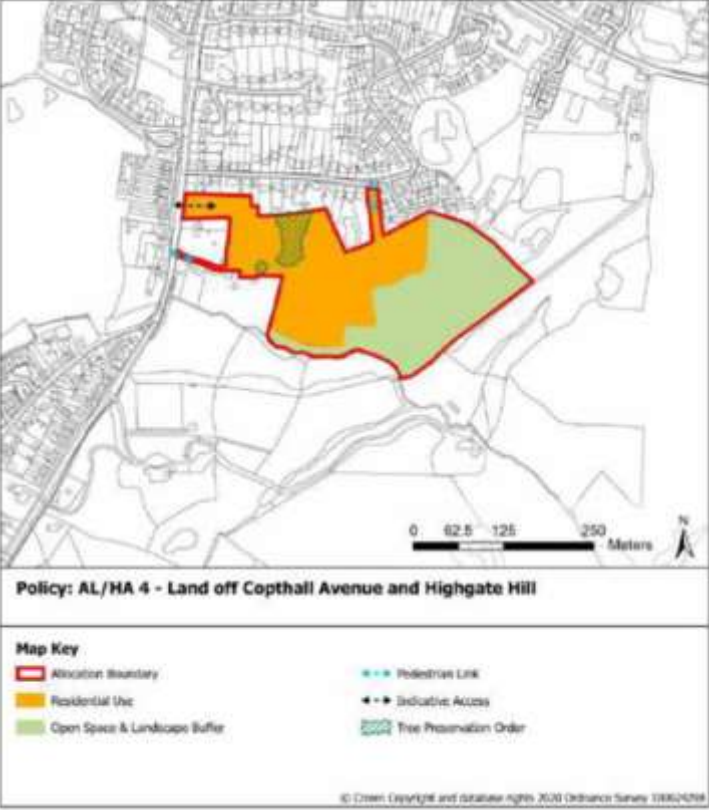
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p data-bbox="589 898 1240 927">Policy: AL/HA 3 - Former site of Springfield Nurseries</p> <p data-bbox="589 927 1240 1142"> Map Key Allocation Boundary Residential Use Open Space & Landscape Buffer Tree Preservation Order Indicative Access </p>	
MM108	208		<p data-bbox="589 1150 1339 1182">Section 5: Land off Copthall Avenue and Highgate Hill</p> <p data-bbox="589 1182 943 1214"><i>After paragraph 5.388 add:</i></p>	<p data-bbox="1715 1150 2145 1246">To reflect recent planning history relating to the site for effectiveness.</p>

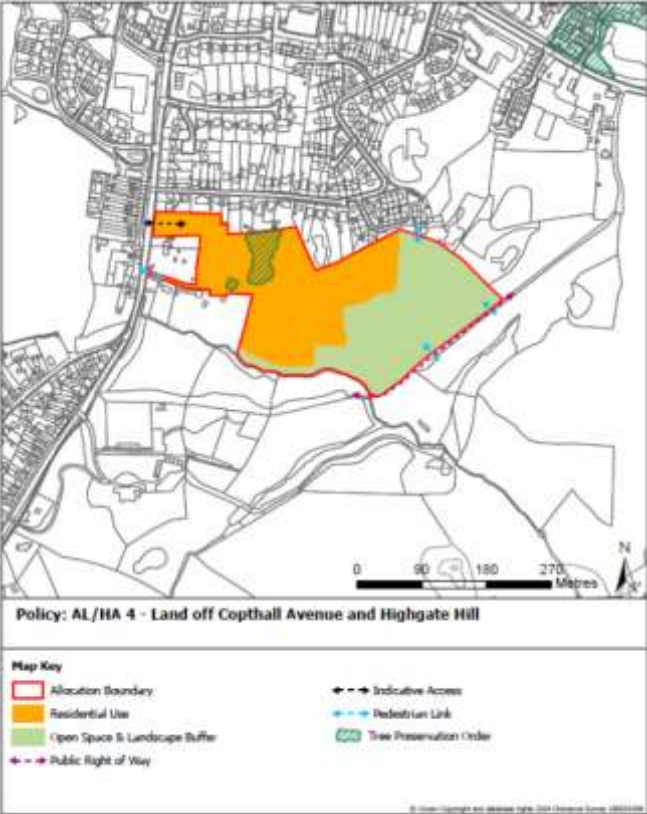
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<u>The site has planning permission (20/02788/FULL) for the erection of 71 dwellings, but as this has not yet been implemented, an allocation is appropriate.</u>	
MM109	209	Map 46 Site Layout Plan	Section 5: Land off Copthall Avenue and Highgate Hill <i>Amend Map 46 Site Layout Plan</i> <i>Current Map 46</i>	For effectiveness to reflect the planning consent 20/02788 and consistency with MM110.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><i>Proposed Map 46</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p>The map shows a residential area with a central green space. A red dashed line indicates the allocation boundary. A yellow area represents residential use, and a green area represents open space and landscape buffer. A blue dashed line indicates a pedestrian link, and a red dashed line indicates a public right of way. A scale bar shows 0, 90, 180, and 270 metres. A north arrow is also present.</p> <p>Policy: AL/HA 4 - Land off Copthall Avenue and Highgate Hill</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Open Space & Landscape Buffer Public Right of Way Indicative Access Pedestrian Link Tree Preservation Order 	
MM110	209 - 210	Policy AL/HA 4	<p>Policy AL/HA 4 Land off Copthall Avenue and Highgate Hill <i>Amend criteria 3, 4 and 7 of Policy AL/HA 4 as follows:</i></p>	To ensure the policy is effective and justified.

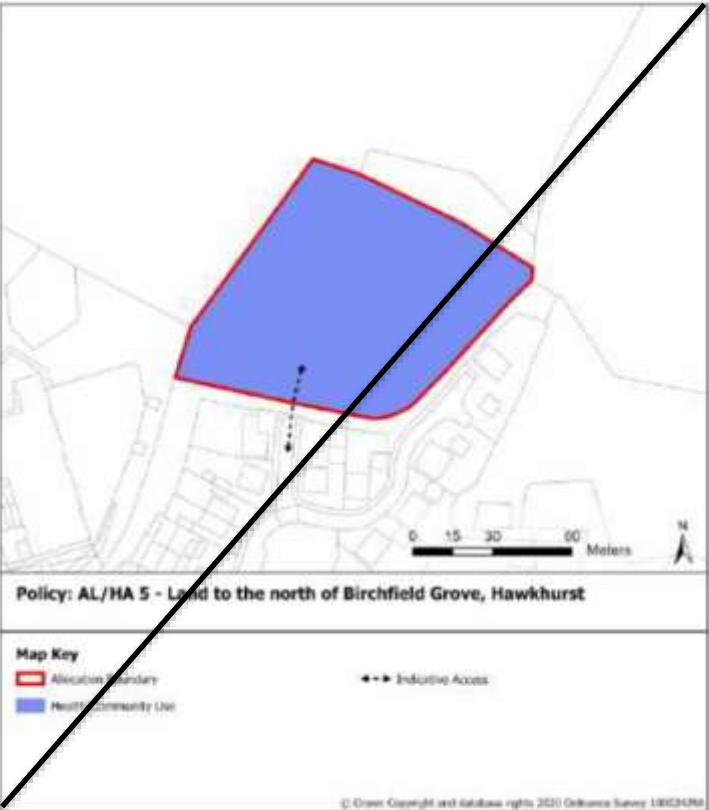
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 3</i></p> <p>Emergency vehicle and pedestrian access to be provided to Copthall Avenue to the north and Highgate Hill through the southerly point, as indicated on the site layout plan. Any application shall demonstrate how these accesses will only be usable by emergency vehicles <u>Pedestrian access to be provided to Fieldways to the north and to Highgate Hill via the main access and a second southerly point, with further pedestrian connections to the wider Public Right of Way network to the south-east, as shown on the Indicative Site Layout Plan;</u></p> <p><i>Criterion 4</i></p> <p>There is no unacceptable impact on air quality, having regard to any mitigation measures to be provided;</p> <p><i>Criterion 7</i></p> <p>The layout and design of the scheme to give full consideration to the location of the site <u>in the High Weald National Landscape</u> on the edge of the settlement and the setting of listed buildings, and to provide a scheme that is sensitively designed and <u>takes account of the findings of the landscape and visual impact assessment</u> providing a suitable edge to the settlement;</p>	
MM111	210	Paragraphs 5.389, 5.391 and 5.392 Map 47 – Site Layout Plan	<p>Section 5: Land north of Birchfield Grove <i>Amend paragraphs 5.389, 5.391 and 5.392, add new paragraphs and amend Map 47 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.389</i></p> <p>The site comprises 0.79 14 hectares of undeveloped land, <u>immediately adjacent to the existing Limits to Built Development,</u> located immediately north of Birchfield Grove, to the east of the settlement centre and within the High Weald <u>National</u></p>	For effectiveness and consistency with MM112.

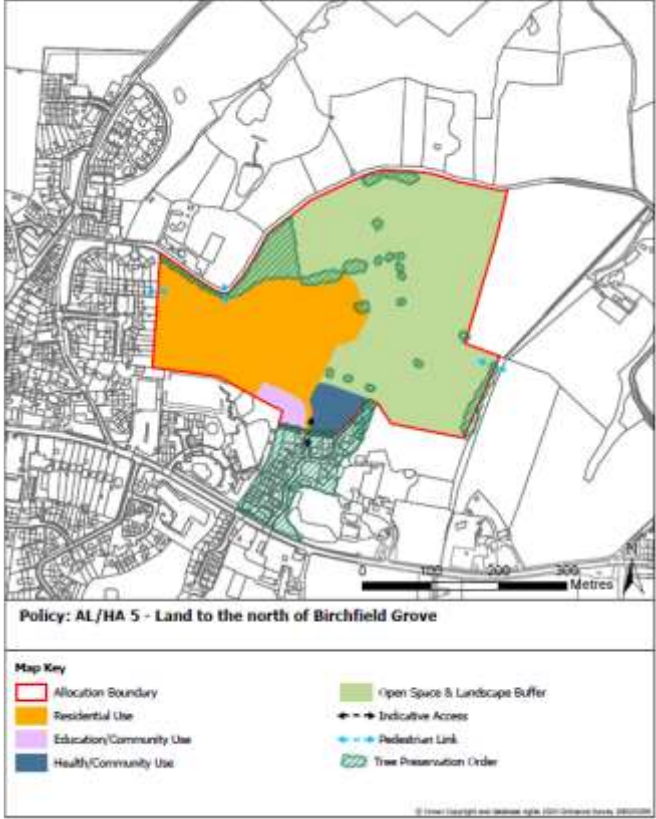
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Landscape AONB.</u> Hawkhurst Primary School is located to the <u>south/west</u> of the site-, <u>as well as residential development and the Tesco retail store.</u></p> <p><i>Paragraph 5.391</i></p> <p><u>There are two areas of ancient woodland to the northern and northeastern boundary, that extend into the site as well as trees covered by Tree Protection orders within and on the boundaries of the site.</u> There are a number of veteran trees located outside of the site, to the north.</p> <p><i>Paragraph 5.392</i></p> <p>There is an identified need for a new medical centre at Hawkhurst, which will replace the two existing GP practices <u>premises within the settlement.</u> <u>There is also an identified need to provide land for the expansion of Hawkhurst Church of England Primary School located adjacent to the site, to enable the delivery of growth proposed by the Local Plan within Hawkhurst and the surrounding areas.</u></p> <p><i>Following paragraph 5.392 add two new paragraphs</i></p> <p><u>The site is allocated for a mixed-use development comprising housing, a medical centre, land for primary school expansion and open space.</u></p> <p><u>An Outline Application (All matters reserved except access), (22/02664/HYBRID) for the development of the site of up to 70 homes with associated medical centre, parking and landscaping and full planning application for creation of new country park, has a resolution for the grant of planning permission, subject to agreement of a Section 106.</u></p> <p><i>Amend Map 47 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Current Map 47</i></p>  <p><i>Proposed Map 47 Modification</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p>Policy: AL/HA 5 - Land to the north of Birchfield Grove</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Education/Community Use Health/Community Use Open Space & Landscape Buffer Indicative Access Pedestrian Link Tree Preservation Order 	
MM112	211 - 212	Policy AL/HA 5	<p>Policy AL/HA 5 Land to the north of Birchfield Grove <i>Delete existing Policy AL/HA 5 and replace with new Policy text as follows:</i></p> <p>This site, as defined on the Hawkhurst Policies Map, is allocated for a medical centre</p>	<p>For effectiveness, to reflect that a larger site is now allocated for a mixed-use development including housing, a medical centre, land for the expansion of Hawkhurst primary school and a country park</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>and parking to serve this facility.</p> <p>Development on the site shall accord with the following requirements:</p> <p>1. The provision of vehicular and pedestrian access into the site from Rye Road via Birchfield Grove;</p> <p>2. The layout and design of the scheme to give full consideration to the location of the site on the edge of the settlement, and to provide a scheme that is sensitively designed and provides a suitable edge to the settlement;</p> <p>3. Regard will be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment;</p> <p>4. Proposals to take account of, and respond to, the veteran trees situated north of the site through appropriate surveys and mitigation.</p> <p><i>New Policy text:</i></p> <p><u>This site, as defined on the Hawkhurst Policies Map, is allocated for approximately 70 dwellings, of which 40 percent shall be affordable housing, a medical centre and associated parking, an area of land to be safeguarded for future educational use, and open spaces and landscape buffers, as indicated on the site layout plan.</u></p> <p><u>Development on the site shall accord with the following requirements:</u></p> <p><u>1. Provision of vehicular access serving the site shall be from Birchfield Grove located to the south of the site, as supported by a Transport Assessment;</u></p>	<p>following the resolution to grant planning permission for the development.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>2. Proposals for the site shall include the provision of pedestrian links, linking the site to surrounding footways and Public Right of Way number WC187;</u></p> <p><u>3. Proposals for the site shall include the provision of a pedestrian, cycle and emergency connection from the site into Whites Lane;</u></p> <p><u>4. The design, layout and scale of development shall provide a suitable edge to the settlement, informed by a Landscape and Visual Impact Assessment (taking account of the National Landscape location of the site), which shall include details of height parameters and wireframe visualisations from a selected number of key viewpoints, ecological studies, and a heritage assessment (including archaeology and landscape heritage);</u></p> <p><u>5. Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and the Landscape and Visual Impact Assessment;</u></p> <p><u>6. Proposals to take account of, and respond to, ancient woodland, Tree Preservation Orders and existing ponds on site, with the layout and design of the development protecting these as informed by an ecological survey. If it is justified that any protected trees are to be removed, these must be replaced by semi-mature specimens;</u></p> <p><u>7. Proposals for the site shall include provision of, and adherence to, a Landscape and Ecological Management Plan to cover public spaces, retained and restored habitats, and if applicable, any retained agricultural land;</u></p> <p><u>8. The spatial distribution of the different uses for which this site is allocated, shall reflect that shown indicatively on the site layout plan, and include a serviced plot for the medical centre;</u></p> <p><u>9. Development proposals shall be informed by a Transport Assessment and ensure that impact upon the Hawkhurst crossroads junction (the A229/A268) and the Flimwell crossroads (the junction of the A21 and</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>A268) shall not be severe. The Transport Assessment shall identify any highway mitigation measures needed to support development of the site;</u></p> <p><u>10. Proposals for development of the site shall include the provision of significant amenity/natural green space, parks and recreation grounds, children’s play space and youth play space in accordance with the requirements of Policy OSSR 2: Provision of publicly accessible open space and recreation;</u></p> <p><u>11. A suitable legal mechanism shall be put in place to ensure that the provision of the medical centre and associated parking is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;</u></p> <p><u>12. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/HA 1.</u></p>	
MM113	212		<p>Section 5: King George V Playing Fields The Moor <i>After paragraph 5.396 add new paragraph as follows:</i></p> <p><u>The site has planning permission (21/03490/FULL) for demolition of the existing pavilion building and the erection of a new community centre, car parking, alterations to the existing access and extension of the existing recreation area. As this has not yet been implemented, an allocation is appropriate.</u></p>	To provide an update on the status of the planning application relating to the site for effectiveness.
MM114	214 - 215	Policy AL/HA 7	<p>Policy AL/HA 7 Hawkhurst Station Business Park <i>Amend first sentence of Policy AL/HA 7 and delete criterion 4 as follows:</i> <i>First sentence</i></p> <p>This site, as defined on the <u>Gill's Green</u> Hawkhurst Policies Map, is allocated for employment uses (E/B2/B8).</p> <p><i>Criterion 4</i></p>	Clarification and for effectiveness of the Policy.

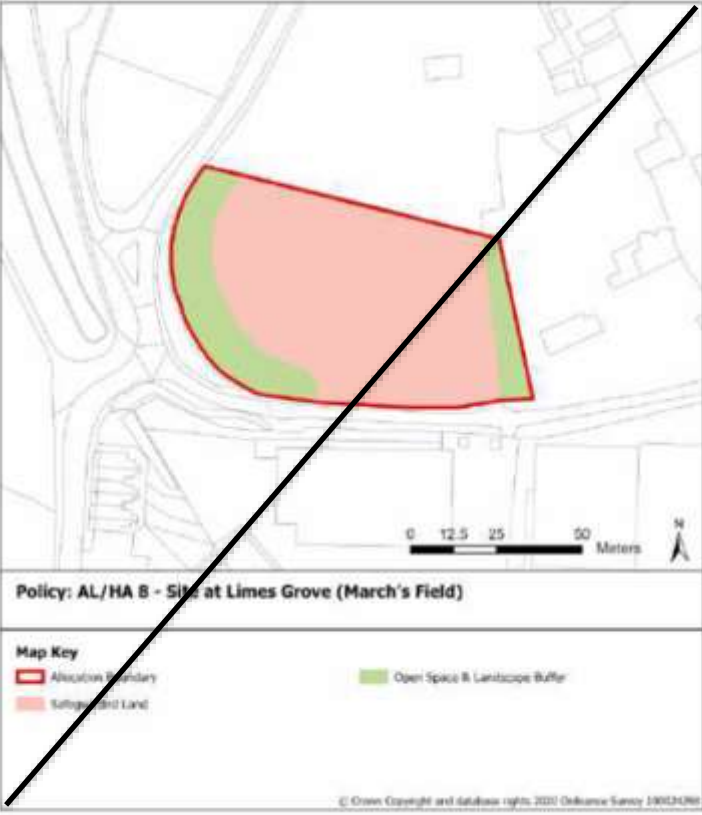
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			4. The design and layout is to be informed by a comprehensive energy and climate change strategy;	
MM115	215 - 216	Paragraphs 5.403 to 5.409 Map 50 – Site Layout Plan	<p>Section 5: Site at Limes Grove (March's Field) Delete heading, paragraphs 5.403 to 5.409 and Map 50 – Site Layout Plan as follows:</p> <p>Heading and paragraphs 5.403 to 5.409</p> <p>Site at Limes Grove (March's Field)</p> <p>5.403 This site is a former woodyard located opposite, to the north of, the business park at Gill's Green. There are no existing buildings on the site.</p> <p>5.404 The site area is 0.63 hectares.</p> <p>5.405 The site is within the High Weald AONB, located some distance from the centre of Hawkhurst to the south.</p> <p>5.406 The site is located adjacent to Limes Grove, from which it has a vehicular access at the south-eastern corner of the site. To the east of the site is the junction of Limes Grove with Cranbrook Road (the A229). The site is adjacent to a number of Grade II listed buildings and a farmstead.</p> <p>5.407 The boundaries of the site consist of open chain link fencing to the back of the site. The front boundary of the site with Limes Grove comprises tall leylandii hedging. There are trees along the remaining boundary. The site is close to the Hop Pickers Railway Line.</p> <p>5.408 In view of the proposed extension to the existing Hawkhurst Station Business Park to the south under Policy HA 7, it is not clear whether further employment land will be required. However, to provide some contingency, it is considered reasonable to reserve this site for such purposes to be released only if there is a demonstrable</p>	To ensure the plan is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>need, either because monitoring indicates that other employment allocations have not come forward, or there is evidence that further employment provision is required in the eastern part of the borough. If the site is not required in the plan period, it would still be appropriate to safeguard it for employment in the longer term.</p> <p>5.409 The topography of the site slopes up to the north from Limes Grove and then levels out. The middle area of the site is a flat plateau. There are partial views into the site from Limes Grove. There are more open views of the site from the adjacent land to the north.</p> <p><i>Delete Map 50 – Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM116	216 - 217	Policy AL/HA 8	<p>Policy AL/HA 8 Site at Limes Grove (March's Field) <i>Delete Policy AL/HA 8 and paragraph following policy:</i></p> <p>Policy AL/HA 8</p>	To ensure the Plan is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Site at Limes Grove (March's Field)</p> <p>This site, as defined on the Hawkhurst Policies Map, is reserved for employment uses (E/B2/B8), to be released for development if monitoring indicates that other employment allocations have not come forward, or there is evidence that further employment provision is required in the eastern part of the borough, or potentially at the five-year review of the Local Plan.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. The design sensitive to the adjacent historic farmstead and listed buildings; 2. A landscape and visual impact assessment that informs the height and massing of development proposals, to include the height and colour of roofs, and reflects the elevated rural location of the site that can be viewed from parts of the surrounding areas; 3. Provision of a landscape management scheme to ensure any impact of development upon the surrounding rural area is minimised in perpetuity, including landscape boundaries of native species; 4. There is no unacceptable impact on air quality, having regard to any mitigation measures provided; 5. The design and layout is to be informed by a comprehensive energy and climate change strategy; 6. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy STR/HA 1. <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 3: Climate Change Mitigation and Adaptation; EN 5: Heritage Assets; EN 12: Trees,</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Woodland, Hedges, and Development; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 21: Air Quality; and EN 22: Air Quality Management Areas.</p>	
MM117	218 - 219	Paragraph 5.411 and 5.420 to 5.423	<p>Section 5: Benenden <i>Amend paragraphs 5.411 and 5.420 to 5.423 as follows:</i></p> <p><i>Fifth sentence of paragraph 5.411</i></p> <p>The closest station to East End is <u>Headcorn (approximately seven miles away)</u>, Staplehurst (eight miles to the north west), with the station at Etchingham being located 11.8 miles away.</p> <p><i>Paragraph 5.420</i></p> <p>Local policies are also being prepared through tThe Benenden Neighbourhood Development Plan (BNDP), was ‘made’ by Tunbridge Wells Borough Council at Full Council on 23 February 2022. All policies included in the BNDP therefore form part of the development plan for the Borough in relation to development proposals within the area covered by Benenden parishwhich 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.</p> <p><i>Delete paragraphs 5.421 and 5.422 and replace with three new paragraphs</i></p> <p>If the BNP progress through the relevant stages, including referendum, a decision will be made by the Full Council of Tunbridge Wells Borough Council whether to make the Benenden NDP part of the development plan for Tunbridge Wells borough. If this is agreed, all decisions on planning proposals within the parish of Benenden will be required have regard to its policies.</p>	<p>Clarification and to ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>If this occurs while this Plan is still under consideration, the allocation Policies AL/BE1, AL/BE2, AL/BE3, and AL/BE4 will be omitted. Rather, the settlement chapter in the Local Plan for Benenden will refer to the site allocations, and other relevant policies in the made BNP. This would be undertaken through modifications to the Local Plan, which would be consulted on.</p> <p><u>The BNDP includes four site allocation policies, Policies SSP1 Land adjacent to Feoffee Cottages, Walkhurst Road, Benenden, SSP2 Uphill, New Pond Road, Benenden, SSP3 Land at Benenden Hospital, South of Goddards Green Road, East End: South-east quadrant, and SSP4 Land at Benenden Hospital, North of Goddards Green Road, East End: North-east quadrant.</u></p> <p><u>Planning consent has been granted at Feoffee Cottages for 25 dwellings (planning reference 19/00822/HYBRID and 24/00722/REM), and at the two Benenden Hospital sites planning consent has been granted for net 81 units (planning reference 23/03274/FULL).</u></p> <p><u>Full details of each site allocation policy, including the detailed criteria that each development proposal is required to meet is set out in the BNDP and these should be read in conjunction with policies of this Local Plan. These include the strategic policy for Benenden Parish, Policy PSTR/BE1 set out below.</u></p> <p><i>Paragraph 5.423</i></p> <p>The draft BNDP's Vision, Goals, and Objectives provide a framework within which the policies in the BNDP were developed. The made BNDP includes a number of specific goals and reference to sets out a list of projects set out in a Parish Action Plan that indicates how developer contributions could potentially be used.</p>	

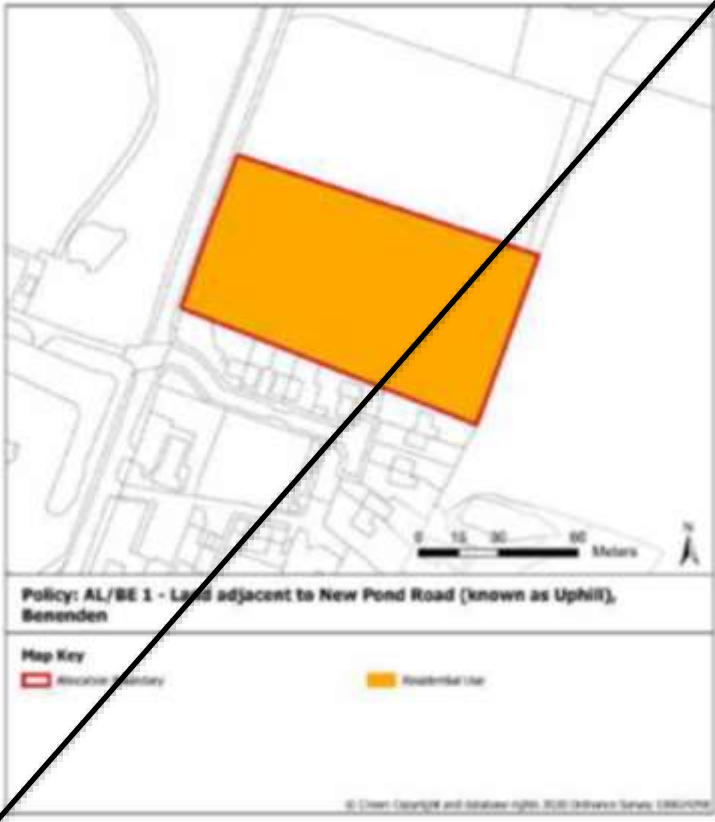
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM118	220	Policy PSTR/BE 1	<p>Policy PSTR/BE 1 The Strategy for Benenden parish <i>Amend criteria 1, 2 and 3e of Policy PSTR/BE 1 as follows:</i></p> <p><i>Criterion 1</i></p> <p>Set Limits to Built Development for Benenden village <u>(reflecting the relevant site allocations included in the made Benenden Neighbourhood Development Plan)</u>, as defined on the Policies Map (Inset Map 17) as a framework for new development over the plan period;</p> <p><i>Criterion 2</i></p> <p>Build approximately 8788-95 new dwellings, including affordable housing, as allocated under the subsequent site allocation policies; (note: Policy AL/BE 3 land at Benenden Hospital (south) already has planning approval for 23 (not) dwellings; these are not included in the total allocations); <u>by site specific policies SSP1, SSP2, SSP3 and SSP4 in the Benenden Neighbourhood Development Plan;</u></p> <p><i>Criterion 3e.</i></p> <p>e. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, including potentially those identified or referenced in the Benenden Neighbourhood Plan.</p>	To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan and for consistency with other parish/settlement overarching policies in the Plan.
MM119	220 - 221	Paragraphs 5.424 to 5.431 Map 51 Site Layout Plan	<p>Section 5: Land adjacent to New Pond Road (known as Uphill), Benenden <i>Delete headings, paragraphs 5.424 to 5.431 and Map 51 Site Layout Plan as follows</i></p> <p><i>Headings, paragraphs 5.424 to 5.431:</i></p> <p>Allocation policies for Benenden parish</p> <p>Land adjacent to New Pond Road (known as Uphill), Benenden</p>	To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.424 This site is located in proximity to the existing built-up area of Benenden, towards the north west of the settlement centre, within the High Weald AONB.</p> <p>5.425 The site area is 0.78 hectares in area.</p> <p>5.426 The site fronts onto New Pond Road along its western boundary from which there is an existing vehicular access. It lies north of Hortons Close.</p> <p>5.427 The site is adjoined by residential properties and fields. The garden for the listed Old Manor House is located opposite the site to the west of New Pond Road. There are trees and hedging and some fencing along the site boundaries. Public views of the site are limited due to these boundary treatments.</p> <p>5.428 The front portion of the site adjacent to New Pond Road has archaeological potential. The conservation area for Benenden lies in close proximity to the south of the site.</p> <p>5.429 The site comprises a residential property and its associated curtilage and an area to the rear of this (the eastern portion of the site) on which there are trees.</p> <p>5.430 The site is predominantly greenfield with one residential dwelling; its situation relatively close to the core of the village and its services, together with limited on-site constraints, suggest some development potential to contribute to development needs. The relatively low density development proposed reflects the identified constraints on the site as well as its location on the edge of the settlement, as the character changes from village built-up development to the surrounding rural area.</p> <p>5.431 It is noted that the submitted BNP broadly follows the same approach towards the potential for developing this site for a residential development, and the requirements that proposals will need to accord with.</p> <p><i>Delete Map 51 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM120	221 - 222	Policy AL/BE 1	<p>Policy AL/BE 1 Land adjacent to New Pond Road (known as Uphill), Benenden Delete Policy AL/BE 1 and paragraph following Policy as follows:</p> <p>Policy AL/BE 1</p>	To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Land adjacent to New Pond Road (known as Uphill), Benenden</p> <p>This site, as defined on the Benenden Policies Map, is allocated for residential development providing approximately 18-20 dwellings, of which 40 percent shall be affordable housing.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Provision of a single point of access onto New Pond Road; 2. Provision of a pedestrian footway from the site entrance, past Hortons Close, to the junction of New Pond Road and the B2086. This shall be designed having regard to the designation of this part of New Pond Road as an Important Landscape Approach; 3. Relocate the 30mph speed limit along New Pond Road to the north of the site; 4. Regard to be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment; 5. This site lies within, or very close to, the relevant impact risk zone for Parsonage Wood SSSI; hence an assessment of potential adverse effects on the SSSI as a result of the development will be required as part of any application, and if required the proposal shall include adequate mitigation measures, both during construction and on completion, to the satisfaction of Natural England to ensure no adverse effects on the SSSI as a result of the proposed development; 6. There is the potential for wood pasture or parkland, a BAP priority habitat, to be within 25m of the site. This should be taken into consideration as part of any detailed site-specific studies to inform development and any required mitigation; 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>7. The setting of the settlement character shall be maintained, and the impact on the nearby Benenden Conservation Area and the setting of nearby listed buildings reduced, including through the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment;</p> <p>8. Demonstrate through the submission of relevant and proportionate archaeological investigations (as part of any planning application) that the proposal will not have a materially harmful impact on the archaeological environment;</p> <p>9. Provide on-site amenity/natural green space and children’s play space;</p> <p>10. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 10: Protection of Designated Sites and Habitats; EN 12: Trees, Woodland, Hedges, and Development; EN 16: Landscape within the Built Environment; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>	
MM121	222 - 224	Paragraphs 5.432 to 5.445 Map 52 Site Layout Plan	<p>Section 5: Feoffee Cottages and land, Walkhurst Road, Benenden <i>Delete heading, paragraphs 5.432 to 5.445 and Map 52 Site Layout Plan as follows:</i> <i>Heading, paragraphs 5.432 to 5.445</i></p> <p>Feoffee Cottages and land, Walkhurst Road, Benenden</p> <p>5.432 The site is located to the east of Benenden and to the south of Walkhurst Road within the High Weald AONB.</p>	To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.

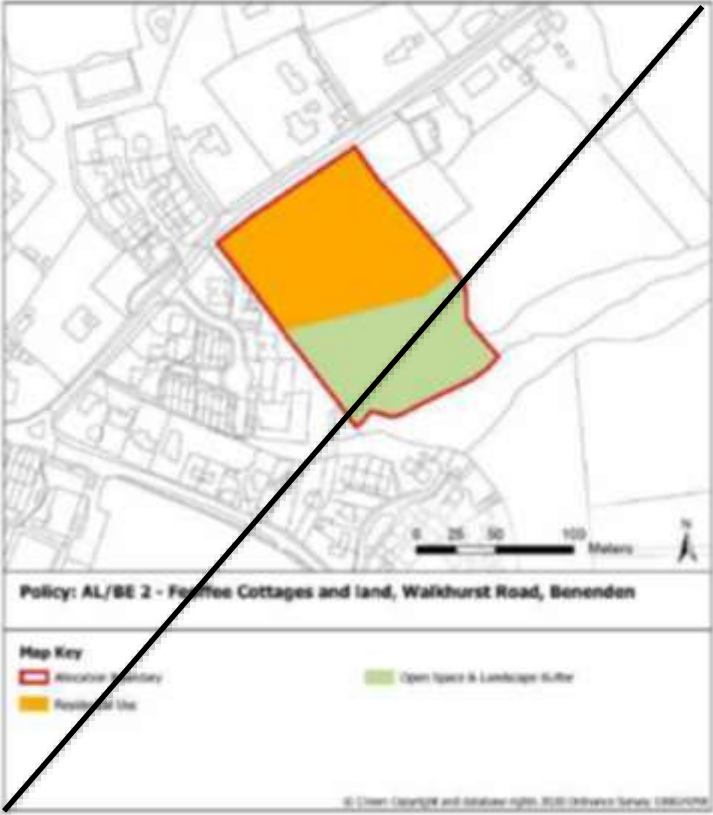
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.433 The site area is 1.5 hectares.</p> <p>5.434 The site is adjacent to the built-up area of Benenden and forms part of the approach to the Benenden Conservation Area.</p> <p>5.435 The site slopes downwards towards the eastern corner, with the gradient becoming more pronounced towards the eastern boundary (overall 8m difference between the western and eastern corners). The field in which the application site sits is enclosed on all four sides by hedges and trees.</p> <p>5.436 The site comprises an agricultural field with a couple of dilapidated single storey agricultural buildings on the north east boundary.</p> <p>5.437 There is an existing access into the site via an agricultural field gate in the north east corner of the site. There is a wide verge dividing the site from Walkhurst Road. There is a large tree on the northern boundary with Walkhurst Road.</p> <p>5.438 To the south west boundary is Rothermere Close and Harmsworth Court, a modern development of sheltered flats and houses. To the south east is Workhouse Gill, an area of TPO protected ancient semi natural woodland with a gill stream in the centre. Beyond the north east boundary are open fields and Feoffee Cottages, a Grade II listed building containing six almshouses (flats) run by The Benenden Almshouse Charities.</p> <p>5.439 Opposite the site is a group of detached dwellings plus a new development of 12 dwellings (Vere Meadows), which was permitted in March 2018 (16/504891/FULL) and is nearing completion.</p> <p>5.440 The site is predominantly greenfield; its situation relatively close to the core of the village and its services, together with limited on-site constraints, suggest some development potential to contribute to development needs. The relatively low density development proposed reflects the identified constraints on the site as well as its</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>location on the edge of the settlement, as the character changes from village built-up development into the surrounding rural area.</p> <p>5.441 It is noted that the submitted BNP broadly follows the same approach towards the potential for developing this site for a residential development.</p> <p>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 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>5.444 The proposed development would meet a range of local housing needs, with a higher proportion of affordable housing than would usually be the case.</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><i>Delete Map 52 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM122	224 - 225	Policy AL/BE 2	<p>Policy AL/BE 2 Feoffee Cottages and land, Walkhurst Road, Benenden <i>Delete Policy AL/BE 2 and paragraph following Policy as follows:</i></p> <p>Policy AL/BE 2</p>	To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Feoffee Cottages and land, Walkhurst Road, Benenden</p> <p>This site, as defined on the Benenden Policies Map, is allocated for residential development providing approximately 25 dwellings, of which, given the planning history of the site, 48 percent shall be affordable housing.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. A single vehicular means of access from Walkhurst Road; 2. The provision of a pedestrian footway from the site entrance, past Rothermere Close, to a position opposite the start of the existing footway on the opposite side of Walkhurst Road. This shall be designed having regard to the sensitive edge of settlement character in this part of Walkhurst Road; 3. No built form shall take place within the landscape buffer, as shown indicatively on the site layout plan. The landscape buffer shall include the delivery of ecological enhancements within the landscape buffer (and also for the adjoining woodland) that will provide for its long-term management; 4. The development shall be sensitive to the approach and setting of the Benenden Conservation Area and the setting of Grade II listed buildings, including through the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment and seeking to retain the existing buildings on the site; 5. The layout and design of the scheme must reflect the location of the site on the edge of the settlement, and take account of the sensitive topography; 6. Provide on-site amenity/natural green space and children's play space; 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>7. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>	
MM123	225 - 226	Paragraphs 5.446 to 5.458 Map 53 Site Layout Plan	<p>Section 5: Land at Benenden Hospital (south of Goddards Green Road) East End, Benenden Delete heading, paragraphs 5.446 to 5.458 and Map 53 Site Layout Plan as follows:</p> <p>Heading, paragraphs 5.446 to 5.458</p> <p>Land at Benenden Hospital (south of Goddards Green Road), East End</p> <p>5.446 This site is located at the East End area of Benenden parish, north of the village of Benenden, outside but adjacent to the High Weald AONB.</p> <p>5.447 The site area is 3.07 hectares.</p> <p>5.448 The site is a brownfield site that currently comprises a number of redundant buildings previously used in conjunction with Benenden Hospital.</p> <p>5.449 The site lies to the east of a complex of buildings and associated land that make up Benenden Hospital. The site is adjoined by fields, with sporadic residential properties and farms in the wider locality.</p> <p>5.450 To the north of the site is Goddards Green Road, and Green Lane adjoins the site to the west.</p>	To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.

