



Report to Tonbridge and Malling Borough Council

by Laura Graham BSc MA MRTPI

**an Inspector appointed by the Secretary of State
for Communities and Local Government**

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PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

**REPORT ON THE EXAMINATION INTO
THE TONBRIDGE AND MALLING DEVELOPMENT LAND ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT**

Document submitted for examination on 1 September 2006

Examination hearings held on 20 and 21 November 2007

1 Introduction and Overall Conclusion

- 1.1 Under the terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004, the purpose of the independent examination of a development plan document (DPD) is to determine:
 - (a) whether it satisfies the requirements of s19 and s24(1) of the 2004 Act, the regulations under s17(7), and any regulations under s36 relating to the preparation of the document.
 - (b) whether it is sound.
- 1.2 This report contains my assessment of the Development Land Allocations DPD in terms of the above matters, along with my recommendations and the reasons for them, as required by s20(7) of the 2004 Act.
- 1.3 My role is to consider the soundness of the submitted Development Land Allocations DPD against each of the tests of soundness set out in PPS12. In line with national policy, this DPD is presumed to be sound unless it is shown to be otherwise by evidence considered during the examination. The changes I have specified in this binding report are made only where there is a clear need to amend the document in the light of the tests of soundness in PPS12. None of these changes should materially alter the substance of the overall plan and its policies, or undermine the sustainability appraisal and participatory processes already undertaken.
- 1.4 My report firstly considers the procedural tests, and then deals with the relevant matters and issues considered during the examination in terms of the tests of conformity, coherence, consistency and effectiveness. References to library documents are made thus (RD 1.1). My overall conclusion is that the Development Land Allocations DPD is sound, provided it is changed in the ways specified. The principal changes which are required are, in summary:
 - a) The inclusion of additional material relating to monitoring and implementation, including a revised housing trajectory; and
 - b) Changes to the policy framework relating to employment/retail development at Quarry Wood.
- 1.5 Appendix 1 to the report sets out all the detailed changes I consider necessary, for the reasons given in this report, to ensure that the plan meets all the tests of soundness. Many of these follow from work done by the Council in response to representations on the Plan. Appendix 2 comprises minor changes to the submitted DPD in order to clarify, correct and update various parts of the text, and I endorse them on a general basis in the interests of clarity and accuracy. In the event that any minor spelling or grammatical mistakes remain to be corrected, I am content for this to be undertaken by the Council, so long as the underlying meaning of the plan is not altered.

2 Procedural Tests

- 2.1 The Development Land Allocations DPD is contained within the Council's Local Development Scheme. The document was submitted for examination in September 2006, together with the Core Strategy and the Town Centre Area Action Plan DPDs. In the then current version of the LDS (April 2006), it is shown as having an examination hearings date of July 2007. However, I indicated that I would examine and report on the Core Strategy before proceeding with the other DPDs. The examination hearings on the DLADPD took place in November 2007, and I note that this is reflected in the 2007 version of the LDS. Test i of paragraph 4.24 of PPS12 is met.
- 2.2 The Council's Statement of Community Involvement has been found sound by the Secretary of State and was formally adopted by the Council before the examination hearings were taking place. It is evident from the documents submitted by the Council, including the Regulation 28 and 31 Statements and its Self Assessment Paper, that the Council has met the requirements as set out in the Regulations.
- 2.3 The Council commissioned independent consultants to undertake a sustainability appraisal of its first tranche of DPDs (RD 6.1 – 6.8). I am satisfied that as a result of the scoping exercise carried out, there is no need for an Appropriate Assessment [Habitats Directive].
- 2.4 Accordingly, I consider that the procedural tests i, ii and iii have all been satisfied. In addition, the South East England Regional Assembly has indicated that the DPD is in general conformity with the approved Regional Spatial Strategy (RPG9 and Alterations RD 2.1) and with the emerging RSS (RD 2.2).
- 2.5 The aspirations of the Tonbridge and Malling Community Strategy are expressed in general, rather than site specific terms. Where relevant to spatial planning they have been carried through into the LDF Core Strategy. The DLADPD is subordinate to the CS and I am satisfied that test v of paragraph 4.24 of PPS12 is met.

3 Conformity, Coherence, Consistency and Effectiveness Tests (tests 4, 6-9)

- 3.1 The Council has now adopted its Core Strategy (CS), following my examination in 2007. In my examination of the DLADPD, I have considered all the tests of soundness, but I consider the key matters to be:
- whether the allocations are consistent with the provisions of the Core Strategy and Government Guidance (tests iv and vi);
 - whether the policies/allocations are the most appropriate in all the circumstances (test vii); and

- whether the policies/allocations are reasonably flexible(test ix).
- 3.2 I also raised matters relating to test viii (implementation and monitoring) with the Council, which I deal with as Issue 7 below. Some of the representations seek detailed changes to the wording of the policies. Other than those specifically mentioned in my report, I am unconvinced that the Plan is unsound without these suggested changes. Some of the matters raised are adequately covered by the policies of the CS.
- 3.3 ***Issue 1 –Are the housing allocations consistent with the strategy set in the CS to meet the Borough’s housing targets, and are they the most appropriate in all other respects?***
- 3.4 In my examination of the Core Strategy, I found that it sets out a clear and achievable strategy for meeting, and probably exceeding, the housing requirements set out in the draft RSS, with sufficient flexibility to enable unexpected situations to be handled through the monitor and manage stages of the process. In the light of the requirements of the current version of PPS3, the Council proposed various changes to the text of the Plan and has prepared an updated housing trajectory. I recommend that Changes 1, 3 and 10 of Appendix 1 be included in the DLADPD to ensure consistency with Government policy.
- 3.5 A substantial proportion of the draft RSS housing target is accounted for by sites with planning permission at Kings Hill, Holborough Quarry, Leybourne Grange and Peters Pit. Policy H1 identifies sites with a capacity of 5 dwellings or more which were identified through the Urban Capacity Study (RD 7.3), and the small part of the Local Plan housing allocation at Kings Hill which does not yet benefit from planning permission. The Urban Capacity Study provides clear and convincing evidence that these sites are appropriately designated for housing. The expected yields from these sites are indicative. However, the general approach of the CS and DLADPD is to ensure that sites are developed at the highest density compatible with the surrounding area, and I am satisfied that this design-led approach will achieve the efficient use of land.
- 3.6 Policies H2 and H3 deal with two sites which will be progressed through the preparation of Master Plans. Policy H2 refers to Isles Quarry West, which I considered in some detail in my report on the Core Strategy. The DLADPD defines the boundaries of the site, and provides a clear indication of matters that should be progressed through the preparation of a Master Plan. No substantial new issues have been raised through the DLADPD examination, but to ensure consistency with the TCAAP, I consider that reference should be made to the need for contributions to off-site sewerage capacity (Change 2 of Appendix 1).
- 3.7 Policy H3 deals with a site which encompasses part of Preston Hall Hospital and the Royal British Legion Village. The policy identifies