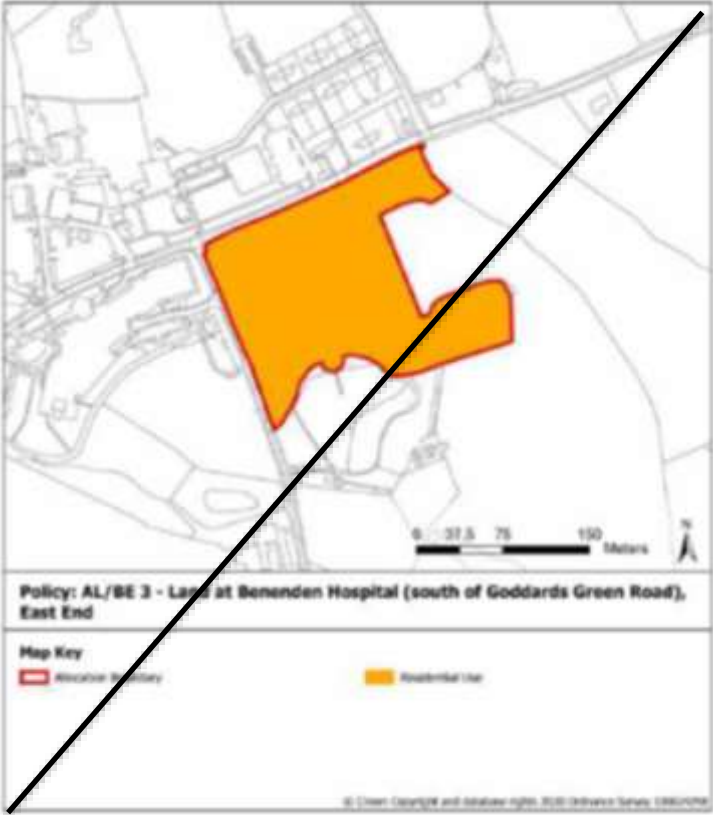
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.451 Part of the site is a designated Local Wildlife Site, as is land to the south and west.</p> <p>5.452 There is intermittent pavement along Goddard's Green Road.</p> <p>5.453 The adjacent hospital has recently been subject to a major redevelopment and refurbishment. The south-east area of the wider hospital grounds that this site allocation policy covers is previously developed land that will no longer provide for hospital or related uses. The permission (2014) for the redevelopment of the hospital allowed for the residential redevelopment of this site, to provide 24 dwellings. Although it is likely that residents of development in this location will rely heavily on private cars, a number of criteria in the allocation policy recognise these issues and provide some solutions to this, including provision of public transport connections, as well as the provision of an active travel link.</p> <p>5.454 Landscape assessments identify that the proposed development at Benenden Hospital has the potential to improve the setting of the High Weald AONB through the delivery of a more sensitive redevelopment of existing buildings.</p> <p>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.</p> <p>5.456 Kent County Council states that the site includes significant archaeology, which could be dealt with through suitable conditions on a planning approval. There is some potential for prehistoric or later remains. The First Edition OS map records a smithy on the site and remains associated with post-medieval activity may survive on-site.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.457 Southern Water requires that the occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p> <p>5.458 Both this policy and BNP draft Policy SSP3 broadly follow the same approach towards the potential for developing this site for a residential development, and the requirements that proposals will need to accord with.</p> <p><i>Delete Map 53 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM124	226 - 227	Policy AL/BE 3	<p>Policy AL/BE 3 Land at Benenden Hospital (south of Goddards Green Road), East End</p> <p><i>Delete Policy AL/BE 3 and paragraph following Policy as follows:</i></p> <p>Policy AL/BE 3</p>	<p>To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Land at Benenden Hospital (south of Goddards Green Road), East End</p> <p>This site, as defined on the Benenden Policies Map, is allocated for residential development providing 22-25 residential units (in addition to the 23 new dwellings that have already been granted approval at this site), of which 30 percent shall be affordable housing.</p> <p>Development on the site shall accord with the following requirements:</p> <p>1. Comprehensive proposals for this site, together with the site area included within Policy AL/BE 4 (land located to the north of Goddards Green Road), to be delivered in accordance with a phased timetable, which indicates land to the south of Goddards Green Road to be developed first prior to any other phases. If an application is submitted for only part of the area included within Policies AL/BE 3 and AL/BE 4, then this application must:</p> <p>a. show indicatively how the other areas included within Policies AL/BE 3 and AL/BE 4 can be developed to meet the overall policy requirements as set out within each of these policies, and how the future needs for Benenden Hospital will be met on areas to the north west and south west that currently comprise the hospital buildings and associated ancillary uses, and is previously developed land;</p> <p>b. include a mechanism to ensure that the minibus and retail store provision, active travel link, and public access to the café (as referred to below) can be provided through the development at part of the site alone;</p> <p>2. The provision of an active travel link between the site and Benenden village;</p> <p>3. The proposals for Policies AL/BE 3 and AL/BE 4 must incorporate tennis courts, a similar level of car parking for use by the hospital, and access to the sports pavilion</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>as currently provided, unless it can be satisfactorily demonstrated that these facilities are no longer required by the hospital in the short and long term;</p> <p>4. Means to secure the public use of the café at the hospital (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>5. The provision of a small, publicly accessible retail outlet within the existing hospital buildings (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>6. The provision of a daily trip to/from the hospital site to Benenden and Tenterden by minibus to coincide with the primary school start and finish of the day from Monday to Friday, and an additional service in the morning and late afternoon on a Saturday (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>7. Regard to be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</p> <p>8. An archaeological assessment of the site to be carried out;</p> <p>9. Proposals to include an assessment of the feasibility for retaining the Garland Wing as part of the redevelopment of the site, which could include refurbishment and conversion of this building to provide separate residential units;</p> <p>10. Contributions to the provision of the long-term management of the Local Wildlife Site located to the south and west of the site;</p> <p>11. The occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>12. Provide on-site amenity/natural green space and children’s play space;</p> <p>13. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 10: Protection of Designated Sites and Habitats; EN 12: Trees, Woodland, Hedges, and Development; EN 16: Landscape within the Built Environment; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>	
MM125	228 - 229	<p>Paragraphs 5.459 to 5.470</p> <p>Map 54 Site Layout Plan</p>	<p>Section 5: Land at Benenden Hospital (north of Goddards Green Road), East End <i>Delete heading, paragraphs 5.459 to 5.470 and Map 54 Site Layout Plan as follows:</i></p> <p><i>Heading, paragraphs 5.459 to 5.470</i></p> <p>Land at Benenden Hospital (north of Goddards Green Road), East End</p> <p>5.459 This site is located at the East End area of Benenden parish, north of the village of Benenden, and outside, but adjacent to, the High Weald AONB.</p> <p>5.460 The site area is 3.72 hectares (of which 2.07 hectares are identified as safeguarded open space, being a designated Local Wildlife Site).</p> <p>5.461 The site currently comprises 18 residential properties and to the west of these, an area of hardstanding used for parking associated with the hospital, and two tennis courts. Within the north west corner of the site are two garage blocks.</p>	<p>To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.</p>

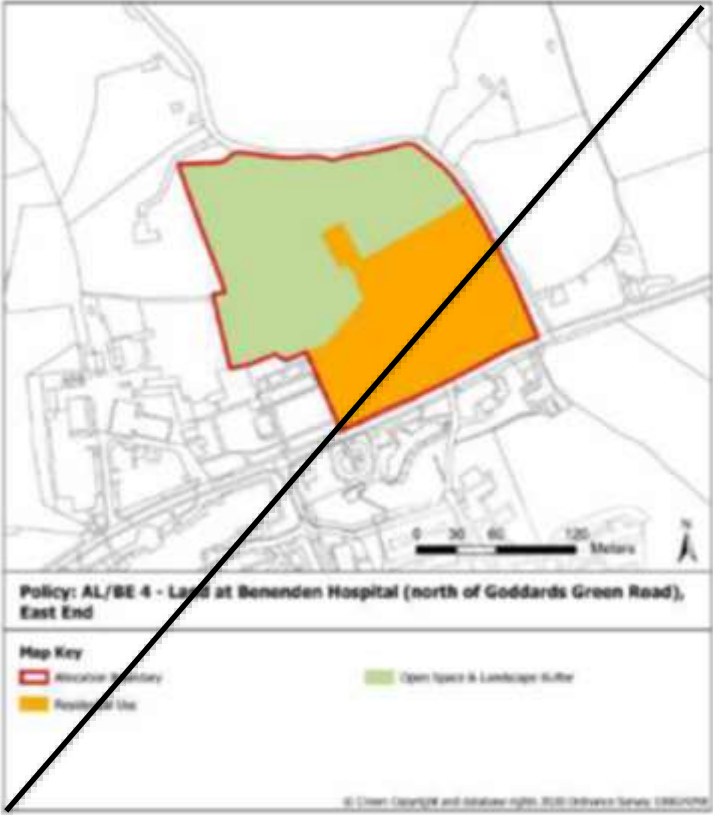
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.462 The site lies to the north east of a complex of buildings and associated land that make up Benenden Hospital. The site is adjoined by fields, with sporadic residential properties and farms in the wider locality.</p> <p>5.463 To the south of the site is Goddards Green Road, and Mockbeggar Lane adjoins the site to the east.</p> <p>5.464 The northerly part of the site is a designated Local Wildlife Site.</p> <p>5.465 Site boundaries comprise hedging, trees, and fencing associated with the residential properties with open boundaries in part fronting onto Goddards Green Road.</p> <p>5.466 There is intermittent pavement along Goddards Green Road.</p> <p>5.467 The adjacent hospital has recently been subject to a major redevelopment and refurbishment. The north east part of the hospital grounds that this site allocation policy covers is previously developed land that will no longer provide for hospital or related uses. Although it is likely that residents of development in this location will rely heavily on private cars, a number of criteria in the allocation policy recognise these issues and provide some solutions to this, including provision of public transport connections, as well as the provision of an active travel link. Landscape assessments identify that the proposed development at Benenden Hospital has the potential to improve the setting of the High Weald AONB through the delivery of a more sensitive redevelopment of existing buildings.</p> <p>5.468 Kent County Council states that the site includes significant archaeology, which could be dealt with through suitable conditions on a planning approval. There is some potential for prehistoric or later remains. The First Edition OS map records a smithy on the site and remains associated with post-medieval activity may survive on-site.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.469 Southern Water requires that the occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</p> <p>5.470 It is noted that the submitted BNP broadly follows the same approach towards the potential for developing this site for a residential development, and the requirements that proposals will need to accord with.</p> <p><i>Delete Map 54 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM126	229 - 230	Policy AL/BE 4	<p>Policy AL/BE 4 Land at Benenden Hospital (north of Goddards Green Road), East End <i>Delete Policy AL/BE 4 and paragraph following Policy as follows:</i></p> <p>Policy AL/BE 4</p>	To ensure the Plan is justified and effective through the deletion of site allocations that are now included in the made Benenden Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Land at Benenden Hospital (north of Goddards Green Road), East End</p> <p>This site, as defined on the Benenden Policies Map, is allocated for residential development providing an additional 22-25 residential units, of which 30 percent shall be affordable housing.</p> <p>Development on the site shall accord with the following requirements:</p> <p>1. Comprehensive proposals for this site, together with the site area included within Policy AL/BE 3 (land located to the south of Goddards Green Road), to be delivered in accordance with a phased timetable, which indicates that this site (land to the south of Goddards Green Road) to be developed first prior to any other phases. If an application is submitted for only part of the area included within Policies AL/BE 3 and AL/BE 4, then this application must:</p> <p>a. show indicatively how the other areas included within Policies AL/BE 3 and AL/BE 4 can be developed to meet the overall policy requirements as set out within each of these policies, and how the future needs for Benenden Hospital will be met on areas to the north west and south west that currently comprise the hospital buildings and associated ancillary uses, and is previously developed land;</p> <p>b. include a mechanism to ensure that the minibus and retail store provision, active travel link, and public access to the café (as referred to below) can be provided through the development at part of the site alone;</p> <p>2. The provision of an active travel link between the site and Benenden village;</p> <p>3. The garage block within the north west corner of the site shall be demolished;</p> <p>4. No built form shall take place within the open space and landscape buffer, as shown indicatively on the site layout plan;</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5. Means to secure the public use of the café at the hospital (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>6. The provision of a small, publicly accessible retail outlet within the existing hospital buildings (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>7. The provision of a daily trip to/from the hospital site to Benenden and Tenterden by minibus to coincide with the primary school start and finish of the day from Monday to Friday, and an additional service in the morning and late afternoon on a Saturday (for a minimum of 10 years from occupation of 50 percent of the (gross) residential units);</p> <p>8. Regard to be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment;</p> <p>9. An archaeological assessment of the site to be carried out;</p> <p>10. The occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;</p> <p>11. Contributions to the provision of the long-term management of the Local Wildlife Site located to the north and west of the site;</p> <p>12. Provide on-site amenity/natural green space and children's play space;</p> <p>13. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BE 1.</p> <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 10: Protection of Designated Sites and Habitats; EN 12: Trees,</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			Woodland, Hedges, and Development; EN 16: Landscape within the Built Environment; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.	
MM127	233 - 234	Paragraphs 5.484, 5.485, 5.487, 5.490 and 5.493	<p>Section 5: Brenchley and Matfield <i>Amend paragraphs 5.484, 5.485, 5.487 and 5.493 as follows:</i></p> <p><i>Paragraph 5.484</i></p> <p>In terms of growth potential, two one sites has have been identified, located at both of which are in Matfield.</p> <p><i>Paragraph 5.485</i></p> <p>... In contrast, Matfield has a several sites where development may be accommodated without real harm to its setting. These are: This is the s Sites allocated under Policy ies AL/BM 1 Land between Brenchley Road, Coppers Lane and Maidstone Road; and AL/BM 2 Land at Maidstone Road, as shown on Inset Map 21. The full requirements for the development of these these sites are set out in the subsequent site allocation policy ies.</p> <p><i>Third sentence of paragraph 5.487</i></p> <p>To meet the increased demand identified, land has been identified and safeguarded for the provision of a new health centre/doctors surgery as part of the wider development of the site Land to the east of Horsmonden (at Horsmonden village; site allocation Policy AL/HO 3) as part of a wider development.</p> <p><i>Delete paragraph 5.490</i></p> <p>An existing (unimplemented) outline permission has established the need for contributions towards secondary education and library facilities provision.</p>	For effectiveness and consistency with MM128 and provide clarification on the status of the Brenchley and Matfield Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Paragraph 5.493</i></p> <p>Local policies for development in the parish are also being prepared through the Brenchley and Matfield Neighbourhood Plan, which will become an increasingly important consideration as it progresses. A non-motorised route between Brenchley and Matfield is also being developed to improve connectivity between the two settlements and is likely to be included in the draft Brenchley and Matfield Neighbourhood Plan. <u>Brenchley and Matfield Parish Council has produced a Neighbourhood Plan for the Parish, which was ‘made’ by the Borough Council on the 14 December 2022.</u></p>	
MM128	235	Policy PSTR/BM 1	<p>Policy PSTR/BM 1 The Strategy for Brenchley and Matfield parish <i>Amend 2 and 5c of Policy PSTR/BM 1 as follows:</i></p> <p><i>Point 2</i></p> <p>Build approximately 56-60 11 – 15 new dwellings, including affordable housing, as allocated under the subsequent site allocation policies;</p> <p><i>Point 5c</i></p> <p>provision of a range of play facilities, including at Policy AL/BM 1 Land between Brenchley Road, Coppers Lane and Maidstone Road and Policy AL/BM 2 Land at Maidstone Road, suitable for a range of ages including children's and youth provision;</p>	To ensure the Policy is effective.
MM129	235 - 237	Paragraphs 5.494 – 5.500	<p><i>Delete heading, paragraphs 5.494 to 5.500 and Map 55 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.494 to 5.500</i></p> <p>Land between Brenchley Road, Coppers Lane and Maidstone Road, Matfield</p>	For effectiveness and provide clarity to users of the Plan as the site is now constructed.

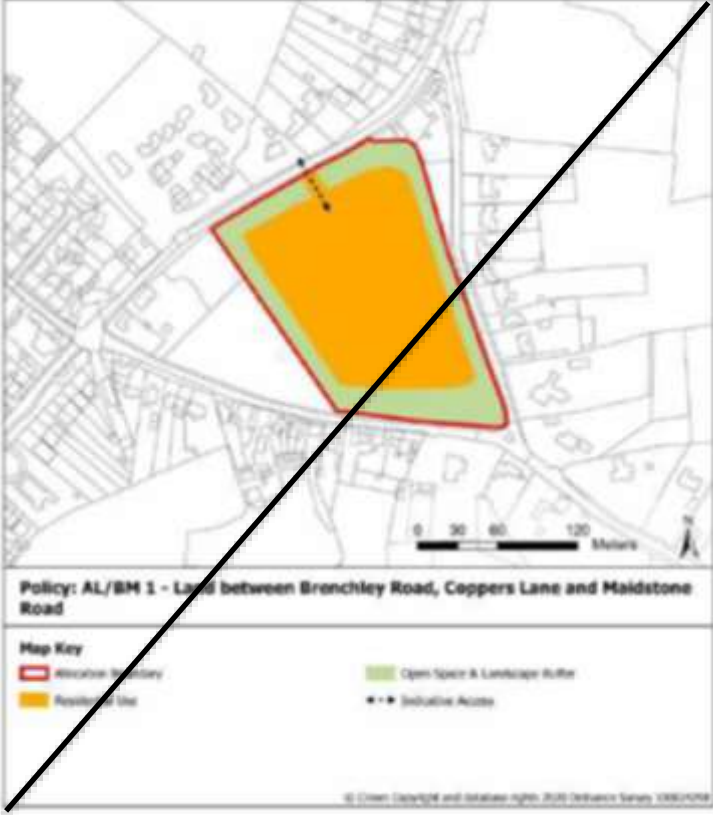
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
		Map 55 Site Layout Plan	<p>5.494 The site lies to the east of Matfield and consists of agricultural land. It is located close to the main built-up area of Matfield village. The whole of Matfield lies within the High Weald AONB. The site is surrounded on all sides by ribbon residential development. The levels of the land fall from north to south by approximately 7.5 metres. The site is approximately 2.88 hectares in area.</p> <p>5.495 The site is bounded on three sides by public highway; to the north is Maidstone Road (the B2160), to the east is Coppers Lane, and to the south is Brenchley Road. Brenchley Road and Coppers Lane are designated Rural Lanes. The western boundary of the site adjoins land which is in use as allotments and another development site where outline planning consent was granted (18/02627/OUT) for three detached houses in December 2018.</p> <p>5.496 The site boundaries are characterised by mature hedges, interspersed with some trees. The hedge along the northern boundary, alongside the B2160, is in a variable condition. There is a field gate to the south of the site, which provides access onto Brenchley Road. There is a small group of trees in the north west corner of the site.</p> <p>5.497 There is a footpath along the southern side of Maidstone Road leading to the centre of Matfield.</p> <p>5.498 Matfield Green Conservation Area is located approximately 275 metres to the south west of the site. There are four Grade II listed buildings to the south of the site on the opposite side of Brenchley Road.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.499 Although a greenfield site, its situation relatively close to the core of the village, together with limited on-site constraints and the extant grant of outline planning permission, indicate potential to contribute to development needs.</p> <p>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.</p> <p><i>Delete Map 55 - Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM130	237 - 238	Policy AL/BM 1	<p>Policy AL/BM 1 Land between Branchley Road, Coppers Lane and Maidstone Road</p> <p><i>Delete Policy AL/BM 1 and paragraph following Policy as follows:</i></p> <p>Policy AL/BM 1</p>	For effectiveness and to provide clarity to users of the Plan as the site is now constructed.

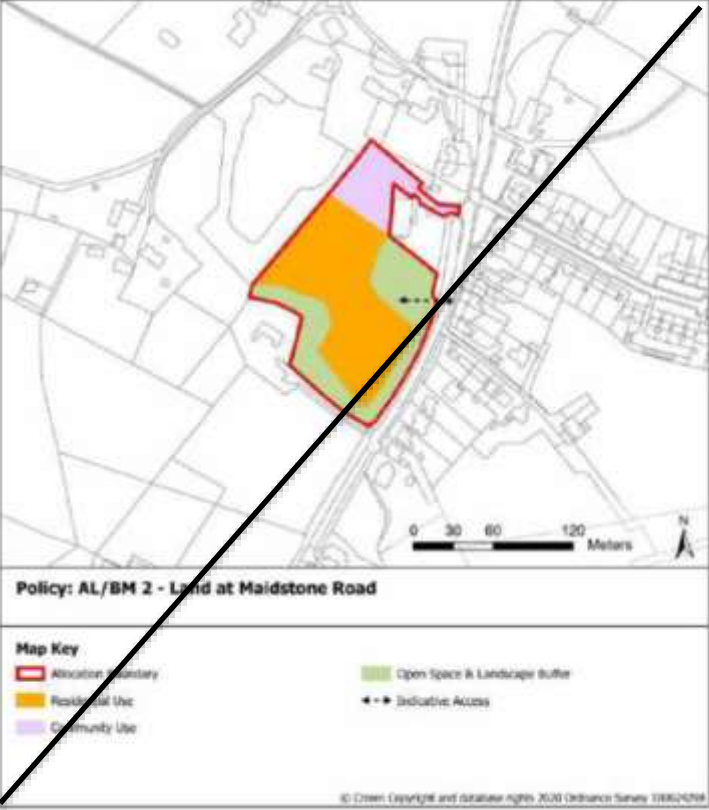
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Land between Brenchley Road, Coppers Lane and Maidstone Road</p> <p>This site, as defined on the Brenchley and Matfield Policies Map, is allocated for a mixed use scheme, including approximately 45 dwellings, of which 40 percent shall be affordable housing, and play space.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. A single point of vehicular access to be provided onto Maidstone Road, to be informed by a landscape and visual impact assessment and highway assessment; the highway assessment to include consideration of crossing points and impact of development on surrounding junctions, including the junction of Coppers Lane with Brenchley Road; 2. Provision of a pedestrian access onto Maidstone Road to link with the existing footway along the south eastern side of Maidstone Road and the renewal of existing footway, and other off-site highways works associated with pedestrian footways, bus stop improvements, and junction parking controls; 3. Seek opportunities for improving pedestrian permeability through the site to link in with the surrounding footway network; 4. Relocation of the 30mph speed limit northwards on Maidstone Road, and installation of speed sign and associated gateway features; 5. The setting of the settlement character shall be maintained, including views from and through the site to countryside beyond, including from Maidstone Road. This shall include the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment; 6. Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment; 7. Provide on-site amenity/natural green space and play space; 8. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BM 1. 	

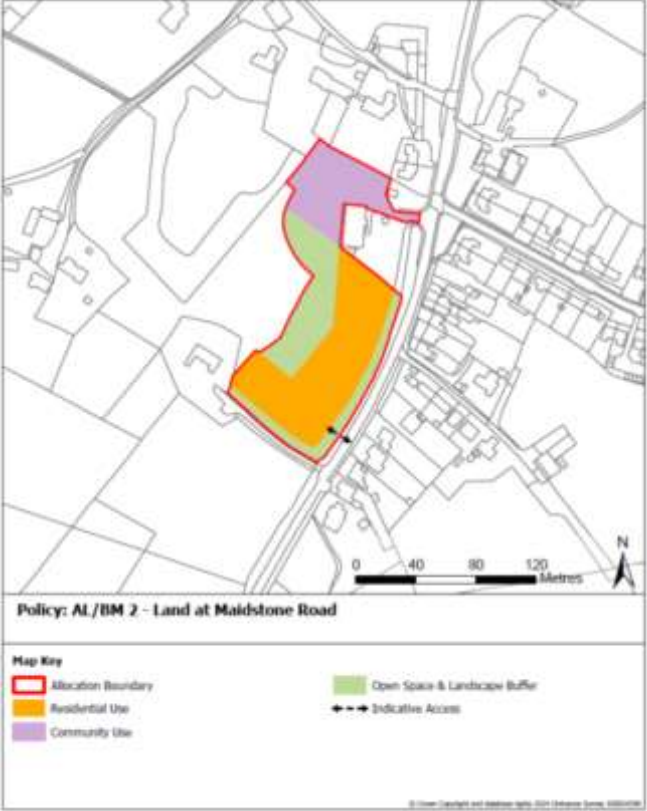
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets; EN 12: Trees, Woodland, Hedges, and Development; EN 18: Rural landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; H 3: Affordable Housing; ED 3: Digital Communications and Fibre to the Premises (FTTP); TP 1: Transport Assessments, Travel Plans and Mitigation; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>	
MM131	238 - 239	Paragraphs 5.501, 5.506 Map 56 Site Layout Plan	<p>Section 5: Land at Maidstone Road <i>Amend paragraphs 5.501 and 5.506 and amend Map 56 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.501</i></p> <p>The site is undeveloped land, located towards the south west of Matfield centre, within the High Weald National Landscape AONB. The site is adjacent to the Matfield Green Conservation Area. The site is approximately 4.65 1.22 hectares in area.</p> <p><i>Paragraph 5.506</i></p> <p>Although a greenfield site, its situation relatively close to the core of the village and its services, together with areas within the site having limited constraints, suggest some development potential to contribute to development needs. This will include the provision of a fully equipped children’s playground, open space, and associated parking spaces additional car parking to serve the village hall.</p> <p><i>Amend Map 56 Site Layout Plan</i></p> <p><i>Current Map 56</i></p>	For effectiveness and consistency with MM132 that the site now benefits from a resolution to grant planning consent, subject to completion of a Section 106 legal agreement.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p><i>Proposed Map 56</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p>Policy: AL/BM 2 - Land at Maidstone Road</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Community Use Open Space & Landscape Buffer Indicative Access 	
MM132	239 - 240	Policy AL/BM 2	<p>Policy AL/BM 2 Land at Maidstone Road <i>Amend Policy AL/BM 2 as follows:</i></p> <p>This site, as defined on the Brenchley and Matfield Policies Map, is allocated for residential development providing approximately 11-15 dwellings, of which 40</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>percent shall be affordable housing, a fully equipped children's play space, and additional car parking provision for <u>adjacent to</u> the village hall.</p> <p>Development of the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. A single point of Vvehicular access to <u>the site shall</u> be provided from Maidstone Road, <u>informed by a Transport Assessment</u>; 2. Provision of pedestrian access to Maidstone Road, including assessment and provision of pedestrian crossing points; 3. The setting of the settlement character shall be maintained, and the impact on the adjacent Matfield Green Conservation Area minimised, including through the layout and design of the development being informed by a landscape and visual impact assessment, <u>that shall take full account of the National Landscape designation</u> and heritage assessment; 4. Regard shall be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment; 5. Provision of a A fully equipped children's play space, <u>open space, and a minimum of eight associated parking spaces shall be sited within the site on land</u> to be delivered on the area of the site indicated in green <u>purple as 'community use'</u> on the site layout plan; 6. Additional public car parking to serve the village hall is to be sited in the area of the site indicated in purple as 'community use' on the site layout plan. 7. A suitable legal mechanism shall be put in place to ensure that the provision of the additional car parking is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage; <u>Proposals for development shall be accompanied by details of how and when the parking required by criterion 5 will be provided along with proposals for its future maintenance and management;</u> 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			8. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/BM 1.	
MM133	243		<p>Section 5: Land at Cranbrook Road, Frittenden <i>After paragraph 5.526 add new paragraph as follows:</i></p> <p><u>The site benefits from an existing planning consent granted under planning reference 21/01638 for the construction of 23 dwellings.</u></p>	For clarification to reflect that the site now benefits from a planning consent.
MM134	246 - 247	Paragraphs 5.533 and 5.535 to 5.538	<p>Section 5: Goudhurst <i>Amend paragraphs 5.533 and 5.535 to 5.538 and as follows:</i></p> <p><i>Paragraph 5.533</i></p> <p>In terms of growth potential, two sites have been identified in Goudhurst village as allocations: Land east of Balcomes Hill and adjacent to Tiddymotts Lane (<u>as shown on Inset Map 58 below</u>) and Land at Triggs Farm, Cranbrook Road (as shown on Inset Map 25 <u>59 below</u>). The full requirements for development of these sites are set out in the subsequent site allocation Policies AL/GO 1 and AL/GO 2 respectively. Both site allocations are subject to unimplemented planning permissions.</p> <p><i>Second sentence of paragraph 5.535</i></p> <p>The IDP also identifieds that amenity green space could accommodate youth provision.</p> <p><i>Paragraph 5.536</i></p> <p>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</p>	Update to reflect the planning history relating to the sites, correct a typographical error and provide clarification that the Integrated Care Board has not identified a need for a new premises' requirement for Goudhurst and update on the status of the Goudhurst Neighbourhood Plan and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Horsmonden includes the delivery of a new health centre/doctors surgery. <u>The IDP identifies that there is existing practice provision serving this area at Goudhurst. The NHS Kent and Medway Integrated Care Board 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 to mitigate the impact of development.</u></p> <p><i>Paragraph 5.538</i></p> <p>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. <u>Local policies area also provided through the ‘made’ Goudhurst Neighbourhood Plan (adopted February 2022) that forms part of the borough’s development plan in relation to Goudhurst parish. The policies in the Neighbourhood Plan must be used in the assessment of planning applications in the area.</u> The Neighbourhood Plan <u>also</u> includes a number of specific goals and refers a <u>reference</u> to a list of projects that <u>would potentially be provided through</u> indicates how developer contributions could potentially be used.</p>	
MM135	248	Policy PSTR/GO1	<p>Policy PSTR/GO 1 The Strategy for Goudhurst parish <i>Amend criterion 4g. of Policy PSTR/GO1 as follows:</i></p> <p><i>Criterion 4g</i></p> <p>other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind, including potentially those identified or referenced in the Goudhurst Neighbourhood Plan</p>	For consistency with other parish / settlement overarching policies in the Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM136	249	Paragraph 5.546	<p>Section 5: Land east of Balcombes Hill and adjacent to Tiddymotts Lane <i>Amend paragraph 5.546 as follows:</i></p> <p>Planning approval for the erection of 14 dwellings with associated infrastructure and landscaping was first granted by planning application 19/00280/FULL (19 July 2019). <u>Permission has since been granted under a renewal application (23/00372/FULL), approved in November 2024.</u> However, an allocation is still appropriate, as that development has not yet been implemented.</p>	To reflect recent planning history relating to the site for effectiveness.
MM137	251	Paragraph 5.556	<p>Section 5: Land at Triggs Farm, Cranbrook Road <i>Amend paragraph 5.556 as follows:</i></p> <p>Outline planning permission for the erection of 11 (net) dwellings and new access road was granted by planning application 17/02765/OUT (appeal decision 18 January 2019) <u>and there is a subsequent reserved matters application 22/00159/REM (approved March 2022).</u> The permission involved the demolition of the modern dwelling adjacent to Cranbrook Road known as ‘Kestrel’ to provide the new access road, replacing the existing farm track that is not suitable for serving the development, and facilitating adequate visibility splays. However, an allocation is still appropriate, as that approved development has not yet been implemented.</p>	To reflect recent planning history relating to the site for effectiveness.
MM138	253 - 254	Paragraphs 5.561, 5.565, 5.566 and 5.569	<p>Section 5: Horsmonden <i>Amend paragraphs 5.561, 5.565, 5.566 and 5.569 as follows:</i></p> <p><i>Paragraph 5.561</i></p> <p>In terms of growth potential, two three sites have been identified: sites allocated as AL/HO 1 Land adjacent to Furnace Lane and Gibbett Lane; AL/HO 2 Land south of Brenchley Road and west of Fromandez Drive; and AL/HO 3 Land to the east of Horsmonden, as shown on Inset Map 26. The full requirements for development of</p>	For effectiveness and consistency with MM141 and to provide clarification on the status of the Horsmonden Neighbourhood Development Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>these sites are set out in the subsequent site allocation Policies AL/HO 1, AL/HO 2, and AL/HO 3.</p> <p><i>Delete paragraph 5.565</i></p> <p>The assessment of the planning application at Land adjacent to Furnance Lane and Gibbet Lane established the need for contributions to secondary education and library facilities provision.</p> <p><i>Paragraph 5.566</i></p> <p>Horsmonden Parish Council has identified a requirement for a new replacement village hall <u>and there are opportunities for future residential developments in the parish to contribute to this, as set out in the overarching policy for the parish, Policy PSTR/HO 1.</u></p> <p><i>Paragraph 5.569</i></p> <p>Local policies are also being prepared through the Horsmonden Neighbourhood Plan, which will become an increasingly important consideration as it progresses.</p> <p><u>Horsmonden Parish Council has produced a Neighbourhood Plan for the Parish, which was ‘made’ by the Borough Council on the 5 July 2023.</u></p>	
MM139	254 - 255	Policy PSTR/HO 1	<p>Policy PSTR/HO 1 The Strategy for Horsmonden parish</p> <p><i>Amend criteria 2 of Policy PSTR/HO 1 and add new sub-criterion to criteria 4 as follows:</i></p> <p><i>Criterion 2</i></p> <p>Deliver approximately 240-320 185 - 265 new dwellings, of which 40 percent shall be affordable housing, on three two sites allocated in this Local Plan in the plan period (Policies AL/HO 1, AL/HO 2, and AL/HO 3);</p>	To ensure the Policy is effective, reflecting the deletion of site allocation AL/HO 1 and reduced site capacity of site allocation ALHO 2.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<i>Criterion 4, new sub-criterion after e.</i> <u>new village hall at Horsmonden Village;</u>	
MM140	255 - 256	Paragraphs 5.570 – 5.581 Map 60	<p>Section 5: Land adjacent to Furnace Lane and Gibbett Lane <i>Delete heading, paragraphs 5.570 to 5.581 and Map 60 – Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.570 to 5.581</i></p> <p>Land adjacent to Furnace Lane and Gibbett Lane</p> <p>5.570 The site comprises an area of land located to the north western side of Horsmonden. The site area is approximately 1.87 hectares.</p> <p>5.571 The site is currently in agricultural use, although is presently unutilised and overgrown. A mature hedgerow extends around the perimeter of the site, which varies in height between 2m and 3.5m. There are a small number of trees within the hedgerow.</p> <p>5.572 The area of land is separated from surrounding fields by Gibbet Lane, which extends along its southern, eastern, and northern boundaries, and Furnace Lane to the western boundary. The site has a gated access point and a break in the hedgerow along its western boundary accessed from Furnace Lane.</p> <p>5.573 There are no existing buildings on the site. Existing residential development that forms part of the village extends to the south east, east and, in linear form, lining Furnace Lane opposite the site to the west.</p>	For effectiveness and to provide clarity to users of the Plan as the site is now constructed.

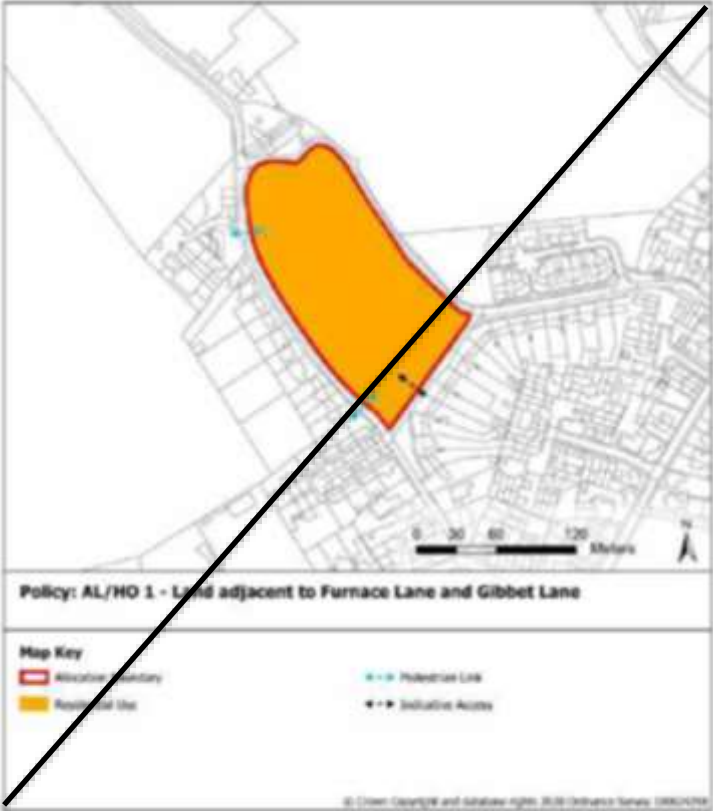
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>5.574 There is also a small cluster of cottages to the north of the site and a group of buildings associated with Crouches Farm to the west.</p> <p>5.575 The site has a largely consistent topography with a gentle slope extending to the north west. From the south eastern front to the back of the site, there is an approximate gradient change of 6m.</p> <p>5.576 The site is not subject to landscape designation policies and is positioned outside of the High Weald AONB, the boundary of which is approximately 300m to the west. This is separated from the site by an agricultural field, associated buildings, and a line of residential properties.</p> <p>5.577 The site is located approximately 225m from the Heath within the centre of Horsmonden, where there are various services, including a convenience shop, public house, and pharmacy. Other community facilities are also present and within walking distance, including the GP surgery, village hall, and school.</p> <p>5.578 As a greenfield site, its situation relatively close to the core of the village and its services, together with limited on-site constraints, suggest some development potential to contribute to development needs.</p> <p>5.579 Planning approval for the development of 49 dwellings was granted on 14 July 2020 (planning application 18/01976).</p> <p>5.580 The approved scheme ensures that most of the hedgerow around the site is retained, although the hedgerow extending along the south eastern boundary is to be removed to facilitate vehicular access to the site, as well as some frontage</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>development. This will ensure the full integration of the development with existing built development and deliver a safe vehicular access.</p> <p>5.581 However, an allocation is still appropriate, both as the permission post-dates the base date of the Local Plan and as it has not been implemented. The policy criteria will ensure that any other schemes meet important policy requirements, including higher levels of affordable housing provision.</p> <p><i>Delete Map 60 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM141	257	Policy AL/HO 1	<p>Policy AL/HO 1 Land adjacent to Furnace Lane and Gibbet Lane <i>Delete Policy AL/HO 1 and paragraph following Policy as follows:</i></p> <p>Policy AL/HO 1 Land adjacent to Furnace Lane and Gibbet Lane</p>	For effectiveness and to provide clarity to users of the Plan as the site is now constructed.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>This site, as defined on the Horsmonden Policies Map, is allocated for residential development providing approximately 45-55 dwellings, of which 40 percent shall be affordable housing, and a natural area for play.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Provide a vehicular link from the site onto Gibbet Lane; 2. Provide a pedestrian link from the site to join up with the existing footway network; 3. Regard shall be given to existing hedgerows on-site, with the layout and design of the development protecting and retaining those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment; 4. The layout and design of the scheme to give full consideration to the site's location on the edge of the settlement and to provide a scheme that is sensitively designed and provides a suitable urban edge to the settlement; 5. Provide on-site amenity/natural green space and children's play space; 6. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/HO 1. <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design ; EN 12: Trees, Woodland, Hedges, and Development; EN 18: Rural Landscape; H 3: Affordable Housing; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation.</p>	
MM142	257 - 258	Paragraphs 5.585, 5.587, 5.592 and 5.593	<p>Section 5: Land south of Brenchley Road and west of Fromandez Drive <i>Amend paragraphs 5.585, 5.587, 5.592, 5.593 and add new text as follows:</i></p> <p><i>Paragraph 5.585</i></p>	For effectiveness and consistency with MM143.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>There is a lack of pavement along the Brenchley Road to link into the centre of Horsmonden, <u>which development proposals for the site are expected to address.</u></p> <p><i>Paragraph 5.587</i></p> <p>The site lies within proximity of historic farmsteads; to the north, along Brenchley Road, is a listed building and to the south is 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>There are a number of listed buildings in the vicinity including Milestone Cottage immediately to the north. To the south west is Sprivers, a National Trust property and gardens (with restricted public access). Sprivers Wood, part of the National Trust estate and ancient woodland, forms the western boundary of the site. A north-south public right of way, WT346, passes through Sprivers Wood and connects with public rights of way to the north and south. Development proposals are expected to improve connections from the development site to WT346 either through the woodland, in discussion with the National Trust, or along Brenchley Road in discussion with Kent County Highways.</u></p> <p><i>Paragraph 5.592</i></p> <p>In respect of the policy requirement for the provision of a pedestrian access <u>and link</u> from the site to link with <u>connect to</u> the wider footway network (criterion 4), it is necessary for the site promoter to deliver a scheme that provides a pedestrian access <u>and link</u> from the site to the satisfaction of Kent County Council, as the local highways authority, <u>in order to provide infrastructure for active travel.</u> The extent of highway on the southern side of Brenchley Road has been investigated and discussed with Kent County Council.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Paragraph 5.593</i></p> <p>This site allocation will also deliver a replacement new village hall and associated parking, reflecting the aspirations of Horsmonden Parish Council and discussed with Tunbridge Wells Borough Council during the preparation of the Local Plan. The proposed location of the hall, at the eastern end of the site, is considered to be the most suitable, being closest to the village centre and main areas of residential development. <u>Proposals for the site are expected to provide land for the new village hall, which shall be transferred to Horsmonden Parish Council. A financial contribution may also be required, to be determined at the planning application stage.</u></p> <p><i>After paragraph 5.593 add new paragraph</i></p> <p><u>Outline Planning Permission was recently approved for a new village hall and up to 68 dwellings (22/00296/OUT) on the site. This includes a Section 106 agreement for transfer of and financial contribution towards the village hall, in accordance with the above requirements.</u></p>	
MM143	259 - 260	Policy AL/HO 2	<p>Policy AL/HO 2 Land south of Brenchley Road and west of Fromandez Drive <i>Amend Policy AL/HO 2 as follows:</i></p> <p>This site, as defined on the Horsmonden Policies Map, is allocated for residential development providing approximately 80-10070 dwellings, <u>of which 40 percent shall be affordable housing, a new</u> replacement village hall, and associated parking.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. Provide a vehicular link in <u>access</u> from the site onto Brenchley Road 	To ensure the Policy requirements are effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>2. The overall design of development, including vehicular access into the site (including the design of visibility splays), should reflect the location of this site within the rural approach into Horsmonden, details to <u>of which shall</u> be informed by a highways assessment and landscape and visual impact assessment;</p> <p>3. Opportunities to be explored for extending the 30mph speed limit westwards along Brenchley Road to include the site, and provision of associated gateway features;</p> <p>4. Provide a pedestrian access from the site along Brenchley Road to link with the wider footway network. <u>Development proposals shall include the provision of a pedestrian footway beyond the site eastwards to the junction with Furnace Lane. The proposals shall also include provision of safe crossing facilities on Brenchley Road.</u></p> <p>5. Opportunities to be explored to provide a pedestrian access into the Sprivers historic park and garden from the site. <u>Proposals shall include a site layout that includes a pedestrian link through the site which links with the western boundary adjacent to Sprivers Historic Park and Garden;</u></p> <p>6. Residential development shall be located on the areas identified for residential use on the <u>indicative</u> site layout plan, with the provision of a village hall on the land indicated for community use on the <u>indicative</u> site layout plan.</p> <p>7. The open space and landscape buffer indicated on the site layout plan shall include a buffer to ancient woodland on the western part of the site, and reinforcement of the southern landscape boundary;</p> <p>8. Regard <u>Proposals shall, as far as possible, be given to incorporate</u> existing hedgerows on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment;</p> <p>9. The scheme to give consideration to, and take account of, the adjacent historic farmstead (Oasthanger), the conservation area and historic park and garden on the Kent County Council Compendium, a local heritage asset (Sprivers, located</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>to the south of the site); <u>Proposals for the site shall be informed by a heritage assessment including an assessment of the heritage significance of the grade II listed Milestone Cottages to the north of the site, the Horsmonden Conservation Area, the adjacent historic farmstead (Oasthanger), the historic park and garden of Sprivers (Kent County Council Compendium of Historic Parks and Gardens), and Sprivers itself to the south, as a non-designated heritage asset. The assessment shall include the contribution of their settings towards that significance.</u></p> <p>10. Provision of on-site amenity/natural green space and children’s play space;</p> <p>11. A suitable legal mechanism shall be put in place to ensure that the provision of the replacement village hall and associated parking is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage. <u>A suitable legal mechanism shall be put in place to ensure that the land required for the provision of the new village hall and associated parking (shaded purple on Map 61) is transferred to the Parish Council prior to first occupation of the housing development, to be agreed at the planning application stage</u></p> <p>12. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/HO 1.</p>	
MM144	261 - 262	Paragraphs 5.604, 5.606, and 5.609	<p>Section 5: Land to the east of Horsmonden <i>Amend paragraphs 5.604, 5.606, and 5.609 as follows:</i></p> <p><i>Paragraph 5.604</i></p> <p>Types and layout of development could address issues of landscape sensitivity, with the eastern part of the site to be developed at a lower density than the rest of the site (as informed by a landscape assessment). The northern, higher parts of the site to be used for community uses and not built form, would reduce the impact of development upon the wider rural area, including views from the areas of higher land</p>	For effectiveness and to reflect the recent planning history relating to the site.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>to the south of the site outside of the developed area of the village, including distant views from Goudhurst.</p> <p><i>Paragraph 5.606</i></p> <p>The site area includes (within the central southern section) a collection of disused farm buildings known as Bassetts Farm, most recently used for commercial uses, adjacent to Goudhurst Road. Planning approval has been granted for redevelopment of this area for up to 30 dwellings (15/505340/OUT), with a current application subsequent approval, (19/03657/REM), for reserved matters under consideration, proposing 13 for 20 dwellings. Including this area within the wider site allocation will allow for a more comprehensive development. <u>It is still appropriate to include this site in the wider allocation as these permissions have not been fully implemented.</u></p> <p><i>Paragraph 5.609</i></p> <p>Therefore, the site is regarded as having capacity for approximately 115-165 dwellings, as well as safeguarding land for future school expansion of Horsmonden Primary School and a new health centre/doctors surgery. This development has been supported by Horsmonden Parish Council.</p>	
MM145	263	Policy AL/HO 3	<p>Policy AL/HO 3 Land to the east of Horsmonden <i>Amend Policy AL/HO 3 as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Horsmonden Policies Map, is allocated for residential development providing approximately 115-165 dwellings, safeguarding of land for future expansion of Horsmonden Primary School, new health centre/doctors surgery, and a community orchard, allotments and open space.</p>	To ensure the policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 4</i></p> <p>Residential Built development shall be located on the areas identified for residential and which shall include the doctors surgery use on the site layout plan, with the exact location of the surgery to be determined having regard to accessibility to the main village and services, and landscape impact;</p> <p><i>Criterion 6</i></p> <p>The layout and design of the scheme to give full consideration to any impact upon the setting of the High Weald National Landscape Area of Outstanding Natural Beauty and to provide a scheme that has been fully informed by landscape appraisals a landscape and visual assessment in order to provide development proposals that respond positively to views out of the High Weald Area of Outstanding Natural Beauty National Landscape;</p> <p><i>Criterion 7</i></p> <p>Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment, with the existing hedgerows to the Bassets Farm development (subject to planning approvals 15/505340/OUT and 19/03657/REM) to be retained and buffered to protect a dormice habitat;</p> <p><i>Criterion 8</i></p> <p>Built development on the eastern area of the site to be at a lower density and informed by a landscape and visual impact assessment;</p> <p><i>Criterion 13</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			Provide on-site amenity/natural green space and children’s and youth play space, and a community orchard with allotments that will be managed and maintained for this use;	
MM146	265 - 266	Paragraphs 5.613, 5.615, 5.617, 5.619 and 5.621	<p>Section 5: Lamberhurst <i>Amend paragraphs 5.613, 5.615, 5.617, 5.619 and 5.621 as follows:</i></p> <p><i>Last sentence of paragraph 5.613</i> There is a fairly regular bus service serving Lamberhurst linking it to both Royal Tunbridge Wells and Wadhurst.</p> <p><i>Second sentence of paragraph 5.615</i> Lamberhurst village has a number of local shops and services, one local shop including a incorporating a post office and several public houses.</p> <p><i>First sentence of paragraph 5.617</i> The main built-up areas of both the core village and The Down existing development South East of the Down (The Slade) and East of the Down (Sand Road/B2169 and Down Avenue are defined by the LBDs ...</p> <p><i>Paragraph 5.619</i> The IDP identifies requirements for improvements to Spray Hill Park Chequers Field and recreation ground to provide youth provision and allotments, as well as improvements to amenity green space to provide natural play and allotments.</p> <p><i>Paragraph 5.620</i> Local policies for landscape and the environment, community and wellbeing, housing, business and employment, design, and traffic and transport matters are</p>	For effectiveness and to provide clarification.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>being prepared through the included in the made Lamberhurst Neighbourhood Plan, which will become an increasingly important consideration as it progresses. The made Lamberhurst Neighbourhood Plan does not propose to include any site allocation policies.</p> <p><i>Paragraph 5.621</i></p> <p>The Lamberhurst Neighbourhood Plan was submitted to Tunbridge Wells Borough Council at the beginning of October 2020. <u>Local policies are also provided the ‘made’ Lamberhurst Neighbourhood Plan (adopted 6 October 2021) that forms part of the borough’s development plan in relation to Lamberhurst parish. The policies in the Neighbourhood Plan must be used in the assessment of planning applications in the area.</u> The Neighbourhood Plan also includes a number of specific goals and reference to a list of projects set out in a Parish Community Action Plan that <u>would potentially be provided through</u> indicates how developer contributions could potentially be used.</p>	
MM147	266	Policy PSTR/LA 1	<p>Policy PSTR/LA 1 The Strategy for Lamberhurst parish <i>Amend Policy PSTR/LA 1 as follows:</i></p> <p><i>Criterion 3</i></p> <p>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;</p> <p><i>Criterion 4d.</i></p> <p>other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind <u>including potentially those identified or referenced in the Lamberhurst Neighbourhood Plan.</u></p>	To ensure the Policy is effective and provide clarification on the status of the Lamberhurst Neighbourhood Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM148	267	Paragraphs 5.622, 5.628 and 5.629	<p>Section 5: Land to the west of Spray Hill <i>Amend paragraphs 5.622, 5.628 and 5.629 as follows:</i></p> <p><i>First sentence of paragraph 5.622</i></p> <p>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></p> <p><i>Paragraph 5.628</i></p> <p>The boundary on the site layout plan that delineates between built development to the south and a landscape buffer to the north has been drawn to reflect a historical boundary and established hedgerow boundaries to the east and west of the site. Moreover, it retains the more treed area to the north of the site. This buffer and adjacent open land will ensure that the undeveloped gap between built development at the 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. <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></p> <p><i>Paragraph 5.629</i></p> <p>Scotney Castle, a National Trust property, is located to the east of the site. Any development should recognise the site’s proximity to the relevant impact risk zone for Scotney Castle SSSI and ensure any necessary mitigation. <u>Any development on this site should provide connections and improvements to the existing PROW and footway network, going north across the landscape buffer to PROW WT387, going south eastwards towards Spray Hill linking to WT380 and going</u></p>	For effectiveness and consistency with MM149 and to reflect recent planning history relating to the site.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>west and south westwards to Sand Road linking to PROW WT352, WT390 and WT389.</u></p> <p><i>After paragraph 5.629 add</i></p> <p><u>The site has planning permission (22/01882/FULL) for the erection of 26 dwellings (one replacement and 25 new dwellings), but as this has not yet been implemented, an allocation is appropriate.</u></p>	
MM149	268 - 269	Policy AL/LA 1	<p>Policy AL/LA 1 Land to the west of Spray Hill <i>Amend Criteria 1, 3, 4 and 7 of Policy AL/LA 1 as follows:</i></p> <p><i>Criterion 1</i></p> <p>Residential development to shall be located on the southern part of the site only, on land indicated as residential use, as shown indicatively on the site layout plan;</p> <p><i>Criterion 3</i></p> <p>Provision of a pedestrian footway from the site westwards along Sand Road to link into the wider footway network <u>(PROW WT352, WT390 and WT389) and provision of a pedestrian footway from the site eastwards along Sand Road to link with the existing pedestrian refuge on Spray Hill and link to PROW WT380 on the Scotney Castle Estate) or such alternative link to be provided within the site to achieve the same objective;</u></p> <p><i>Criterion 4</i></p> <p>Provide safe pedestrian (and cycle) linkages from Public Right of Way WT388 to the north of the site across the landscape buffer connecting with PROW WT387 to include sensitive lighting and surfacing of footpath, as well as a connection</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>to WT380 to provide ready pedestrian (and cycle) links to Scotney Castle estate, in liaison with the National Trust about how these links could be delivered;</p> <p><i>Criterion 7</i></p> <p>This site lies within, or very close to, the relevant impact risk zone for Scotney Castle SSSI, and so an assessment of potential adverse effects on the SSSI as a result of the development will be required as part of any application and, if required, the proposal shall include adequate mitigation measures to be integrated into the development, both during construction and on completion, to the satisfaction of Natural England to ensure no adverse effects on the SSSI as a result of the proposed development;</p>	
MM150	270 - 272	Paragraphs 5.635, 5.643 to 5.656, 5.648 to 5.650, 5.654	<p>Section 5: Pembury <i>Amend paragraphs 5.635, 5.643 to 5.646, 5.648 to 5.650 as follows:</i></p> <p><i>Paragraph 5.635</i></p> <p>Small parts of the parish, including land to the north of the settlement containing the Hospice in the Weald, and in the locality of the Tunbridge Wells Hospital at Pembury, are outside both the defined settlement boundary and National Landscape AONB.</p> <p><i>Paragraph 5.643</i></p> <p>In terms of growth potential, eight seven sites have been identified as having residential development potential to contribute to meeting growth needs of the borough.</p> <p><i>Last sentence of paragraph 5.644</i></p>	To reflect the proposed inclusion of the Hospice in the Weald within the settlement boundary, for effectiveness and consistency with MM151, MM159, MM161.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>There are likely to be opportunities on all three sites to <u>provide a new east-west cycle link connecting with the existing cycle network, and opportunities for developer contributions to facilitate an improved cycle connection between Pembury and Hawkenbury, on the edge of Royal Tunbridge Wells, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane and WB43)</u>. the existing footpath/cyclepath network, including the establishment of a bridleway link with PReW WB43 by upgrading WT240, which runs along Chalket Lane”</p> <p><i>Paragraph 5.645</i></p> <p>Policies AL/PE 4 <u>AL/PE 4A and AL/PE4B</u> relates to a sites adjacent to the Hospice in the Weald on the northern edge of Pembury village. AL/PE4A is a residential allocation, <u>with AL/PE4B being the addition of land to enable expansion of the Hospice in the Weald, which will also be of benefit to the wider community and borough as a whole.</u></p> <p><i>Paragraph 5.646</i></p> <p>Planning permission on Policy AL/PE 5, located towards the southern end of the village, already exists for residential development of 19 dwellings.</p> <p><i>Paragraph 5.648</i></p> <p>Policy AL/PE 7 allocates land for the provision of a <u>69 68-suite extra care assisting living unit (Use Class C2)</u> integrated community healthcare facility (Use Class C2), including the provision of an integrated Community Day Care Centre. This reflects an <u>recent</u> existing planning consent on the site <u>(23/03419/FULL)</u>, which it is considered appropriate to carry forward into the Local Plan. <u>for the erection of an assisted living unit (use C2 with extra care provision) comprising of 69 two-bedroom suites.</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Paragraph 5.649</i></p> <p>Finally, Policy AL/PE 8 is allocated for development of a 76-bedspace care home, reflecting an existing resolution to grant planning consent.</p> <p><i>Paragraph 5.650</i></p> <p>Full requirements for development of these sites is set out in the subsequent site allocation Policies AL/PE 1 to AL/PE 4A and AL/PE 4B 8-inclusive, and Policies AL/PE 6 – AL/PE 8 inclusive.</p> <p><i>Paragraph 5.654</i></p> <p>Pembury Parish Council has set out its intentions to produce a Neighbourhood Plan, and a designated Neighbourhood Area for this was approved on 7 July 2020. However, work is still at a very early stage in the production of a plan. <u>Pembury Parish Council has produced a Neighbourhood Plan for the Parish, which was ‘made’ by the Borough Council on the 4 October 2023.</u></p>	
MM151	272 - 273	Policy PSTR/PE 1	<p>Policy PSTR/PE 1 The Strategy for Pembury parish <i>Amend Policy PSTR/PE 1 as follows:</i></p> <p>The development strategy for Pembury parish is to:</p> <ol style="list-style-type: none"> 1. Set Limits to Built Development for Pembury village as defined on the Policies Map (Inset Map 29) as a framework for new development over the plan period, incorporating the allocation of sites AL/PE 1-AL/PE 4A and AL/PE 4B 3 inclusive, AL/PE 6 and 5-AL/PE 7 inclusive, and AL/PE 4 in part into the Limits to Built Development; 2. Build approximately 389-417 371 – 399 new dwellings, of which 74 54 have existing planning permission*, of which 40 percent shall be affordable housing, on 	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Policies AL/PE 1-AL/PE 4 inclusive and 30 percent shall be affordable housing on Policies AL/PE 5 and AL/PE 6**) as allocated under the subsequent site allocation policies;</p> <p>3. Seek proportionate developer contributions, either in kind (normally the provision of land) and/or financial, in respect of from residential schemes to be used towards the provision of:</p> <p>a. necessary highway and junction improvements and mitigation measures, including improvements to Pembury Road:</p> <ul style="list-style-type: none"> i. speed reduction; ii. improvements to the crossroads at Woodsgate Corner; iii. improvement works to the access of the A21 roundabout, southbound exit; iv. improved and enhanced pedestrian and cycle links in Pembury Village; v. contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road; <p>b. improvements and enhancement to cycle routes and cycle corridors;</p> <p>c. primary and secondary education provision;</p> <p>d. health and medical provision;</p> <p>e. improvements and enhancements to sports and recreation provision, including children's and youth play space;</p> <p>f. recreation and sports provision at Hawkenbury (site allocation Policy AL/RTW 19);</p> <p>g. allotments;</p> <p>h. community learning facilities;</p> <p>i. other necessary mitigation measures which are directly related to the development and fairly and reasonably related in scale and kind.</p>	
MM152	275	Paragraph 5.665	<p>Section 5: Land rear of High Street and west of Chalket Lane <i>Amend paragraph 5.665 as follows:</i></p>	For effectiveness and consistency with MM153.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Along with site allocation Policies AL/PE 2 and AL/PE 3, development of the site is expected to provide an east-west cycle link, linking with the existing, wider cycle network, <u>and provide developer contributions towards delivery of an improved cycle link between Pembury and Hawkenbury, on the edge of Royal Tunbridge Wells, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43).</u> and consideration is also to be given to provision of a new cycle route to link the southern edge of Pembury to the eastern side of the Main Urban Area of Royal Tunbridge Wells to the east at Hawkenbury. There may be opportunities to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link with PRow WB43 by upgrading WT240 which runs along Chalket Lane.</p>	
MM153	275-276	Policy AL/PE 1	<p>Policy AL/PE 1 Land rear of High Street and west of Chalket Lane <i>Add new criterion and amend existing criteria 3, 4, 5, 8, 9, 11 and 12 of Policy AL/PE 1 as follows:</i></p> <p><i>Insert new criterion after existing criterion 1</i></p> <p><u>The layout and design of the development shall be informed by a landscape and visual impact assessment (to include details of height parameters and wireframe visualisations from a selected number of key viewpoints) that takes full account of the National Landscape location, and heritage assessment;</u></p> <p><i>Criterion 3</i></p> <p>The design and layout of the scheme shall explore, and where feasible provide for, a segregated east-west cycle route, connecting with the adjacent site allocation Policies AL/PE 2 and nearby AL/PE 3 and with the existing cycleway network,</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;</p> <p><i>Criterion 4</i></p> <p>Proposals should consider opportunities for the provision of a cycle route link from the the <u>make financial contributions towards the delivery of a cycle route link from</u> the southern edge of the settlement of Pembury, running south over the A21 to link with the east side of Royal Tunbridge Wells at Hawkenbury <u>(to be delivered by Kent County Council). This shall include an upgrade along parts of the route to bridleway (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43).</u> If feasible, development shall contribute to the provision of this cycle route as a way of ensuring active travel and enhancing access to the Green Belt;</p> <p><i>Criterion 5</i></p> <p>5. Proposals should consider opportunities for the upgrading of the cycle path along Chalket Lane (WT240) to a bridleway to establish a connection with existing bridleway WB43 as a way of establishing active travel opportunities and enhancing access to the Green Belt;</p> <p><i>Criterion 8</i></p> <p>8. The layout and design of the development shall be informed by a landscape and visual impact assessment and heritage assessment;</p> <p><i>Criterion 9</i></p> <p>Regard shall be given to <u>Proposals shall as far as possible incorporate</u> existing hedgerows and mature trees on-site, with the layout and design of the development <u>and</u> protecting those of most amenity value, as informed by an</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>arboricultural survey and landscape and visual impact assessment and retain and improve existing trees and hedgerows within the site;</p> <p><i>Criterion 11</i></p> <p>A suitable legal mechanism shall be put in place to ensure that the provision of the additional parking for the adjacent village hall and the public is tied to the delivery and occupation of the housing. <u>Proposals for development shall be accompanied by details of how and when the parking will be provided along with proposals for its future maintenance and management</u> at a suitable stage of the development, to be agreed at the planning application stage;</p> <p><i>Criterion 12</i></p> <p>Contributions are to be provided to mitigate the impact of development, in accordance with Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></p>	
MM154	277 - 278	Paragraphs 5.668 and 5.675	<p>Land at Hubbles Farm and south of Hastings Road <i>Amend paragraphs 5.668 and 5.675</i></p> <p><i>Last sentence of paragraph 5.668</i></p> <p>There are likely to be opportunities for this site, along with Policies AL/PE 1 and AL/PE 3, to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link, by upgrading <u>parts of Public Rights of Way WT240, which runs along Chalket Lane, and WB43.</u></p> <p><i>Paragraph 5.675</i></p>	For effectiveness and consistency with MM155.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Along with site allocation Policies AL/PE 1 and AL/PE 3, development of the site is expected to provide an east-west cycle link, linking with the existing, wider cycle network, <u>and provide developer contributions towards delivery of an improved cycle link between Pembury and Hawkenbury, on the edge of Royal Tunbridge Wells, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane and WB43).</u> and consideration is also to be given to provision of a new cycle route to link the southern edge of Pembury to the eastern side of the Main Urban Area of Royal Tunbridge Wells to the east at Hawkenbury. There may be opportunities to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link with PRow WB43 by upgrading WT240 which runs along Chalket Lane.</p>	
MM155	279 - 280	Policy AL/PE 2	<p>Policy AL/PE 2 Land at Hubbles Farm and south of Hastings Road <i>Amend criterion 2, 3, 4, 6, 7, 8, 11, 12 and 13 of Policy AL/PE 2 as follows:</i></p> <p><i>Criterion 2</i></p> <p>The layout and design of the development shall be informed by a landscape and visual impact assessment (to include details of heights parameters and wireframe visualisations from a selected number of key viewpoints) <u>that takes full account of the National Landscape location,</u> and heritage assessment;</p> <p><i>Criterion 3</i></p> <p>The <u>proposed development</u> layout and design of the scheme shall <u>not</u> include <u>any</u> ne built development <u>on land</u> located south of the existing Pembury Cemetery, <u>as shown pink on Map 65.</u>; this land is safeguarded for future cemetery expansion as indicated on the site layout plan; <u>This land may be used for recreational purposes in the interim (but its availability shall not count</u></p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>towards the open space that is required to serve the residential development on the allocated site);</u></p> <p><i>Criterion 4</i></p> <p>Regard shall be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment, and retain and improve existing trees and hedgerows within the site;</p> <p><i>Criterion 6</i></p> <p>The design and layout of the scheme shall explore, and where feasible provide for, a segregated east-west cycle route, connecting with the adjacent site allocation Policies AL/PE 1 and AL/PE 3 and with the existing cycleway network, including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;</p> <p><i>Criterion 7</i></p> <p>Proposals shall also consider opportunities for the provision of a cycle route link from the <u>make financial contributions towards the delivery</u> of a cycle route link from the southern edge of Pembury village, running south over the A21 to link with the east side of Royal Tunbridge Wells at Hawkenbury <u>(to be delivered by Kent County Council). This shall include an upgrade along parts of the route to bridleway (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43),</u> .- If feasible, development shall contribute to the provision of this cycle route as a way of ensuring active travel and enhancing access to the Green Belt;</p> <p><i>Criterion 8</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Proposals should consider opportunities for the upgrading of the cycle path along Chalket Lane (WT240) to a bridleway to establish a connection with existing bridleway WB43 as a way of establishing active travel opportunities and enhancing access to the Green Belt;</p> <p><i>Criterion 11</i></p> <p>The applicant should liaise with Southern Water regarding capacity to serve the development and provide details of this as part of the application;</p> <p><i>Criterion 12</i></p> <p><u>Prior to the grant of planning permission, a</u> A suitable legal mechanism shall be put in place to ensure that the provision <u>transfer</u> of the safeguarded land for expansion of Pembury Cemetery <u>to Pembury Parish Council, and that this</u> is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;</p> <p><i>Criterion 13</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></p>	
MM156	281 - 282	Paragraphs 5.678, 5.680 and 5.685	<p>Section 5: Land north of the A21, south and west of Hastings Road</p> <p><i>Amend paragraphs 5.678, 5.680 and 5.685 as follows:</i></p> <p><i>Final sentence of paragraph 5.678</i></p> <p>There are likely to be opportunities for this site, along with site allocation Policies AL/PE 1 and AL/PE 2, to upgrade the existing footpath/cyclepath network, including</p>	For effectiveness and consistency with MM157.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>the establishment of a bridleway link, <u>along Public Rights of Way number WT20, which runs along Chalket Lane, and the WB43.</u> with PReW WB43 by upgrading WT240 which runs along Chalket Lane.</p> <p><i>Third sentence of paragraph 5.680</i></p> <p>The site was released from the Green Belt in part, and the Development Strategy Topic Paper and Green Belt studies set out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location.</p> <p><i>Paragraph 5.685</i></p> <p>Along with site allocation Policies AL/PE 1 and AL/PE 2, development of the site is expected to provide an east-west cycle link, linking with the existing wider cycle network, and <u>provide developer contributions towards delivery of an improved cycle link between</u> consideration is also to be given to provision of a new cycle route to link the southern edge of Pembury <u>and Hawkenbury, including an upgrade to bridleway along parts of the route (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43).</u> to the eastern side of the Main Urban Area of Royal Tunbridge Wells to the east at Hawkenbury. There may be opportunities on all three sites to upgrade the existing footpath/cyclepath network, including the establishment of a bridleway link with PReW WB43 by upgrading WT240 which runs along Chalket Lane.</p>	
MM157	283 - 284	Policy AL/PE 3	<p>Policy AL/PE 3 Land north of the A21, south and west of Hastings Road</p> <p><i>Amend criteria 4, 5, 7, 8, 9, 12 and 13 of Policy AL/PE 3 as follows:</i></p> <p><i>Criterion 4</i></p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>The layout and design of the development shall be informed by a landscape and visual impact assessment (to include details of heights parameters and wireframe visualisations from a selected number of key viewpoints) <u>that takes full account of the High Weald National Landscape location;</u></p> <p><i>Criterion 5</i></p> <p>Regard shall be given to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment, and retain and improve existing trees and hedgerows within the site, particularly along the southern boundary;</p> <p><i>Criterion 7</i></p> <p>The design and layout of the scheme shall explore, and where feasible provide for, a segregated east-west cycle route, connecting with the adjacent site allocation Policy AL/PE 2 and adjacent to that, site allocation Policy AL/PE 1, and with the existing cycleway network, including the A264 Pembury Road cycle route into Royal Tunbridge Wells town centre;</p> <p><i>Criterion 8</i></p> <p>Proposals shall also <u>make financial contributions towards the delivery</u> consider opportunities for the provision of a cycle route link from the southern edge of Pembury village, running south over the A21 to link with the east side of Royal Tunbridge Wells at Hawkenbury <u>(to be delivered by Kent County Council). This shall include an upgrade along parts of the route to bridleway (Public Rights of Way numbers WT240, which runs along Chalket Lane, and WB43),</u> if feasible, development shall contribute to the provision of this cycle route as a way of ensuring active travel and enhancing access to the Green Belt;</p>	

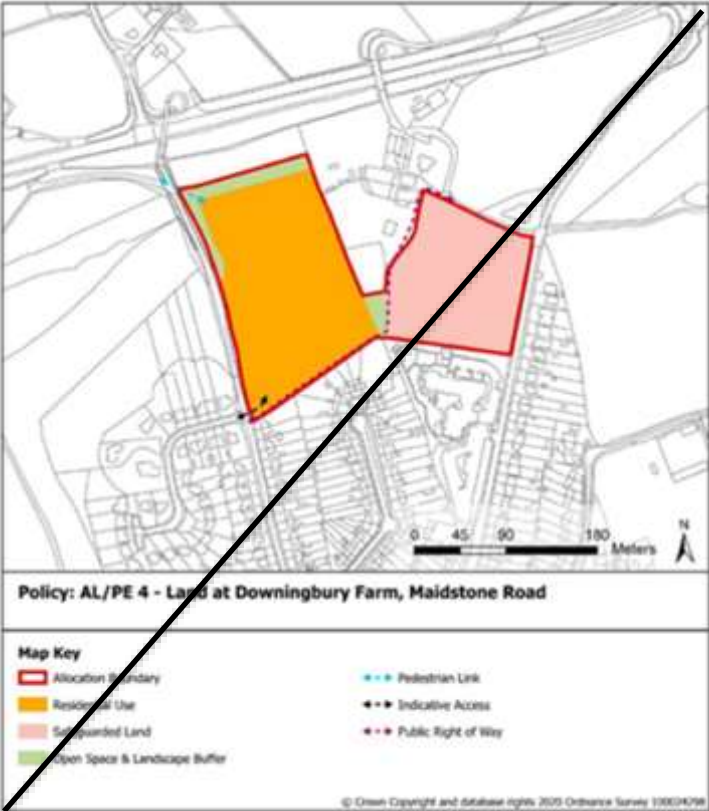
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 9</i></p> <p>Proposals should consider opportunities for the upgrading of the cycle path along Chalket Lane (WT240) to a bridleway to establish a connection with existing bridleway WB43 as a way of establishing active travel opportunities and enhancing access to the Green Belt;</p> <p><i>Criterion 12</i></p> <p>The applicant should liaise with Southern Water regarding capacity to serve the development, and provide details of this as part of the application;</p> <p><i>Criterion 13</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></p>	
MM158	284 - 285	Paragraphs 5.688, 5.690, 5.691 and 5.693 Map 67 Site Layout Plan	<p>Land at Downingbury Farm, Maidstone Road <i>Amend heading, paragraphs 5.688, 5.690, 5.691, 5.693 and Map 67 Site Layout Plan as follows:</i></p> <p><i>Heading</i></p> <p>Land at Downingbury Farm (<u>West</u>), Maidstone Road</p> <p><i>Paragraph 5.688</i></p> <p>The site is a greenfield site, mostly orchards, measuring approximately <u>3.28</u> 4.56 hectares gross. The site forms part of Downingbury Farm, which has a farm shop on land adjacent to the site where there are also a small number of residential properties, conversions of former agricultural buildings. To the south east of the site</p>	For effectiveness and to provide clarification.

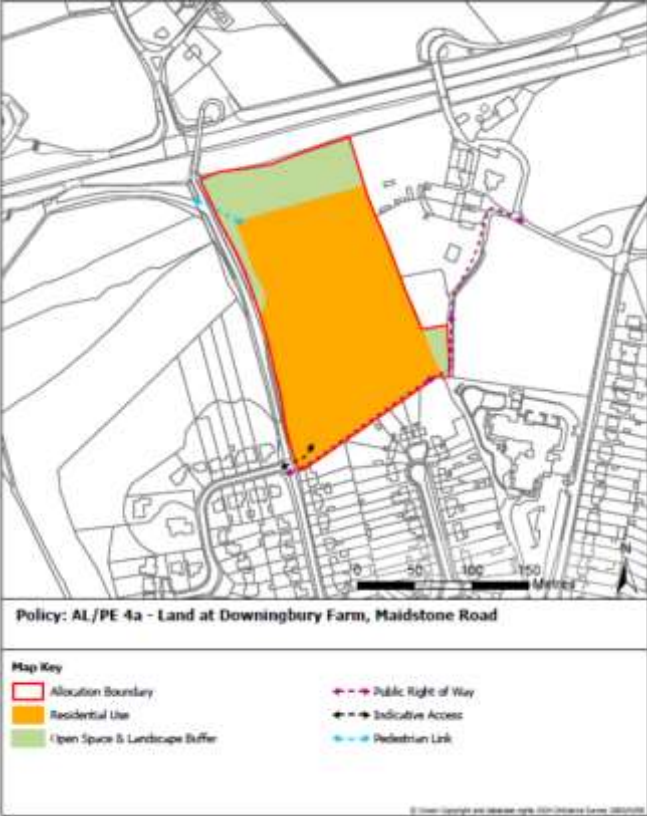
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>is the Hospice in the Weald. There is existing residential development located to the south of the site and along Maidstone Road, which runs adjacent to the eastern boundary of the site. Further residential properties are also located further to the south west and east.</p> <p><i>Paragraph 5.690</i></p> <p>There is existing vehicular access to the site from Maidstone Road, running through Downingbury Farm. Public Right of Way WT217B runs along part of the southern boundary of the site and up through the site. Further Public Rights of Way are close by.</p> <p><i>Paragraph 5.691</i></p> <p>Almost all The site is located within the High Weald National Landscape AONB, with an area in the south-east corner adjacent to the Hospice in the Weald being sited outside the AONB. The western part of the site, on which residential development is anticipated, was formerly part of the Green Belt. The remainder of the site, the area to the east, remains designated Green Belt, being safeguarded for potential expansion of the Hospice in the Weald in the future, as indicated on the site layout plan. The Development Strategy Topic Paper and Green Belt studies set out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location. It is expected that delivery of housing on the site shall be tied with the provision of the land for the Hospice in the Weald expansion.</p> <p><i>Paragraph 5.693</i></p> <p>The site is generally flat. The cluster of buildings to the east north form part of Downingbury Farm, a post-medieval historic farmstead. A number of these are listed buildings. Any development of the site should take account of the impact on the setting of these heritage assets, as well as the setting of the Hospice in the Weald.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Amend Map 67 Site Layout Plan</i></p> <p><i>Current Map 67</i></p>  <p>Policy: AL/PE 4 - Land at Downingsbury Farm, Maidstone Road</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Suspended Land Open Space & Landscape Buffer - - - Pedestrian Link - - - Indicative Access - - - Public Right of Way <p><small>© Crown Copyright and database rights 2025 Ordnance Survey 10004798</small></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Proposed Map 67</i></p>  <p>Policy: AL/PE 4a - Land at Downingbury Farm, Maidstone Road</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Open Space & Landscape Buffer Public Right of Way Indicative Access Pedestrian Link 	
MM159	285 - 286	Policy AL/PE 4	<p>Policy AL/PE 4 Land at Downingbury Farm, Maidstone Road <i>Amend Policy AL/PE 4 as follows:</i></p> <p>Policy AL/PE 4A</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Land at Downingbury Farm (west), Maidstone Road</p> <p>This site, as defined on the Pembury Policies Map, is allocated for residential development providing approximately 25 dwellings, of which 40 percent shall be affordable housing.</p> <p>Land is also safeguarded for potential expansion of the Hospice in the Weald, as indicated on the site layout plan.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. A single point of vehicular access is to be provided onto Church Road, to be informed by a landscape and visual impact assessment and transport assessment; 2. The layout and design of the scheme shall give full consideration to the site's edge-of-village location, being informed by a landscape and visual impact assessment, <u>that takes full account of the National Landscape location</u>, and heritage assessment, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers, as indicated on the site layout plan, to ensure a soft approach to the village and retention of existing hedgerows and mature trees; 3. The layout and design of the scheme shall take account of the impact on the setting of heritage assets, including adjacent listed buildings and the Downingbury Farm historic farmstead; 4. <u>The scheme shall provide suitable pedestrian links to the surrounding footpath network and residential areas so far as possible, including a link to the land to the east allocated for the expansion of the Hospice in the Weald (under Policy AL/PE4B). The scheme shall provide improvements, where</u> 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>necessary to the footpath network, including Public Right of Way numbers WT217B, WT218 and WT219;</u></p> <p>4. The layout and design of the residential scheme shall be restricted to the area shown indicatively on the site layout plan; with the remaining area being safeguarded for the future expansion of the Hospice in the Weald;</p> <p>5. 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;</p> <p>6. The developer shall liaise with Southern Water regarding the development and implications for the easement that runs through the site and regarding capacity to serve the development, and provide details of <u>its treatment of</u> this as part of the application;</p> <p>7. Regard to be given to the <u>The developer shall liaise with the Environment Agency in respect of the</u> Groundwater Source Protection Zone affecting the site, <u>and shall demonstrate how this has been taken into account in the design of the proposals</u> in consultation with the Environment Agency;</p> <p>8. A suitable legal mechanism shall be put in place to ensure that the provision of the safeguarded land for the expansion of the Hospice in the Weald is tied to the delivery of the housing, at a suitable stage of the development, to be agreed at the planning application stage;</p> <p>9. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></p>	

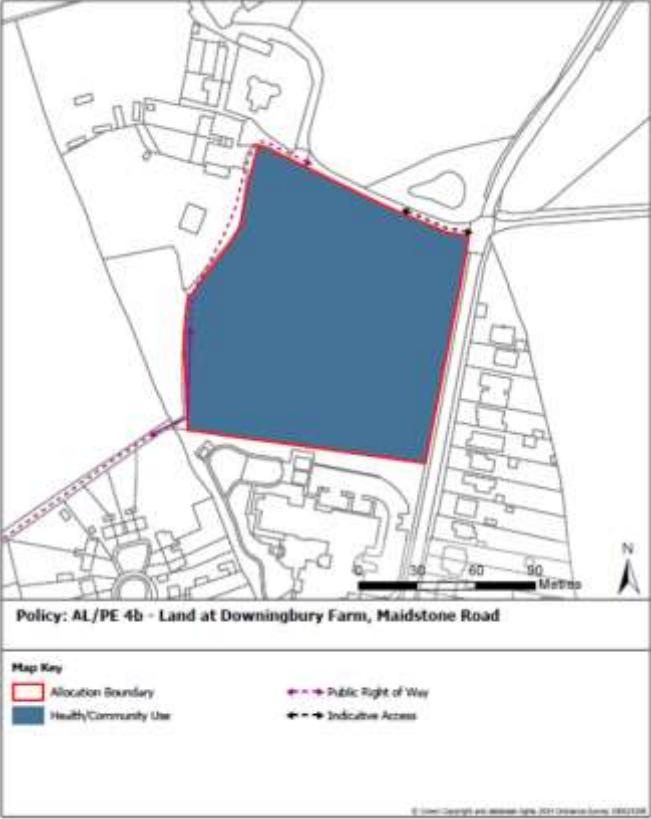
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM160	286		<p><i>After amended Policy AL/PE 4A add following new heading, paragraphs and site layout plan:</i></p> <p><u>Land at Downingbury Farm (east), Maidstone Road</u></p> <p><u>Like site AL/PE 4A, this site forms part of Downingbury Farm, a post-medieval historic farmstead. It is a greenfield site, measuring approximately 1.66 hectares.</u></p> <p><u>The site lies immediately north of the Hospice in the Weald, to the south east of former agricultural buildings at Downingbury Farm, converted to residential use. A number of these are listed buildings. Any development of the site should take account of the impact on the setting of these heritage assets, as well as the setting of the Hospice in the Weald. Maidstone Road adjoins the eastern boundary of the site, from where there is existing vehicular access serving Downingbury Farm. There are residential properties along Maidstone Road and in the wider locality south of the site.</u></p> <p><u>Public Rights of Way WT217B and WT218 run along the northern and western boundary of the site, and there are other Public Rights of Way close by.</u></p> <p><u>The site is mostly located within the High Weald National Landscape, the boundary of which runs across the site (with an area in the south-east corner adjacent to the Hospice in the Weald being sited outside the National Landscape). The site was formerly part of the Green Belt, released following assessment of the impact of release on the Green Belt and having regard to the growth needs of the adjacent Hospice.</u></p> <p><u>The site lies close to/part adjacent to the settlement edge of Pembury. The site forms part of the wider Pembury/Capel Forested Plateau Landscape Character Area. There is low level archaeology (some Palaeolithic and general</u></p>	For effectiveness and to provide clarification.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>background archaeology) anticipated, which could be dealt with through suitable conditions on a planning approval.</u></p> <p><u>The site is generally flat. It is considered important that any development of the site should retain and strengthen tree coverage and planting along the boundaries of the site to provide a suitable and sensitive urban edge to the settlement, including provision of landscape buffers to ensure a soft approach to the village.</u></p> <p><u>A sewer line runs through the site and there are other sewer lines close by. A Southern Water underground easement crosses this site, which will need to be taken into account in future development of the site. The site is also part of a Groundwater Source Protection Zone, which will also be a consideration in future proposals for the site.</u></p> <p><i>Add New Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM161	285 - 286		<p><i>Add new policy as follows:</i></p> <p><u>Policy AL/PE 4B</u></p> <p><u>Land at Downingbury Farm (east), Maidstone Road</u></p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>This site, as defined on the Pembury Policies Map, is allocated for expansion of the Hospice in the Weald, as indicated on the site layout plan.</u></p> <p><u>Development on the site shall accord with the following requirements:</u></p> <p><u>1. Vehicular access is to be provided from Maidstone Road, to be informed by a transport assessment;</u></p> <p><u>2. The layout and design of the scheme shall give full consideration to the site's edge-of-village location, being informed by a landscape and visual impact assessment, that takes full account of the National Landscape location, and heritage assessment, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers, to ensure a soft approach to the village and retention of existing hedgerows and mature trees;</u></p> <p><u>3. The layout and design of the scheme shall take account of the impact on the setting of heritage assets, including adjacent listed buildings and the Downingbury Farm historic farmstead, locating built development towards the south part of the site and retaining views across the northern part between Maidstone Road and Downingbury Farm;</u></p> <p><u>4. The scheme shall provide suitable pedestrian links to the surrounding footpath network and residential areas so far as possible, including a link to the land to the west allocated for residential use (under Policy AL/PE4A). The scheme shall provide improvements, where necessary to the footpath network, including Public Right of Way numbers WT217B, WT218 and WT219;</u></p> <p><u>5. The developer shall liaise with Southern Water regarding the development and implications for the easement that runs through the site and regarding capacity to serve the development, and provide details of its treatment of this as part of the application;</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>6. The developer shall liaise with the Environment Agency in respect of the Groundwater Source Protection Zone affecting the site, and shall demonstrate how this has been taken into account in the design of the proposals;</u></p> <p><u>7. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></p>	
MM162	286 - 288	Paragraphs 5.697 – 5.703 Map 68 Site Layout Plan	<p>Section 5: Land at Sturgeons fronting Henwood Green Road <i>Delete heading, paragraphs 5.697 to 5.703 and Map 68 Site Layout Plan as follows:</i></p> <p><i>Heading and paragraphs 5.697 to 5.703</i></p> <p>Land at Sturgeons fronting Henwood Green Road</p> <p>5.697 The site is mostly previously developed land of some 0.46 hectares gross, which fronts Henwood Green Road. The site is currently occupied by a civil engineering and road surfacing company and includes 34 Henwood Green Road, a residential property at the front of the site. Most of the site comprises hardstanding. There are a number of other buildings on-site that are associated with the site's commercial use. There are allotments to the east, set behind a substantial brick wall, and residential dwellings to the west and south. To the north of the site are mostly undeveloped fields, with a stable building sited immediately to the rear of the site. Public Right of Way WT233 is close by, south of the site.</p> <p>5.698 There is existing vehicular and pedestrian access to the site from Henwood Green Road. For future development of the site, it is expected that vehicular access will be informed by a transport assessment; however, an indicative point of access</p>	For effectiveness and to provide clarity to users of the Plan as the site is now constructed.


Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>informed by an existing planning consent for the site has been indicated on the site layout plan. The site is almost wholly part of the established Pembury village, with a small area of the site in the north-west corner being outside of this.</p> <p>5.699 The site lies outside of the High Weald AONB, the boundary to which abuts the eastern boundary edge of the site and curves round further to the north. The north-west corner of the site was formerly within the Green Belt, and has been released. The Development Strategy Topic Paper and Green Belt studies set out the exceptional circumstances and compensatory improvements to the remaining Green Belt to justify the changes to the boundary in this location.</p> <p>5.700 Land levels drop down into the site from Henwood Green Road towards the north-east corner of the site. The site forms part of the Pembury/Capel Forested Plateau Landscape Character Area.</p> <p>5.701 The site is part of a much larger area of archaeological potential (some Palaeolithic potential and general background archaeology) and there is low level archaeology anticipated, which could be dealt with through suitable conditions on a planning approval. The site is within a potentially contaminated land buffer, and any proposals for the site shall take account of this. There are a number of listed buildings to the west of the site that front Henwood Green Road. The site is also part of a Groundwater Source Protection Zone, which will also be a consideration in future development of the site.</p> <p>5.702 The location of the site mostly within the existing settlement suggests some development potential to contribute to meeting development needs. Given the location of the site on the edge of the settlement, development should be sensitively designed to create a green buffer along the northern edge of the site and western</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>boundary, while retaining existing trees and hedgerows, providing a suitable and sensitive urban edge to the settlement, as shown on the site layout plan.</p> <p>5.703 At a density appropriate to the location, it is anticipated that approximately 19 dwellings will be provided, of which 30% (six units) should be affordable housing. The site benefits from planning consent for the development of the site for 19 dwellings. This was granted under planning reference 17/00756 on 18 January 2019. This allocation seeks to carry this consent forward into the Local Plan.</p> <p><i>Delete Map 68 Site Layout Plan</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				
MM163	288 - 289	Policy AL/PE 5	<p>Policy AL/PE 5 Land at Sturgeons fronting Henwood Green Road <i>Delete Policy AL/PE 5 as follows:</i></p> <p>Policy AL/PE 5</p>	For effectiveness and to provide clarity to users of the Plan as the site is now constructed.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Land at Sturgeons fronting Henwood Green Road</p> <p>This site, as defined on the Pembury Policies Map, is allocated for residential development providing approximately 19 dwellings, of which 30 percent shall be affordable housing.</p> <p>Development on the site shall accord with the following requirements:</p> <ol style="list-style-type: none"> 1. A transport assessment should be submitted with the planning application, which shall inform the point of access, as shown indicatively on the site layout plan; 2. The site layout and design of development should be sensitively designed to create a green buffer along the northern and western edges of the site, as indicated on the site layout plan, while retaining existing trees and hedgerows to provide a suitable and sensitive urban edge to the settlement, and be sensitively designed in relation to heritage assets; 3. The proposal shall take account of the site's location in the contaminated land buffer; 4. Regard shall be given to the Groundwater Source Protection Zone affecting the site, in consultation with the Environment Agency; 5. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1. <p>In addition to the criteria in the above Policy, the relevant Policies that should be referred to in the Local Plan include: Policies EN 1: Sustainable Design; EN 5: Heritage Assets, EN 12: Trees, Woodland, Hedges, and Development; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty; EN 26: Sustainable Drainage; EN 28: Land Contamination; H 3: Affordable Housing; TP 1: Transport Assessments; Travel Plans and Mitigation; TP 2: Transport Design and Accessibility; and TP 3: Parking Standards.</p>	

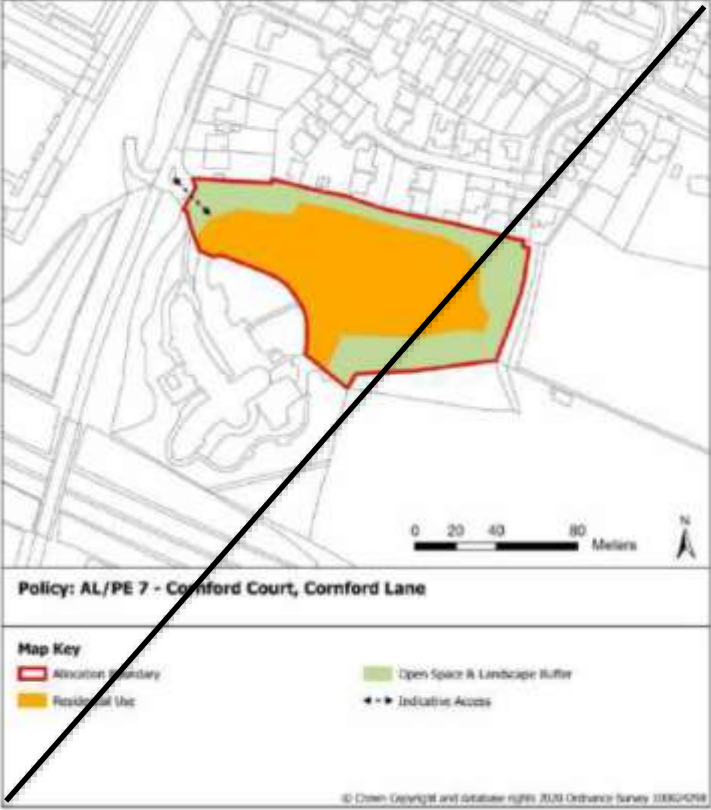
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM164	291 - 292	Policy AL/PE 6	<p>Policy AL/PE 6 Woodsgate Corner, Pembury <i>Amend Policy AL/PE 6 as follows:</i></p> <p><i>Criterion 2</i></p> <p>The layout and design of the scheme shall give full consideration to the site’s edge-of-village location, providing a suitable and sensitive urban edge to the settlement, informed by a landscape and visual impact assessment, <u>that takes full account of the National Landscape location;</u></p> <p><i>At end of criterion 6 add</i> ... Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u> These could potentially include measures to mitigate the impact on the transport network.</p>	To ensure the Policy is effective and justified.
MM165	292-293	Paragraphs 5.719 and 5.721 Map 70 Site Layout Plan	<p>Section 5: Land at Cornford Court, Cornford Lane <i>Amend paragraph 5.719, add new paragraph after 5.720, amend paragraph 5.721 and Map 70 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.719</i></p> <p>This site benefits from an existing planning consent granted under reference 17/01151 in September 2018 for the demolition of the existing building and erection of a 68-suite integrated community health centre (C2 Use Class) and associated parking, which includes an integrated community daycare centre, servicing a maximum of 20 people at any one time. The consented scheme is a dedicated diagnostic and treatment facility providing medical, nursing, and therapy support. It provides rehabilitation for the elderly, including those subject to hospital discharge.</p> <p><i>After paragraph 5.720 add:</i></p>	To clarify that the site now benefits from a resolution to grant planning consent, subject to completion of a Section 106 legal agreement and for consistency with other Site Layout Plans (to show area covered by Tree Preservation Order), and for effectiveness.

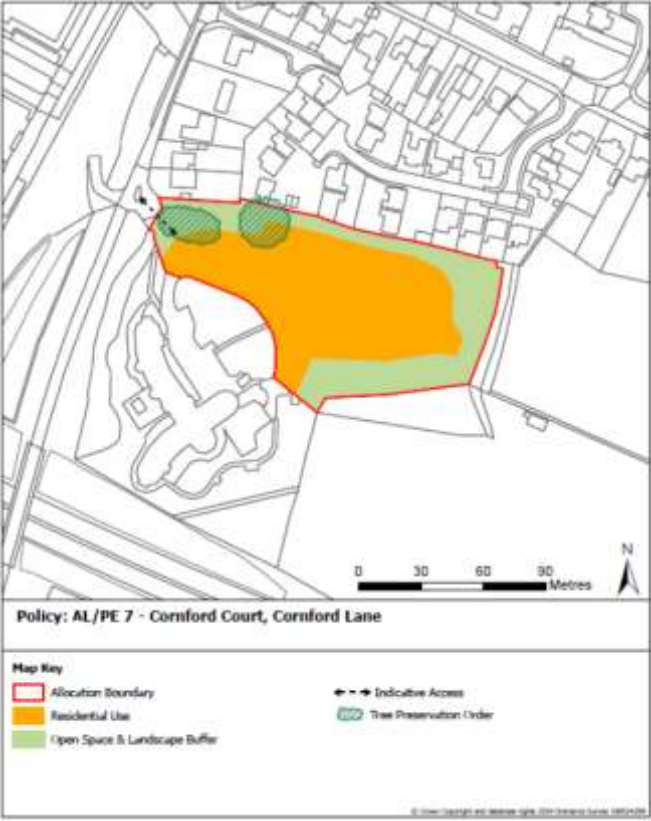
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>In addition, the site also benefits from a recent planning consent (23/03419/FULL) for an assisted living unit (use C2 – with extra care provision) comprising of 69 two-bedroom suites:</u></p> <p><i>Paragraph 5.721</i></p> <p>It is noted that accommodation falling within Use Class C2 does not count as fully equivalent to dwellings for housing supply purposes. For the housing supply and trajectory, the capacity of this allocation is to be counted as net 35 <u>36</u> units, to include discounting for C2.</p> <p><i>Amend Map 70 Site Layout Plan</i></p> <p><i>Current Map 70</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p>Policy: AL/PE 7 - Cornford Court, Cornford Lane</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Open Space & Landscape Buffer Indicative Access <p><small>© Crown Copyright and database right 2023 Ordnance Survey 100020988</small></p> <p><i>Proposed Map 70</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			 <p>The map shows a residential site outlined in red. The site is divided into three main areas: a central orange area for residential use, a green area for open space and landscape buffer, and a hatched green area for tree preservation order. A scale bar indicates 0, 30, 60, and 90 metres. A north arrow is also present. The map key includes: Allocation Boundary (red line), Residential Use (orange), Open Space & Landscape Buffer (green), Indicative Access (dashed line with arrows), and Tree Preservation Order (hatched green).</p>	
MM166	293 - 294	Policy AL/PE7	<p>Policy AL/PE 7 Cornford Court, Cornford Lane <i>Amend Policy AL/PE 7 as follows:</i></p>	<p>For clarity as the site now benefits from a resolution to grant planning consent, subject to completion of a Section 106 legal agreement.</p>

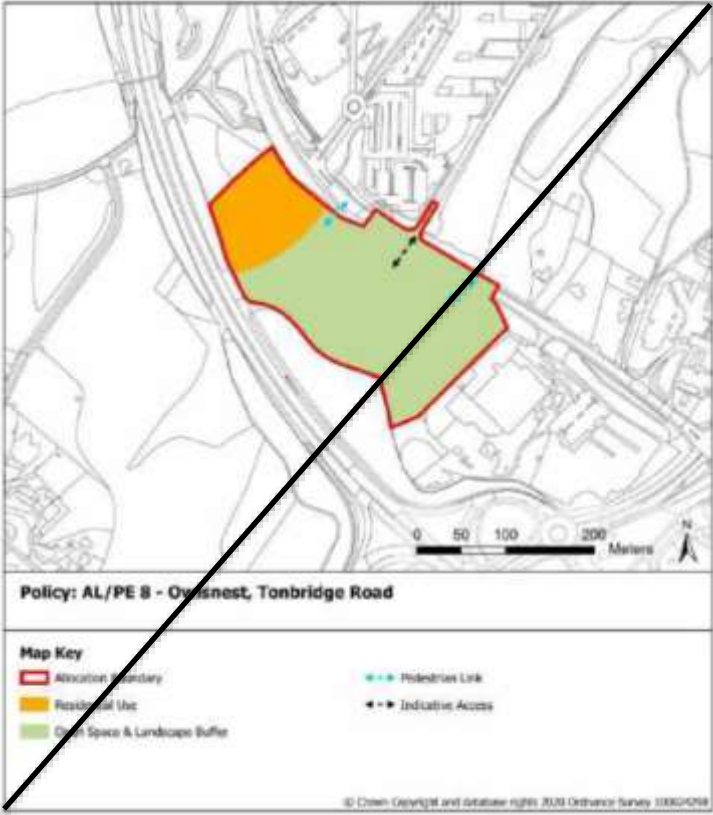
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>This site, as defined on the Pembury Policies Map, is allocated for a 689 suite integrated community healthcare facility, including the provision of an integrated Community Day Care Centre <u>suite extra care assisted living unit (Use Class C2)</u></p> <p>Development on the site shall accord with the following requirements:</p> <p>1. A transport assessment shall be submitted with the planning application and proposals shall be supported by a robust and thorough assessment as to the impact of the proposal on transport and the highway network, and the proposals shall deliver any mitigation measures identified through robust assessment as being required;</p> <p>2. Developer contributions and highway improvements and mitigation measures are expected, including financial contribution towards a corridor study along the Pembury Road corridor, with a view to relieving congestion;</p> <p>3-2. The layout and design of the scheme shall give full consideration to the site's edge-of village location, providing a suitable and sensitive urban edge to the settlement, informed by a landscape and visual impact assessment, <u>that takes full account of the National Landscape location;</u></p> <p>4-3. Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></p>	
MM167	295 - 296	Paragraphs 5.731 and 5.732 Map 71 Site Layout Plan	<p>Section 5: Owlsnest, Tonbridge Road <i>Amend paragraphs 5.731 and 5.732 and Map 71 Site Layout Plan as follows:</i></p> <p><i>Paragraph 5.731</i></p> <p>The site has <u>received planning consent</u> been promoted through a planning application submitted under reference 19/01600, <u>granted on 5 May 2022</u>. This</p>	To clarify the planning history of the site and for consistency with other Site Layout Plans (to show area covered by Tree Preservation Order), and for effectiveness.

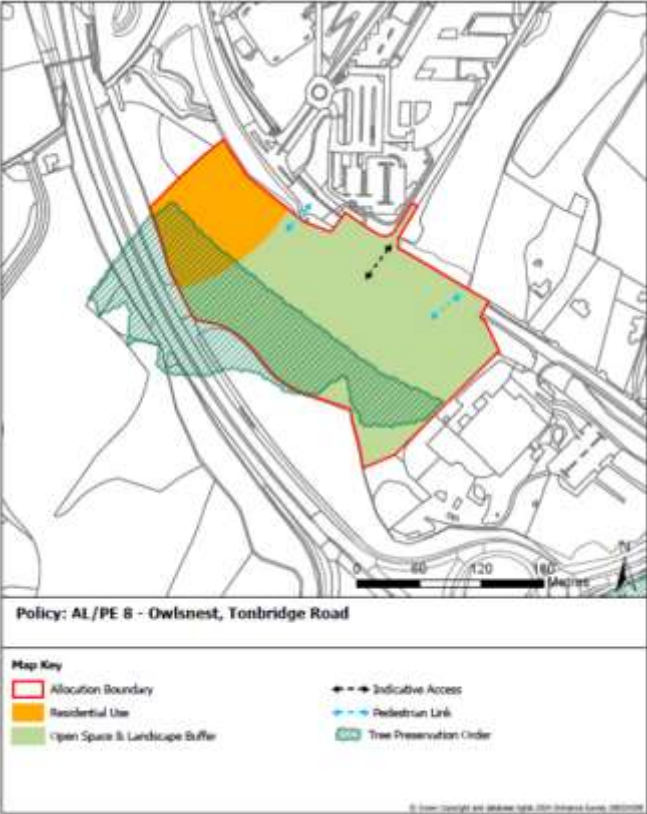
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>seeks planning permission <u>is</u> for demolition of existing buildings on the site and construction of a 76-bed health and wellbeing facility to supply private nursing care and step-down care to the adjacent hospital. This includes associated car parking, a signalised entrance junction, landscaping and amenity space, along with proposed community access to the existing lake for recreational and leisure use. The Planning Committee has resolved that, subject to the satisfactory completion of a Section 106 legal agreement, planning consent shall be granted for the development. The legal agreement is in progress.</p> <p><i>Paragraph 5.732</i></p> <p>The planning approval will <u>secures</u> the provision of a minimum of 10 units of accommodation for a step-down care for patients who need a transition between hospital and home, having had surgery (non-orthopaedic) or after treatment of acute or chronic medical conditions, to assist the hospital in dealing with delayed transfer of care (DTC), on a contractual basis. The development would also <u>offers</u> a training room for staff ...</p> <p><i>Amend Map 71 Site Layout Plan</i></p> <p><i>Current Map 71</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
				

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Proposed Map 71</i></p>  <p>Policy: AL/PE 8 - Owsnest, Tonbridge Road</p> <p>Map Key</p> <ul style="list-style-type: none"> Allocation Boundary Residential Use Open Space & Landscape Buffer Indicative Access Pedestrian Link Tree Preservation Order 	
MM168	297	Policy AL/PE 8	<p>Policy AL/PE 8 Owsnest, Tonbridge Road <i>Amend criteria 7 and 8 of Policy AL/PE 8 as follows:</i></p> <p><i>Criterion 7</i></p>	To ensure the Policy is effective and justified and consistent with MM151.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>7. Developer contributions and highway improvements and mitigation measures are expected, including financial contribution towards a corridor study along the Pembury Road corridor, with a view to relieving congestion:</p> <p><i>Criterion 8</i></p> <p>Contributions are to be provided to mitigate the impact of the development, in accordance with Policy PSTR/PE 1, <u>including contributions to be used towards improvements to active travel infrastructure and measures, including bus journey times along the A264 Pembury Road.</u></p>	
MM169	302	Policy AL/RU 1	<p>Policy AL/RU 1 Lifestyle Motor Europe, Langton Road <i>Amend criterion 2 of Policy AL/RU 1 as follows:</i></p> <p>Proposals shall be supported by a heritage statement and provide for a scheme that will conserve <u>or</u> and enhance the conservation area and the setting of the listed buildings opposite the site, specifically Bransby Cottage, 1 Langton Road, 3 Langton Road, and 5-11 Langton Road, and give full consideration to the setting and amenities of the adjacent Spa Hotel;</p>	For effectiveness.
MM170	305 - 306	Paragraphs 5.768, 5.772 and 5.774	<p><i>Amend paragraphs 5.768, 5.772 and 5.774 as follows:</i></p> <p><i>Paragraph 5.768</i></p> <p>The site is a greenfield site <u>in the National Landscape and has</u> with a gross area of some 1.03 hectares to the south of Rye Road (the A268), to the rear of the properties Sayville and Invicta House, and those on Ringle Green, at the eastern end of Sandhurst village. Marsh Quarter Lane runs north to south along the western boundary of the site. The site is predominantly grassland with a slope gently to the south. Public Right of Way WC295 runs down the western boundary of the site.</p>	For effectiveness and consistency with MM171.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Final sentence of paragraph 5.772</i></p> <p>Other highway matters that should be considered include the feasibility of providing a pedestrian crossing along Rye Road and providing for pedestrian connectivity between the site and Sandhurst Primary School.</p> <p><i>Paragraph 5.774</i></p> <p>It is noted that the was part of a larger site and larger development, that was refused planning permission in November 2019. However, it is considered that development of the smaller site that forms this site allocation remains acceptable in principle. <u>This is reflected through a planning consent granted for the site under planning reference 21/00825/OUT (and Reserved Matters 21/03676) for 15 dwellings.</u></p>	
MM171	307 - 308	Policy AL/SA 1	<p>Policy AL/SA 1 Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst</p> <p><i>Amend criteria 2, 3 and 4 of Policy AL/SA 1 as follows:</i></p> <p><i>Criterion 2</i></p> <p>2. Proposals shall include an investigation of, and if feasible, provision of, pedestrian crossing facilities on Rye Road and provide for pedestrian connectivity between the site and Sandhurst Primary School;</p> <p><i>Criterion 3</i></p> <p>Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment: with the exception of the point of vehicular access to the site, proposals shall retain</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>and strengthen tree coverage and planting along boundaries, including adjacent to the western boundary of the site by the Public Right of Way WC295;</p> <p><i>Criterion 4</i></p> <p>The setting of the settlement character shall be maintained, including through the layout and design of the development being informed by a landscape and visual impact assessment, that takes full account of the National Landscape location, and heritage assessment, giving full consideration to the site’s edge-of-settlement location, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers and open space to ensure a soft approach to the village and be sensitively designed in relation to heritage assets;</p>	
MM172	308 - 309	Paragraphs 5.776 and 5.779	<p>Section 5: Sharps Hill Farm, Queen Street, Sandhurst <i>Amend paragraphs 5.776 and 5.779</i></p> <p><i>First sentence of paragraph 5.776</i> The site lies within the National Landscape and the wider landscape to the north south, and west is rural in character, with some loosely-spaced dwellings fronting Queen Street to the west of the site.</p> <p><i>Paragraph 5.779</i> The development of the site should retain and protect tree coverage and planting along the boundaries of the site, and be supported by an arboricultural survey. In addition, the scheme shall enhance tree coverage in the south of the site. The eastern watercourse and pond shall also be retained. The proposed layout should respond positively to the existing settlement; the pattern of development should reflect that of the surrounding area by being low density in the south-west corner of the site. A suitable and sensitive urban edge to the settlement, including landscape buffers along the southern boundary, should be provided to ensure a soft approach to the village and be sensitively designed. The setting of the designated heritage assets should be taken into account when considering the design and layout of development. To</p>	For effectiveness, to provide clarification and consistency with MM173.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<u>ensure appropriate pedestrian access, a pedestrian footway shall be provided to connect with the existing footway to the east of the site, leading to the settlement centre.</u>	
MM173	309 - 310	Policy AL/SA 2	<p>Policy AL/SA 2 Sharps Hill Farm, Queen Street <i>Amend first paragraph, criteria 2, 3 and 4 of Policy AL/SA 2 and add new criterion as follows:</i></p> <p><i>First paragraph</i></p> <p>This site, as defined on the Sandhurst Policies Map, is allocated for a modest residential development providing approximately 10-15 dwellings, of which 40 percent shall be affordable housing.</p> <p><i>Criterion 2</i> <u>Proposals for the site shall be informed by a heritage assessment including an assessment of the heritage significance of</u> The setting of the settlement character, Bayford House, Sharps Hill Oast, and the Sandhurst Conservation Area, <u>and the contributions of their settings to that significance;</u> shall be maintained, including through the layout and design of the development being informed by a landscape and visual impact assessment and heritage assessment;</p> <p><i>Criterion 3</i> Regard shall be given to existing hedgerows and mature trees on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and landscape and visual impact assessment. Any trees removed as part of the vehicular access should be replaced along the northern site boundary;</p> <p><i>Criterion 4</i></p>	To ensure the Policy is effective and justified and clarify any scheme should be landscape led and that density will not be the defining factor when assessing development on the south-west corner.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>The scale, layout and design of development should be informed by a landscape and visual impact assessment, <u>that takes full account of the National Landscape location</u>, and should respond positively to the existing settlement pattern and the well treed character of the site. The scheme shall give full consideration to the site's edge-of-village location, providing a suitable and sensitive urban edge to the settlement, including provision of landscape buffers to ensure a soft approach to the village; development in the south-west corner of the site shall be of low density;</p> <p><i>After criterion 4 add new criterion</i> <u>Proposals for the site shall provide a footway linking the site to the existing footway to the east of the site, with a general minimum width of 1.8 metres together with any accommodating works.</u></p>	
MM174	314	Paragraph 5.805	<p>Section 5: Land to the west of Langton Road and south of Ferbies <i>Amend final sentence of paragraph 5.805 as follows:</i></p> <p>Details of pre-application discussions/liaison between the developer and Southern Water should be provided as part of the application. <u>Proposals for the site will be assessed against Policy EN 24: Water Supply, Quality, and Conservation.</u></p>	For effectiveness.
MM175	315 - 316	Policy AL/SP 1	<p>Policy AL/SP 1 Land to the west of Langton Road and south of Ferbies <i>Amend criteria 1, 2 and 4 of Policy AL/SP 1 as follows:</i></p> <p><i>Combine criteria 1 and 2</i></p> <p>Vehicular access shall be taken from Langton Road, the precise location of which shall be informed by a transport assessment. <u>The Transport Assessment shall also identify any necessary</u> It is expected that any mitigation measures, which <u>may include traffic calming, to</u> will be implemented by the developer, or if <u>appropriate through A a developer financial</u> contribution may be taken if appropriate;</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 2</i></p> <p>The proposal shall make provision for, and implement, necessary traffic calming measures as informed by the outcomes of the transport assessment;</p> <p><i>Criterion 4</i></p> <p>Amend criterion to read: <u>Proposals for the site shall be informed by a landscape and visual impact assessment, that takes full account of the National Landscape location, and include an assessment of the impact of proposals on the Speldhurst Conservation Area and the Went Farm historic farmstead</u>The layout and design of the scheme should give full consideration to the historic environment;</p>	
MM176	318	Policy AL/SP 2	<p>Policy AL/SP 2 Land at and adjacent to Rusthall Recreation Ground, Southwood Road</p> <p><i>Add new criterion and amend criterion 3 of Policy AL/SP 2 as follows:</i></p> <p><i>Before existing criterion 1 add new criterion:</i></p> <p><u>Proposals for the site shall be informed by a landscape and visual impact assessment, that takes full account of the National Landscape location;</u></p> <p><i>Criterion 3</i></p> <p>Proposals for the site shall have regard to existing hedgerows and mature trees on-site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment;</p>	To ensure the Policy is effective and justified.

Section 6: Development Management Policies

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM177	322 - 324	Paragraphs 6.15, 6.18, 6.24 and 6.25	<p>Section 6: Sustainable Design <i>Amend paragraphs 6.15, 6.18, 6.24 and 6.25 as follows:</i></p> <p><i>Third sentence of paragraph 6.15</i></p> <p>Since the publication of the National Ecosystem Assessment (2011) and the Enabling a natural capital approach (ENCA) Guidance (2020 and updated in 2023), it has been clear that ecosystem services are often undervalued in conventional economic analyses and decision making.</p> <p><i>Last sentence of paragraph 6.18</i></p> <p>The Waste and Resources Action Programme (WRAP) and the Construction Information Industry Research and Information Association (CIRIA) should be referred to for further details on reducing construction waste and implementing demolition protocols.</p> <p><i>After paragraph 6.18 add new paragraph</i></p> <p><u>All development below the CEMP threshold of 20 units or 2000m² (see EN1 policy box), is encouraged to use sustainably sourced materials with low embodied carbon, such as recycled or secondary aggregates, and that can be easily reused or recycled at the end of their life.</u></p> <p><i>In bullet point list of documents under paragraph 6.24 add the following:</i></p> <p><u><i>Design Manual for Roads and Bridges (DMRB)</i></u> <u><i>Sport England’s Active Design Guide</i></u></p> <p><i>Paragraph 6.25</i></p>	To provide updated references, clarity in respect of provision for smaller development schemes and for effectiveness and consistency with MM178.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>In line with the Council’s Statement of Community Involvement, new development should be informed by effective engagement between applicants, communities, neighbours of sites, local planning authorities, infrastructure providers, and other interested parties throughout the planning process. Applications that can demonstrate early, proactive, and effective engagement with the community will be looked on more favourably than those that cannot.</p>	
MM178	324 - 327	Policy EN 1	<p>Policy EN 1 Sustainable Design <i>Amend first and second paragraphs, Design, character and site context, Residential Amenity, Design and construction guidance and Community engagement sections of Policy EN 1 as follows:</i></p> <p><i>First paragraph</i></p> <p>All proposals for development within the borough will be required to satisfy the following criteria, as applicable to the type of development proposed, and consideration of the criteria should be demonstrated in supporting statements submitted with an application. It is expected that any departure from this policy, including its individual criterion, must be robustly justified in information submitted in support of the application.</p> <p><i>Second paragraph</i></p> <p>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 matters in sections 1 to 9 below topics above will be required at pre-commencement stage. These will include targets for diversion of waste from landfill and responsible procurement.</p> <p><i>Design, character, and site context section</i></p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 1</i></p> <p>Proposals should retain and, where appropriate, should retain and enhance buildings that contribute positively to the locality and street scene, heritage assets, open spaces, trees/vegetation, features of biodiversity/geodiversity, or other features important to the built or landscape character of the area, especially in the High Weald National Landscape Area of Outstanding Natural Beauty, unless the proposed development is demonstrably improved overall;</p> <p><i>Criterion 5</i></p> <p>The CEMP should demonstrate, Wwhere possible, that materials should will be used that are sustainably sourced by local suppliers and with low embodied carbon such as recycled or secondary aggregates and which can be easily reused or recycled at the end of their life;</p> <p><i>Criterion 12</i></p> <p>Proposals should encourage positive behaviour change, such as provision of drinking fountains in public realm developments to discourage purchase of single use plastic</p> <p><i>Residential amenity section</i></p> <p><i>Criterion 1</i></p> <p>That development does not result in, or is not exposed to, excessive noise, vibration, odour, air pollution, activity, vehicular movements, or overlooking;</p> <p><i>Criterion 2</i></p> <p>That the built form must not have an overbearing impact nor does not create an unacceptable loss of privacy and overbearing impact, outlook, or daylight and sunlight enjoyed by the occupiers of adjacent/nearby properties;</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Design and construction guidance section</i></p> <p>Account must be taken of Regard should be had to 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, Conservation Area Appraisals, the High Weald AONB Management Plan, the High Weald AONB Housing Design Guide, and related supporting guidance. Registration with the Considerate Constructors Scheme (or equivalent) is strongly encouraged.</p> <p><i>Community engagement section</i></p> <p>New development should be informed by effective engagement between applicants, local communities, neighbours of sites, local planning authorities, infrastructure providers, and other interested parties throughout the planning process. Applications that demonstrate early, proactive, and effective engagement, and that the views expressed in that engagement have been properly considered, will be looked on more favourably than those that cannot.</p>	
MM179	329	Paragraphs 6.26, 6.29 and 6.30	<p>Section 6: Sustainable Design Standards <i>Amend paragraphs 6.26, 6.29 and 6.30 as follows:</i></p> <p><i>Paragraph 6.26</i> 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 429 133 of the NPPF) such as sustainability standards.</p> <p><i>Paragraph 6.29</i> 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</p>	To be consistent with the NPPF and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>achieve a truly exceptional outstanding or innovative design (as set out in paragraph 79 of 134 the NPPF).</p> <p><i>Paragraph 6.30</i> Policy EN 2 details the circumstances under which sustainable design standards are expected to be met in the borough. The expectations are gradually increased throughout the timescale of the Local Plan in order to drive up standards. This progression is consistent with the Government’s approach of producing more rigorous carbon budgets over time. Standards begin at a relatively achievable level in order to allow developers time to adjust. However, development proposals that exceed the expectations in the initial period from 2022 -2025 will be strongly encouraged, subject to all other material considerations being acceptable.</p>	
MM180	330	Policy EN 2 Table 8	<p>Policy EN 2 Sustainable Design Standards <i>Amend heading for second column of Table 8 in Policy EN 2 as follows:</i></p> <p>Number of dwellings Size of development</p>	For effectiveness.
MM181	331 - 333	Paragraphs 6.35, 6.36, 6.41 and 6.48	<p>Section 6: Climate change mitigation <i>Amend paragraphs 6.35, 6.36, 6.41 and 6.48 and add new paragraphs as follows:</i></p> <p><i>Paragraph 6.35</i></p> <p>To reduce carbon emissions from the operation of new buildings, an approach that follows the energy hierarchy is expected, whereby the fabric and heating/cooling of the building is given priority over the installation of renewable technology. This is commonly known as the ‘fabric first’ approach. Following this method has multiple benefits: it is in accordance with the Government’s 2017 Clean Growth Strategy; it ensures that inefficient buildings are not constructed with renewable energy technology bolted on; and it avoids the construction of homes that require retrofitting in the future. Instead, developers are required to begin with reducing their building emissions by 10% below current Building Regulation requirements. This figure is in</p>	For effectiveness and in accordance with the 2023 Written Ministerial Statement.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>accordance with the preparations Government and industry have made over the past decade to meet the EU Energy Performance of Buildings Directive, which mandates all new buildings must be nearly zero energy after 2021. Despite changes proposed to the Planning and Energy Act 2008 in 2015, there remains provision for local planning authorities to impose requirements to this effect.</p> <p><i>Delete paragraph 6.36</i></p> <p>The Local Authority expects developers to undertake a ‘fabric first’ approach to reduce overall CO2 emissions from buildings. Following this, major developments are required to install renewable energy technology on-site that is capable of reducing CO2 emissions by an additional 15%. This figure was determined following detailed legal advice. Viability assessments for these uplifts in targets have been appraised through viability studies.</p> <p><i>After paragraph 6.36 add</i></p> <p><u>The introduction of the 2021 Part L uplift to the Building Regulations set national minimum energy efficiency standards that are higher than those referenced in an earlier 2015 Written Ministerial Statement. A further change to energy efficiency building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continues to decarbonise. The improvement in standards already in force, alongside the ones which are due in 2025, demonstrates the Government’s commitment to ensuring new properties have a much lower impact on the environment in the future.</u></p> <p><i>Last sentence of paragraph 6.41</i></p> <p>The Local Authority also has an Energy Efficiency and Historic Buildings Guidance Note (2018) <u>Historic England has published an Advice Note 18 (HEAN 18):</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Adapting Historic Buildings for Energy and Carbon Efficiency (2024)</u> to provide historic building owners with information on how to maximise the opportunities available for improving energy efficiency.</p> <p><i>New paragraph after paragraph 6.43</i></p> <p><u>Renewable energy-generating technology includes photovoltaics, solar hot water, air/ground source heat pumps, wind turbines, hydropower, and biomass boilers. Low carbon technology presented as an alternative to renewable energy-generating technology, such as Combined Heat and Power (CHP), will be considered on a case-by-case basis, as will emerging new technology. The choice of technology to be installed will have consideration for site constraints such as shading, local air quality, and sensitive features such as the landscape and historic environment. Biomass boilers should have access to locally sourced fuel and be located outside urban areas (See Policy EN 23: Biomass Technology).</u></p> <p><i>New paragraphs after paragraph 6.45</i></p> <p><u>All energy calculations should be made using recognised calculators such as the Standard Assessment Procedure (SAP) or Home Quality Mark method for residential buildings, or the Simplified Building Energy Model (SBEM) for non-residential buildings. The calculations should include all regulated emissions such as fixed heating, lighting, hot water, and ventilation. Unregulated emissions from appliances such as white goods should be considered wherever possible.</u></p> <p><u>Compliance with this policy should be demonstrated with a design stage Energy Strategy Report (major development) or Energy Statement (minor development), which is revisited during the construction phase to confirm its predictions are still valid and thus help avoid a ‘performance gap’. Both submissions should contain adequate information to demonstrate how the energy hierarchy has been followed and energy reduction targets will be</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>achieved. The level of detail provided should be proportionate to the size of the development.</u></p> <p><u>There may be exceptional circumstances where compliance with this policy would make the development unviable. In each case, this would need to be fully and appropriately demonstrated by a robust viability assessment to warrant a departure from compliance with this policy.</u></p> <p><i>Final sentence of paragraph 6.48</i></p> <p>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></p>	
MM182	334 - 335	Policy EN 3	<p>Policy EN 3 Climate Change Mitigation and Adaptation</p> <p>Subject to all other material considerations, proposals for zero carbon and low emission development, as well as development that allows communities, infrastructure, businesses, and the natural environment to adapt to the impacts of climate change, will be strongly supported.</p> <p>Energy reduction in new buildings</p> <p>Proposals for the construction of new buildings are required to incorporate design features that help deliver radical reductions in greenhouse gas emissions, particularly CO2 emissions, and thus help mitigate climate change impacts. This will be achieved using <u>the fabric first* approach to reduce energy demands and thus CO₂ emissions from buildings.</u> the measures set out below, unless superseded by national policy or legislation:</p> <p>1. A ‘fabric first’ approach in which all development comprising the construction of new buildings is required to reduce operational CO2 emissions by at least 10% below the Target Emission Rate (TER) as set out in Building Regulations Part L (2013);</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>2. Requirement for major development comprising the construction of new buildings to reduce operational CO2 emissions by 15% using renewable energy-generating technology to be installed on site. The 15% reduction will be calculated only after the 'fabric first' approach has been applied.</p> <p>The 'fabric first' approach should be based upon a consideration of U-values, thermal bridging, air permeability, and thermal mass, and also features that affect lighting and solar gains, such as building orientation and layout.</p> <p>Renewable energy-generating technology including inges photovoltaics, solar hot water, air/ground source heat pumps, wind turbines, hydropower, and biomass boilers* will also be supported, as will low carbon technology presented as an alternative to renewable energy-generating technology, such as Combined Heat and Power (CHP), will be considered on a case-by-case basis, as will emerging new technology. The choice of technology to be installed will have consideration for site constraints such as shading, local air quality, and sensitive features such as the landscape and historic environment.</p> <p>All energy calculations should be made using recognised calculators such as the Standard Assessment Procedure (SAP) or Home Quality Mark method for residential buildings, or the Simplified Building Energy Model (SBEM) for non-residential buildings. The calculations should include all regulated emissions such as fixed heating, lighting, hot water, and ventilation. Unregulated emissions from appliances such as white goods should be considered wherever possible.</p> <p>Compliance with this policy should be demonstrated with a design stage Energy Strategy Report (major development) or Energy Statement (minor development), which is revisited during the construction phase to confirm its predictions are still valid and thus help avoid a 'performance gap'. Both submissions should contain adequate information to demonstrate how the energy hierarchy has been applied followed and</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>energy reduction targets will be achieved. The level of detail provided should be proportionate to the size of the development.</p> <p>There may be exceptional circumstances where compliance with this policy would make the development not viable. In each case these circumstances would need to be fully demonstrated to warrant a departure from compliance with this policy.</p> <p>* using locally sourced fuel and outside of urban areas only. See Policy EN 23: Biomass Technology.</p> <p>Climate change adaptation</p> <p>Where relevant, development must incorporate measures that adapt to the impacts of climate change. These could include, but are not limited to, the following measures:</p> <ol style="list-style-type: none"> 1. Protection, and provision, of well connected green infrastructure (especially trees) that facilitates native species' movements, facilitates sustainable drainage, provides natural shading, and is well adapted to summer drought and increased winter rainfall (refer to Policy EN 14: Green, Grey, and Blue Infrastructure); 2. Reduction in flood risk and provision of infrastructure to protect vulnerable communities and habitats, and minimisation of water consumption. Refer to Policies EN 24: Water Supply, Quality and Conservation, EN 25: Flood Risk, and EN 26: Sustainable Drainage; 3. Reduction in the urban heat island effect by consideration of road and building surface materials and the role of green infrastructure; 4. Support for proposals and associated infrastructure that allow for more resilient forestry and agricultural practices; 5. Buildings designed and built to avoid overheating, especially those for vulnerable users such as hospitals, schools, and elderly care homes, by following the cooling hierarchy. 	