the matters that should be addressed through the preparation of a Master Plan. I consider that the Policy, as drafted, identifies the main constraints and general requirements that will need to be considered in developing proposals for the site. These include the need to respect the setting of the listed building, and to retain the avenue of mature trees which lead up to it. The site is not, however, within the strategic gap between Maidstone and the Medway towns, and the undeveloped areas within the site make only a limited contribution to the character of the surrounding area. This is because the substantial boundary wall means that views into the site from outside are limited. In these circumstances, to seek to identify areas of the site that should remain undeveloped would introduce an unacceptable degree of inflexibility. This could prevent the site realising its potential in making a meaningful contribution to the supply of new housing in the Borough.

- 3.8 Policy H4 identifies constrained housing sites which the Council regards as potentially suitable for housing, but which are currently in another use. If these sites come forward for development, they will be counted as windfalls. As with Policy H2, I consider that, where appropriate, reference to the need for contributions to off-site sewerage capacity should be made (Change 4 of Appendix 1).
- 3.9 In my examination of the CS, I found no justification for a general review of Green Belt boundaries, or a need to identify greenfield locations to meet general housing requirements. Nor did I find a need to allocate greenfield sites to meet affordable housing needs (with the exception of those areas at Isles Quarry West, Borough Green which do not fall within the definition of previously developed land). I have had regard to all those representations to the DLADPD which seek to change the Plan through the alteration of settlement boundaries or through the allocation of sites outside village/urban boundaries¹. However, my conclusions on housing land supply do not lend support to the allocation of additional sites in rural areas, or on the fringe of Tonbridge. Nor have I found any particular circumstances relating to any of these omission sites which have persuaded me that the DLADPD is unsound without their allocation for housing.
- 3.10 In a few cases, representations are seeking the allocation of sites within village boundaries for housing². Policies in the CS provide a framework for dealing with such proposals, and I do not consider the DLADPD to be unsound without their inclusion. For the reasons given in paragraphs 3.17 – 3.20 below, I do not consider that land at Oast Park, Tonbridge should be allocated for housing.

¹ Riding Lane, Hillborough; Land between Snoll Hatch and East Peckham; The Orpines, Wateringbury; Redhill, Wateringbury; Land south of Eccles; Borough Green Sand Pit; Land southwest of Offham; Gracelands, Ightham; Brickfields, West Malling; Land at Lower Haysden Lane, Tonbridge

² West Malling Magistrates Court; The Freehold, Carpenters Lane, Hadlow

- 3.11 The Council has suggested revising the confines of East Malling village to reflect housing development permitted and proposed at Mill Stream School, and also to the extent of a site allocated under Policy H1(d) at Mill Hall Aylesford. I do not consider these changes, which are included in Appendix 2, to be necessary to make the plan sound, but I endorse them in the interests of clarity, accuracy and flexibility.
- 3.12 Subject to the inclusion of Changes 1 - 4 and 10 of Appendix 1, I consider that the housing allocations are consistent with the strategy, set out in the CS, to meet the Borough's housing targets, and that they are the most appropriate in all other respects. Tests of soundness iv, vi, vii and ix are met.
- 3.13 ***Issue 2 –Will the employment allocations meet the strategy for managing employment land set out in the CS, and are they appropriate in all other respects?***
- 3.14 The strategy for employment land, set out in the CS is, in summary, to protect the highest quality employment sites, whilst allowing a more flexible approach to development proposals on other sites. This strategy derives from the findings of a comprehensive Employment Land Review (ELR) (RD 7.4), which classified sites according to their location and suitability for modern employment purposes.
- 3.15 The DLADPD seeks to safeguard the highest quality sites, as identified in the ELR, for employment purposes only, under Policy E1. Policy E2 applies to lower quality sites, and allows for the loss of employment land to other uses, where certain criteria are met. Policy E3 identifies vacant sites within the defined areas and specifically allocates them for employment development.
- 3.16 Subject to my comments under Issue 4 below, I am satisfied that the policies are generally consistent with the CS, and provide a flexible approach to managing the supply of land for employment purposes. I deal below with site-specific considerations that have arisen during the examination.

Woodgate Way, Tonbridge

- 3.17 Land at Woodgate Way, Tonbridge is shown as an area to be safeguarded for employment purposes on the CS Key Diagram. Whilst the annotation on the Key Diagram is not site specific, it is clear from the ELR which sites were intended for inclusion within the area to be safeguarded. In coming to the conclusion that this aspect of the CS is sound, I considered matters relating specifically to the Oast Park site, including its long period of vacancy, and the difficulties involved in achieving a comprehensive redevelopment of the area, including upgrading the access. I have seen no evidence to alter those conclusions in my examination of the DLADPD.

- 3.18 The ELR records that better quality employment sites are relatively scarce in Tonbridge, which, as the main town within the Borough, is a sustainable location for the provision of employment. The Oast Park site forms a substantial part of the Woodgate Way allocation, and if it were to be deleted from the area and allocated for housing, it would undermine the strategy for the provision of employment land set out in the CS. I am also mindful of the fact that the CS is intended to guide development up to 2021 and that not all allocations may be developed at the start of the plan period.
- 3.19 The Council does not argue that this would be an unsuitable location for housing, were it not for the need to retain it for employment purposes, and I have no reason to disagree with that view. In the light of my conclusions on housing land availability, however, I find no overriding requirement to allocate the land for housing.
- 3.20 So far as detailed matters are concerned, I can see no advantage in separating the allocation under Policy E1(k) into two parts. There is nothing in the policy framework which would prevent redevelopment of part of the site only, subject to meeting the requirements of the Policy. I have deleted this Change from Appendix 2.