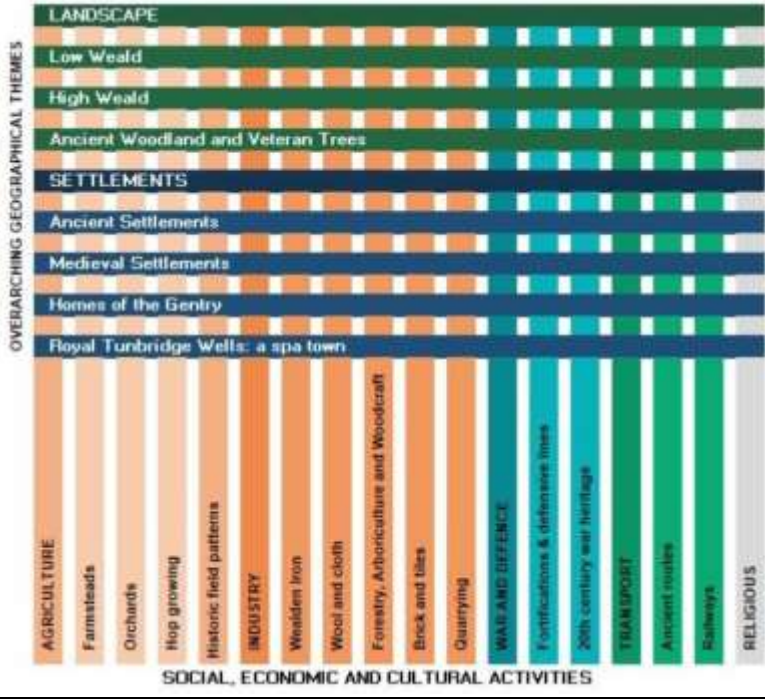
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>The latest strategy published by the National Adaptation Programme should be referred to for advice and Dynamic Thermal Modelling should be used where applicable.</p>	
MM183	335 - 344	Paragraphs 6.51 – 6.87	<p>Section 6: Historic Environment and Heritage Assets <i>Amend Historic Environment and Heritage Assets section, paragraphs 6.51 to 6.87</i></p> <p>Historic Environment and Heritage Assets</p> <p>Historic Environment</p> <p>The historic environment of the borough is an irreplaceable and valuable asset, which is a material planning consideration and contributes to wider strategic objectives, such as economic development, urban regeneration, high quality urban design and planning, tourism, leisure, education, sustainability, and health and wellbeing. The Council recognises that the built, natural, and landscape heritage of the borough is a valuable resource, which is important not only for its cultural and social value, but also its economic potential. The borough has a distinctive heritage, which can be easily identified through the diversity of its heritage assets, including:</p> <ul style="list-style-type: none"> • isolated farmsteads • post-medieval villages, grown through trade and craft, surrounded by ancient farmsteads and historical field patterns, and linked by ancient routeways; • archaeological sites, including such diverse sites as iron age hill forts, medieval moated sites, Tudor furnaces, and post-medieval woodland management features; distinctive oast kilns and hoppers huts seen throughout the borough; • the high number of ancient woodlands and veteran trees characterising the historic landscape; • undulating ridgelines emphasising distinctive trees and spires on the skyline; • the urban grain and architecture of the early spa town of Royal Tunbridge Wells 	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>In order to ensure the effective integration of the heritage of the borough into policy and decision making, development management policies relating to the historic environment should be considered in conjunction with other policies in the Plan, such as those relating to design, heritage assets, landscape character, trees, biodiversity, transport, and sustainability, and any related Supplementary Planning Documents (SPD). Also, where development is within, or close to, the High Weald AONB, consideration will be given to the High Weald AONB Management Plan.</p> <p>It is important that planning decisions consider heritage assets in the borough in the round, alongside wider objectives as set out in this Plan. National planning policy (the NPPF) and legislation in relation to all aspects of planning, not just the management of the historic environment, recognises the role of our surroundings in contributing to our economy, social life, and environment, and therefore our wellbeing. This includes the many layers of history in all its forms that are evident in our surroundings. They are a shared resource, which should be managed well to ensure that the meaning is not lost to future generations.</p> <p><u>The Council’s Historic Environment Review</u></p> <p>The Council's Historic Environment Review examines the historic environment of the borough to form the basis for heritage local planning, providing an accessible summary of the historic landscape character and heritage assets in the borough. A Historic Environment SPD based on the Review will be produced, and this will be taken into consideration in decision making when adopted. The SPD will form part of the evidence base for the Historic Environment Framework, which will contain a mission statement and suite of practical strategies for managing decision making that demonstrates a positive approach for the conservation, enjoyment, and enhancement of the historic environment.</p> <p>The Historic Environment Review identifies a number of vulnerabilities and opportunities for heritage assets based on various factors, including significant</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>pressure for new development. As well as focusing on specific assets, it is important to consider the main themes and characteristics that help to form the local distinctiveness of the borough, and which make a significant contribution to its heritage, as summarised in the Historic Environment Review and the heritage themes that it identifies in the following matrix:</p> <p align="center">Figure 6 Matrix of Heritage Themes</p>  <p>The matrix consists of 12 rows representing 'OVERARCHING GEOGRAPHICAL THEMES' and 18 columns representing 'SOCIAL, ECONOMIC AND CULTURAL ACTIVITIES'. The rows are: LANDSCAPE (Low Weald, High Weald, Ancient Woodland and Veteran Trees), SETTLEMENTS (Ancient Settlements, Medieval Settlements, Homes of the Gentry, Royal Tunbridge Wells: a spa town), and a final row for 'RELIGIOUS'. The columns are: AGRICULTURE (Farmsteads, Orchards, Hop growing, Historic field patterns), INDUSTRY (Woollem Iron, Wool and cloth, Forestry, Arboriculture and Woodcraft, Brick and tiles, Quarrying), WAR AND DEFENCE (Fortifications & defensive lines, 20th century war heritage), TRANSPORT (Ancient routes, Railways), and RELIGIOUS.</p> <p><u>In order to ensure the effective integration of the heritage of the borough</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>into policy and decision making, development management policies relating to the historic environment should be considered in conjunction with other policies in the Plan, such as those relating to design, heritage assets, landscape character, trees, biodiversity, transport, and sustainability, and any related Supplementary Planning Documents (SPD). Also, where development is within, or close to, the High Weald National Landscape, regard will be had to the High Weald AONB Management Plan.</u></p> <p><u>It is important that planning decisions consider heritage assets in the borough in the round, alongside wider objectives as set out in this Plan. National planning policy (the NPPF) and legislation in relation to all aspects of planning, not just the management of the historic environment, recognises the role of our surroundings in contributing to our economy, social life, and environment, and therefore our wellbeing. This includes the many layers of history in all its forms that are evident in our surroundings. They are a shared resource, which should be managed well to ensure that the meaning is not lost to future generations.</u></p> <p>Proposals for development will be required to reflect the local distinctiveness, condition (state of repair), and sensitivity to change of the historic environment, as defined in the following guidance (all documents are those of Tunbridge Wells Borough Council, unless indicated otherwise):</p> <ul style="list-style-type: none"> • Historic Environment Review • Findings as set out in the Historic Landscape Characterisation 2014-2017 • Conservation Area Appraisal SPDs • Local Heritage Assets SPD • List of Local Heritage Assets, including Historic Parks and Gardens • Borough Landscape Character Assessment SPD • Rural Lanes SPG • Farmsteads Assessment Guidance SPD 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<ul style="list-style-type: none"> • Landscape Sensitivity Assessments • Royal Tunbridge Wells Urban Design Framework • Review of the Kent Compendium’s list of Historic Parks and Gardens for Tunbridge Wells Borough • Kent Design SPD • High Weald AONB Management Plan <p>Heritage Assets</p> <p>Heritage assets are buildings, monuments, structures, sites, places, areas, whole landscapes, or elements of landscapes, identified nationally and locally as valued components of the historic character of the borough. They can include designated heritage assets and non-designated heritage assets identified by the Council as being of local historic importance (including local heritage assets or those identified during the determination of planning applications).</p> <p>Designated heritage assets are protected by national policy and legislation, and in the borough. These include:</p> <ul style="list-style-type: none"> • Listed buildings • Conservation areas • Scheduled monuments • Archaeological sites • Registered Historic Parks and Gardens • Ancient semi-natural woodlands • Veteran trees <p>Tunbridge Wells borough has a rich and diverse built heritage, including a large number of heritage assets, all set within its historic towns and villages, a well-preserved medieval and pre-medieval landscape (dating back to Palaeolithic,</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Mesolithic, and Neolithic periods) of dispersed settlements, ancient routeways, ancient woodland, veteran trees, farmland, and farmsteads. A high percentage of the borough falls within the High Weald National Landscape AONB, which is recognised as an important medieval landscape. Many of the heritage assets are identified as components of the natural beauty of the National Landscape AONB.</p> <p>As set out in the NPPF, heritage assets are an irreplaceable resource that should be conserved or enhanced in a manner appropriate to their significance. Any harm or loss will require a clear and convincing justification. Substantial harm to, or loss of, heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, will be wholly exceptional. The Vision and Strategic Objectives of the Local Plan set out that the high quality natural, built, and historic environment will be conserved or enhanced.</p> <p>Policy STR 8 relating to the natural, built, and historic environment sets out the aims of the Council for each type of heritage asset that features within the borough, and states that a positive approach will be taken for the management of heritage assets in the delivery of new development, ensuring that the distinctiveness of the natural, built, and historic environment of the borough is conserved or enhanced.</p> <p><u>For any development proposal affecting a heritage asset, the submission of a heritage statement will be required with the planning application. This statement should describe the significance of the heritage asset based on historic research and the impact of the proposal on the significance. It should be proportional to its importance and clearly show the context of the proposal. The application should also include, where appropriate, accurate site surveys and drawings showing surrounding buildings and spaces. For some proposals, a heritage statement will be insufficient. Where proposals affect sites of archaeological interest, it is probable that a desk-</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>based assessment and possibly fieldwork will be needed.</u></p> <p><u>Other non-designated assets</u></p> <p>Local heritage assets <u>(also known as non-designated assets)</u> are those that appear on a local list of heritage assets and those that may be identified through the development management process as non-designated heritage assets. <u>The Council will be producing such a list and may also identify non-designated assets through the development management process.</u> <u>Local heritage assets have also been identified in Neighbourhood Plans. In addition, local groups including the Tunbridge Wells Civic Society have produced their own lists of Local Heritage Assets.</u> Non-designated heritage assets have no statutory protection but are protected by national policy and guidance. They can include many different types of assets, such as structures, pavements and road surfaces, ancient trees, and other landscape features, which are considered to have a degree of local heritage significance and merit consideration in planning decisions. <u>The Council's Historic Environment Review, based on the historic environment themes of the Borough, and Local Heritage Assets SPD, both referred to above, also provide further information on local heritage assets, and include criteria for selection.</u></p> <p>The complex history of the landscape also means that there are many sites and features that do not have a specific statutory designation, and in some cases are yet to be discovered. These include archaeological remains, sites of archaeological interest, and sites featured in the Kent Historic Environment Record. Nevertheless, these should also be conserved or enhanced because of their contribution to the wider landscape, and to the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.</p> <p>For any development proposal affecting a heritage asset, the submission of a</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>heritage statement will be required with the planning application. This statement should describe the significance of the heritage asset based on historic research and the impact of the proposal on the significance. It should be proportional to its importance and clearly show the context of the proposal. The application should also include, where appropriate, accurate site surveys and drawings showing surrounding buildings and spaces. For some proposals, a heritage statement will be insufficient. Where proposals affect sites of archaeological interest, it is probable that a desk-based assessment and possibly fieldwork will be needed.</p> <p>Listed buildings</p> <p>The borough contains 2,248 buildings of architectural or historic interest, which make a significant contribution to the quality and distinctiveness of the local environment. Listed buildings are protected by national legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. <u>In exercising its planning functions there is a duty on the Council to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</u> which sets out a duty for local planning authorities in regard to preserving the special character of listed buildings when making decisions on planning applications.</p> <p>There is a presumption in favour of preserving listed buildings, and consent will only be given in very exceptional circumstances for their demolition. Poor condition is no justification for demolition, and where a building is redundant, every effort must be made to find an optimum viable new use, which should be consistent with the character, appearance, and fabric of the building.</p> <p>Alterations, repair, renovation, and extensions to listed buildings and development affecting the setting of listed buildings should <u>sustain or enhance their significance and preserve</u> the special features for which they are designated. These features can <u>also</u> include curtilage buildings, structures, spaces, and the landscape setting</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>that are integral to their character, and important views within, of, into, and out of, the area or site. Development that would have an adverse impact on their special historic or architectural interest, or their formal or natural landscape setting, will not normally be permitted.</p> <p>The setting, significance, and importance of historic buildings <u>The parts of the setting of historic buildings which contribute towards their significance</u> can be seriously harmed by inappropriate neighbouring developments and/or uses. Therefore, for any proposals that would have an impact on the setting of a listed building, applicants will be required to submit technical and illustrative information about the proposed development and its relationship to its setting as part of a heritage statement and/or design and access statement.</p> <p>Conservation areas</p> <p>Conservation areas are designated by the Local Planning Authority as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (see Planning (Listed Buildings and Conservation Areas) Act 1990 section 69 (1)). Conservation areas are protected by national legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out a duty for local planning authorities in regard to preserving the special historic or architectural character and appearance of the areas when making decisions on planning applications. <u>The NPPF additionally requires local authorities to identify and assess the particular significance of a conservation area that may be affected by a proposal including by development affecting the setting of a conservation area.</u></p> <p>The borough contains 27 <u>26</u> conservation areas, within which the combination of the buildings, spaces, and landscape is of great importance in creating the distinctive character of the area. The strong pressures for redevelopment within, or adjoining, conservation areas could, if not controlled sensitively, lead to an erosion of that character. Conservation area boundaries are defined on the</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Policies Map (please note, the Warwick Park and Madeira Park Conservation Area Appraisal is currently in the process of being adopted, and the draft boundaries are shown on the Policies Map).</p> <p>In designating or reviewing conservation area boundaries, the Council must have regard to advice set out in the NPPF, or any subsequent guidance. The principal concern is whether the area is, or remains, of special architectural or historic interest worthy of preservation or enhancement. The definition of an area's special interest derives from an assessment of the elements that contribute to, and detract from, its character. Such elements include: historical development; the topography; the quality and relationship of buildings in the area; and also the trees, other vegetation, and open spaces; the character and hierarchy of spaces; the prevalent building materials; the mix of uses; and the quality of street furniture and hard and soft surfaces.</p> <p><u>With the exception of the Warwick Park and Madeira Park Conservation Area Appraisal, which was adopted in June 2019, t</u>The Council is aware that many conservation area appraisals in the borough were prepared more than a decade ago, and review is therefore required. The review of appraisals and management plans will be prioritised to cover areas of vulnerability or development pressure and consideration.</p> <p>New development in conservation areas should aim to preserve or enhance the character or appearance and local distinctiveness of the historic environment and respect its surroundings in terms of:</p> <ul style="list-style-type: none"> • Design • Layout • Height • Massing • Volume 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<ul style="list-style-type: none"> • Scale • Form • Materials • External detailing/ornate features • Roofscape • Plot width • Landscaping; and • Design of any new pedestrian, cycle or vehicular access <p>In order to assess the impact of a proposal in a conservation area, an appropriate level of detail should be submitted, including drawings and other visual material, and a full application rather than an outline application submitted.</p> <p>Scheduled monuments</p> <p>The following is a list of Scheduled Ancient Monuments to be found in the borough:</p> <p>Royal Tunbridge Wells - High Rocks: Earthworks, Iron Age Hill Fort Royal Tunbridge Wells - Moat Farm: Medieval Moated Site Benenden - Iden Green: Paved Ford crossing line of Roman Road Brenchley - Castle Wood Castle: Iron Age Hill Fort Capel - Castle Hill: Earthworks, Iron Age Hill Fort Cranbrook - Little Farningham Wood: Roman Site Goudhurst - Bedgebury Furnace: Tudor Iron Furnace Cranbrook - Furnace Farm: Moated site to the west of it Horsmonden - Share Farm: Moated Site Lamberhurst - Scotney Castle: Medieval and later Castle Lamberhurst - Bayham Abbey: scheduled area is outside the borough (in Wealden) but its setting is within Speldhurst - Groombridge Place: Medieval Moated Site</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>These sites are, by definition, of national importance and are afforded a high level of protection from disturbance, as defined by the Ancient Monuments and Archaeological Areas Act 1979. There will a presumption against development proposals that would be likely to cause damage to the sites themselves or their settings. Some archaeological sites or monuments within the borough are not currently scheduled but may be of comparable significance and therefore such sites will be treated as though they are, in fact, scheduled.</p> <p>The consent of the Secretary of State is required for any works affecting an Ancient Monument but planning permission for any accompanying development is required from the Local Planning Authority.</p> <p>Archaeological sites</p> <p>The borough is mainly embraced by undulating high ground, which rises from the clays of the Low Weald. The area, certainly until the growth of Royal Tunbridge Wells as a spa town in the 17th century, was never densely settled, and in medieval times was still largely wooded, as is evidenced by the '-hurst' and '-den' place names, signifying woodland and woodland swine pasture respectively.</p> <p>Prehistoric occupation is represented by a number of flint scatters and other finds of Mesolithic, Neolithic, and Bronze Age date, and the earthworks of probable Iron Age hill forts survive at High Rocks, Royal Tunbridge Wells; Castle Wood, Brenchley; and Castle Hill, Capel.</p> <p>Apart from some evidence of Roman iron working, there is currently little archaeological evidence of activity in the Roman and Saxon periods.</p> <p>In the later medieval period, Cranbrook developed as a medium-sized town based on the cloth industry, which also flourished in a number of surrounding villages. Several medieval moated sites have been identified, and various sites are known</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>from earthworks and place name evidence to relate to the important Wealden iron industry that developed in the later Middle Ages and reached its peak in the 16th and 17th centuries.</p> <p>The borough's more recent archaeological heritage includes industrial, civil, and military sites of the 19th to 21st centuries. Examples include hospitals, non-denominational churches, hop pickers huts, and second world war pill boxes.</p> <p>While limited in quantity, the archaeological remains make an important contribution to the understanding of the history of the area.</p> <p>Further targeted research into archaeology is recommended, including an assessment of the contribution of standing buildings to archaeological knowledge. The Council is working closely with Kent County Council to establish priority areas for further archaeological research. Areas of greatest sensitivity to change will be agreed with a view to undertaking a focused desktop review of assets by number and by type, with reference to the Kent Historic Environment Record.</p> <p>In considering any development proposals that may affect an archaeological site, applicants should consult both the Local Planning Authority and the County Archaeologist at Kent County Council at an early stage, ideally prior to submitting a formal planning application, in order to establish the possible archaeological implications of any proposals. Developers will need to demonstrate that the archaeological implications of the development have been properly assessed, and an appropriately detailed written archaeological assessment may be required to be submitted with an application for development. Planning permission may be refused without adequate assessment of the archaeological implications.</p> <p>Where permission is to be granted for development resulting in the damage or destruction of archaeological remains and the developer has not entered into a planning agreement or made equivalent arrangements for the excavation and</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>recording of the remains, the deposition of the site archive, and the publication of the results, conditions will be attached to the permission to ensure that no development takes place until this work has been carried out.</p> <p>Historic parks and gardens</p> <p>Historic parks and gardens are an important heritage asset as they make a significant contribution to the character, history, and landscape setting of the area in which they are located. They also play an important part in maintaining biodiversity and environmental improvement. Proposals for new development must have careful regard to the important landscape architecture of the site, the setting of the historic buildings within the site and its visual amenity and wider setting. Sufficient information to enable the impact of development on a historic park or garden to be properly assessed, including impact on existing trees and landscaping, and detailed landscaping proposals, shall be submitted with all planning applications. The Local Planning Authority may also ensure the conservation of the historic park and garden by requesting the submission of a management plan for the designated site and its setting to promote good land management practice and encourage best use of resources, as part of the application. Improved access to local historic parks and gardens, such as through the National Gardens Scheme, is also encouraged. Further information on the historic parks and gardens of the borough is contained in A Review of the Kent Compendium's list of Historic Park and Gardens for Tunbridge Wells Borough April 2010.</p> <p>Historic England maintains a Register of Parks and Gardens of Historic Interest in England. There are 16 such sites situated wholly or partly within the borough, including sites of international reputation such as Sissinghurst Castle and Scotney Castle, and a Repton designed landscape at Bayham Abbey. There is also a local list referred to as the Kent Compendium List of Historic Parks and Gardens. This list was updated by the Council with the aid of the Kent Gardens</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Trust through a Historic England supported project developing a robust methodology and high-quality publications. The resultant list of 27 sites, as set out in the project report, 'A Review of the Kent Compendium's List of Historic Parks and Gardens for Tunbridge Wells Borough April 2010', was published by the Council in 2010, and are considered to be identified heritage assets. All historic parks and gardens in the borough are defined on the Policies Map and listed on the Council's Historic Parks and Gardens web page.</p> <p>Ancient semi-natural woodland and veteran trees</p> <p>The borough is rich in ancient semi-natural woodland (ASNW) and aged and veteran trees, which are classed as heritage assets. Tunbridge Wells has the largest area of ASNW in Kent, being 16.22% of the total land area. The Local Planning Authority will seek to prevent loss of, and enhance, woodland cover, working proactively with woodland owners and relevant organisations to bring woodland back into management where possible. Where developments are proposed in, or adjacent to, ASNW, or may affect veteran trees, regard will be given to Natural England and Forestry Commission Standing Advice for Ancient Woodlands and the NPPF; seeking to ensure no loss occurs other than in wholly exceptional circumstances (such as nationally significant infrastructure projects or orders under the Transport and Works Act). Further details of specific requirements and reference guidance on these assets can be found in Policy EN 13: Ancient Woodland and Veteran Trees.</p>	
MM184	338 and 344	Policy EN 4 Policy EN 5	<p>Policy EN 4 Historic Environment and Policy EN 5 Heritage Assets <i>Delete Policy EN 4 and EN 5 and replace with new policy as follows:</i></p> <p><i>Policy EN 4</i> Policy EN 4</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Historic Environment</p> <p>Proposals for development will be required to reflect the local distinctiveness, condition (state of repair), and sensitivity to change of the historic environment as defined in the guidance listed above in paragraph 6.55.</p> <p>All new development shall contribute to the overall conservation and, where possible, enhancement, of the historic environment of the borough. Applicants must demonstrate how their proposals have regard to the advice set out in government historic environment policy and guidance, including Historic England Good Practice Advice Notes and Historic England Advice Notes, and the themes in the Historic Environment Review.</p> <p>All proposals shall demonstrate:</p> <ol style="list-style-type: none"> 1. How the development proposal would preserve or enhance the historic environment; 2. A clear consideration of the relationship of the proposal with the historic evolution of the borough; 3. An assessment of the historic character of the local area; 4. An understanding of heritage assets and their setting and associated significance, vulnerabilities, and opportunities. <p>Policy EN 5 Policy EN 5</p> <p>Heritage Assets</p> <p>Proposals that affect a designated or non-designated heritage asset, or its setting, will normally only be permitted where the development conserves or enhances the</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>character, appearance, amenity, and setting of the asset, and in the case of historic parks and gardens, provides, where possible, improvement of access to it.</p> <p>Designated heritage assets are the subject of separate legislative planning requirements, as set out in the above supporting text for each heritage asset type, and proposals shall specifically have regard to these.</p> <p>Proposals that will assist in bringing a heritage asset at risk back into a use consistent with its conservation will be encouraged.</p> <p>Applications will be assessed with reference to the following:</p> <ol style="list-style-type: none"> 1. the historic and/or architectural significance of the asset; 2. the prominence of its location and setting; 3. the historic and/or architectural significance of any elements to be lost or replaced. <p>Proposals should also comply with the advice set out in the Conserving and Enhancing the Historic Environment section of the NPPF (and any subsequent versions). Any development that might directly or indirectly affect the significance of a listed building, conservation area, historic park and garden, scheduled ancient monument, historic landscape (including ancient woodland and veteran trees), archaeological site, or local heritage asset, will be required to submit a heritage statement, and/or where applicable, an archaeological assessment and/or management plan as above for historic parks and gardens, with any planning application, which can be included within a design and access statement. This includes development affecting their setting.</p> <p>The assessment of proposals should make reference to the Tunbridge Wells Borough Historic Environment Review, the Council’s List of Local Heritage Assets, which includes buildings and historic parks and gardens of local importance, and relevant guidance. Although the Council does not hold an exhaustive list of non-</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>designated heritage assets, it should be noted that these are often identified at the application stage of any proposal.</p> <p>Should permission be granted for the removal of part or all of a heritage asset, the Local Planning Authority will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</p> <p><i>New Policy</i></p> <p><u>Policy EN 4</u></p> <p><u>The Historic Environment, including Heritage Assets</u></p> <p><u>The Local Planning Authority will have regard to the statutory duty to preserve the Borough’s heritage assets and, so far as relevant for statutory purposes, their settings.</u></p> <p><u>Proposals for new development that affect a designated* or non-designated heritage asset shall preserve and, where possible, enhance its significance, including its historic character, appearance, amenity and setting, and in the case of historic parks and gardens, provides, where possible, improvement of access to it.</u></p> <p><u>Proposals that will assist in bringing a heritage asset at risk back into a use consistent with its conservation and with the relevant national policy guidance will be encouraged.</u></p> <p><u>Applications will be assessed with reference to the following:</u></p> <p><u>1. the historic and/or architectural significance of the asset;</u></p> <p><u>2. its location and setting;</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>3. the historic and/or architectural significance of any elements to be lost or replaced;</u></p> <p><u>4. any other relevant factors that bear on the significance of the asset and its setting.</u></p> <p><u>Should permission be granted for the removal of part or all of a heritage asset, the Local Planning Authority will not permit the removal or demolition of the heritage asset until it is proven that the approved replacement development will proceed.</u></p> <p><u>Proposals should have regard to national historic environment policy and guidance, including Historic England Good Practice Advice Notes and other Advice Notes, the Council’s Historic Environment Review and the local guidance listed above in paragraph xx, as applicable.</u></p> <p><u>[* Designated heritage assets are the subject of separate legislative planning requirements, as set out in the above supporting text for each heritage asset type, and proposals shall specifically have regard to these.]</u></p>	
MM185	348	Policy EN 6	<p>Policy EN 6 Shop Fronts <i>Amend criterion 5 of Policy EN 6 as follows:</i></p> <p>Where illumination is required, it should be restrained and unobtrusively sited within the context of the appearance of the building and its setting, in accordance with having regard to the advice set out in the Professional Institute of Lighting Engineers Guidance Note 1 relating to The Reduction of Obtrusive Light or any successive guidance;</p>	To reflect the relative status of the Guidance (as a material consideration in the assessment of planning applications) and for effectiveness.
MM186	350		<p>Section 6: Advertisements in conservation areas and on, or affecting, listed buildings and non-designated heritage assets <i>After paragraph 6.117 add a new paragraph as follows:</i></p>	To provide clarity in relation to the Department for Transport’s Circular 02/2013.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>For advertisements located along, or visible from the Strategic Road Network (motorways or some A roads), regard should be had to the Department for Transport’s Circular 02/2013.</u></p>	
MM187	351 - 352	Paragraphs 6.124, 6.125 and 6.127	<p>Section 6: Outdoor Lighting and Dark Skies <i>Amend paragraphs 6.124, 6.125 and 6.127 as follows:</i></p> <p><i>First sentence of paragraph 6.124</i></p> <p>Applicants should adhere have regard to the guidance on lighting provided in the Institute of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions).</p> <p><i>Paragraph 6.125</i></p> <p>The whole of the borough, apart from the Main Urban Area of Royal Tunbridge Wells and Southborough, and Paddock Wood, should be treated as being in Zone E1 “intrinsically dark with natural surroundings”; (as defined by Table 1 of the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light), where sky glow and building luminance should where possible be zero. Particular consideration should be given to the dark skies of the High Weald National Landscape AONB as set out in the High Weald AONB Management Plan and the High Weald Dark Skies Planning Advice Note.</p> <p><i>First sentence of paragraph 6.127</i></p> <p>Where lighting may affect wildlife, any necessary lighting scheme will need to mitigate possible adverse effects through careful scheme design and should adhere have regard to the guidance set out in Bats and Artificial Lighting Guidance 08/18 (Bat Conservation Trust and Institute of Lighting Professionals 2018), which advises using LED lighting with a warm white spectrum (less than 3000 kelvin) with low UV content</p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM188	352	Policy EN 8	<p>Policy EN 8 Outdoor Lighting and Dark Skies <i>Amend first paragraph and criterion 2 of Policy EN 8 as follows:</i></p> <p><i>First paragraph</i></p> <p>In rural areas outside the Limits to Built Development there will be a presumption against outdoor lighting except where it is for a reasonable level of safety or security, or exceptional circumstances exist. Under such exceptional circumstances, and within the Limits to Built Development, Lighting of outdoor areas will only be permitted where all of the following criteria are met:</p> <p><i>Criterion 2</i></p> <p>The design and specification of lighting would minimise obtrusive light, in accordance with taking into account the Institute of Lighting Professionals Guidance Note GN01: the Reduction of Obtrusive Light (or any subsequent guidance) treating all rural areas, apart from the main urban areas of Royal Tunbridge Wells, Southborough and Paddock Wood as “<i>intrinsically dark with natural surroundings</i>”; Zone E1;</p>	To ensure the Policy is effective and justified.
MM189	353 - 355	Paragraphs 6.131 to 6.142	<p>Section 6: Biodiversity Net Gain <i>Amend section heading and paragraphs 6.132 to 6.142 as follows:</i></p> <p>Biodiversity Net Gain</p> <p>Geodiversity is represented in the numerous small-scale and historical mineral sites; in particular for clay, iron ore, and sandstone, as well as exposed sandstone outcrops, but there are few designated geological sites.</p> <p><u>Biodiversity Net Gain</u></p> <p>The objective will be for all development to contribute towards delivering measurable net gains for nature so that biodiversity across the borough as a whole is improved by the end of the plan period, and the existing network of sites and</p>	For effectiveness and consistency with the legislative requirements in relation to Biodiversity Net Gain.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>habitats is protected and strengthened with the retention and creation of robust, well managed green infrastructure. Protected species, protected sites and irreplaceable habitats will be dealt with in accordance with prevailing legislation and licensing regimes, but they must also be taken into account as part of wider biodiversity considerations and the Local Plan policies.</p> <p>Almost all development, whether it is a single dwelling, industrial shed, or 250 houses, can, and will, be expected to provide enhancements for biodiversity. This may simply be the provision of bird and bat boxes on a building or, on larger schemes, the creation of significant areas of new habitats or nature reserves.</p> <p><u>Biodiversity Net Gain (BNG) is an approach to development that seeks to ensure that habitats for wildlife are left in a better state than they were before the development as measured by using the Statutory Metric. A mandatory scheme of BNG for new development came into force in April 2024. Qualifying developments must provide a mandatory minimum 10% gain in biodiversity under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).</u></p> <p><u>Both retrospective applications and self-build/custom build developments are currently exempt from Mandatory BNG. Policy EN9 will require such developments where no other exemption under the legislation exists to ensure no net loss in biodiversity through a scheme of avoidance, mitigation and gains for nature through enhancements for biodiversity in accordance with Policy EN 14. This may be demonstrated through reasoned arguments, Ecological Impact Assessments or use of the Statutory Metric.</u></p> <p><u>Other development that is exempt from the Mandatory BNG may still contribute to net gain through, where appropriate, a proportionate scheme of ecological enhancements demonstrated through the application or secured via condition.</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Applicants will be expected to provide sufficient information with an application to enable the Council to come to a view on the appropriateness of proposals for BNG, for any habitat enhancement and creation and any proposals for offsite biodiversity gains.</u></p> <p>Policy EN 9: Biodiversity Net Gain will apply to all applications, except for householder and advertisements applications, and other minor developments where biodiversity considerations are not appropriate, e.g. a change of use from A1 (retail) to A3 (restaurants and cafes).</p> <p>Those developments not covered by Policy EN 9 may still contribute to net gain through, where appropriate, the attachment of a planning condition to any consent requiring a scheme of ecological enhancements.</p> <p>The Council will, in due course, provide further detailed guidance on this policy BNG in the form of a Supplementary Planning Document and/or Guidance Notes which will set out any the local requirements with regards metric inputs and for on-site and off-site net gain for: <u>habitat enhancement or creation as well as application of the Biodiversity Gain Hierarchy and the use of Local Nature Recovery Strategies including:</u></p> <ul style="list-style-type: none"> • <u>information required at validation</u> • <u>local</u> conservation objectives; • <u>requirements for supporting evidence for habitat enhancement/creation</u> • long term management and monitoring <u>options</u>; • funding arrangements, <u>legal agreements</u> and costs for any local or strategic offsetting schemes. <p><u>Requirements and processes for planning applications</u></p> <p>The Council The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England)</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Order 2015 will expect developers to provide mitigation, compensation, and enhancement measures for biodiversity on, or immediately adjacent to, a site for all major development proposals (10 dwellings plus, 1,000sqm plus of floorspace, new build, or conversion or outline proposals capable of accommodating either), and where necessary and appropriate only in exceptional circumstances and in the interests of biodiversity, will 'off-site' proposals <u>will</u> be considered acceptable. For <u>such non-major development on-site</u>, mitigation, compensation, and enhancement measures will be the preferred 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. Only that which cannot be mitigated or compensated for on-site will be permitted off-site, so even where off-site is agreed, on-site measures will 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 supporting Defra/Natural England Guidance.</u> Prior to the adoption of a SPD, applicants are required to demonstrate a net gain in biodiversity through the application of the Defra Biodiversity Metric (or any subsequent replacement) and shall provide to the Council in support of an application a Biodiversity Gain Plan that includes:</p> <ul style="list-style-type: none"> • appropriate and up-to-date ecological surveys; • an accurate, measurable plan of existing habitats as referenced in the metric; • an accurate, measurable plan of proposed habitats as referenced in the metric; • the metric calculations in their original form. <p><u>In accordance with the Biodiversity Net Gain Hierarchy on-site, mitigation, compensation, and enhancement measures will be the preferred option, but off-site gains will be considered where it is identified in the Local Nature Recovery Strategy or otherwise offers the best outcome for biodiversity, and follows the mitigation hierarchy. Only that which cannot be mitigated or compensated for on-site will be permitted off-site, so even where off-site is agreed, on-site measures will still be required.</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Where off-site is proposed through a scheme of biodiversity credits and/or land banking, that scheme and the location for the off-site measures will need to be approved by the Council, and evidence submitted to the Council to demonstrate compliance with Policy EN 9. and any subsequent SPD.</p> <p>All development proposals will be expected to demonstrate, through survey, assessment, and interpretation carried out by a suitably qualified professional, a comprehensive understanding of habitats and species associated with their site and adjacent land, and to provide an assessment of the likely effects. The assessment should be proportionate to the interests of the site and the likely effects of the proposal and seek relevant information from the Kent and Medway Biological Records Centre (note: information from the NBN Atlas will not be accepted). It must be recognised that the DEFRA Biodiversity Metric is a proxy for biodiversity and where used does not cover all likely effects, and that professional judgment will be required to take account of issues outside the metric, including disturbance and connectivity. Specific consideration of the effect on soils and ecosystem services may also be required in accordance with other policies in this plan and development will be expected to follow the Defra Construction Code of Practice for the Sustainable Use of Soils on Constructions Sites.</p> <p>Proposals for biodiversity and landscaping should be informed by national and local guidance, and strategies including the Local Nature Recovery Plans Strategy when published. Current relevant guidance and information includes the Kent Habitat Survey, Biodiversity Action Plans, Biodiversity Opportunity Area statements, pollinator action plans, the Kent Environment Strategy, and the Kent Nature Partnership Biodiversity Strategy, as well as the High Weald AONB Management Plan and its supporting documents. As part of net gains for nature, development will be expected to provide, protect, and reinforce green infrastructure in accordance with Policy EN 14: Green, Grey, and Blue Infrastructure and to provide enhancements for biodiversity, to include where possible, but not limited to:</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<ul style="list-style-type: none"> • bird and bat boxes selected and located in accordance with the advice of an ecologist, integrated into new buildings, and focused on garden and urban species, including crevice dwelling bats, swifts, house sparrows, and starlings; • wildlife friendly sustainable urban drainage (SuDs) features; • ponds and scrapes specifically designed for wildlife; • holes in fences for hedgehogs; • amphibian friendly kerbs/drains; • culverts under paths and roads for small mammals, reptiles, and amphibians; • wildlife friendly show gardens; • a scheme of wildlife talks and events for new residents; • bug boxes and bug hotels; • on-site interpretation panels of ecological features and habitats. <p>Until such time as a SPD is adopted, reference will be made to the latest government guidance, Biodiversity Net Gain – Principles and Guidance for UK Construction and Developments (CIEEM, CIRIA, IEMA, 2016), British Standard BS42020 Biodiversity – Code of Practice for Planning and Development, and BS8683 – Biodiversity Net Gain or subsequent revisions.</p> <p>Harm to irreplaceable habitats, including ancient woodland, should be avoided and they cannot be included in metric calculations for any gain or loss.</p> <p>Any effects, either positive or negative, on ancient woodland will be considered in accordance with the policy for ancient woodland.</p> <p>All ecological surveys and reports submitted to the Council for planning purposes will be submitted to the Kent and Medway Biological Records Centre.</p>	
MM190	355 - 356	Policy EN 9	Policy EN 9 Biodiversity Net Gain <i>Amend Policy EN 9 as follows:</i>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Policy EN 9</p> <p>Biodiversity Net Gain</p> <p>Development will only be permitted where it meets all of the following criteria:</p> <p>1. It can be demonstrated through the application of the Defra Biodiversity Metric (and any subsequent replacements), as part of a Biodiversity Gain Plan, that completion of the development will result in a measurable long-term net gain for biodiversity in both area and linear habitats, as follows:</p> <p>a. net gain shall be provided on, or adjacent to, the site wherever possible and where provided off-site shall, in terms of location and type, be in accordance with the supporting text or as otherwise required by supplementary planning guidance;</p> <p>b. the percentage of net gain shall be a minimum of 10% as required by legislation or greater where required by supplementary planning guidance;</p> <p>c. the Biodiversity Gain Plan will include, as a minimum, the information set out in the supporting text or as otherwise required by supplementary planning guidance;</p> <p>2. It can be demonstrated that the proposals have adopted a strict approach to the mitigation hierarchy (i.e. avoid, mitigate, compensate) and are able to justify all unavoidable impacts on biodiversity;</p> <p>3. The proposed mitigation, compensation, and/or enhancement measures required to secure net gain for biodiversity are acceptable to the Council in terms of design and location, and are secured, on-site, for the lifetime of the development, or off-site for a minimum of 30 years, with appropriate funding mechanisms that are capable of being secured by condition and/or legal agreement. Funding for both on-site and off-site measures shall include a payment to the Council to cover the costs of independent review of Biodiversity Gain Plans and long-term monitoring.</p> <p><u>Development will only be permitted where in so far as is practical it:</u></p> <p><u>Minimises the loss and fragmentation of existing habitats on- site</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>Protects and enhances the biodiversity of retained habitats and, Maximises opportunities for habitat restoration, enhancement and habitat connectivity</u></p> <p><u>Development requiring mandatory Biodiversity Net Gain shall provide a minimum of 10% gain in biodiversity and proposals for any off-site provision must demonstrate conformity with the Biodiversity Net Gain Hierarchy.</u></p> <p><u>Any retrospective or self-build/custom build applications that is not exempt for other reasons, will be expected to demonstrate no net loss in biodiversity and gains for nature through enhancements for biodiversity through a reasoned statement, Ecological Impact Assessment or application of the Statutory Metric.</u></p> <p><u>Other development that is exempt from the Mandatory BNG should where appropriate contribute to net gain through a proportionate scheme of ecological enhancements.</u></p>	
MM191	358	Table 9	<p>Section 6: Biodiversity/geodiversity hierarchy <i>In the line for 'National' change entry under 'Level' as follows:</i></p> <p>Biodiversity <u>and Geodiversity</u></p>	Correction as national sites include those designated for geological reasons and for effectiveness.
MM192	359	Paragraph 6.161	<p>Section 6: Ashdown Forest Special Protection Area and Special Area of Conservation <i>Amend paragraph 6.161 as follows:</i></p> <p>... as set out in the Ashdown Forest Practice Note (2018), and reviewed.</p>	To clarify that the date of the Practice Note has changed and may change again during the lifetime of the Plan and for effectiveness.
MM193	360 - 361	Policy EN 11	<p>Policy EN 11 Ashdown Forest Special Protection Area and Special Area of Conservation <i>Amend Policy EN 11 as follows:</i></p>	To clarify that the date of the Practice Note has changed and may change again during the

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>First sentence</i></p> <p>All development that results in a net increase in housing within the 7km defined zone of influence*, as set out in the Council's Ashdown Forest Practice Note (2018), will provide a Strategic Access Management and Monitoring (SAMMs) and a Suitable Alternative Natural Greenspaces (SANGs) contribution to address the impact of visitors from new development on Ashdown Forest.</p> <p><i>Last paragraph</i></p> <p>For further guidance please refer to the Practice Note for Councils web site page Protecting Ashdown Forest that accompanies includes the Habitats Regulations Assessment.</p>	lifetime of the Plan and to update reference to the relevant page of the Council's website and for effectiveness.
MM194	364 - 365	Policy EN 13	<p>Policy EN 13 Ancient Woodland and Veteran Trees <i>Amend criteria 5 and 6 of Policy EN 13 as follows:</i></p> <p><i>Criterion 5</i></p> <p>5. Provision of evidence to support the adequacy of proposed buffers;</p> <p><i>Criterion 6</i></p> <p>6. Provision of adequate evidence to support development proposals.</p>	To ensure the Policy is effective.
MM195	366	Policy EN 14	<p>Policy EN 14 Green, Grey and Blue Infrastructure <i>Amend last sentence in first paragraph of Policy EN 14 as follows:</i></p> <p>Proposals for new green, grey, and blue infrastructure should aim to improve connectivity including ecological and be informed by, and respond to:</p>	To ensure the Policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM196	367	Paragraph 6.185	<p>Section 6: Local Green Space <i>Amend paragraph 6.185 as follows:</i> A full schedule of the designated Local Green Space sites in the Tunbridge Wells borough can be found in Appendix 2. All sites are also defined on the Policies Map. <u>A schedule of Local Green Space sites designated by this Local Plan within the Tunbridge Wells borough can be found in Appendix 2. These sites can also be found on the Policies Map. However, it is noted that Appendix 2 and the Policies Map do not include sites that are, or are proposed to be, designated in Neighbourhood Development Plans for parishes within the borough. These sites are not duplicated within the list below and can be found separately within the relevant Neighbourhood Development Plan for that parish. All Neighbourhood Development Plans can be found on the following Council's webpage: https://tunbridgewells.gov.uk/planning/planning-policy/neighbourhood-plans</u></p>	To avoid duplication with sites designated in Neighbourhood Plans.
MM197	368	Policy EN 15	<p>Policy EN 15 Local Green Space <i>Amend Criterion 3 of Policy EN 15 as follows:</i></p> <p>The proposed development does not materially reduce the community use, detract from the function, or affect the appreciation of the designated area of Local Green Space <u>and, furthermore, where possible in such cases,</u> there will be acceptable provision to offset any loss of, or detriment to, the area of Local Green Space on, or close to, the site.</p>	To ensure the Policy is effective.
MM198	372	Policy EN 16	<p>Policy EN 16 Landscape within the Built Environment <i>Amend first paragraph of Policy EN 16 as follows:</i></p> <p>Proposals for development affecting Areas of Important Open Space, Areas of Landscape Importance, or the Important Landscape Approaches to settlements, as defined on the Policies Map, will only be permitted in limited circumstances where no</p>	To ensure the Policy is effective.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>significant harm would be caused to the appearance and character of the area or approach, and the development would not materially detract from the contribution that area or approach makes to the locality. Where it is considered possible, the Local Planning Authority will ensure that the area is conserved and enhanced as part of the proposal.</p>	
MM199	377	Policy EN 18	<p>Policy EN 18 Rural Landscape <i>Amend criterion 3 of Policy EN18 as follows:</i></p> <p>3. Not result in unsympathetic change to the character of a rural lane¹, which is of landscape, amenity, nature conservation, or historic or archaeological importance;</p> <p><u>¹ Rural lanes are identified and listed in the Rural Lanes SPG</u></p>	To ensure the Policy is effective.
MM200	377 - 378	Paragraphs 6.234 and 6.238	<p>Section 6: High Weald National Landscape <i>Amend paragraphs 6.234 and 6.238 as follows:</i></p> <p><i>Paragraph 6.234</i></p> <p><u>Please note that on 22 November 2023 all designated Areas of Outstanding Beauty (AONBs) in England and Wales were rebranded by the government as 'National Landscapes' (NLs). Thus, the High Weald AONB is now commonly referred to as the High Weald National Landscape (HWNL) and the High Weald AONB Unit are now the High Weald National Landscape Partnership (HWNLP). However, the legal title and policy status remains AONB and hence it remains that the Management Plan is for the AONB and where this document refers to the AONB this may also be read as the National Landscape.</u> The High Weald <u>National Landscape</u> AONB covers approximately 70% of the borough and has the highest status of protection nationally in relation to landscape and scenic beauty, equal to that of National Parks. The Local Planning Authority has a statutory duty “<u>to further the purpose of conserving and enhancing</u>” conserve and enhance the</p>	For effectiveness and provide clarification on the name change of designated AONBs, reflect the updated Management Plan and consistency with the NPPF.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>natural beauty of the High Weald National Landscape AONB. The High Weald AONB Management Plan 2019-2024 2024-2029 provides the following statement of significance:</p> <p><i>"The High Weald is one of the best-preserved Medieval landscapes in North West Europe. Despite its large size (1,500km sq.) and proximity to London, its landscape has remained relatively unchanged since the 14th century, surviving major historical events and social and technological changes. Its outstanding beauty stems from its essentially rural and human scale character, with a high proportion of natural surfaces and the story of its past visible throughout. The extensive survival of woodland and traditional mixed farming supports an exceptionally well-connected green and blue infrastructure with a high proportion of semi-natural habitat in a structurally diverse, permeable and complex mosaic supporting a rich diversity of wildlife."</i></p> <p><u>"The High Weald is one of the best-preserved medieval landscapes in north-west Europe. Despite its large size (1,461 sq.km) and proximity to London, its landscape has remained relatively unchanged since the 14th century, surviving major historical events and accommodating significant social and technological changes. The natural beauty of the High Weald AONB is derived from the essentially rural and small-scale landscape character, rich in wildlife and cultural features"</u></p> <p>Paragraph 6.238 All proposals for major or other development either in the AONB National Landscape or its setting, where they are expected to significantly impact the National Landscape, should be accompanied by a landscape and visual impact assessment and an assessment of the proposal against all relevant AONB Management Plan objectives.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM201	380	Policy EN 20	<p>Policy EN 20 Agricultural Land <i>Amend Policy EN 20 as follows:</i></p> <p>The Local Planning Authority seeks to protect best and most versatile agricultural land from significant, inappropriate, or unsustainable development. Where development of agricultural land is required, applicants should seek to use areas of poorer quality agricultural land in preference to that of higher quality, except where this would be inconsistent with other sustainability objectives.</p> <p>Planning applications that would result in the significant loss of best and most versatile agricultural land will need to justify why the loss of the agricultural land is acceptable and also assess the impact of the loss of the agricultural land on the wider farming resource, natural capital, and ecosystem services. Where site-specific ALC studies are not available, the Local Planning Authority will assume that the site is classified as best and most versatile.</p>	To ensure the Policy is effective.
MM202	381	Paragraph 6.249	<p>Section 6: Air Quality <i>Amend paragraph 6.249 as follows:</i></p> <p>The overall aim of Policy EN 21 is to improve and maintain secure safe levels of air pollutants through the development management process and to reduce exposure to poor air quality, thus supporting the Council’s Air Quality Action Plan 2018-2023. It has been developed having regard to the latest European and national legislation, in addition to national policy and best practice guidance documents, alongside the requirements of assessment and mitigation.</p>	For effectiveness.
MM203	381	Policy EN 21	<p>Policy EN 21 Air Quality <i>Amend the final paragraph of Policy EN 21 as follows:</i></p> <p>The use of sustainable transport measures, such as supporting sustainable public</p>	For effectiveness and to clarify the role of Public Rights Of Ways (PROWs).