Land at Hermitage Lane, Aylesford

- 3.21 This is a relatively small area of land which adjoins the existing development at Quarry Wood. The various representations by owners of the land can be broadly categorised as seeking greater flexibility over potential uses on the site. Matters such as the achievement of a second access into the Quarry Wood area, and improved access to the vacant site on the A20 road frontage are raised as potential benefits of a mixed business and retail designation on the northern part of the site. However, the evidence to support these proposals has come forward at a late stage during the course of the examination, and has not been subject to full public consultation or sustainability appraisal.
- 3.22 To be sound, the Plan must be reasonably flexible, but that does not mean it should provide for all potential schemes that may come forward during the Plan period. In this case, I agree with the Council that the matters raised would be best considered as and when specific proposals for the site are developed. In the interest of clarity, I recommend that Policy E1(p) be amended to specify that this site should be accessed only from Hermitage Lane.

Other sites

- 3.23 I am satisfied that Roughway Mill is appropriately designated as an employment site and major developed site in the Green Belt. The policy framework in the Plan would allow proposals for other uses to be considered against the criteria set out in the relevant policies.

- 3.24 The policy framework for considering proposals for new employment development on unallocated sites is set out in Policy CP21 (3) of the CS (for urban areas and rural service centres), and Policy CP14 (for the open countryside). I find no justification for the allocation of rural sites, such as land at Barming Station in the DLADPD.
- 3.25 Land at Branbridges, which was allocated for development in the Local Plan, is not allocated in the DLADPD, because of concerns over flood risk. I am aware that the Council's approach to this site has been informed by the Environment Agency's views. Whilst it may have, at one stage, appeared that the Agency's concerns could be overcome, the latest evidence before me is that the Agency considers this site unsuitable. In the circumstances it would be inappropriate to allocate it for employment development.
- 3.26 Subject to the inclusion of Change 5 of Appendix 1, I am satisfied that the employment policies and allocations are consistent with the strategy set out in CS and that tests of soundness vi, vii and ix are met (with the exception of the Change I recommend in response to Issue 3 below).

Issue 3 - Should the Plan allocate a site or sites at Quarry Wood for retail development, pursuant to Policy CP22 of the CS and if so, which site(s)?

- 3.27 The CS identifies the Quarry Wood area as a location where employment uses will be safeguarded, but also as a suitable location for additional comparison goods retailing, if there are no sites in the Maidstone urban area. I consider the reasons that have led to this somewhat equivocal position in my examination of the CS.
- 3.28 PPS6 sets out a clear sequence that should be followed before out-of-centre sites are designated for retail purposes. I do not find that any of the evidence prepared in association with previous development proposals is comprehensive enough, or up-to-date enough, to fulfil the requirements of PPS6. In most cases it is preferable for matters such as the allocation of sites for retailing to be secured through the development plan. I understand that work is being undertaken which will inform the development of the retail strategy and policies in the Maidstone LDF. However, to firmly allocate an out-of-centre site or sites, without rigorous justification, would be contrary to Government policy.
- 3.29 Based on the recommendations of the ELR, the DLADPD identifies land to the west of Mills Road under Policy E1, and the land to the east of Mills Road, which is a smaller area, under Policy E2. Bearing in mind the evidence in the ELR, I am satisfied that this distinction between sites to the east and west of Mills Road is justified, even having regard to the fact that not all the sites to the west are

occupied by class B uses, and that there is some variation in the quality of units to the east of the Road. The application of Policies E1 and E2 to these areas would, in effect, give preference to retail development, if justified, on land to the east of Mills Road. In principle, I consider this to be a sound approach, and find no convincing evidence that retail development on land to the west of Mills Road would be more likely to encourage linked trips than if it were to take place to the east of Mills Road.

- 3.30 The intention of the core strategy policy is that if a retail need is identified, then it would override the requirement to retain land to the east of Mills Road in employment use. In these circumstances, I consider it would be illogical and unnecessary for proposals to have to meet the criteria set out in Policy E2, when the loss of employment land has been justified by a strategic requirement for another land use.
- 3.31 I recognise that the different land ownerships may lead to competing proposals coming forward, if there was not sufficient retail need to justify development on the whole of the area to the east of Mills Road. However, the Council's evidence accepts that there are factors other than the quality of the existing units that should be taken into account in assessing retail proposals, including the relationship with the neighbouring retail development. My concern is that, as drafted, the Plan would give undue precedence to whether proposals could meet the strict criteria in Policy E2.
- 3.32 If and when retail development in this out-of-town location can be fully justified in accordance with Government guidance in PPS6 it would be a matter for the decision maker to decide which scheme or schemes should be granted permission in the light of all relevant development plan policies and other material considerations. In addition, given the uncertainty of whether retail proposals will come forward, and if so what scale of development will be justified, any requirement for a new access to Quarry Wood will need to be addressed along with other transport related considerations in a transport assessment.
- 3.33 I am therefore recommending amendments to Policy E2, as set out in Change 6 of Appendix 1 to remove the requirement for proposals coming forward in accordance with Policy CP22 of the CS to comply with the criteria in section (2) of the Policy. Subject to the inclusion of this Change, I consider tests of soundness vi, vii and ix are met.

Issue 4 –Are the boundaries of the retail centres the most appropriate in all the circumstances?

- 3.34 One representor is seeking a change to the boundary of the Martin Square/Larkfield District Centre, as identified in the DLADPD, to include their library building. Whilst I note that the library building is physically separate from the Martin Square shops, it is close by, and offers the opportunity for linked trips to the library and shops.

Annex A of Planning Policy Statement 6: Planning for Town Centres indicates that District Centres should include a range of shops and services, and libraries are given as an example. To fully reflect this aspect of Government Policy, I am of the view that the centre boundary should be extended to include the library.

- 3.35 The Council points out that a similar situation exists in relation to the Library and Village Hall at Borough Green, and for the same reasons I consider these buildings should be included within the Centre boundary.
- 3.36 I recommend that the boundaries of the Larkfield/Martin Square and Borough Green District Centres should be amended on the Proposals Map, in accordance with Changes 7 and 8 of Appendix 1. Subject to the inclusion of these Changes, I consider the Plan meets tests of soundness iv and vi.
- 3.37 ***Issue 5 – Is the policy for Major Developed Sites in the Green Belt (MDS) consistent with the CS and Government Guidance and are the designated sites the most appropriate in all the circumstances?***
- 3.38 The CS applies National Policy set out in Planning Policy Guidance Note 2: Green Belts to the Green Belt in Tonbridge and Malling. The approach to MDS in the DLADPD is similar to that contained in the Local Plan, albeit that the policy has been redrafted and introduces a presumption against redevelopment for housing in the interests of sustainability.
- 3.39 Most of the designated sites are carried forward from the Local Plan. One representor seeks the designation of a site at New House Farm, Wrotham, as a MDS. Annex C of PPG2 states: *Green Belts contain some major developed sites such as factories, collieries, power stations, water and sewage treatment works, military establishments, civil airfields, hospitals and research and education establishments. These substantial sites may be in continuing use or be redundant.*
- 3.40 The complex of buildings at New House Farm, to the rear of the farm house, is a relatively small group of buildings, such as may commonly be found throughout the Green Belt, often including former agricultural buildings that have been reused for industrial or storage purposes. In my view it is not the kind of substantial site envisaged in PPG2.
- 3.41 In the absence of a designation as a MDS, the policy context for considering any proposals for redevelopment on this site is set out in section 3 of PPG2. It is well established that in considering proposals for inappropriate development in the Green Belt a balancing exercise has to be undertaken. It is necessary to consider whether the harm, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. The

extent to which any proposals would result in environmental improvements and sustainable employment opportunities may be matters to be weighed in the balance. Whether they would clearly outweigh the harm caused, and amount to very special circumstances to justify the development, would be a matter for the decision maker.

- 3.42 I am satisfied that the Policy is consistent with Government Guidance and that the sites identified are appropriately designated. Tests of soundness iv, vi and vii are met.
- 3.43 ***Issue 6 – Are the sites safeguarded for infrastructure purposes the most appropriate in all the circumstances?***
- 3.44 Chapter 6 of the Plan deals with the safeguarding of land for public utilities infrastructure and similar purposes.
- 3.45 In the absence of any evidence of a clear need and a likelihood of proposals coming forward during the Plan period, I see no merit in changing the Plan to include the safeguarding of land at Barming Station for additional car parking. Without a clear indication that land off Hermitage Road (in the Maidstone Borough Council area) will be required for residential development within the Plan period, I find no clear reason to safeguard land in Tonbridge and Malling for associated highway works.
- 3.46 Various representations have been made relating to the safeguarding of sites for educational purposes. Proposals to safeguard additional land at the Judd School were first raised when the Plan was submitted for examination and there is a very limited amount of evidence before me to demonstrate that the plan is unsound without this Change. So far as land at the Weald of Kent School is concerned, I see no reason to amend this allocation if the main use is to be for educational purposes, with ancillary community use. There is insufficient evidence before me to justify an allocation for an independent community use.
- 3.47 Provision of a school in connection with development at Peters Pit is secured through a legal agreement in connection with an extant outline planning permission. If development commences, the permission cannot lapse, and the developer would continue to be bound by the terms of the legal agreement. If the permission lapses before the commencement of development, a new permission would be required, which would trigger a requirement for the provision of school facilities under Policy CP25 of the CS.
- 3.48 There is very little justification before me to support the allocation of additional land at Kings Hill for educational purposes. The Council advises that the County Council owns the land in question, and could therefore control its release in any event.

3.49 I find no convincing reasons to amend or add to the safeguarding proposals included in the Plan. I find that tests of soundness vii and ix are met.

3.50 ***Issue 7 – Implementation and Monitoring***

3.51 Test of soundness viii requires development plan documents to include clear mechanisms for implementation and monitoring. Apart from information relating to housing, including the trajectory, the DLADPD contains only limited information on implementation and monitoring. However, my initial conclusions were that the weaknesses I identified could be overcome through more detailed cross-references between the DLADPD and the monitoring framework in the Core Strategy; and through the provision of additional information regarding implementation of proposals on key sites. I therefore invited the Council to prepare a response for my consideration, bearing in mind the need to avoid wholly new material which could give rise to a need for further consultation or sustainability appraisal.

3.52 In response, the Council has suggested the addition of a new chapter and Annex to the Plan which includes the relevant performance indicators from the CS, and an analysis of how, when and by whom the Plan's policies and proposals will be implemented.

3.53 I am satisfied that the inclusion of Change 9 of Appendix 1 of this report, will overcome my concerns and the Plan will meet test of soundness viii. I am further satisfied that the proposed changes are based on information which is already in the public domain. They do not significantly alter the policies or proposals of the Plan and do not give rise to any need for any further sustainability appraisal or public consultation.

4 Overall Conclusions

4.1 I conclude that, with the amendments I recommend, the Development Land Allocations DPD satisfies the requirements of s20(5) of the 2004 Act and the associated Regulations, is sound in terms of s20(5)(b) of the 2004 Act, and meets the tests of soundness in PPS12.