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>transport, shared transport initiatives, cycle/footways, the PROW network, improved connectivity, and green infrastructure (for example, green roofs, hedges, and street trees) to reduce pollution concentrations and exposure, are strongly encouraged (see Policies STR 5: Infrastructure and Connectivity; STR 6: Transport and Parking; EN 14: Green, Grey, and Blue Infrastructure; TP 2: Transport Design and Accessibility; TP 3: Parking Standards; OSSR 1: Retention of Open Space; and OSSR 2: The Provision of Publicly Accessible Open Space and Recreation).</p>	
MM204	382	Paragraphs 6.253, 6.254 and 6.256	<p>Section 6: Air Quality Management Areas <i>Amend paragraphs 6.253, 6.254 and 6.256 as follows:</i></p> <p><i>Paragraph 6.253</i></p> <p>Currently, there is one AQMA declared in the borough due to exceedances of the annual mean Air Quality Strategy (AQS) objective for nitrogen dioxide (NO₂). The AQMA is located <u>in Hawkhurst, on the northern arm of the crossroads on the A229. There was a previous AQMA in</u> Royal Tunbridge Wells and Southborough, and currently includes <u>along</u> the A26 between Park Road and Nevill Terrace, and also Grosvenor Road, <u>which was first declared in 2005, based on an exceedance of the NO₂ annual mean objective of 40µgm³. The air quality has now improved in this area and the AQMA has been revoked, however air quality monitoring still takes place in order to monitor the conditions,</u> all at a distance of 0-30m from the centre of the carriageway. The annual NO₂ objective applies primarily to residential receptors and other sensitive receptors, such as schools. Legislation requires local authorities to declare an AQMA when levels of certain pollutants exceed, or are expected to exceed, the relevant objective levels. In the case of Tunbridge Wells borough, an AQMA was first declared in 2005, based on an exceedance of the NO₂ annual mean objective of 40µgm³.</p> <p><i>Delete paragraph 6.254</i></p>	Factual update to reflect the declaration of an AQMA in Hawkhurst and revocation of the A26 AQMA in Royal Tunbridge Wells and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>At the time of writing, the Borough Council was in the process of declaring a second AQMA in the borough in Hawkhurst. This AQMA will be located on the northern arm of the crossroads on Cranbrook Road.</p> <p><i>Paragraph 6.256</i></p> <p>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> The purpose of this calculation is to determine the amount of emissions a development is likely to produce, and the consequent monetary value that is expected to be needed for funding measures to mitigate those impacts on- or off-site. Off-site mitigation measures that could be funded include local car clubs, on-street electric vehicle charging, low emission buses, and bike/e-bike hire schemes or cycling infrastructure provision. In order for borough-wide improvements to be realised, the calculations will be based upon the proposed use without comparison to past use.</p>	
MM205	384	Policy EN 23	<p>Policy EN 23 Biomass Technology <i>Amend first paragraph and criterion 2 of Policy EN 23 as follows:</i></p> <p><i>First paragraph</i> The Local Planning Authority will support the deployment of biomass technology in locations off the gas grid where coal and oil-fired plant are currently used and where no cleaner or greener feasible alternative is available. The biomass must be locally sourced, and the developer will reduce potential air quality impacts from the expansion in biomass heat through the use of high quality, low emission plant.</p> <p><i>Criterion 2</i> 2. The type of fuel to be used (preferably locally sourced);</p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM206	385 - 386	Paragraphs 6.266, 6.272 and 6.273	<p>Section 6: Water Supply, Quality, and Conservation <i>Amend paragraphs 6.266, 6.272 and 6.273 as follows:</i></p> <p><i>Second sentence of paragraph 6.266:</i></p> <p>The Environment Agency’s Approach to Groundwater Protection 2018 (Version 1.2) (or as superseded) provides useful information and guidance on the different risks to ground water quality, including listing the types of high risk activities and development.</p> <p><i>Paragraph 6.272</i></p> <p>South East Water supplies water across the whole borough and developers should review the company’s Water Resources Management Plan (2015-2040) (2020-2075) for an overview of how water will be managed in the region into the future.</p> <p><i>Paragraph 6.273</i></p> <p>In 2013 2021, the Environment Agency produced an updated determination of areas of water stress (updating a previous 2013 study) classification method for areas of England and Wales. Areas of serious 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. In this report, the supply for all of Tunbridge Wells Borough, and indeed Kent, was classified as being under ‘serious water stress’. Furthermore, in the 2016 Sustainability Appraisal Scoping Report, a review of water consumption within Tunbridge Wells borough was carried out. This revealed that consumption rates within the borough are higher than both the national and regional averages.</p>	To reference the most recent versions of the documents and assessment, and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM207	387	Paragraphs 6.277 and 6.278	<p>Section 6: Development and Flood Risk <i>Amend paragraphs 6.277 and 6.278 as follows:</i></p> <p><i>Paragraph 6.277</i></p> <p>It is essential that new development across the borough does not increase flood risk, <u>either on site or elsewhere and provides adequate drainage provision so that flood risk is managed effectively.</u> and that any Any new development proposed in areas that are vulnerable to flood risk <u>should</u> 'build in' additional local capacity in terms of flood mitigation and provide 'betterment' where possible: see Policies STR/SS 1, The Strategy for Paddock Wood and east Capel and STR/SS 3, The Strategy for Tudeley Village, for the flood risk strategy proposed alongside development in this area.</p> <p><i>At end of paragraph 6.278 add</i></p> <p><u>The approach taken within Policy EN 25 is in accordance with the NPPF; however there may be instances where it may be appropriate to require a site specific Flood Risk Assessment for some minor development where land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use it would therefore be appropriate to consult with KCC as the lead local flood authority on a case-by-case basis.</u></p>	For effectiveness and provide clarification on the scope of flood risk and drainage considerations and the approach to Flood Risk Assessments (FRAs) for smaller developments.
MM208	390	Paragraph 6.287	<p>Section 6: Sustainable Drainage Systems <i>Amend paragraph 6.287 and add new text as follows:</i></p> <p><i>In first sentence of paragraph 6.287 update link</i></p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>In April 2015, Kent County Council became a statutory consultee as per national requirements, following a parliamentary statement in December 2014. Kent County Council has adopted a Drainage and Planning Policy Statement, which should inform development of drainage schemes.</p> <p><i>After paragraph 6.289 add new paragraph</i></p> <p><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 drainage systems, and there should be no new connections into those systems from third party development or drainage systems.</u></p>	
MM209	392	Paragraph 6.292	<p>Section 6: Noise <i>Amend paragraph 6.292 as follows:</i></p> <p>All development proposals that are likely to generate noise, or be affected by existing noise sources, must be supported by a Noise Impact Assessment prepared by a suitably qualified and competent person (as defined by the NPPF) in accordance with having regard to the Local Planning Authority’s latest adopted Noise and Vibration Supplementary Planning Document.</p>	For effectiveness and provide clarification on status of the Supplementary Planning Document.
MM210	394	Policy EN 27	<p>Policy EN 27 Noise <i>Amend first paragraph of Policy EN 27 as follows:</i></p> <p>Development will only be permitted where it can be demonstrated (in line with having regard to the requirements of the Council’s latest adopted Noise and Vibration Supplementary Planning Document) that:</p>	For effectiveness and provide clarification on status of the Supplementary Planning Document.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM211	395	Paragraph 6.305	<p>Section 6: Land Contamination <i>Add new text and amend paragraph 6.305 as follows:</i></p> <p><i>After paragraph 6.302 add new paragraph</i></p> <p><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></p> <p><i>Last sentence of paragraph 6.305</i></p> <p>All development proposals on land affected by contamination must be undertaken in accordance with having regard to the Council's latest adopted Contaminated Land Supplementary Planning Document.</p>	To provide clarity on closed landfill sites, having regard to advice received from the Environment Agency and status of the Supplementary Planning Document, and for effectiveness.
MM212	395	Policy EN 28	<p>Policy EN 28 Land Contamination <i>Amend first paragraph of Policy EN 28 as follows:</i></p> <p>Development proposals on a site that is known, or suspected, to be affected by contamination will only be permitted (in line with having regard to the requirements of the Council's latest adopted Contaminated Land Supplementary Planning Document) where practicable and effective measures are taken to avoid:</p>	For effectiveness and provide clarification on status of the Supplementary Planning Document.
MM213	397	Paragraphs 6.308 and 6.310	<p>Section 6: Housing Mix <i>Amend paragraphs 6.308 and 6.310 as follows:</i></p> <p><i>Second sentence of paragraph 6.308</i></p> <p>Proposals should be informed by the Housing Needs Study 2018, <u>Strategic Housing Market Assessment (SHMA)</u> or subsequent updates any findings of</p>	For effectiveness and to provide clarification.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>parish-wide surveys and policies in ‘made’ neighbourhood plans if applicable, together with local planning evidence base documents, up-to-date statistics from the Council’s Housing Register (for affordable units), and any other relevant and up-to-date information on local housing needs.</p> <p><i>At end of paragraph 6.310 add:</i></p> <p><u>The provision of Affordable Housing is dealt with in Policy H 3. Housing for Older People and People with disabilities is addressed in Policy H6.</u></p>	
MM214	398	Policy H 2	<p>Policy H 2 Housing Density <i>Add second paragraph to Policy H2 as follows:</i></p> <p><u>In town centres and other locations that are well served by public transport, proposals should seek to optimise the use of land.</u></p>	To ensure consistency with the NPPF and for effectiveness.
MM215	398 - 401	Paragraphs 6.315, 6.324, 6.332, 6.334 and 6.336	<p>Section 6: Affordable Housing <i>Amend paragraphs 6.315, 6.324, 6.332, 6.334 and 6.336 and add new paragraph as follows:</i></p> <p><i>Paragraph 6.315:</i></p> <p>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). <u>Drawing on the most recent Review Report, the Topic Paper states that “This suggests an annual need for around 323 affordable homes, essentially for rented housing, with some need for affordable home ownership, but which is difficult to quantify, given the supply of private rented accommodation.”</u> It is recognised that the assessments represent ...</p>	For effectiveness and to provide clarification on the scale of affordable housing need, to reference First Homes and include a review mechanism to address changes in viability circumstances and clarify the circumstances where flexibility on phasing of the delivery of affordable housing would be considered.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Delete the last sentence of paragraph 6.324:</i></p> <p>This reflects the Council's housing allocations policy.</p> <p><i>Paragraph 6.332</i></p> <p>Starter Homes are identified in the NPPF as a type of affordable housing. However, the Council is concerned that the applicable discount cannot be secured in perpetuity and starter homes may not be affordable to local people. <u>First Homes are identified in the NPPF as a specific type of affordable housing, being discounted market sale units, which must be discounted by a minimum of 30% against the market value and sold to a person or persons meeting certain eligibility criteria. Also, the discount is passed on at each subsequent title transfer. The Government expects that First Homes should account for at least 25% of all affordable housing units delivered by developers through planning obligations. While transitional arrangements on their introduction means that this Local Plan is not required to make provision for First Homes, it is evident that the 25% target can be achieved within the 40% for intermediate tenures within Policy H 3 (which would leave the balance of 15% for other such tenures, or further First Homes).</u></p> <p><i>Second sentence of paragraph 6.334</i></p> <p>It could also include First Homes in the future, where this is genuinely affordable in a local context.</p> <p><i>Paragraph 6.336</i></p> <p>Where the policy requirements may not be achieved, the onus will be on the applicant to demonstrate robustly the reasons for this, and to provide a full viability assessment to support their proposals. As part of this, it will need to be shown that the correct land value was paid, as exceptional and abnormal costs should, in the first instance, be</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>paid for through a reduced land value. The viability assessment must be provided as part of the application when originally submitted, will be made publicly available, and will be subject to review by independent viability consultants. <u>Further reviews of viability may also be necessary in order to deliver the most public benefit from the scheme.</u> The applicant is expected to meet the costs of this review <u>these reviews.</u> Where applications are made on this basis, <u>and viability may change,</u> any permission granted <u>may</u> be for a maximum of two years.</p> <p><i>After paragraph 6.336 add two new paragraphs</i></p> <p><u>The Council recognises that in exceptional circumstances levels of affordable housing (or other infrastructure) on more complex sites may be subject to more detailed viability work as part of the planning application process, and for those proposals which include a significant scale of development or complex abnormal costs, then re-testing of viability will be expected either pre-implementation, or part-way through the development of the site.</u></p> <p><u>At the point of determining the planning application the viability review mechanism and trigger for when viability assessment will be re-run will be agreed between the Local Planning Authority and the developer or applicant.</u></p> <p><i>Before paragraph 6.338 add new paragraph</i></p> <p><u>Affordable housing should be well integrated into the development in terms of siting (which may involve clustering), design and materials. Affordable housing should progress in parallel with, if not in advance of, market housing. This will normally mean that at least 50% of the affordable housing should be completed and transferred to a Registered Provider prior to occupation of a maximum of 50% of the open market units. Variations to this may be considered where clear infrastructure or layout imperatives are established in an agreed phasing plan.</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM216	401 - 403	Policy H 3	<p>Policy H 3 Affordable Housing <i>Amend Overall Approach and Exceptional Circumstances sections of Policy H 3 as follows:</i></p> <p><i>Overall Approach section</i></p> <ol style="list-style-type: none"> 1. Sites comprising mostly greenfield land (i.e. non previously developed land) delivering a net increase of more than nine dwellings will be expected to include a minimum of 40 percent of the gross number of residential units as on-site affordable housing provision. Where this percentage is not a whole number, it will be rounded up to the next nearest whole number; 2. Sites comprising over half brownfield land (i.e. previously developed land) delivering a net increase of more than nine dwellings will be expected to include a minimum of 30 percent of the gross number of residential units as on-site affordable housing provision. Where this percentage is not a whole number, it will be rounded up to the next nearest whole number; 3. Timing of affordable on-site housing provision: a minimum of 50 percent of the affordable housing to be delivered on-site will be expected to be completed and transferred to a Registered Provider prior to occupation of a maximum of 50 percent of the open market units to be provided on-site, <u>unless otherwise agreed via a ‘phasing plan’</u>; 4. Sites within the High Weald Area of Outstanding Natural Beauty <u>National Landscape</u> delivering six to nine dwellings will be expected to provide a financial contribution towards the provision of off-site affordable housing (land and build costs) based on 20 percent of the gross number of residential units to be provided on sites comprising mostly greenfield land, and 15 percent of the gross number of residential units to be provided on sites comprising over half brownfield land. Where a financial contribution for off-site provision of affordable housing is payable, this shall be payable upon commencement of development, or as otherwise agreed with the Local Planning Authority. 	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Exceptional Circumstances section</i></p> <p>There may be exceptional circumstances where the provision of on-site affordable housing is not viable. The Council considers that the following may represent exceptional circumstances, but in each case these circumstances would need to be fully demonstrated to warrant a departure from compliance with this policy:</p> <ol style="list-style-type: none"> 1. 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; and/or 2. It is demonstrated that there is no realistic prospect of providing affordable housing by another means, other than through a Registered Provider; and/or 3. In relation to the tenure mix, where it can be demonstrated that the values of shared ownership or intermediate rented units would be too high in that particular locality: and/or 4. It can be demonstrated that the provision of the policy-compliant level of affordable housing would make the development unviable. <p>Where the Council considers that full provision of on-site affordable housing cannot be delivered, alternative delivery will be considered in the following order:</p> <ol style="list-style-type: none"> a. the full affordable housing provision to be provided by the applicant on an alternative site agreed with the Council in (sequentially) (i) the settlement and (ii) the parish of the application site; and/or b. a reduced level of affordable provision on the application site; and/or c. a variation in the tenure of the affordable housing; and/or d. the applicant to make land available elsewhere in (sequentially) (i) the settlement, (ii) the parish, and (iii) the borough to provide the affordable housing for a Registered Provider; and/or 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>e. a financial contribution in lieu of on-site affordable housing.</p> <p><u>Where full on-site provision of affordable housing cannot be provided and reliance is sought to be placed on criteria a to e above, applicants will be required to demonstrate this by reference to an independently reviewed viability study to be approved by the Council (including a requirement for further assessments at agreed stages of development as may be required by the Council).</u></p>	
MM217	405 - 408	Paragraphs 6.347 – 6.368	<p>Section 6: Housing for Older People and People with Disabilities</p> <p><i>Amend paragraphs 6.347 to 6.368 as follows:</i></p> <p>Housing for Older People and People with Disabilities</p> <p>The NPPF seeks to ensure that the housing needs of different groups, including older people and people with disabilities, are met by policies in local plans. The Planning Practice Guidance (PPG) reinforces this. It identifies providing housing for older people as critical and looks for local plans (and decisions) to offer older people "a better choice of accommodation to suit their changing needs" and "help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems."</p> <p>For the purposes of this Local Plan, and in line with the NPPF, 'older people' are defined as people over or approaching retirement age. However, this is not prescriptive, and people of a different age, including younger people with disabilities, may also benefit from the provision as described. <u>Regard is also had to the needs of all people, including younger people with disabilities.</u></p> <p>Different types of older persons' housing</p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>As well as providing appropriate support, in terms of planning functions, for people to continue to live in their own homes, the Local Plan includes a <u>this</u> policy in relation to <u>specialist</u> housing for older people to include the following types of accommodation:</p> <p>Age-restricted general market housing is generally for people aged 55 and <u>over and</u> the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.</p> <p>Retirement living or sheltered accommodation is defined as self-contained accommodation, often designed as a block of apartments, and managed for older people who require very little support. These schemes would normally provide additional facilities, such as a shared communal lounge, a warden, or a personal alarm system.</p> <p>Extra care accommodation or housing with care is self-contained, with associated facilities, providing 24-hour access to <u>care and</u> emergency support, as well as on-site facilities such as a residents' lounge, laundry room, and meal provision facilities. In some cases, larger developments may be termed retirement communities or villages. These would normally provide a range of services, with provision for residents to benefit from varying levels of care as time progresses. Extra care accommodation can also be known as assisted living, close care, or continuing care housing.</p> <p>Residential Care Homes and Nursing Homes provide non-self-contained residential accommodation. Rooms can be shared, or private, and an en-suite bathroom may be provided. Communal dining facilities and a communal lounge are provided, and meals and personal/nursing services are also provided to all residents as part of their tenancy. Residential nursing care accommodation includes end of life, hospice care, and dementia care home accommodation.</p> <p>The PPG states that it is for the local planning authority to consider whether a particular development may fall within Use Class C2 (<u>residential institutions provision of accommodation and care to people in need of care</u>) or C3 (dwelling</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>houses). <u>Residential Care Homes and Nursing Homes, End of Life, Hospice Care, and Dementia Care Home Accommodation fall within Class C2. Whether Extra Care housing falls under Class C2 or C3 will be determined on a case-by-case basis having regard to the specific details of each proposal, including the type and level of care provision and the services to be provided to occupants of the proposed development.</u></p> <ul style="list-style-type: none"> ● Class C2: Residential Care Homes and Nursing Homes, End of Life, Hospice Care, and Dementia Care Home Accommodation; ● Class C3: Age restricted general market housing, Retirement Living, Sheltered Accommodation, and Extra Care Accommodation, Assisted Living, Close Care, Continuing Care. <p>The above list is not exhaustive or prescriptive and sets out how different types of housing for older people would generally be viewed in terms of the Use Class Order, taking into account, in particular, the level of care that may be provided. However, it is acknowledged that levels of care provision do vary depending on the nature of the scheme put forward, with some schemes including a mix of Class C2 and C3 uses so that residents can remain in the one location, adjusting the level of care they need as their needs change. Consequently, each application will be assessed on its own merits.</p> <p>For older persons' housing schemes to be considered as Class C2 accommodation, which are normally exempt from the need to provide affordable housing provision in accordance with Policy H 3: Affordable Housing, due to the level of care being provided to the residents, as a minimum, daily assistance should consist of help with personal care, such as washing and preparing food. Planning proposals should be supported by relevant and robust evidence, including details of the minimum care package that all residents are expected to sign up to.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>Where an application is considered to be, or to contain, Class C3 accommodation, the normal level of affordable housing would be expected to be provided in accordance with Policy H 3: Affordable Housing.</p> <p>Need and demand</p> <p>The Council's Housing Needs Study 2018 reports that 63.5% of older people would consider staying in their own homes, with 26.3% considering buying a property on the open market. A further 8.5% would consider renting from a private landlord.</p> <p>To inform the consideration of future needs <u>for specialist housing</u>, regard has been given both to national guidance and more local guidance from Kent County Council. <u>As there is no agreed single methodology, a number of different forecasting approaches have been used.</u></p> <p>SHOP@ (Strategic Housing for Older People Analysis Tool) is a forecasting tool referred to in the PPG for estimating the demand for specialist housing for older people, including extra care housing, endorsed by the Department of Health. This advises that the number of units required per 1,000 of the population over 75 years old for extra care is 25 or 2.5%. <u>This relates to people who need access to 24/7 support in line with the definition set out above.</u></p> <p>Based on 2018 (ONS) population projections of the increase in residents over 75 years of age, this would equate to some 431 extra care home dwellings in the borough by 2038, an increase of some 267 dwellings above the current stock (of 164 units) <u>of the number of people over 75 years of age by the end of plan period, this would equate to a gross need of some 431 extra care units in the borough by 2038, an increase of some 248 units above the stock (of 183 units) in 2020, at the start of the plan period.</u></p> <p>The latest forecasts from Kent County Council for extra care housing, based on its own more localised methodology, indicate a potential demand up to 2031 of 188</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

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			<p>dwelling. If this were projected forward over the further seven years of the plan period, it confirms the above estimate of likely additional need <u>gross need for extra care housing of some 342 units in 2038. Deducting the stock of 183 existing units in 2020 generates a net increase of 159 units over the plan period (2020 – 38).</u></p> <p><u>In addition to the above estimates, regard is given to a broader, market view of the scope of extra care housing, which can include “enhanced sheltered accommodation” which seeks to provide care to residents with a range of different care requirements. This adopts a prevalence rate in calculating needs of 45 per 1,000 people aged 75+. At this rate, the gross need for extra care accommodation in 2038 would be some 776 units based on the 2018 based ONS population projections. Deducting the current stock in 2020 generates a net need for 593 extra care units over the plan period.</u></p> <p><u>The table below shows both the gross need for extra care (EC) housing during the plan period and the additional supply needed over the plan period taking account of the current (2020) provision 183 units.</u></p> <table border="1" data-bbox="609 919 1700 1155"> <thead> <tr> <th><u>Prevalence rate</u></th> <th><u>Gross EC need to 2038</u></th> <th><u>Net EC need to 2038</u></th> </tr> </thead> <tbody> <tr> <td><u>KCC model</u></td> <td><u>342</u></td> <td><u>159</u></td> </tr> <tr> <td><u>25/1000-(SHOP@)</u></td> <td><u>431</u></td> <td><u>248</u></td> </tr> <tr> <td><u>45/1000</u></td> <td><u>776</u></td> <td><u>593</u></td> </tr> </tbody> </table> <p>In terms of residential/nursing care home provision, Kent County Council advises that Tunbridge Wells borough is relatively well served, but that there will still be a demand for this type of housing throughout the plan period, specifically for places funded by the local authority and for places to support dementia care. <u>The Council</u></p>	<u>Prevalence rate</u>	<u>Gross EC need to 2038</u>	<u>Net EC need to 2038</u>	<u>KCC model</u>	<u>342</u>	<u>159</u>	<u>25/1000-(SHOP@)</u>	<u>431</u>	<u>248</u>	<u>45/1000</u>	<u>776</u>	<u>593</u>	
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Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>is also supportive of proposals for other types of retirement housing, such as retirement living or sheltered accommodation, which can help to broaden the choice of good quality homes for older people, provided proposals are consistent with other relevant policies in the Plan.</u></p> <p>Future provision</p> <p>It is evident that there needs to be a balance of accessible homes and a range of specialist housing <u>to help meet the housing needs of older people and those with disabilities.</u></p> <p>To support living at home as long as possible, Policy H 6 introduces a requirement for all homes to be built to be adaptable and accessible for the majority of people. This is the technical standard in the Building Regulations for M4(2) housing. 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 schemes of 20 dwellings or more. Only in circumstances where it can be robustly demonstrated by the applicant that this is not practicable or financially viable to deliver the above provisions will the new development be exempt from either or both of these policy requirements. <u>In addition, given that there is a relatively low supply of bungalows in the borough even though there is an evident need, further provision of bungalows is sought on most medium/larger sites as part of an increased supply of smaller dwellings, as set out in Policy H6 below.</u></p> <p>This provision may impact on the level of need for sheltered and extra care housing, but these will still be required as part of the overall housing mix. <u>Furthermore, provision is made for some homes built as suitable for use by people with physical disabilities. These homes will be built, to the higher M4(3) standards and are sought as part of the affordable housing requirements for developments of 20 dwellings or more. The higher M4(3) standards are only</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>required on the affordable housing elements of schemes, as it is considered appropriate to require dwellings to be accessible for people with disabilities where there is some control over occupation. Only in circumstances where it can be robustly demonstrated by the applicant that this is not practicable or financially viable to deliver the above provisions will the new development be exempt from either or both of these policy requirements.</u></p> <p>These needs will be addressed through a combination of site allocation policies, as listed below, and <u>extant</u> planning permissions on suitable sites <u>and windfall development.</u></p> <p>The specific site allocation policies are:</p> <ul style="list-style-type: none"> ● AL/RTW 4: Arriva Kent and Sussex Ltd, Bus Depot, 36-40 St. John's Road, Royal Tunbridge Wells (65 dwellings or approximately 90 dwellings for older people); ● AL/RTW 9: Land at Beechwood Sacred Heart School, 12 Pembury Road, Royal Tunbridge Wells (69 bed care home); ● AL/HA 1: Land at The White House Highgate Hill, Hawkhurst (43 apartments); ● AL/PE 6: Woodsgate Corner, Pembury (specialist housing for older people either as extra care housing (approximately 80 units) and/or residential care (approximately 120 units); ● AL/PE 7: Cornford Court, Cornford Lane, Pembury (68 bed suite, integrated community health centre); ● AL/PE 8: Owlsnest, Tonbridge Road, Pembury (76 bed care home). <p><u>Sites with outstanding planning permission and specific site allocation policies with potential to deliver extra care housing are:</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

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			<p>* <u>Paddock Wood East Parcel planning application 23/00086/HYBRID – 60-70 units (form part of the above c125 units)</u></p>																									
			<p><u>It can be seen that the identified supply would meet the estimated need for extra care units using both the KCC and SHOP@ forecasting approaches, and the higher need of 593 units using a higher 45/1,000 prevalence rate. The Policy approach also provides flexibility, with the potential for windfall sites to support delivery of specialist housing including extra care schemes.</u></p>																									
			<p><u>Other allocations in Section 5 that provide opportunities for specialised housing for older people and care homes include:</u></p> <ul style="list-style-type: none"> • <u>AL/RTW 9: Land at Beechwood Sacred Heart School, 12 Pembury Road, Royal Tunbridge Wells (69 bed care home);</u> • <u>AL/HA 1: Land at The White House, Highgate Hill, Hawkhurst (43 retirement living apartments)</u> 																									

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

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			<ul style="list-style-type: none"> • <u>AL/PE 8: Owlsnest, Tonbridge Road, Pembury (76-bed care home).</u> • <u>AL/RTW 11: Former Plant & Tool Hire Site, Eridge Road, Tunbridge Wells: consent for 42 retirement apartments.</u> <p>Housing suitable for older people's needs, although not necessarily age-restricted, can make a valuable contribution to housing provision, particularly in areas close to town centres, with local facilities and/or well served by public transport. <u>Indeed, a town centre “windfall” site at 24-38 Commercial Road, Paddock Wood has been granted planning permission (December 2020) for 34 retirement flats (net 23). Generally, suitable provision may also include schemes for</u> This includes one or two bed flats/houses/bungalows, with a small garden. Provision of homes for older people can also free up existing family sized homes for people looking to make the next step up on the property ladder.</p> <p>In addition, <u>sSchemes</u> for new sheltered, extra care, residential/nursing care homes will be generally suitable on sites allocated for residential development in the Plan, as well as other locations, including by the extension of existing sites, where they are in line with other Plan policies, particularly if in accessible locations.</p> <p>The Council is aware that accommodation suitable for people with dementia will be increasingly required, and delivery of this type of accommodation will be supported in principle, subject to other relevant policies of the Local Plan being met.</p> <p>Given the correlation between an ageing population and an increase in the number of people with disabilities, the provision made in the Local Plan for residential care housing will also meet some of the needs for people with disabilities. Provision of accessible and adaptable housing built to the optional technical standards will also help address the needs of younger residents living with disabilities who may need a lower level of care.</p>	
MM218	408 - 409	Policy H 6	Policy H 6 Housing for Older People ad People with Disabilities <i>Amend criteria 3 and 4 of Policy H 6 as follows:</i>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Criterion 3</i></p> <p>3. On new build housing developments of 20 or more homes <u>should provide at least 10 percent of homes which are suitable for older people in that they are bungalows or</u> at least 10 percent of homes should be suitable for older people in that they are bungalows or one or two bed flats/houses <u>as part of housing mix in accordance with Policy H 1;</u></p> <p><i>Criterion 4</i></p> <p>4. On new build housing developments of 20 or more homes, at least five percent of the affordable housing element will be expected to meet the optional technical standard M4(3) for wheelchair user dwellings, to support people with physical disabilities, <u>unless impracticable or unviable due to site specific factors,</u> where a need has been identified in the parish or ward (by the Housing Authority);</p>	
MM219	413	Policy H 8	<p>Policy H 8 Self Build and Custom Housebuilding <i>Amend Policy H 8 as follows:</i></p> <p><i>Second paragraph</i></p> <p>In addition, the Council will require approximately five percent (rounded up to the nearest whole number) of dwellings (as serviced plots) of the total net number of dwellings to be provided for self-build and custom housebuilding at the following site allocations:</p> <p><i>Fifth paragraph</i></p> <p>If a plot/s has been marketed for six months, and a buyer has not been found, it is advisory that the plots are then offered to the Council to increase the chance of plots being developed. If a buyer is not found then the owner of the plot can build for sale on the open market.</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM220	413 - 415	<p>Paragraphs 6.385, 6.386, 6.388 and 6.389</p> <p>Table 10</p> <p>Table 11</p>	<p>Section 6: Gypsies and Travellers <i>Amend paragraphs 6.385, 6.386, 6.388 and 6.389, Table 10 and Table 11 as follows:</i></p> <p><i>Paragraph 6.385</i></p> <p>In terms of the scale of further pitch provision for Gypsies and Travellers, an assessment of need has been carried out (a Gypsy and Traveller Accommodation Assessment) (GTAA 202418). <u>This has e-identified a need was for 32 additional pitches over the period 2017-2037. Plan period of some 43 pitches under the December 2023 Planning Policy for Traveller Sites (2023 PPTS, which this Plan has been examined against) definition, and 52 pitches under the broader, cultural ‘Ethnic’ definition. This need is as at 1 April 2024.</u></p> <p><i>After paragraph 6.385 add four new paragraphs</i></p> <p><u>The PPTS 2023 (see Annex 1) defines Gypsies and Travellers as the following: “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”</u></p> <p><u>The ‘Ethnic’ definition assesses the accommodation needs of all those who are ethnically recognised Gypsies and Travellers (as in line with the Human Rights Act 1998 and the Equalities Act 2010) regardless of whether they have temporarily or permanently ceased to travel on grounds of their own or their family’s or dependants’ education or health needs or old age.</u></p> <p><u>In consideration of the identified need figures, the Council will seek to meet the ‘ethnic’ need in accordance with the recommendations of the GTAA 2024 to ensure that the needs of all households who ethnically identify as Gypsies and Travellers are accounted for, regardless of whether they have ceased to travel. The need of 52 pitches over the Plan period will be met through a combination of identified additional pitches at existing and new sites as well</u></p>	<p>To update the position to reflect the most recent GTAA for clarification and effectiveness.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>as through windfall development subject to a criteria-based windfall policy (that is, as per the criteria within Policy H9). Policy H9 therefore applies to both existing site allocations as well as future (windfall) sites.</u></p> <p><u>As per Policy STR 1 The Development Strategy, the Council is committed to an early review of the Local Plan to seek ways to meet unmet housing need. This will include Gypsy and Traveller accommodation need if delivery of allocations and windfall schemes are such that there is an unmet need for Gypsy and Traveller pitches.</u></p> <p><i>First sentence of paragraph 6.386</i></p> <p>This <u>The GTAA (2024) considers</u> also considered the most appropriate locations for additional pitches and identified <u>which identifies</u> that the need essentially comes from existing local families, mainly living on small, family run sites.</p> <p><i>Paragraphs 6.388 and 6.389</i></p> <p>Table 10 below summarises the outcome of the GTAA <u>2024, as updated to the position as at 1 April 2024. This includes an assessment of anticipated supply over the Plan period against the need identified under the ‘Ethnic’ definition.</u> the impact of extending the plan period by one year since then, the number of pitches provided to date, and how it is anticipated that further provision will be met.</p> <p>Table 11 lists the existing and new Gypsy and Traveller sites where site assessments have identified a potential for additional pitches. It can be seen that these could provide for 32-35 <u>40-41</u> pitches, against an outstanding need for 34 pitches <u>the Plan period of 52 pitches under the ‘Ethnic’ definition</u>. It is noted that eight of these already have planning permission. Covid-19 restrictions have limited the ability to confirm with some site owners their interest, but further communications/site visits will be undertaken and confirmation sought as soon as practicable.</p> <p><i>Delete existing Table 10 and replace with the following:</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Row#	Information#	Number of Pitches#	Notes#
1#	GTAA (2024) Identified Ethnic Need to End of Plan Period (2038)#	52#	Given that the Plan period runs to 31 March 2038, a years' worth of need as identified in the GTAA (2024) (which runs to 31 March 2039) is deducted. The need anticipated within the years from 2034-2039 equate to a yearly average of 1.8 under the Ethnic definition. Therefore, 2 pitches have been deducted from the overall need figures as identified within the GTAA.#
2#	Extant Planning Permissions as at 1 April 2024#	18#	This includes all non-completed, extant planning permissions as at 1 April 2024. All 18 extant pitches are located on sites allocated in Table 11.#
3#	Potential For Additional Capacity at Existing Sites#	12-13#	Through expansion, intensification, and/or regularisation of sites. Details are provided in Table 11. This figure does not double count with extant planning permissions (above).#
4#	Pitches Expected Through Vacancy#	4#	This includes the number of existing pitches expected to become vacant through mortality (2) or migration (2) within the period 2024-2029.#