Laura Graham
INSPECTOR

APPENDIX 1 Schedule of Required Changes

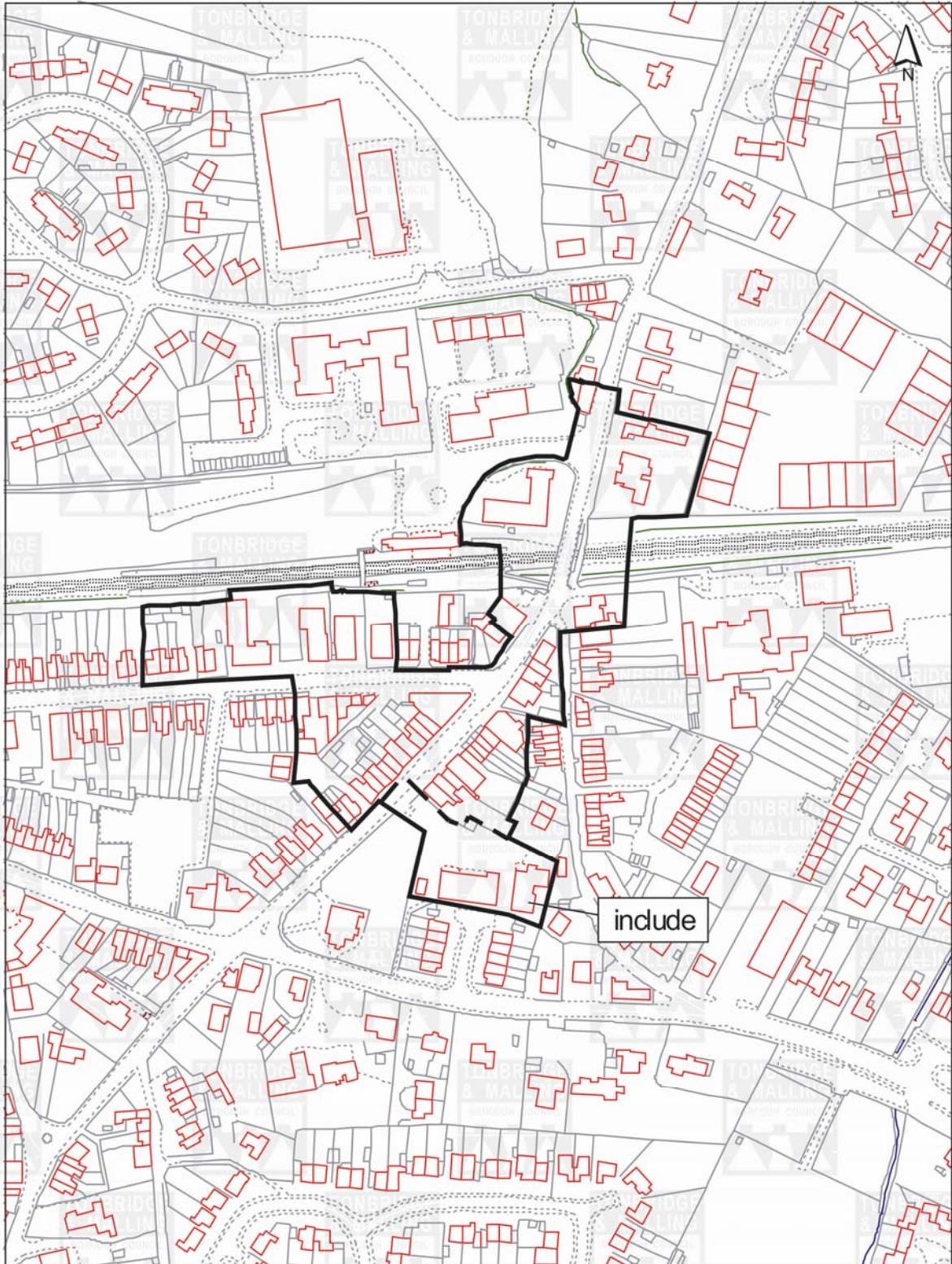
Change Ref:	Proposed Change
1	<p>Revise Para 2.1.3 as follows:</p> <p>2.1.2 Draft PPS3 requires planning authorities to allocate sufficient land to meet the housing trajectory for a period of 5 years <u>10 years</u> following the adoption of the Local Development Framework, <u>without reliance on windfalls unless there is robust evidence of genuine local circumstances that prevent specific sites from being identified</u>. This should only take account of windfalls if it is not possible to allocate sufficient land. Assuming that this Development Plan Document is adopted by April 2008, sufficient land needs to be identified for development to 31 March 2013 2018. The sites with planning permission (including Peters Pit) are expected to yield approximately 4,098 <u>5506</u> dwellings between by <u>by</u> 31 March 2008 and 2013 <u>2018</u>. The South East Plan requirement for this period <u>the period up to 31 March 2018</u>, on the basis of 425 dwellings per year, would be 2,475 <u>5100</u> dwellings. There is therefore no need to allocate fresh land outside the urban confines or release any reserve sites to meet this requirement. If these committed sites do not come forward as anticipated, any shortfall will be met by windfall development over this period. <u>However, in accordance with PPS3, supplies of identified housing land to meet the trajectory will need to be maintained on a rolling basis and the progress of committed sites will be monitored in case any action needs to be taken to increase supply.</u></p>
2	<p>Policy H2 – add the following 2 new clause to the Policy</p> <p style="padding-left: 40px;">(m) contributions towards the improvement of off-site sewerage capacity.</p>

3	<p>Para 2.5.1 – Revise the final part of the paragraph to read:</p> <p>.....If they do come forward for development they will form part of the windfall projection <u>be counted as windfalls</u>. Many of these sites are existing employment uses which the Employment Land Review has confirmed are not high quality and do not need to be protected. Sites which fall into this category are regarded as constrained housing sites.</p>
4	<p>Policy H4 – add the following bullet point:</p> <ul style="list-style-type: none"> • Contributions towards the improvement of off-site sewerage capacity; <p>To the following sites:</p> <ul style="list-style-type: none"> (e) TA Centre, London Road, Ditton (g) Ditton Service Station, London Road, Ditton (l) Clare Park Service Station, London Road, Larkfield (o) Farm Ground Allotments, Gorham Drive, Tonbridge (p) 159-159a Pembury Road, Tonbridge (q) 17 Preston Road, Tonbridge (r) 60a Priory Street & 31 Pembury Road, Tonbridge
5	<p>Policy E1(p) – Revise to read:</p> <p>(p) Hermitage Lane, <u>Aylesford, to be accessed only from Hermitage Lane</u></p>
6	<p>Policy E2 – Delete the words “having regard also to the provisions of Core Policy CP23(1)(c)” under site (e), and add the following sentence at the end of the Policy: Proposals for retail development at site (e) which are fully justified under the provisions of Core Policy 22(1)(c) and are in accordance with Government guidance on the identification of need and the sequential selection of sites for retail development, will not be expected to meet the requirements of this Policy.</p>

7	<p>Policy R1 (1)(a) – Borough Green</p> <p>Revise the extent of the District centre as shown on Appendix 1 Annex 1</p>
8	<p>Policy R1 (1)(c) – Martin Square</p> <p>Revise the extent of the District centre as shown on Appendix 1 Annex 2</p>
9	<p>INSERT a new Chapter 7 entitled “Monitoring and Implementation” as set out in Appendix 1 Annex 3</p>
10	<p>Annex B – Revised Housing Trajectory</p> <p>Replace with the amended version attached at Appendix 1 Annex 4</p>

Appendix 1 - Annex 1

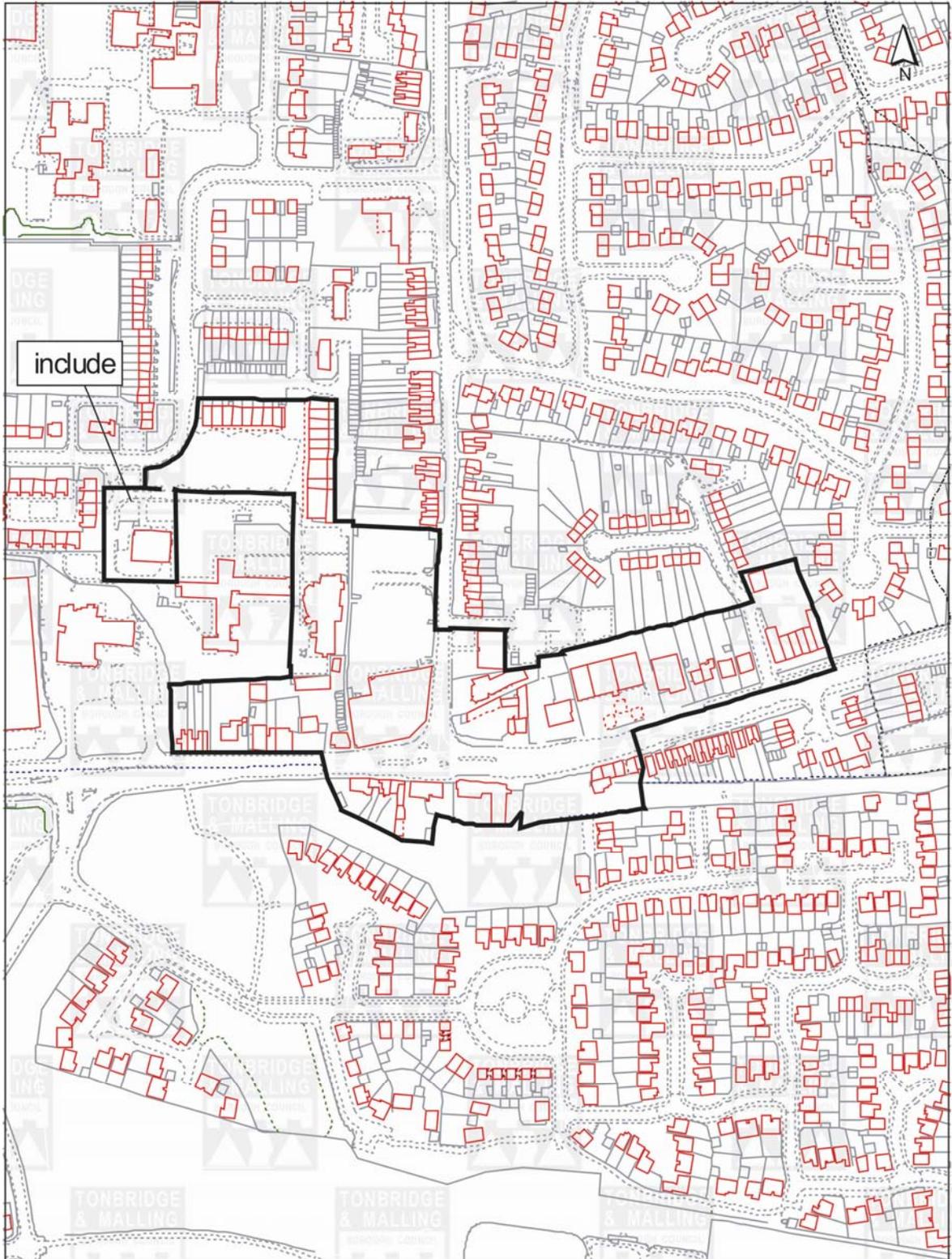
Policy R1(1)(a) Borough Green



Scale 1: 2000

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Policy R1(i)(c) Martin Square, Larkfield



Scale 1: 2500

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Appendix 1 - Annex 3

Insert the following new **Chapter 7** and new **Annex C** at the end of the DPD. Also note related changes to Annex B of the Development Land Allocations DPD (see **Appendix 1 - Annex 4**).

7. Monitoring and Implementation

7.1 Monitoring

- 7.1.1 The purpose of the Development Land Allocations DPD is to bring forward specific proposals and to identify on the Proposals Map specific policy areas aimed at achieving the objectives of the Core Strategy. In order to ensure that these objectives are met the Council will monitor the performance of the policies in the DPD and the implementation of its proposals. The monitoring process will be reported in the Annual Monitoring Report which is published at the end of December each year.
- 7.1.2 The aim of monitoring is to establish whether the policies in the DPD are continuing to be appropriate, whether the development proposals are being implemented as planned and consequently whether it is still providing an adequate framework for development. Monitoring is important because the Development Land Allocations DPD is more likely than other DPDs to require regular review. It is anticipated that it will require review on a 5 yearly cycle with particular regard to ensuring a 5 year supply of readily developable housing land in accordance with the requirements of PPS3.
- 7.1.3 To monitor performance, a number of specific Core Output and local performance indicators are included in Annex E to the Core Strategy. Those relevant to the monitoring of the Development Land Allocations DPD are reproduced under **Annex C** to this DPD together with some additional Local Indicators relating to specific policies. Performance indicators provide a consistent basis for monitoring performance against the objectives of the Development Strategy. Where practicable, targets have been set. In some cases the target is simply to match or improve upon the previous year's performance or to maintain the current situation by ensuring no net change.
- 7.1.4 In addition, the Annual Monitoring Report will record the implementation status of each specific development proposal contained in Policies H1, H2, H3, H4, E3 and M1. It will also monitor the effectiveness of safeguarding employment land under Policy E1 and safeguarding the proposals contained in Policies, S1, S2 and S3 and report on their implementation status.