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

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			<u>5</u>	<u>Existing Sites With Lawful Unoccupied Pitches</u>	<u>3</u>	<u>1-pitch at Willow Stables, Touchwood, and Land Adjacent to 1-3 Holly Cottages.</u>																														
			<u>6</u>	<u>Site Allocation at STR/SS1</u>	<u>3</u>	<u>Small site (for three pitches) as an integral component of the strategic proposal for Paddock Wood (including land at east Capel)</u>																														
			<u>7</u>	<u>Total Supply</u>	<u>40-41</u>	<u>This is the total supply from rows 2, 3, 4, 5, and 6</u>																														
			<u>8</u>	<u>Outstanding Ethnic Need at End of Plan Period</u>	<u>11-12 pitches</u>	<u>The outstanding Ethnic need. These outstanding needs are expected to be met through windfalls.</u>																														
<p><i>Table 11</i></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Parish</th> <th>Number of Existing Completed Pitches</th> <th>Outstanding Permissions (as of at December 2020-1 April 2024)</th> <th>Potential Additional Pitches</th> </tr> </thead> <tbody> <tr> <td>STR/SS-1*</td> <td>Paddock Wood</td> <td>0</td> <td>0</td> <td>3</td> </tr> <tr> <td>Bassetts Farm</td> <td>Horsmonden</td> <td>1</td> <td>0</td> <td>2</td> </tr> <tr> <td>Broomhill Nurseries</td> <td>Cranbrook & Sissinghurst</td> <td>3</td> <td>0</td> <td>2</td> </tr> <tr> <td>Cinderhill Wood</td> <td>Brenchley and Matfield</td> <td>6 7</td> <td>0 2</td> <td>2 3 0</td> </tr> <tr> <td>Dean Wood</td> <td>Paddock Wood</td> <td>1</td> <td>0</td> <td>2</td> </tr> </tbody> </table>							Site	Parish	Number of Existing Completed Pitches	Outstanding Permissions (as of at December 2020-1 April 2024)	Potential Additional Pitches	STR/SS-1*	Paddock Wood	0	0	3	Bassetts Farm	Horsmonden	1	0	2	Broomhill Nurseries	Cranbrook & Sissinghurst	3	0	2	Cinderhill Wood	Brenchley and Matfield	6 7	0 2	2 3 0	Dean Wood	Paddock Wood	1	0	2
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Broomhill Nurseries	Cranbrook & Sissinghurst	3	0	2																																
Cinderhill Wood	Brenchley and Matfield	6 7	0 2	2 3 0																																
Dean Wood	Paddock Wood	1	0	2																																

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification					Reason for change	
			Funnel Piece [□]	Paddock Wood [□]	1 [□]	0-2 [□]	2-0 [□]	3	
			Greenfields Farm ^{**□}	Paddock Wood [□]	0 [□]	0-3 [□]	3-0 [□]	3	
			Heartenoak (North) [□]	Hawkhurst [□]	4-10 [□]	2-0 [□]	0 [□]	3	
			1-¶ Hartleylands [□]	Cranbrook & Sissinghurst [□]	2 [□]	0 [□]	2 [□]	3	
			3-¶ Hartleylands [□]	Cranbrook & Sissinghurst [□]	4-3 [□]	0 [□]	0-1-0 [□]	3	
			Lordship-¶ Stables [□]	Brenchley and Matfield [□]	4-3 [□]	1 ^{***} -1 [□]	0 [□]	3	
			Mile Oak-¶ Stables [□]	Paddock Wood [□]	5-2 [□]	4-3 [□]	0 [□]	3	
			Oak Tree Farm [□]	Cranbrook & Sissinghurst [□]	4-2 [□]	0-4 [□]	4-0 [□]	3	
			Touchwood [□]	Paddock Wood [□]	2-3 ^{**□}	4-3 [□]	4-0 [□]	3	
			Vines Farm [□]	Paddock Wood [□]	1 [□]	0 [□]	2 [□]	3	
			Willow-¶ Stables [□]	Paddock Wood [□]	3 ^{**□}	0 [□]	2-3 [□]	3	
			Total[□]	□	32-42[□]	8-18[□]	24-27-15-16[□]	3	
<p>* Three pitches are proposed as part of the strategic proposal (<u>Policy STR/SS 1</u>) for Paddock Wood (including land at east Capel).</p> <p>** <u>Of the existing completed pitches, one pitch was unoccupied as at 1 April 2024.</u> This is a new site submission received during the Regulation 18 consultation on the Draft Local Plan for gypsy and traveller pitches. While there are five existing caravans, these are not subject to a gypsy occupation condition.</p>									

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			*** <i>This is a retrospective permission for the existing single pitch on site.</i>	
MM221	416	Policy H 9	<p>Policy H 9 Gypsies and Travellers <i>Amend Policy H9 as follows:</i></p> <p>To meet the accommodation needs for Gypsies and Travellers over the plan period <u>(52 pitches under the Ethnic definition), the following sites, as shown on the relevant Inset Maps of the Policies Map and on site layout plans in Appendix 5*, are allocated for additional pitches, as identified in Table 11</u> proposals for additional pitches, as identified in Table 11, as shown on the relevant Inset Maps of the Policies Map and on site layout plans showing potential areas for additional pitches in Appendix 5 (excluding for Policy STR/SS 1), will be permitted subject to providing the highlighted site-specific mitigations and meeting all the criteria below, as applicable:</p> <ul style="list-style-type: none"> • <u>STR/SS 1 (Paddock Wood);</u> • <u>Bassetts Farm (Horsmonden);</u> • <u>Broomhill Nurseries (Cranbrook & Sissinghurst);</u> • <u>Cinderhill Wood (Brenchley and Matfield);</u> • <u>Dean Wood (Paddock Wood);</u> • <u>Funnel Piece (Paddock Wood);</u> • <u>Greenfields Farm (Paddock Wood);</u> • <u>Heartenoak (North) (Hawkhurst);</u> • <u>1 Hartleylands (Cranbrook & Sissinghurst);</u> • <u>3 Hartleylands (Cranbrook & Sissinghurst);</u> 	To ensure the policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<ul style="list-style-type: none"> • <u>Lordship Stables (Brenchley and Matfield);</u> • <u>Mile Oak Stables (Paddock Wood);</u> • <u>Oak Tree Farm (Cranbrook & Sissinghurst);</u> • <u>Touchwood (Paddock Wood);</u> • <u>Vines Farm (Paddock Wood); and,</u> • <u>Willow Stables (Paddock Wood).</u> <p><u>[* A site is identified for three pitches as part of the strategic proposal at Paddock Wood (including land at east Capel) as set out in Policy STR/SS 1. There is not a separate plan showing this site. Rather, details will be contained in the future masterplanning for that strategic site.]</u></p> <p><u>Additional pitches on these sites will be permitted subject to meeting the criteria below:</u></p> <ol style="list-style-type: none"> 1. The density of pitch provision within the application site is maximised <u>optimised (subject to meeting the requirements of criteria 2-7 below)</u>, having regard to the minimum separation distances between mobile homes/caravans, etc., as required by any relevant legislation or guidance; 2. The proposal would not cause harm to character or appearance of the landscape, and must be well-screened by existing or additional native vegetation and physically contained by landscaping. This screening should be maintained permanently, and while additional planting could supplement existing landscaping, it should not be used as the only way the impact of new development is mitigated. High fences will not be acceptable for the purposes of screening; 3. Any accommodation provided on the site must be consistent with a nomadic lifestyle; 	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>4. The scale of the proposed development, when considered together with existing Gypsy and Traveller pitches on the site and within the parish, must not be of an unduly large scale relative to the nearest settled community;</p> <p>5. Foul drainage to a public sewer should be provided where possible. Where it is not, evidence will need to be provided showing that suitable alternative facilities can be provided;</p> <p>6. Parking provision must be made in accordance with the parking standards as set out in Policy TP 3: Parking Standards; and,</p> <p>7. There is adequate provision for storage and maintenance of equipment, where required.</p> <p>Proposals that would result in a reduction of the number of pitches within the borough will be refused unless a suitable replacement is found, or the need no longer exists.</p> <p>In exceptional circumstances, eOther proposals for Gypsy and Traveller pitches will be permitted <u>which comply with</u> where all of the above criteria are met and other relevant policies in the Plan.</p>	
MM222	417 - 418	Paragraphs 6.397, 6.400 to 6.402	<p>Section 6: Replacement Dwellings outside the Limits to Built Development <i>Amend paragraphs 6.397, 6.400 to 6.402 as follows:</i></p> <p><i>Paragraph 6.397</i></p> <p>Secondly, where the use is found to be lawful, in accordance with Policy EN 1: Sustainable Design consideration should be given to the reuse of the existing structure, and demolition only considered in certain circumstances. These can include:For example where the existing building is, for example, rendered unsafe owing to unsound construction or subsidence, with unstable/faulty foundations; where it is inherently impractical to reuse it, such as the existing building being of</p>	Name change of National Landscape (formerly AONB) for clarification and effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>poor construction and/or built from poor quality materials, resulting in the building being of little merit in terms of architectural, landscape, and visual amenity, <u>or the building is of unsound construction or subject to subsidence</u> and it would not therefore be viable to rectify these as part of a modernisation or refurbishment project.</p> <p><i>Paragraph 6.400</i></p> <p>In both the Green Belt (where, in accordance with NPPF advice, a replacement dwelling may be considered to be an exception to inappropriate development) and other areas outside the LBD, the proposed new dwelling should not be materially larger than the <u>one it replaces</u> original dwelling (the building as it existed on 1 July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built) it replaces. and any increase in volume over the existing dwelling will be strictly <u>In determining the appropriate scale of a replacement dwelling, regard may be had to the size, form and character</u> controlled. Any proposed increase in volume, including any previous additions to the property, should not result in an increase of more than 50% of the gross volume of the original dwelling <u>(the building as it existed on 1 July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built)</u>. (the gross volume will be ascertained by external measurements taken above ground level and include the volume of the roof), subject to a maximum of 250 cubic metres (gross). All other existing detached buildings, including garages, if built after the original dwelling, will be excluded from the calculation of the volume of the original dwelling. If the existing dwelling has already been extended by 50% (or more) above the original, then no further increase in volume will be permitted for the replacement dwelling (and, as below, permitted development rights for any further extension/structures may be removed). For this reason, the volume of the new dwelling will be more critical than its footprint.</p> <p><i>Paragraph 6.401</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>In order to protect the character of the dwelling, the openness of the Green Belt and the landscape of the borough</u> Subject to the proportionate increase in the size of the dwelling, and particularly in sensitive locations such as the AONB <u>High Weald National Landscape</u>, permitted development rights for <u>any further</u> extensions to the replacement dwelling and other structures may be removed. Proposals sited in the AONB <u>National Landscape</u> will also be considered in relation to the High Weald AONB Management Plan which seeks to conserve the highly valued and intrinsic landscape character of the AONB <u>National Landscape</u>, as well as Policy EN 19: The High Weald Area of Outstanding Natural Beauty <u>National Landscape</u>.</p> <p><i>Paragraph 6.402</i></p> <p>Proposals for replacement dwellings will also be assessed against other policies in this Plan, including Policies <u>STR2: Place Shaping and Design, STR9: Green Belt</u>, EN 1: Sustainable Design; EN 9: Biodiversity Net Gain; EN 18: Rural Landscape; EN 19: The High Weald Area of Outstanding Natural Beauty <u>National Landscape</u>; and H 12: Extensions to Residential Curtilages (Domestic Gardens) outside the Limits to Built Development, as well as other guidance, including the Tunbridge Wells Borough Landscape Character Assessment SPD (2017).</p>	
MM223	418 - 419	Policy H 10	<p>Policy H 10 Replacement Dwellings outside the Limits to Built Development <i>Amend Policy H10 as follows:</i></p> <p>Replacement Dwellings outside the Limits to Built Development</p> <p>Outside the Limits to Built Development, as defined on the Policies Map, proposals for replacement dwellings in the same residential curtilage as an existing dwelling, will be required to satisfy all of the following criteria:</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>1. The existing dwelling must benefit from a lawful residential use <u>and be lawfully constructed</u> (this does not include any form of temporary planning permission, a residential use that has been abandoned, or has any planning conditions relating to occupancy restrictions). In addition, mobile homes and other forms of temporary accommodation will not be classed as an existing residential dwelling for the purposes of this policy;</p> <p>2. Demolition of all or part of the existing dwelling must be justified on the basis that:</p> <p>a) <u>it is inherently constructed to a poor quality or substantially with poor materials and it would not be viable to rectify these as part of a modernisation or refurbishment project; or</u></p> <p>b) <u>where a building is poorly sited, such as immediately adjacent to a highway, or is considered to be unduly obtrusive by virtue of its design and/or use of materials; and</u></p> <p>c) <u>it is to be replaced by a dwelling which would be of a high-quality design and appearance (relative to its setting and context) and the requirements of this policy (H10).</u></p> <p>the existing structure is rendered unsafe; for example, unsound construction, subsidence, or is inherently constructed to a poor quality/constructed of poor materials and it would not be viable to rectify these as part of a modernisation or refurbishment project. Demolition may also be justified where a building is poorly sited, such as immediately adjacent to a highway, or is considered to be unduly obtrusive by virtue of its design and/or use of materials;</p> <p>3. Where the existing dwelling is a heritage asset, first consideration should be given to its retention, having regard to relevant NPPF policies.</p> <p>Where a dwelling is to be replaced:</p> <p>a. The <u>the</u> scale, form, external appearance, height, and massing of the replacement dwelling and any associated development and works, shall be no more visually obtrusive in the landscape <u>and shall not be materially</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>larger than the original dwelling to be replaced (as lawfully constructed) (the building as it existed on 1 July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built). It and shall be compatible with its rural location in terms of architectural and visual amenity, landscape setting, and any existing surrounding development;</p> <p>a. Any proposed increase in volume, including any previous additions to the property, will not result in an increase of more than 50 percent of the gross volume of the original dwelling (the gross volume will be ascertained by external measurements taken above ground level and include the volume of the roof), subject to a maximum of 250 cubic metres (gross). All other existing outbuildings, including garages, will be excluded from the calculation of the volume of the original dwelling. If the existing dwelling has already been extended by 50 percent (or more) above the original, then no further increase in volume will be permitted for the replacement dwelling;</p> <p>b. The replacement dwelling shall be located on the footprint of, or as close as practically possible to, the existing dwelling, unless an alternative location would result in clear landscape, access, or local amenity benefits. In the event that the dwelling is relocated, the removal of the existing dwelling upon completion of the new dwelling will be secured by way of planning condition or legal agreement;</p> <p>c. The proposal shall not cause significant harm to the amenities of occupiers of neighbouring properties and uses in terms of loss of privacy, immediate outlook, daylight, and sunlight.</p> <p>In order to protect the character of the dwelling, the openness of the Green Belt, and the landscape of the borough, and particularly in sensitive locations, such as the High Weald Area of Outstanding Natural Beauty National Landscape and Green Belt, permitted development rights for any further extensions, alterations, outbuildings, hardstanding areas,</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			and boundary treatments may be removed and external lighting strictly controlled.	
MM224	422 - 423	Paragraphs 6.426 and 6.431	<p>Section 6: Residential Extensions, Alterations, Outbuildings, and Annexes <i>Amend sub- section heading, paragraph 6.426 and 6.431 as follows:</i></p> <p>Areas of Outstanding Natural Beauty (AONB) <u>National Landscapes</u></p> <p><i>Paragraph 6.426</i></p> <p>Proposals sited in the AONB <u>National Landscape</u> will also be considered in relation to the High Weald AONB Management Plan which seeks to promote the conservation and enhancement of the highly valued and intrinsic landscape character of the AONB <u>National Landscape</u>, in accordance with Policy EN 19: The High Weald Area of Outstanding Natural Beauty <u>National Landscape</u>, as well as Policy EN 18: Rural Landscape.</p> <p><i>Paragraph 6.431</i></p> <p>In terms of assessing whether proposals (in both the Green Belt and other areas outside the LBD) would be in accordance with the above advice, i.e. whether a proposal would be a disproportionate addition over and above the size of the original dwelling/building, the Local Planning Authority will apply the following approach:</p> <p>The proposed extension, including any previous additions to the property, will not result in an increase of more than 50% of the gross volume of the original dwelling/building, subject to a maximum of 250 cubic metres (gross). The gross volume will be ascertained by external measurements taken above ground level and include the volume of the roof. All other existing detached outbuildings, including garages, will be excluded from the calculation of the volume of the original dwelling. If the dwelling has already been extended by 50% (or more) above the original, then</p>	Name change of National Landscape (formerly AONB) for clarification and effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			no further increase in volume will be permitted; and permitted development rights for any further extensions/structures will normally be removed.	
MM225	423 - 424	Policy H 11	<p>Policy H 11 Residential Extensions, Alterations, Outbuildings, and Annexes <i>Amend Policy H11 as follows:</i></p> <p>In addition to the above criteria, residential extensions outside the Limits to Built Development, as defined on the Policies Map, shall only be permitted where:</p> <ol style="list-style-type: none"> a. the scale, form, and massing of the proposal would not result in a disproportionate addition over and above the size of the original dwelling (the building as it existed on 1 July 1948, or, in the case of a building constructed after 1 July 1948, as it was first built) and would not detract from its rural setting and the visual amenities of the surrounding countryside; and b. proposed extensions, including any previous additions to the property, would not result in an increase of more than 50 percent of the gross volume to the dwelling (based on external measurements taken above ground level and including the volume of the roof) of the original dwelling, subject to a maximum of 250 cubic metres (gross). All other existing detached outbuildings, including garages, will be excluded from the calculation of the volume of the original dwelling. In the case of a dwelling already having been extended by 50 percent (or more) above the original, then no further increase in volume will be permitted and permitted development rights for further extensions/structures may be removed. 	To ensure the Policy is effective and justified.
MM226	428	Paragraph 6.446	<p>Section 6: Key Employment Areas <i>Amend paragraph 6.446 as follows:</i></p> <p>The Key Employment Areas are defined on the Policies Map, and the mix of uses appropriate within these areas is set out within Policy ED 1 below. This policy details which uses should be both directed to, and retained within, these areas. This includes a mix of the traditional Business Class E (g) (formerly Class B1), General</p>	For consistency and soundness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change						
			Industry (Class B2), and Storage and Distribution (Class B8) type uses, but also considers other types of complementary uses which it may be appropriate to encourage or retain within these areas. Such uses include leisure and retail where appropriate, particularly for the North Farm/Longfield Road area in Royal Tunbridge Wells, which is already established as a mixed employment, retail, and leisure destination. However, as mentioned previously above, some changes of use may occur without requiring the submission of a planning application under the revised Use Classes Order.							
MM227	429 - 429	Policy ED 1 Table 12	Policy ED 1 The Key Employment Areas <i>Amend Table 12: Mix of uses appropriate in the defined Key Employment Areas as follows:</i> <table border="1" data-bbox="609 694 1662 1318"> <tr> <td data-bbox="609 694 878 826"> Defined Key Employment Areas </td> <td data-bbox="878 694 1662 826"> Mix of appropriate employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended) </td> </tr> <tr> <td data-bbox="609 826 878 1222"> Royal Tunbridge Wells Town Centre </td> <td data-bbox="878 826 1662 1222"> Class E (a) to (g) – including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health Class F (1) and (2) – appropriate leisure uses Class C (1) to (4) – hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type and scale compatible with the town centre, including drinking establishments and hot food takeaways </td> </tr> <tr> <td data-bbox="609 1222 878 1318"> Royal Tunbridge Wells North </td> <td data-bbox="878 1222 1662 1318"> Class B2 and B8 – General Industry and storage and distribution </td> </tr> </table>	Defined Key Employment Areas	Mix of appropriate employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)	Royal Tunbridge Wells Town Centre	Class E (a) to (g) – including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health Class F (1) and (2) – appropriate leisure uses Class C (1) to (4) – hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type and scale compatible with the town centre, including drinking establishments and hot food takeaways	Royal Tunbridge Wells North	Class B2 and B8 – General Industry and storage and distribution	To ensure the plan is effective and consistent with national policy.
Defined Key Employment Areas	Mix of appropriate employment uses (as specifically defined by reference to the Use Classes Order 1987 as amended)									
Royal Tunbridge Wells Town Centre	Class E (a) to (g) – including retail, financial, professional services and other business uses, food and drink, non-residential institutions, assembly and leisure, education and health Class F (1) and (2) – appropriate leisure uses Class C (1) to (4) – hotels, dwelling houses and residential institutions and other sui Generis of an appropriate type and scale compatible with the town centre, including drinking establishments and hot food takeaways									
Royal Tunbridge Wells North	Class B2 and B8 – General Industry and storage and distribution									

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change												
			<table border="1"> <tr> <td data-bbox="607 268 875 520">Farm/Longfield Road Area^α</td> <td data-bbox="875 268 1659 520"> <p>Class E (a) to (g) – financial, professional and other business uses, retail, food and drink and leisure[¶]</p> <p>Class F (1) and (2) – appropriate leisure uses[¶]</p> <p>and other sui generis uses of an appropriate type and scale^α</p> </td> <td data-bbox="1659 268 1720 520">3</td> </tr> <tr> <td data-bbox="607 520 875 868">Southborough High Brooms Industrial Area^α</td> <td data-bbox="875 520 1659 868"> <p>Class E – Financial, professional and other business uses, and appropriate leisure uses[¶]</p> <p>Class E (c) and (g)[¶]</p> <p>Class F(1) and (2) – appropriate leisure uses[¶]</p> <p>Classes B2 and B8 – Storage and Distribution[¶]</p> <p>and other sui generis uses of an appropriate type and scale compatible with the area[¶]</p> <p>^α</p> </td> <td data-bbox="1659 520 1720 868">3</td> </tr> <tr> <td data-bbox="607 868 875 1078">Paddock Wood Eldon Way and West of Maidstone Road^α</td> <td data-bbox="875 868 1659 1078"> <p>Class E (c) and (g) – Financial, professional and other business uses[¶]</p> <p>Class B2 – general industry[¶]</p> <p>Class B8 – Storage and Distribution^α</p> </td> <td data-bbox="1659 868 1720 1078">3</td> </tr> <tr> <td data-bbox="607 1078 875 1292">Paddock Wood Transfesa Road East and West^α</td> <td data-bbox="875 1078 1659 1292"> <p>Class E (c) and (g) – Commercial, Business and service[¶]</p> <p>Class B2 – general industry[¶]</p> <p>Class B8 – Storage and Distribution^α</p> </td> <td data-bbox="1659 1078 1720 1292">3</td> </tr> </table>	Farm/Longfield Road Area ^α	<p>Class E (a) to (g) – financial, professional and other business uses, retail, food and drink and leisure[¶]</p> <p>Class F (1) and (2) – appropriate leisure uses[¶]</p> <p>and other sui generis uses of an appropriate type and scale^α</p>	3	Southborough High Brooms Industrial Area ^α	<p>Class E – Financial, professional and other business uses, and appropriate leisure uses[¶]</p> <p>Class E (c) and (g)[¶]</p> <p>Class F(1) and (2) – appropriate leisure uses[¶]</p> <p>Classes B2 and B8 – Storage and Distribution[¶]</p> <p>and other sui generis uses of an appropriate type and scale compatible with the area[¶]</p> <p>^α</p>	3	Paddock Wood Eldon Way and West of Maidstone Road ^α	<p>Class E (c) and (g) – Financial, professional and other business uses[¶]</p> <p>Class B2 – general industry[¶]</p> <p>Class B8 – Storage and Distribution^α</p>	3	Paddock Wood Transfesa Road East and West ^α	<p>Class E (c) and (g) – Commercial, Business and service[¶]</p> <p>Class B2 – general industry[¶]</p> <p>Class B8 – Storage and Distribution^α</p>	3	
Farm/Longfield Road Area ^α	<p>Class E (a) to (g) – financial, professional and other business uses, retail, food and drink and leisure[¶]</p> <p>Class F (1) and (2) – appropriate leisure uses[¶]</p> <p>and other sui generis uses of an appropriate type and scale^α</p>	3														
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Paddock Wood Eldon Way and West of Maidstone Road ^α	<p>Class E (c) and (g) – Financial, professional and other business uses[¶]</p> <p>Class B2 – general industry[¶]</p> <p>Class B8 – Storage and Distribution^α</p>	3														
Paddock Wood Transfesa Road East and West ^α	<p>Class E (c) and (g) – Commercial, Business and service[¶]</p> <p>Class B2 – general industry[¶]</p> <p>Class B8 – Storage and Distribution^α</p>	3														

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change				
			<table border="1"> <tr> <td data-bbox="607 268 875 480">Hawkhurst Station Gills Green Business Park (Gills Green)α</td> <td data-bbox="875 268 1659 480"> Class E (c) and (g) – financial, professional and other business uses¶ Class B2 – general industry¶ Class B8 – Storage and Distributionα </td> </tr> <tr> <td data-bbox="607 480 875 713">Capel Brook Farmα</td> <td data-bbox="875 480 1659 713"> Class E (c) and (g) – financial, professional and other business uses¶ Class B2 – general industry¶ Class B8 – Storage and Distributionα </td> </tr> </table>	Hawkhurst Station Gills Green Business Park (Gills Green) α	Class E (c) and (g) – financial, professional and other business uses¶ Class B2 – general industry¶ Class B8 – Storage and Distributionα	Capel Brook Farmα	Class E (c) and (g) – financial, professional and other business uses¶ Class B2 – general industry¶ Class B8 – Storage and Distributionα	
Hawkhurst Station Gills Green Business Park (Gills Green) α	Class E (c) and (g) – financial, professional and other business uses¶ Class B2 – general industry¶ Class B8 – Storage and Distributionα							
Capel Brook Farmα	Class E (c) and (g) – financial, professional and other business uses¶ Class B2 – general industry¶ Class B8 – Storage and Distributionα							
MM228	430	Paragraphs 6.450 and 6.453	<p>Section 6: Permitted Development Rights and Article 4 Directions <i>Amend paragraphs 6.450 and 6.453 as follows:</i></p> <p><i>Paragraph 6.450</i></p> <p>Changes in recent years to the General Permitted Development Order (PD Rights) and, as mentioned under Policy ED 1, recent changes to the Use Classes Order, enable the conversion of Class E(g) uses (formerly Class B1) office space to residential use and other uses within Class E without the need for full planning permission. <u>The most recent changes, introduced in March 2024, include the removal of a 1,500 square metres floorspace cap and the elimination of the requirement of a property to be vacant for three months before applying for Prior Approval. Removing these requirements has the potential to increase the number of buildings where permitted development rights can be used.</u> This has, and will have, a significant impact on the supply of office stock, particularly in relation to Royal Tunbridge Wells Town Centre, and other employment premises across the borough.</p>	For effectiveness and to provide clarification following the most recent changes to permitted development rights and that redevelopment and conversion relates to that for non-employment uses.				

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Amend first sentence of paragraph 6.453</i></p> <p>Applicants submitting planning applications for the conversion/change of use of employment buildings, or sites for alternative uses, to <u>non-employment uses</u> should demonstrate that that consideration has been given to the criteria set out within Policy ED 2.</p>	
MM229	431	Policy ED 2	<p>Policy ED 2 Retention of Existing Employment Sites and Buildings <i>Amend Policy ED 2 as follows:</i></p> <p>Existing employment sites and buildings will be retained in their existing use, or an alternative employment-generating use, to support the vibrant and balanced economy of the borough, taking into account whether they:</p> <ol style="list-style-type: none"> 1. — Are well located to a main road and public transport networks; 2. — Provide, or are physically and viably capable of providing, through redevelopment, good quality modern accommodation attractive to the market; 3. — Are capable of meeting a range of employment uses to support the local economy; 4. — Have been identified as being suitable for alternative uses in the Local Plan or another adopted development document. <p><u>Development proposals that would have the effect of undermining or diminishing the role and function of the Key Employment Areas for employment purposes will not be permitted.</u></p> <p><u>Unless they are demonstrably unsuitable for employment uses through re-use, refurbishment or redevelopment, all existing employment sites and buildings, including vacant sites and buildings last used for employment purposes, will</u></p>	To ensure the plan is effective and consistent with national policy.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>be retained as such in accordance with the criteria of this policy to support the vibrant and balanced economy of the borough.</u></p> <p>Applicants Proposals seeking to redevelop/convert existing employment buildings and sites <u>to non-employment generating uses</u> must: demonstrate the following:</p> <p>a. provide robust evidence to show that the site has been proactively <u>and comprehensively and professionally</u> marketed, at the an appropriate <u>and</u> reasonable price, <u>having regard to its permitted or</u> and using relevant publications, for the existing use or other potentially suitable employment-generating uses <u>within classes B2, B8, E(c) and (g) for a period of at least 18 months immediately prior to any application for planning permission;</u></p> <p>b. provide evidence that there is no prospect of the existing buildings, or the partial or comprehensive redevelopment of the existing buildings, continuing for <u>in its</u> the current use <u>or another employment generating use within classes as may be appropriate for the building or the site’s location;</u></p> <p>c. marketing must be for a period of at least 18 months at a time when the site is available, or will be available within an acceptable timeframe, with an appropriate agent;</p> <p>d. where it has been demonstrated, through an independent assessment, that the current use is no longer viable and that there is no reasonable prospect of continued use or take up of other employment-generating uses <u>or redevelopment of the building or the site for purposes within use classes B2, B8 E(c) and (g) (as may, in every case, be appropriate to its location)</u> during the plan period, proposals for redevelopment must consider alternative uses <u>(where compatible with the site and its context and other relevant policies in this Plan)</u> in the following order:</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>i. other business uses;</p> <p>ii. all other non-residential, and non-retail employment-generating uses;</p> <p>iii. residential employment-generating uses (C1, C2);</p> <p>iv. a mixture of residential and employment-generating uses, including 'live/work' units;</p> <p>v. wholly residential schemes (C3).</p> <p>Redevelopment of employment buildings and sites for mixed use may be permitted where such development:</p> <p>1. would facilitate the regeneration of the site to more effectively meet the needs of modern business;</p> <p>2. where the employment capacity of the site, represented by commercial floorspace, is maintained;</p> <p>3. where a mixed use development would represent a sustainable approach consistent with the general distribution of development.</p> <p>Where the review of submitted information by an independent consultant is considered necessary by the Council, it is expected that the applicant will cover the reasonable cost of their review.</p>	
MM230	432 - 433	Paragraphs 6.458, 6.459 and 6.462	<p>Section 6: Digital Communications and Fibre to the Premises</p> <p><i>Amend paragraphs 6.458, 6.459 and 6.462 as follows:</i></p> <p><i>At end of paragraph 6.458 add:</i></p>	For clarification and effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><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></p> <p><i>Paragraph 6.459</i></p> <p>The Council considers that such changes include the requirement to provide fibre to the premises (FTTP) for all new developments, wherever practical. FTTP is recognised by the Government and European Commission as a Next Generation Access (NGA) technology, investment in which has prioritised accordingly. <u>Should the implementation of FTTP not be possible for the reasons set out below at paragraphs 6.460 and 6.461, 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).</p> <p><i>Paragraph 6.462</i></p> <p>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.</p>	
MM231	433	Policy ED 3	<p>Policy ED 3 Digital Communications and Fibre to the Premises (FTTP) <i>Amend Policy ED 3 as follows:</i></p> <p>Proposals to improve the digital communications network in Tunbridge Wells borough, including through the provision of mobile data networks (such as 5G</p>	To ensure the Policy is effective through the removal of repetitive wording.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>mobile data), will be supported, subject to compliance with relevant policies in this Plan, and with national policy.</p> <p>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, <u>where this is not possible</u>, other wireless solutions.</p> <p>In all other areas, <u>A</u>ll residential developments over five dwellings and employment proposals of 500sqm or more (including through conversion) will enable 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 or other wireless solutions (where the implementation of FTTP is not possible) 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, <u>or the minimum speed specified in Government guidance at the time of submitting an application proposal</u>, should be delivered wherever practical.</p>	
MM232	435	Paragraph 6.470	<p>Section 6: Rural Diversification <i>Amend the final sentence of paragraph 6.470 as follows:</i></p> <p>In order to protect against the unintended negative consequences of any future changes to PD rights, any new buildings for agricultural or farm diversification</p>	For clarification and effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>purposes within the rural area will<u>may</u> have PD rights removed by condition <u>where necessary</u>, subject to compliance with the tests in national policy.</p>	
MM233	437-439	Paragraphs 6.479, 6.480 and 6.484	<p>Section 6: Conversion of Rural Buildings outside the Limits to Built Development <i>Amend paragraphs 6.479, 6.480 and 6.484 as follows:</i></p> <p><i>Delete paragraph 6.479</i></p> <p>Buildings in isolated locations and/or those that require significant improvements to access arrangements are unlikely to be supported. The building should be in a sustainable location in relation to existing services and facilities, and provide options for non-motorised transport to these services; for example, links to existing Public Rights of Way/footpaths.</p> <p><i>First sentence of paragraph 6.480</i></p> <p>In order to conserve the intrinsic value and locally distinctive character of the countryside <u>and having regard to the Council's Landscape Character Assessment</u>, the following issues will need to be considered, and information submitted (where applicable) as part of any planning application for rural conversion proposals: ...</p> <p><i>First sentence of point 7 in paragraph 6.480</i></p> <p>In the case of conversions to residential use, a written statement will need to be submitted to clearly demonstrate that reasonable attempts have been made to secure <u>an appropriate</u> commercial use (such as business, recreation, or tourism) without success. The application should be supported by: ...</p> <p><i>Paragraph 6.484</i></p>	<p>For effectiveness and consistency with the NPPF and to clarify the weight of the guidance documents as material considerations.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			Farmsteads are a key component of the underlying settlement character of the borough. Any proposal that affects a traditional or historic farmstead should include an assessment of the farmstead in accordance with taking into account the Council's Farmsteads Assessment Guidance Supplementary Planning Document to inform the proposal.	
MM234	440 - 441	Policy ED 5	<p>Policy ED 5 Conversion of Rural Buildings outside the Limits to Built Development <i>Amend first paragraph, criteria a – d and last paragraph of Policy ED 5 as follows:</i></p> <p><i>First paragraph</i></p> <p>Priority will be given to the retention and conversion of existing agricultural or other suitable buildings in the countryside for business, recreation, and tourism uses. The conversion of such buildings to residential use will only be permitted in exceptional circumstances in accordance with the criteria set out below.</p> <p><i>Criteria a – d</i></p> <p>a. the building shall be worthy of retention for its historic or architectural value and makes a positive contribution to the landscape character, or is required as part of a whole farm plan and no other use is viable;</p> <p>b. the building should form part of a farmstead or be in a sustainable location with suitable access, including safe options for non-motorised transport, to existing services and facilities. The conversion of buildings that are physically, or appear, separated from existing farms and other built development, such that it would significantly harm the rural landscape, will not be permitted;</p> <p>c. it shall be demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm</p>	To ensure the Policy is effective and justified and consistent with the NPPF.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>activity (such as the movement of farming equipment, livestock, crop spraying), noise, and odours;</p> <p>d. it has been clearly demonstrated that reasonable attempts have been made, without success, to secure a business reuse for the building and that uses other than residential are not viable. This should include details of active marketing at an appropriate value/rate and any interest received for a minimum period of 18 months.</p> <p><u>a. the development would re-use redundant or disused buildings and enhance its immediate setting, having regard to the Council’s Landscape Character Assessment. In this regard, it should be clearly demonstrated that reasonable attempts have been made, without success, to secure an appropriate business, leisure or tourism use for the building. This should include details of active professional marketing for a minimum period of 18 months immediately prior to any application, at an appropriate value/rate that reflects its use for business, leisure or tourism purposes, and any interest received;</u></p> <p><u>b. the building shall be worthy of retention for its historic or architectural value, including where it forms part of a farmstead, and makes a positive contribution to the landscape character, or is required as part of a whole farm plan and no other appropriate use is viable;</u></p> <p><u>c. it shall be demonstrated that the living conditions of future occupiers will not be harmed by proximity in relation to existing neighbouring uses, including farm activity (such as the movement of farming equipment, livestock, crop spraying), noise, and odours.</u></p> <p><i>Last paragraph</i> In order to protect the character of the building and the landscape, such as the High Weald <u>National Landscape</u> Area of Outstanding Natural Beauty and <u>the openness</u></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>of</u> the Green Belt, permitted development rights for extensions, alterations, outbuildings, hardstandings, and boundary treatments may be removed and external lighting strictly controlled.</p>	
MM235	441 - 442	Paragraphs 6.489, 6.493 and 6.497	<p>Section 6: Commercial and Private Recreational (including equestrian) Uses in the Countryside <i>Amend the Section title paragraphs 6.489, 6.493 and 6.497 as follows:</i></p> <p><i>Section title</i></p> <p><u>Rural Business</u> Commercial and Private Recreational <u>Leisure</u> (including equestrian) Uses in the Countryside</p> <p><i>First sentence of paragraph 6.489</i></p> <p>The Council will support appropriate types of rural business development, including those for commercial and private recreational <u>and leisure</u> uses in the countryside, ...</p> <p><i>First three sentences of paragraph 6.493</i></p> <p>For both commercial and private domestic recreational uses, <u>C</u>onsideration will need to be given to site security. The Council will only grant permission where the manager or owner of any animals on-site makes adequate provision for the security of the site. Any new private recreational development that could give rise to the need for on-site security or animal/plant welfare shall be associated with an existing dwelling, which should be directly related to the <u>business</u>/recreational use and secured by way of a planning obligation.</p> <p><i>Paragraph 6.497</i></p>	For effectiveness and consistency with MM236.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			Proposals for <u>rural business</u> Commercial and Private recreational/ <u>leisure</u> (including equestrian) uses, as well as for private domestic equestrian uses and development, will also be assessed ...	
MM236	443	Policy ED 6	<p>Policy ED 6 Commercial and Private Recreational (including equestrian) Uses in the Countryside</p> <p><i>Amend Policy ED 6 as follows:</i></p> <p><i>Policy Title</i></p> <p><u>Rural Business</u> Commercial and Private Recreational/<u>Leisure</u> (including equestrian) Uses in the Countryside</p> <p><i>First sentence of Policy</i></p> <p>Proposals for the development of <u>rural business</u> or private recreational/<u>leisure</u> uses in the countryside will only be permitted where:</p>	For effectiveness and consistency with the NPPF.
MM237	444	Policy ED 7	<p>Policy ED 7 Retention of, and improvements to existing, and the promotion of new, tourist accommodation and attractions</p> <p><i>Amend first paragraph of Policy ED 7 as follows:</i></p> <p>The retention of existing tourist accommodation (both serviced and non-serviced) will be supported where it is well located and attractive to the market. Where proposals are brought forward for the change of use of existing tourist accommodation, the following criteria considerations will be applied: ...</p>	For clarification and effectiveness.
MM238	446		<p>Section 6: Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy</p> <p><i>After paragraph 6.505 add new paragraph as follows:</i></p>	For clarity on the approach towards retail provision and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change										
			<p><u>In terms of retail need, as referred to at paragraph 4.30, the Retail, Commercial Leisure and Town Centre Uses Study (2021) considered the need for new retail floorspace across the borough and concludes that although some need is identified over the Local Plan period (for convenience retail need), it does not recommend that specific allocations are necessary to meet the need.</u></p>											
MM239	447 - 448	Policy ED 8 Table 13	<p>Policy ED 8 Town, Rural Service and Neighbourhood Centres, and Village Settlements Hierarchy <i>Amend Table 13: Defined Centres Hierarchy and paragraph following Table as follows:</i></p> <table border="1" data-bbox="611 667 1668 1323"> <thead> <tr> <th>Type of Centre</th> <th>Centres</th> </tr> </thead> <tbody> <tr> <td>Primary Regional Town Centre</td> <td>Royal Tunbridge Wells</td> </tr> <tr> <td>Town Centre</td> <td>1. → Cranbrook 2. → Paddock Wood 3. → Southborough</td> </tr> <tr> <td>Rural Service Centre</td> <td>Hawkhurst</td> </tr> <tr> <td>Neighbourhood Centres</td> <td>Village Settlements 1. → Benenden 2. → Bidborough 3. → Brenchley 4. → Five Oak Green</td> </tr> </tbody> </table>	Type of Centre	Centres	Primary Regional Town Centre	Royal Tunbridge Wells	Town Centre	1. → Cranbrook 2. → Paddock Wood 3. → Southborough	Rural Service Centre	Hawkhurst	Neighbourhood Centres	Village Settlements 1. → Benenden 2. → Bidborough 3. → Brenchley 4. → Five Oak Green	To ensure consistency and effectiveness.
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Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

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			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">5. → Sherwood¶</td> <td style="width: 50%; padding: 5px;">5. → Frittenden¶</td> </tr> <tr> <td style="padding: 5px;">6. → Showfields¶</td> <td style="padding: 5px;">6. → Goudhurst¶</td> </tr> <tr> <td style="padding: 5px;">7. → Silverdale¶</td> <td style="padding: 5px;">7. → Horsmonden¶</td> </tr> <tr> <td style="padding: 5px;">8. → St Barnabas¶</td> <td style="padding: 5px;">8. → Lamberhurst¶</td> </tr> <tr> <td style="padding: 5px;">9. → St Johns¶</td> <td style="padding: 5px;">9. → Langton Green¶</td> </tr> <tr> <td style="padding: 5px;">10. → St Peters¶</td> <td style="padding: 5px;">10. → Matfield¶</td> </tr> <tr> <td style="padding: 5px;">11. → Within Paddock Wood and East Capel.*¶</td> <td style="padding: 5px;">11. → Pembury¶</td> </tr> <tr> <td style="padding: 5px;">12. → Tudeley Village*¶</td> <td style="padding: 5px;">12. → Rusthall¶</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;">13. → Sandhurst¶</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;">14. → Sissinghurst¶</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;">15. → Speldhurst¶</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;">16. → Tudeley Village¶</td> </tr> </table> <p style="margin-top: 10px;">*New neighbourhood centres will be designated as part of the extension of Paddock Wood and east Capel and at the new Tudeley Village, which is expected to include a village centre, as well as a number of smaller neighbourhood centres, to be defined through the masterplanning process and the resultant Supplementary Planning Document.</p>	5. → Sherwood¶	5. → Frittenden¶	6. → Showfields¶	6. → Goudhurst¶	7. → Silverdale¶	7. → Horsmonden¶	8. → St Barnabas¶	8. → Lamberhurst¶	9. → St Johns¶	9. → Langton Green¶	10. → St Peters¶	10. → Matfield¶	11. → Within Paddock Wood and East Capel.*¶	11. → Pembury¶	12. → Tudeley Village*¶	12. → Rusthall¶		13. → Sandhurst¶		14. → Sissinghurst¶		15. → Speldhurst¶		16. → Tudeley Village¶	
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MM240	449 - 450	Policy ED 9	Policy ED 9 Defined Town and Rural Service Centres <i>Amend Policy title and first paragraph of Policy ED 9 as follows:</i>	To ensure the Policy is effective and justified.																								