7.2 Implementation

- 7.2.1 The main development agency for most of the proposals contained in the Development Land Allocations DPD is the private sector, including housebuilders and commercial developers. As a result, the Council is not in direct control of the implementation of the plan. However, through its contact with the industry and its local knowledge, it is confident that the proposals of the plan are deliverable within the timescales indicated. If monitoring indicates that proposals are not coming forward as expected, the Council will liaise with the implementing agency and seek to understand, and if possible resolve, any problems that are identified. Failing which, it will consider whether the proposal needs to be revised, or even deleted, at the next review of the plan.
- 7.2.2 The following indicates the way in which each of the proposals and policies in the Development Land Allocations DPD will be implemented and monitored.
- 7.2.3 **Policy H1 – Firm Housing Allocations:** These are proposals to be implemented by private housebuilders and/or Registered Social Landlords. The anticipated phasing of development for each site is indicated in **Figure B1 of Annex B** (see *Appendix 1 - Annex 4*). Their implementation will be monitored through the Annual Housing Information Audit carried out jointly with Kent County Council as an integral part of a Strategic Housing Land Availability Assessment pursuant to PPS3. The Council adopts a highly active approach to pre-application discussion and consultation and will be in a position to facilitate these schemes through the planning system subject to all material development control considerations.
- 7.2.4 **Policy H2 – Isles Quarry West:** The development of this site is to be promoted by the landowner who will prepare the master plan for approval by the Borough Council following public consultation. It is anticipated that this will be progressed as an integral part of the planning application, the submission of which is expected during the summer of 2008. Subject to planning permission, the site will be marketed to a house builder who will then bring forward detailed proposals for implementation starting in 2009. The implementation status of the proposal will be monitored through the Annual Monitoring Report.
- 7.2.5 **Policy H3 – Preston Hall:** The availability of this site depends upon its being declared progressively surplus to Health Authority requirements. This is partly dependent upon the timing of the redevelopment of the hospital at Pembury. The Strategic Health Authority has indicated that the site will be available for development within the first 5 years of the plan period. Because of the complex ownership of the site the master plan will need to be promoted jointly by the Strategic Health Authority and the Royal British Legion Industries Ltd and submitted to the Borough Council for approval following public consultation. Land will then be disposed of and detailed proposals brought forward in accordance with the approved master plan. It is anticipated that the first completions will be in 2009/10. The implementation status of the proposal will be monitored through the Annual Monitoring Report.

- 7.2.6 **Policy H4 – Constrained Housing Sites:** As the preamble to this policy makes clear, these sites are not allocated for development. It is a policy that makes clear the Borough Council's requirements should they come forward for development. There is therefore no certainty that they will come forward for development during the plan period. Their implementation status will be monitored through the Annual Monitoring Report. If they come forward they will be included in the annual Housing Information Audit and become part of the Housing Trajectory.
- 7.2.7 **Policy E1 – Land Safeguarded for Employment Development:** This is a development control policy the success of which will be monitored in the Annual Monitoring Report by the absence of loss of employment land within these defined areas. However, these areas also provide the potential for a net gain in employment use through the development of the new sites identified under Policy E3, and through redevelopment and new development within existing sites. The net change in floorspace within these areas will be monitored through the annual Commercial Information Audit.
- 7.2.8 **Policy E2 – Other Employment Land:** Whilst land within these areas is not safeguarded, there is still a presumption against its development for other purposes unless certain strict criteria are met. The net change in employment on these sites will be monitored as part of the annual Commercial Information Audit with the aim overall of their being no net loss in employment land on a year on year basis, having regard to the projected net increases within the Policy E1 areas.
- 7.2.9 **Policy E3 – Vacant Sites allocated for Employment Development:** These are development allocations the implementation status of which will be monitored through the Annual Monitoring Report. Gains in floorspace will be recorded through the annual Commercial Information Audit. They will be implemented by private sector developers according to the needs of individual occupiers and market demand. Whilst there is no phasing proposed, there is no planning reason why they should not all be developed during the plan period.
- 7.2.10 **Policy R1 – Retail Centres:** This policy indicates the area of application of Core Strategy Policy CP22. No new land is allocated for retail development outside Tonbridge town centre. The aim of the policy is essentially to ensure no inappropriate development within the defined retail areas. Performance Indicators 4.1(a) and 4.7 are aimed at monitoring the effectiveness of this policy.
- 7.2.11 **Policy M1 – Major Developed Sites in the Green Belt:** These sites are not allocated for development. It is a policy that makes clear the Borough Council's requirements should they come forward for development. There is therefore no certainty that they will come forward for development during the plan period. Their implementation status will be monitored through the Annual Monitoring Report. If they come forward for housing they will be included in the annual Housing Information Audit and become part of the Housing Trajectory.

- 7.2.12 **Policy S1 – Safeguarding Public Utilities and Infrastructure:** This is a development control policy aimed at preventing any development on land required by various public bodies and statutory undertakers in order to enable them to implement their proposals. The implementation status of each element of the policy will be reported in the Annual Monitoring Report. The transport proposals will be brought forward, as funding permits, by the Highway Authority. The education proposals will be brought forward by the Education Authority or individual schools, as funding permits. The extension to the reservoirs will be implemented by the relevant water companies when needed.
- 7.2.13 **Policy S2 – Commuter Car Park at West Malling Station:** This is a development control policy aimed at preventing any prejudicial development on the site of the proposed car park that has planning permission. The proposal itself will be implemented by the land owner as funding permits. The Council has already played a facilitating role through the publication of a Planning Brief and discussions with landowners. The proposal is expected to be implemented within the first 5 years of the plan period. Its implementation status will be reported in the Annual Monitoring Report.
- 7.2.14 **Policy S3 – Travelling Showpeople Site:** This is a development control policy aimed at preventing any prejudicial development on this existing travelling showpeople site. The success of the policy will be judged by whether the site is still in existence at the end of each monitoring period and, if not, whether an equivalent replacement has been made. The status of the site will be recorded in the Annual Monitoring Report.

Add the following new Annex to the end of the DPD

Annex C [to the DLA DPD]

Performance Indicators

Definition of Indicators

Core Output – measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. They are identified by Central Government (ODPM)

Local - address outputs of policies not covered by LDF Core Output Indicators

No.	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information
1. HOUSING							
1.1	Housing Trajectory	Core Output 2a	See AMR 2006	Compliance with Housing requirements in emerging South East Plan 2006 - 2021	Annually	ODPM	TMBC - HIA
1.2	% of new and converted dwellings on previously developed land	Core Output 2b	88% (2004/05)	95% by 2006/07	Annually	BVPI Number 106	TMBC - HIA
1.3	% of new dwellings completed less than 30 dwellings per hectare	Core Output 2c(i)	31% (2004/05)	Not established - at least lower than 30%	Annually	ODPM	TMBC - HIA
1.4	% of new dwellings completed between 30 and 50 dwellings per hectare	Core Output 2c(ii)	51% (2004/05)	Not established - at least 55%	Annually	ODPM	TMBC - HIA
1.5	% of new dwellings completed above 50 dwellings per hectare	Core Output 2c(iii)	18% (2004/05)	Not established - At least 20%	Annually	ODPM	TMBC - HIA
1.6	Affordable housing completions	Core Output 2d	113 units (2004/05)	182 in 2006/07	Annually	LPI 13	TMBC - LPI 13 Community Strategy Housing HIA