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Policy title</i></p> <p>Defined Town, and Rural and other Service Centres</p> <p><i>First paragraph</i></p> <p>Within the defined town centres, and rural service centres, neighbourhood centres, and village settlements, as defined on the Policies Map, planning permission will be granted for development of main town centre uses development of a range of appropriate uses where they contribute to the vitality and viability of the centre and/or respond to changing needs/trends over the life of the Local Plan.</p>	
MM241	450	Paragraph 6.523	<p>Section 6: The Sequential Test</p> <p><i>Amend last sentence of paragraph 6.523 as follows:</i></p> <p>Applicants will be expected to have demonstrably followed a sequential approach when selecting development sites for town centre uses, including fully exploring how the scheme could be adapted so that it could be accommodated on a more central site. (i.e. disaggregation: operating from a number of units within the defined centre rather than one single unit).</p>	Consistency with national policy.
MM242	450 - 451	Policy ED 10	<p>Policy ED 10 Sequential Test and Local Impact Test</p> <p><i>Amend Criterion 1 in Sequential Test section and Criterion 3 in Local Impact Test section of Policy ED 10 as follows:</i></p> <p><i>Sequential Test section</i></p> <p>1. Proposals for main town centre retail, office, and leisure uses should be located in an identified centre and in accordance with Policy ED 9, unless:</p> <p>a. by means of a sequential approach, it is demonstrated that the proposal could not be accommodated: firstly, on a site within an existing centre; secondly, on</p>	To ensure the policy is effective and consistent with national policy.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>a site located at the edge of an existing centre; then thirdly, it is demonstrated that where the proposal could not be accommodated on a site within or at the edge of an existing centre, it is located in a well-connected and accessible out-of-centre location (in accordance with criterion 2 below); and</p> <p>b. by means of an impact assessment (as set out below) it is demonstrated that the a retail, office, or leisure proposal would not result in a significant adverse impact, cumulative or otherwise, on the vitality and viability of an existing centre or undermine the delivery of a site allocated for the use proposed; or</p> <p><i>Local Impact Test section</i></p> <p>3. Applications for retail and leisure development above the following thresholds outside of the town and rural service centres, as defined on the Policies Map, should be accompanied by an impact assessment:</p> <p>a. where the proposal is within the catchment of there is a potential adverse impact on Royal Tunbridge Wells: 1,000sqm (net);</p> <p>b. where the proposal is within the catchment of there is a potential adverse impact on Southborough, Paddock Wood, Cranbrook, and/or Hawkhurst: 280sqm (net);</p>	
MM243	454	Paragraphs 6.532 and 6.534	<p>Section 6: Neighbourhood centres and village settlements <i>Amend paragraphs 6.532 and 6.534 as follows:</i></p> <p><i>Paragraph 6.532</i></p> <p>Neighbourhood centres comprise clusters of a minimum of five community facilities, which are all located within a distance of around 400 metres of each other. The neighbourhood centres are defined in Policy ED 8 as referred to above and are shown spatially on the Key Diagram (see Figure 5 in Section 4). A new neighbourhood centre</p>	To provide a fuller range of examples, for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>is planned to be designated as part of the proposed development at Paddock Wood and east Capel. Likewise, a new village centre and several smaller neighbourhood centres are planned to be designated for the new Tudeley Village settlement as part of the masterplanning process.</p> <p><i>Last sentence of paragraph 6.534</i></p> <p>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.</p>	
MM244	454 – 455	Policy ED 12	<p>Policy ED 12 Retention of Local Services and Facilities <i>Amend Policy ED 12 as follows:</i></p> <p>Proposals that would result in the loss of a local facility or service which serves a local need will not be permitted unless it can be clearly demonstrated that:</p> <p>1. Suitable and/or comparable alternative provision is available within the locality <u>to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</u></p> <p>2. For <u>In relation to a</u> commercial uses it is:</p> <p>a. not viable, or unlikely to become commercially viable, to operate the <u>same</u> number of existing services/facilities within the locality <u>and</u></p> <p>b. it <u>the facility</u> has been the subject of appropriate <u>professional</u> marketing <u>for the same or similar or alternative commercial use</u> for a period of at least 18 months <u>at a reasonable open market value that reflects its existing and potential alternative commercial uses</u> that and consideration has been given to other alternative commercial uses;</p> <p>3. In the case of public facilities, demand within the locality no longer, <u>or is unlikely in the foreseeable future,</u> to exists, or there are clear <u>and</u></p>	For clarity and to ensure the policy is justified and effective in relation to net loss.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>imperative</u> operational reasons for closing or moving the facility, and the wider importance of the facility to the community has been taken into account <u>in this regard</u>.</p> <p>The Council may require the review of any submitted information by an independent consultant; it is expected that the applicant will cover the cost of this.</p>	
MM245	458	Policy TP 1	<p>Policy TP 1 Transport Assessments, Travel Plans, and Mitigation <i>Amend Point 1 and Point 2 of Policy TP 1 and add new Point 3 as follows:</i></p> <p>1. Provide a satisfactory transport assessment where required for proposals for new developments in accordance with the thresholds set in Kent County Council's latest guidance, or otherwise as required by virtue of the locality or, when necessary, a satisfactory transport statement, having regard to where the location of the development has existing traffic issues or lack of transport infrastructure. This must include an assessment of both individual and cumulative impacts on the transport network; and</p> <p>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 <u>leading</u> 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.</p> <p><u>3. The Transport Assessment should outline the Vision that is being promoted in relation to the requirements of DfT Circular 1/22 (Strategic road network and the delivery of sustainable development, updated December 2022). In addition, the Monitor and Manage strategy for the proposal should be outlined and described, and provided to the Highway Authorities (KCC Highways and National Highways) for their agreement. All modes of transport should be covered.</u></p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM246	458	Paragraph 6.550	<p>Section 6: Transport Design and Accessibility <i>Amend fourth sentence of paragraph 6.550 as follows:</i></p> <p>The Council will refer to the Local Cycling and Walking Infrastructure Fund Plan and Low Traffic Neighbourhoods <u>as well as latest national guidance on active travel/cycle infrastructure design</u>, and will apply the appropriate highway guidance.</p> <p><i>Delete last sentence of paragraph 6.550 as follows:</i></p> <p>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.</p>	To correct the document name and provide clarification regarding national guidance.
MM247	459 - 460	Policy TP 2	<p>Policy TP 2 Transport Design and Accessibility <i>Amend criterion 1, 7 and last paragraph of Policy TP 2 as follows:</i></p> <p><i>Criterion 1</i></p> <p>There is safe pedestrian access to public transport services and infrastructure <u>while also having regard to the frequency of such services</u> within reasonably close proximity;</p> <p><i>Criterion 7</i></p> <p>The development incorporates self-enforcing measures into the design that encourage vehicle speed reduction (such as 20mph speed limits, road narrowings, speed tables, etc.), including Low Traffic Neighbourhoods, and if appropriate the developer will be required to investigate amending, <u>and fund any necessary amendment to</u>, external speed limits adjacent to, and in the vicinity of, the site's access;</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Last paragraph of policy</i></p> <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 servicing 25 properties or less. 	
MM248	462	Paragraphs 6.561, 6.562 ad 6.564	<p>Section 6: Parking Standards</p> <p><i>Amend paragraphs 6.561, 6.562 and 6.564 as follows:</i></p> <p><i>Paragraph 6.561</i></p> <p>It should be noted that, for developments under Use Class C2 (residential institutions), the developer will be required to deliver regard will be had to parking space provision in accordance with Kent County Council’s latest guidance as appropriate.</p> <p><i>Paragraph 6.562</i></p> <p>For non-residential development, this Local Plan seeks to limit the amount of on-site parking provided for new non-residential/commercial development across the borough. All proposed non-residential development will have regard to therefore be required to provide parking space at the standards outlined within in Kent County Council’s latest guidance as appropriate. It is intended that this will maximise development potential in these locations, and enable opportunities for active travel and the use of public transport options where at present they are readily accessible, as well as other alternative modes of sustainable transport to the private car, particularly in the Main Urban Area. However, should specific problems with overspill</p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>commercial car parking in these areas into residential areas occur, the Local Planning Authority will support Controlled Parking Zones as an option to address these problems.</p> <p><i>Paragraph 6.564</i></p> <p>It is intended that the provision of cycle parking facilities will be included where possible into all new developments in order to encourage more active forms of travel over private car use. For all new residential and non-residential developments, safe and secure cycle parking will therefore be provided having regard to Kent County Council's latest standards. at the standards outlined within Kent County Council's latest guidance as appropriate</p>	
MM249	462 - 465	Policy TP 3	<p>Policy TP 3 Parking Standards <i>Amend the Residential Parking Standards, Non-Residential Parking and Exceptional Circumstances sections of Policy TP 3 as follows:</i></p> <p><i>Residential Parking Standards section</i></p> <p><i>First sentence of fourth paragraph</i></p> <p>Within Zone A (Royal Tunbridge Wells Town Centre Parking Area, as defined on the Royal Tunbridge Wells Town Centre Policies Map (Inset Map 2)), it is recognised that car ownership levels differ.</p> <p><i>Seventh paragraph</i></p> <p>For development involving Residential Institutions (Use Class C2), regard will be required to provide given to the parking standards in accordance with the maximum standards outlined within in Kent County Council's latest guidance as appropriate.</p> <p><i>Non-Residential Parking Standards section</i></p>	To ensure the Policy is effective and justified.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>First paragraph</i></p> <p>All proposals for non-residential development within the borough shall apply the maximum have regard to the parking standards in accordance with in Kent County Council's latest guidance as appropriate.</p> <p><i>Second paragraph</i></p> <p>The parking standards, parking space design and dimensions, and guideline walking distances to facilities for persons with impaired mobility for all non-residential development will have regard to Kent County Council's latest standards. be in accordance with those outlined within Kent County Council's latest guidance as appropriate.</p> <p><i>Third paragraph</i></p> <p>Safe and secure cycle parking provision within all new residential development will be required at have regard to the minimum standards outlined within in Kent County Council's latest guidance as appropriate.</p> <p><i>Exceptional circumstances section</i></p> <p><i>Criterion 1</i></p> <p>A bespoke parking standard is included as part of a site specific Supplementary Planning Document, including in those to be determined by a masterplanning approach, or in a made neighbourhood plan that seeks to take that takes into account specific local circumstances is included as part of a made neighbourhood plan or an approved masterplan (such as that envisaged for Paddock Wood and east Capel, as they in that area. These parking standards will have primacy over the requirements within this Policy. In relation to masterplanning, this is especially recommended as there is have the potential that Paddock Wood and east Capel, and particularly Tudeley Village, could to be designed with highly sustainable</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>transport links/permeability/accessibility) and should be developed in line with the <u>Vision developed under Vision and Validate/Monitor and Manage;</u></p> <p><i>Criterion 2</i></p> <p>Where an operator or potential occupier requires either more or less parking spaces to cater for their specific operational needs, and such requirements can be clearly evidenced, and where their presence has wider planning benefits;</p>	
MM250	470	Paragraphs 6.577, 6.578, 6.580 and 6.582	<p>Section 6: Safeguarding Roads <i>Amend paragraphs 6.577, 6.578, 6.580 and 6.582 as follows:</i></p> <p><i>Paragraph 6.577</i></p> <p>Work undertaken since the Draft Local Plan has indicated that this entirely off-line route is not necessary to mitigate the impacts of strategic growth at Paddock Wood and east Capel, and at Tudeley Village. Rather, as detailed in Policy STR 6: Transport and Parking, a part off-line new section of highway running to the north of a collection of houses along the A288, together with other on-line improvements to the A228 to the west, and a new highway link bypassing Five Oak Green, is proposed.</p> <p><i>Paragraph 6.578</i></p> <p>Nevertheless, the Kent County Council Transport Plan 4: Delivering Growth without Gridlock 2016–2031 5 Striking the Balance 2024-2037 identifies the A228 Colts Hill relief scheme as a cross-district priority strategic aim; it forms part of the major road network, and the provision of an entirely off-line route is expected to deliver wider economic and transport benefits than the part offline and part on-line route.</p> <p><i>Paragraph 6.580</i></p>	For effectiveness and to provide a factual update.

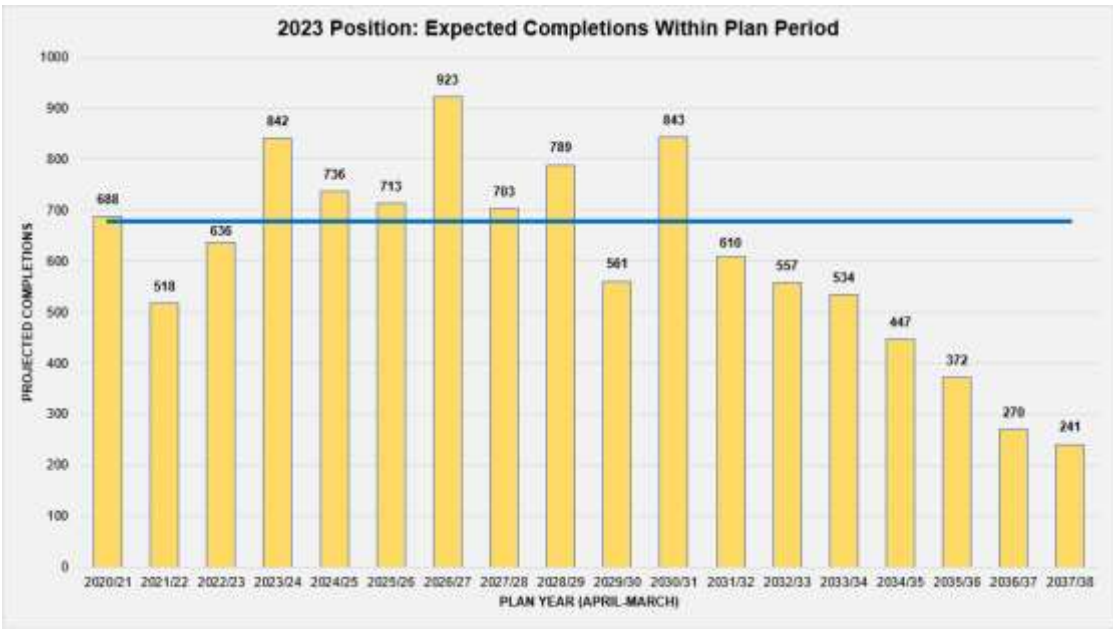
Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>It should be noted that the entirely off-line route would link with the part-off-line route proposed to mitigate the impact of Paddock Wood and Tudeley-<u>East Capel</u>.</p> <p><i>Paragraph 6.582</i></p> <p>The works undertaken to ensure that the A21 is dualled from Tonbridge to Kippings Cross are now completed. Land is safeguarded to dual the remaining section from the Kippings Cross roundabout to the dualled section at the Lamberhurst roundabout, along Highways England’s preferred route. The delivery of this infrastructure is not required to deliver growth proposed in the Local Plan, although it remains a long-term cross-district transport priority in the Kent County Council Transport Plan <u>5 Striking the Balance</u> 2016-2031 <u>2024-2037</u> and is accordingly safeguarded on that basis.</p>	
MM251	470	Policy TP 6	<p>Policy TP 6 Safeguarding Roads <i>Amend Policy TP 6 as follows:</i></p> <p>Safeguarding Roads</p> <p>1. The two locations detailed below, as defined on the Policies Map, are safeguarded for the widening, alteration, improvement, or dualling of existing roads, or the provision of new roads;</p> <p>2. The Local Planning Authority will refuse proposals for development that would compromise the implementation of either proposed schemes in these locations.</p> <p>Land for 'entirely off-line' A228 strategic link (A228 Colts Hill bypass) Land is safeguarded for the potential provision of an entirely off-line A228 strategic transport link (Colts Hill bypass) and junctions <u>from the north of Pembury to Alders Road</u>, as indicated on the Policies Map. This would link, potentially, to the route proposed under Policy STR 6 <u>and STR/SS 1</u> to mitigate the impact of strategic growth at Paddock Wood and east Capel, and Tudeley Village.</p>	For effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>A21 Kippings Cross to Lamberhurst improvements The Highways Agency National Highways proposes to construct an upgrade of the A21 from Kippings Cross to Lamberhurst bypass, as defined on the Policies Map, and the Local Planning Authority will safeguard the preferred alignment by refusing proposals along this route.</p>	
MM252	471 - 472	Policy OSSR 1	<p>Policy OSSR 1 Retention of Open Space <i>Amend Policy OSSR 1 as follows:</i></p> <p>Existing open space, sports, and recreational buildings and land, including playing fields, as defined on the Policies Map, unless allocated for another purpose/use/development in this Local Plan, should be retained and not be built on unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. An assessment has been undertaken that has clearly shown the open space, buildings, or land to be surplus to requirements in terms of quantity, contribution to local character, and setting, and that there is no need for an appropriate alternative community, sports, or recreational use; or 2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or 3. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use; or 4. The proposal is a mixed use scheme with demonstrable open space, sports, and recreational provision, and healthy living benefits that mitigate the loss; or 5. In relation to recreational buildings, it can be demonstrated that there is suitable alternative provision on the site, or in the vicinity of the site, or if operated on a commercial basis, the facility is no longer viable and has been marketed for 12 months by appropriate agents for the use, and has been advertised at an appropriate level. 	To ensure the policy is effective and for consistency with paragraph 99 of the NPPF.

Section 7: Delivery and Monitoring

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM253	477	Figure 9, Paragraphs 7.10 and 7.12	<p>Section 7: Housing delivery</p> <p><i>Update Figure 9 and amend paragraphs 7.10 and 7.12</i></p> <p><i>Update Figure 9 with latest completions data</i></p>  <p><i>Amend paragraph 7.10</i></p> <p>It can be seen that there is a fairly immediate increase in delivery early in the plan period, mainly due to the implementation of housing allocations in the earlier Site Allocations Local Plan (2016), together with other outstanding permitted schemes. Hence, although the strategic urban expansion at Paddock Wood and the new</p>	To reflect the latest housing supply position and for effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>settlement at Tudeley Village, as well as the majority of new site allocations proposed in this Plan, are not expected to see first completions until about 2025/26, a continuity of housing supply should be maintained (including a rolling-five-year housing land supply with appropriate buffers). It is not proposed, therefore, to have a stepped increase in the housing requirement within the plan period.</p> <p><i>Amend first sentence of paragraph 7.12</i></p> <p>To further support housing delivery, the Council has also prepared a 'Housing Delivery Test Action Plan' (2018/2019-2019/2020), in accordance with the provisions of the NPPF and related Planning Practice Guidance (for the latest version, see Monitoring Information).</p>	
MM254	478	Paragraphs 7.20, 7.21, 7.22 and 7.25	<p>Section 7: Monitoring <i>Amend paragraphs 7.20, 7.21, 7.22 and 7.25 as follows:</i></p> <p><i>Paragraph 7.20</i></p> <p>The trajectory of housing completions to meet the Local Plan target is reviewed and updated yearly and set housing monitoring is regularly undertaken specifically in relation to whether there is a continuing supply of housing land (for five years with an appropriate buffer) to meet development requirements (see the most recent Five Year Housing Land Supply Statement (2019/2020)) for the latest Five Year Housing Land Supply Statement see Monitoring Information.</p> <p><i>Paragraph 7.21</i></p> <p>The Housing Delivery Test (HDT) has been introduced as a monitoring instrument to demonstrate whether local authorities are delivering sufficient homes to meet their housing need. The HDT, which was introduced in November 2018, compares the number of new homes delivered over the previous three years with the authority's housing requirement, and measures housing delivery rather than monitoring the supply of land available for housing. The results from the HDT will be used to</p>	To update references to published housing supply documents and the Council's commitment to undertake an early review of the Local Plan, for clarity and effectiveness.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>determine the buffer that should be applied in local housing supply calculations and whether the presumption in favour of sustainable development should apply (a 20% buffer is applied to the Council’s Five-Year Housing Land Supply housing target if delivery falls below 85% of the HDT requirement) <u>in addition to the requirement for an action plan.</u></p> <p><i>Second sentence of paragraph 7.22</i></p> <p>As a matter of good practice, it is recommended that local authorities produce Action Plans regardless of their HDT result in order to identify processes to exceed housing requirements and support future housing delivery within an area <u>(for the latest version see Monitoring Information).</u></p> <p><i>Paragraph 7.25</i></p> <p>At this point, it is anticipated that at least the development strategy and place shaping policies will need to be reviewed five years after adoption of the Local Plan. <u>In this instance, the Development Strategy in this Local Plan provides sufficient sites to meet a 10-year rather than a 15-year housing land supply, and as such the Council is committed to undertaking and early review of the Local Plan. This is explained in more detail at Policy STR 1 The Development Strategy.</u></p>	

Local Plan Appendices

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM255	483 - 486	Appendix 2 Table 19	<p>Appendix 2: Schedule of designated Local Green Space sites within Tunbridge Wells borough</p> <p><i>Add second introductory paragraph as follows:</i></p> <p><u>In addition to the list below, please note that sites are, or are proposed to be, designated in Neighbourhood Development Plans for parishes within the borough. These sites are not duplicated within the list below and can be found separately within the relevant Neighbourhood Development Plan for that parish. All Neighbourhood Development Plans can be found on the Council's neighbourhood plan webpage.</u></p> <p><i>In Table 19 delete all entries for sites listed under the following parishes:</i></p> <p>Benenden Bronchley and Matfield Capel Cranbrook and Sissinghurst Goudhurst Horsmonden Lamberhurst Pembury</p>	To avoid duplication with sites designated in Neighbourhood Plans.
MM256	487 - 496	Appendix 3 Table 20	<p>Appendix 3: The Monitoring Framework</p> <p><i>Delete entry for:</i></p> <p>STR/SS 3</p> <p><i>Amend entries for Policies EN 4 and EN 5 as follows:</i></p>	Consequential changes of MM85 and MM184.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification					Reason for change
			Policy No. ^α	Policy ^α	Target ^α	Indicator ^α	Source ^α	
			EN4 ^α	The Historic Environment including Heritage Assets ^α	Protect historic environment and heritage assets ^α	65% or more appeal decisions support TWBC conclusion on Policy EN-4 (if relevant to appeal) ^α	TWBC/PINS ^α	
						Number of listed buildings 'At Risk' as of 31 March of each year ^α	TWBC/Historic England ^α	
			EN-5 ^α	Heritage assets	Protect heritage assets ^α	Number of listed buildings 'At Risk' as of 31 March of each year ^α	TWBC/Historic England ^α	
						65% or more appeal decisions support TWBC conclusion on Policy EN-5 (if relevant to appeal) ^α	TWBC/PINS ^α	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
MM257	497	Appendix 4 Table 21	<p>Appendix 4: Glossary</p> <p><i>Amend or add new entries in Table 21 as follows:</i></p> <ul style="list-style-type: none"> • <i>Active travel</i> <p><i>Definition</i></p> <p>A mode of transportation <u>making journey's in a physically active way, like walking, wheeling (using a wheelchair or a mobility aid), cycling or scootering</u> achieved by human physical activity, such as walking and cycling.</p> <ul style="list-style-type: none"> • <i>Area of Outstanding Natural Beauty</i> <p><i>Term</i></p> <p>Area of Outstanding Natural Beauty (AONB) <u>now referred to as National Landscapes</u></p> <p><i>Definition</i></p> <p>Areas of Outstanding Natural Beauty are designated under the National Parks and Access to the Countryside Act (1947) and, along with National Parks, represent the finest examples of countryside in England and Wales. Their primary purpose is to ensure the conservation and enhancement of the natural landscape beauty, including the protection of flora, fauna, and geological interests. Development affecting such areas is restricted under the National Planning Policy Framework. <u>AONBs nationally were rebranded in November 2023 and are now commonly referred to as National landscapes but the legal designation remains AONB.</u></p> <ul style="list-style-type: none"> • <i>Bulking</i> <p><i>Term</i></p> <p><u>Bulking</u></p>	For effectiveness and to provide clarification of terms used in the Local Plan.

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><i>Definition</i></p> <p><u>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></p> <ul style="list-style-type: none"> • <i>Development Plan Document</i> <p><i>Definition</i></p> <p>A policy-setting document that forms part of the statutory development plan, including the Core Strategy. <u>This local plan is a development plan document which forms part of the Borough’s statutory development plan alongside the made neighbourhood plans and the Kent Minerals and Waste Local Plan.</u></p> <ul style="list-style-type: none"> • <i>Housing Delivery Test</i> <p><i>Term</i></p> <p><u>Housing Delivery Test</u></p> <p><i>Definition</i></p> <p><u>The ‘Housing Delivery Test’ measurement is an annual measurement of housing delivery in the area of relevant plan-making authorities looking back over the previous 3 financial years.</u></p> <ul style="list-style-type: none"> • <i>Landscape and Visual Impact Assessment</i> <p><i>Term</i></p> <p><u>Landscape and Visual Impact Assessment (LVIA)</u></p> <p><i>Definition</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>A Landscape and Visual Impact Assessment (LVIA) helps to identify the impact of a planned development on views and the surrounding landscape. It is used to help design the proposed changes as well as assess its effects, so that negative landscape effects are avoided, reduced or offset.</u></p> <ul style="list-style-type: none"> • <i>Low Traffic Neighbourhood</i> <p><i>Definition</i></p> <p>A Low Traffic Neighbourhood (LTN) is a scheme where motor vehicle traffic in residential streets is greatly reduced. This is done by <u>implementing measures to support active travel and</u> minimising the amount of traffic that comes from vehicles using the streets to get to another destination.</p> <ul style="list-style-type: none"> • <i>National Landscape</i> <p><i>Term</i></p> <p><u>National Landscape</u></p> <p><i>Definition</i></p> <p><u>See ‘Area of Outstanding Natural Beauty (AONB)’</u></p> <ul style="list-style-type: none"> • <i>Off-Line/On-Line</i> <p><i>Term</i></p> <p><u>Off-Line</u></p> <p><i>Definition</i></p> <p><u>Improvements to the road network requiring a new section of road such as a bypass.</u></p> <p><i>Term</i></p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p><u>On-Line</u></p> <p><i>Definition</i></p> <p><u>Improvements to part of the existing road network such as junction improvements or road widening.</u></p> <ul style="list-style-type: none"> • <i>Previously Developed Land</i> <p><i>Definition</i></p> <p>Land that is, or was, occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal where provision for restoration has been made; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of structures have blended into the landscape. <u>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</u></p> <ul style="list-style-type: none"> • <i>Policies Map</i> <p><i>Definition</i></p> <p>Shows on a map base <u>A map showing</u> all the site-specific <u>and spatial</u> policies and proposals set out in Development Plan Documents.</p>	

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<ul style="list-style-type: none"> • <i>Strategic Flood Risk Assessment</i> <i>Definition</i> A document showing land at risk from flooding across the borough, prepared as part of the evidence base for Development Plan Documents such as <u>this local plan</u> the Site Allocations Local Plan. • <i>Sustainable Transport</i> <i>Term</i> <u>Sustainable Transport</u> <i>Definition</i> <u>Sustainable transport refers to ways of transportation that are sustainable in terms of their social and environmental impacts. This might include low and zero-emission, energy-efficient, and affordable modes of transport, including public transport, electric and alternative-fuel vehicles.</u> • <i>Vision and Validate</i> <i>Term</i> <u>Vision and Validate</u> <i>Definition</i> <u>‘Vision and Validate’ involves identifying a vision for transport movements, and proving through monitoring that this vision takes place. Vision and Validate enables measures to be appropriately focussed towards the delivery of sustainable development, at the appropriate intervention times.</u> 	
MM258	516 - 518	Appendix 6	Appendix 6: SHELAA and SALP Reference Numbers <i>Delete entries for the following site allocations:</i>	To reflect the proposed deletion or addition of the site allocations

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<p>AL/SO 1 Speldhurst former allotments (land between Bright Ridge and Speldhurst Road) SALP AL/GB 1 and SHELAA Site Number 232</p> <p>STR/SS 3 The Strategy for Tudeley Village SHELAA Site Numbers 178, 446 & 448</p> <p>AL/HA 1 Land at The White House, Highgate Hill SHELAA Site Number 361</p> <p>AL/HA 8 Site at Limes Grove (March's Field) SHELAA Site Number 55</p> <p>AL/BE 1 Land adjacent to New Pond Road (known as Uphill) SHELAA Site Number 158 & late site 16</p> <p>AL/BE 2 Feoffee Cottages and land, Walkhurst Road SHELAA Site Number 277</p> <p>AL/BE 3 Land at Benenden Hospital (south of Goddards Green Road), East End SHELAA Site Numbers 424 & late site 40</p> <p>AL/BE 4 Land at Benenden Hospital (north of Goddards Green Road), East End SHELAA Site Number late site 41</p> <p>AL/BM 1 Land between Brenchley Road, Coppers Lane, and Maidstone Road SHELAA Site Number late site 27</p> <p>AL/HO 1 Land adjacent to Furnace Lane and Gibbet Lane SHELAA Site Number 31</p> <p>AL/PE 4 Land at Downingbury Farm, Maidstone Road SHELAA Site Number 375</p> <p>AL/PE 5 Land at Sturgeons fronting Henwood Green Road SHELAA Site Number 458</p> <p><i>Under section for Pembury add entries for the following site allocations:</i></p> <p><u>AL/PE 4A Land at Downingbury Farm (west), Maidstone Road Part of SHELAA site 375</u></p>	<p>identified, for effectiveness of the Plan.</p>

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

MM Ref.	Page number	Policy/ Paragraph/ Table	Proposed Main Modification	Reason for change
			<u>AL/PE 4B Land at Downingbury Farm (east), Maidstone Road</u> <u>Part of SHELAA site 375</u>	

Appendix 1: MM259 - Local Plan Policies to be superseded on adoption of the Tunbridge Wells Local Plan

Local Plan Policies to be superseded on adoption of the Tunbridge Wells Local Plan

Policy Number	Policy Title
	Saved Local Plan Policies 2006
MGB1	Metropolitan Green Belt
LBD1	Development outside the Limits to Built Development (partially superseded by Site Allocations Local Plan)
EN1	Development Control Criteria
EN4	Demolition in Conservation Areas
EN5	Development within, or affecting the character of, a Conservation Area
EN6	Shop fronts
EN8	Outdoor Lighting
EN10	Archaeological Sites
EN11	Historic Parks & Gardens
EN13	Trees and Woodland Protection
EN15	Statutory Local Nature Reserves and other non-statutory Nature Conservation Sites
EN16	Protection of groundwater and other watercourses
EN18	Flood Risk
EN20	Telecommunications
EN21	Areas of Important Open Space
EN22	Areas of Landscape Importance
EN23	Important Landscape Approaches
EN24	Arcadian Areas
EN25	Development control criteria for all development proposals affecting the rural landscape
CR1	Location of large-scale (500 sq metres or greater gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses within defined Primary Shopping Areas
CR2	Location of large-scale (500 sq metres or greater gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses outside defined Primary Shopping Areas

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Policy Number	Policy Title
CR3	Location of proposals for small-scale (less than 500 sq metres gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses within defined Primary Shopping Areas, Neighbourhood Centres and Village Centres
CR5	Royal Tunbridge Wells Primary Shopping Area
CR7	Southborough Primary Shopping Area
CR9	Paddock Wood Primary Shopping Area
CR11	Cranbrook Primary Shopping Centre
CR12	Hawkhurst Primary Shopping Centre
CR13	Retention of community facilities in neighbourhood centres or villages
H1	Retention of the existing stock
H2	Small and Intermediate Size Dwellings
H4	Gypsy Sites
H5	Residential development within Limits to Built Development
H8	Affordable housing outside the Limits to Built Development
H9	Key workers' dwellings in association with Rural Employment
H10	Replacement dwellings outside the Limits to Built Development
H11	Extensions to dwellings outside the Limits to Built Development
H13	Conversion of rural buildings to residential use outside the Limits to Built Development
ED1	Location of large-scale (500sq metres or greater gross floorspace) or greater proposals for B1 light industrial development within Economic Development Areas
ED2	Location of small-scale (less than 500sq metres gross floorspace) B1 development
ED3	Location of B2 and B8 Uses within Economic Development Areas
ED5	Conversion of rural buildings to Economic Development Use outside Limits to Built Development
T1	Location for small-scale new or extended tourism accommodation
T2	Retention of tourist accommodation
T3	Tourism accommodation outside the Limits to Built Development
R1	Retention of existing recreation open space
R2	Recreation open space in development of more than 15 bedspaces
R6	Retention of allotments
CS4	Development contributions to school provision for developments over 15 bedspaces
CS6	Retention of community buildings
TP1	Major development requiring Transport Assessments and a Travel Plan

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Policy Number	Policy Title
TP2	Multi-modal access for smaller-scale non-residential development
TP3	Multi-modal access for large-scale residential developments
TP4	Access to the road network
TP5	Vehicle Parking Standards
TP6	Tunbridge Wells Central Access Zone (residential) Vehicle Parking Standards
TP7	Tunbridge Wells Central Parking Zone (commercial)
TP8	Vehicle parking for small-scale changes of use to non-residential and development affecting Listed Buildings and Conservation Areas
TP9	Cycle Parking
TP10	A21: Tonbridge to Pembury Bypass
TP11	A21: Other Improvements
TP12	A228: Colts Hill Bypass
TP18	Cycle route network in Royal Tunbridge Wells
TP19	Highway improvements, Main Transport Routes, Royal Tunbridge Wells
TP20	Retention of public car parks in Royal Tunbridge Wells
TP22	Retention of Yew Tree Road public car park, Southborough
TP23	Retention of the Pennington Road car park, Southborough
TP24	Retention of Commercial Road public car parks, Paddock Wood
TP25	Retention of public car parks in Cranbrook
TP26	Retention of public car parks in Hawkhurst
TP27	Retention of public car parks in villages
	Core Strategy Policies 2010
Policy Number	Policy Title
Core Policy 1	Delivery of Development
Core Policy 2	Green Belt
Core Policy 3	Transport Infrastructure
Core Policy 4	Environment
Core Policy 5	Sustainable Design and Construction
Core Policy 6	Housing Provision
Core Policy 7	Employment Provision
Core Policy 8	Retail, Leisure and Community Facilities Provision

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Policy Number	Policy Title
Core Policy 9	Development in Royal Tunbridge Wells
Core Policy 10	Development in Southborough
Core Policy 11	Development in Paddock Wood
Core Policy 12	Development in Cranbrook
Core Policy 13	Development in Hawkhurst
Core Policy 14	Development in the Villages and Rural Areas
	Site Allocations Local Plan Policies 2016
Policy Number	Policy Title
AL/STR1	Limits to Built Development
AL/STR2	Environmental and Recreation Designations
AL/STR3	Safeguarding Former Railway Lines Tunbridge Wells Central to Eridge Railway use and green infrastructure corridor Paddock Wood to Hawkhurst Green infrastructure corridor providing a walking/cycleway trail
AL/RTW1	Urban Design Framework
AL/RTW2	AL/RTW2A: Civic Complex/Crescent Road Area of Change AL/RTW2B: Former Cinema Site Area of Change Mixed use development
AL/RTW3	Vale Avenue Area of Change Mixed use development
AL/RTW4	AL/RTW 4A: Eridge Road AL/RTW4B: Land at Montacute Gardens Mixed use development
AL/RTW5	36-46 St Johns Road (Arriva Bus Depot) Residential development
AL/RTW6	Former Plant and Tool Hire, Eridge Road Mixed use development
AL/RTW7	Homeopathic Hospital, Church Road Residential development
AL/RTW8	Land at the Rifle Range, Warwick Park Residential development
AL/RTW9	Lifestyle Motor Europe, Langton Road Residential development
AL/RTW10	Former Gas Works, Sandhurst Road Residential development
AL/RTW11	Land at Goods Station Road Residential development
AL/RTW12	Land at Quarry Road. Residential development
AL/RTW13	Tunbridge Wells Telephone Engineering Centre, Broadwater Lane and WA Turner Factory, Broadwater Lane Residential development
AL/RTW14	Land at Medway Road. Residential development
AL/RTW15	123-129 Silverdale Road. Residential development
AL/RTW16	Land at Beechwood Sacred Heart School Residential development
AL/RTW17	Former Builders' Yard, Goods Station Road Residential development

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Policy Number	Policy Title
AL/RTW18	Land at Unigate Dairy, St Johns Road Residential development
AL/RTW19	Land at Royal Victoria Place. Residential Development
AL/RTW20	77 Mount Ephraim (Sturge House, Brockbourne House) Employment development
AL/RTW21	Mount Pleasant Avenue Car Park Employment development
AL/RTW22	Site of Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road Mixed use development
AL/RTW23	John Street Car Park Mixed use development
AL/RTW24	Auction House and Car Park, Linden Park Road Mixed use development
AL/RTW25	Kenwood House, Upper Grosvenor Road Mixed use development
AL/RTW26	Royal Tunbridge Wells Town Centre Key Employment Area
AL/RTW27	North Farm/Longfield Road Key Employment Area
AL/RTW28	Royal Tunbridge Wells Town Centre Boundary and Primary Shopping Area
AL/RTW29	Neighbourhood Centres
AL/RTW30	Recreation Open Space
AL/SO1	Land at Yew Tree Road (Southborough Library) Residential development
AL/SO2	Southborough Hub (Area 1) Mixed use development
AL/SO3	Recreation Open Space
AL/SO4	Southborough High Brooms Key Employment Area
AL/SO5	Southborough Town Centre Boundary and Primary Shopping Area
AL/SO6	Neighbourhood Centres
AL/PW1	Land off Station Road/Commercial Road and Commercial Road West Car Park Mixed use development
AL/PW2	Wesley Centre, Commercial Road Community facility
AL/PW3	AL/PW 3A: Land at Church Farm AL/PW3B: Land at Mascalls Court Road Residential development
AL/PW4	Land at Mascalls Farm Development
AL/PW5	Paddock Wood Key Employment Areas
AL/PW6	Paddock Wood Town Centre Boundary and Primary Shopping Area
AL/PW7	Informal Open Space Land off Nursery Road, Paddock Wood
AL/PW8	Area of Landscape Importance Land off Green Lane, Paddock Wood
AL/CR1	Police Station, Wheatfield Drive Residential development
AL/CR2	Cranbrook Library. Residential development
AL/CR3	The Vicarage, Waterloo Road Residential development

Schedule of Proposed Main Modifications for consultation (17th March – 30th April 2025)

Policy Number	Policy Title
AL/CR4	Land adjacent to the Crane Valley Residential development
AL/CR5	Post Office Delivery Depot and Land at Stone Street/High Street/Crane Lane Mixed use development
AL/CR6	Wilkes Field Community facility
AL/CR7	Cranbrook Town Centre Boundary and Primary Shopping Area
AL/HA1	Former Springfield Garden Centre Residential development
AL/HA2	Land at Woodham Hall Residential development
AL/HA3	Hawkhurst Castle. Residential development
AL/HA4	Birchfield, Rye Road Residential development
AL/HA5	King George V Playing Fields, The Moor Community facility
AL/HA6	Gills Green Key Employment Area
AL/HA7	Hawkhurst Town Centre Boundary and Primary Shopping Area
AL/HA8	Recreation Open Space: Gunther Close
AL/VRA1	Former Sissinghurst Primary School, The Street, Sissinghurst Residential development
AL/VRA2	Park and Ride facilities Land at Woodsgate Corner, adjacent to Tesco, Pembury
AL/VRA3	Recreation Open Space
AL/VRA4	Brook Farm Key Employment Area