No.	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information
1.9	Dwelling completions	Local	See AMR 2006	Development of housing allocations at the notional density figures and in accordance with the criteria set out in Policies H1, H2 and H3 by 2021	Annually through the AMR	Local - TMBC	TMBC - HIA
2. BUSINESS DEVELOPMENT							
2.1	Amount of land developed for employment by type	Core Output 1a	See AMR 2006	No overall net loss of employment land	Annually	ODPM	TMBC - CIA
2.2	% of floorspace by employment type, which is on previously developed land	Core Output 1c	See AMR 2006	60% by 2008	Annually	ODPM	TMBC - CIA
2.3	Employment land supply by type	Core Output 1d	See AMR 2006	Maintain a broad range of employment types	Annually	ODPM	TMBC - CIA
2.4a	Amount of employment land lost to other uses	Core Output 1e	See AMR 2006	No loss of employment land safeguarded under Policy E1 during the lifetime of the DPD (up to 2021)	Annually	ODPM	TMBC - CIA
2.4b	Amount of employment land lost to other uses	Core Output 1e	See AMR 2006	No year on year overall net loss of employment land identified in Policies E1, E2 and E3	Annually	ODPM	TMBC - CIA
4. LOCAL SERVICES							
4.1a	Amount of completed retail development	Core Output 4a	Not yet collected	Not established - compliance with recommendations of Retail Study	Annually	ODPM	TMBC - Retail Study
4.1b	Amount of completed office development	Core Output 4a	Not yet collected	Not established - compliance with recommendations of CIA	Annually	ODPM	TMBC - CIA

No.	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information
4.7	Amount of inappropriate ground-floor uses in District and Local Retail Centres (as defined in Policy R1 of the DPD)	Local	Not yet collected	No inappropriate uses (as defined in Policy R1) at ground floor level in District and Local Retail Centres during the lifetime of the DPD (up to 2021)	Annually through the AMR	Local - TMBC	TMBC - Retail Study
4.8	Amount of residential and/or business use of upper floors within District and Local Centres (as defined in Policy R1 of the DPD)	Local	Not yet collected	No specific target - increase in the amount of residential and/or business use of upper floors of units within District and Local Retail Centres during the lifetime of the DPD (up to 2021)	Annually through the AMR	Local - TMBC	TMBC - HIA and CIA

Appendix 1 - Annex 4

Revise the first part of **Annex B** to the Development Land Allocations DPD as follows:

Housing Trajectory - Explanatory Notes

- B.1. Figure B1 sets out the estimated phasing of the sites allocated under Polices H1, H2 and H3. Figure B2 illustrates how this fits in with the 5 year phasing of all housing sites in the Borough including an estimated annual yield from the sites allocated in the Tonbridge Central Area Action Plan. Whilst it identifies the potential annual yield from small and large site windfalls, in accordance with PPS3 these are not counted for the first 10 years following adoption of the plan (ie up until 2018)
- B.2. ~~Figures B2, B3 and B4~~ B3, B4 and B5 set out the housing trajectory for the Borough. The trajectory tracks the provision of housing supply over the lifespan of the Local Development Framework (2006 - 2021). The purpose of the trajectory is to highlight the robustness and soundness of the overall housing strategy in the submitted version of the Development Land Allocations DPD and how it is performing in relation to the housing requirements identified in the submitted version of the Regional Spatial Strategy (RSS) for the South East. The trajectory highlights the following information:
- Projected future dwelling completion rates
 - Dwelling requirement - annual net additional dwelling requirement from the submitted version of the RSS.
- B.3. The trajectory also includes data on **monitoring** and **managing**. The monitor line demonstrates how many dwellings above or below the planned rate the submitted version of the Development Land Allocations DPD is at any point in time. This is calculated by subtracting the projected completions from the annualised allocation from the submitted version of the RSS for the South East. The manage line indicates the under or oversupply of dwellings at any one point. This is calculated by subtracting the projected completions to date from the total allocation and then dividing the answer by the number of years remaining in the Local Development Framework period.

Figure B1 Phasing of Housing Allocations

Policy	Site	Total	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
H1. (a)	109 Hall Road, Aylesford	5					5		
H1. (b)	Oil Depot, Station Road, Aylesford	21				21			
H1. (c)	Nu-Venture Coaches, Mill Hall, Aylesford	8				8			
H1. (d)	Castledene Transport and Pickfords Removals, Mill Hall, Aylesford	58				29	29		
H1. (e)	Park House, 110-112 Mill Street, East Malling	5		5					
H1. (f)	Kings Hill- remainder	65					65		
H1. (g)	Land adjacent to Snodland Station, Snodland	24			24				
H1. (h)	Land to rear of Brionne Gardens/ 68 Lodge Lane, Tonbridge	5			5				
H2	Isles Quarry West, Borough Green	200				50	50	50	50
H3	Preston Hall and Royal British Legion Village	180				50	50	50	30
Totals		571		5	29	158	199	100	80

Figure B2 – Housing Land Supply 2006-2021 – Development Land Allocations

Year ending 31 March	Sites with Permission (1)	Small Sites Estimate	Large Sites Windfalls	Allocations (3)	Kings Hill (4)	Holborough Quarry	Leybourne Grange	Peters Pit	Tonbridge Town Centre	Completions (2)	5 Year Totals (2)	Total Supply 2006-2021 (2)	Total Supply 2006-2018 (2)
2007	267	70			210	140				617		7687	6864
2008	517	70		5	236	140			73	971	4386		
2009	433	70		29	273	140	50		73	998			
2010	200	70	80	158	147	140	120	100	72	937			
2011	82	70	200	199	150	140	120	100	72	863			
2012		70	100	100	150	140	120	100	71	681			
2013		70	100	80	150	98	120	100	71	619	2136		
2014		70	100		130		120	100	71	421			
2015		70	100				73	100	71	244			
2016		70	100					100	71	171			
2017		70	100					100	71	171			
2018		70	100					100	71	171	1165		
2019		70	100					100	71	341			
2020		70	100						71	241			
2021		70	100						71	241			
Totals	1499	1050	1280	571	1446	938	723	1000	1000	7687			
											RSS Requirement	6375	5100
											Difference	1312	1764

Note (1) Excluding Strategic Sites

Note (2) Excluding windfalls up to 2018 (ie the shaded area)

Note (3) Includes 65 dwellings on allocated land at Kings Hill

Note (4) Excludes 65 dwellings on allocated land without permission

Figure B3 Housing Trajectory Table - Development Land Allocations

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
Total Projected Completions	617	971	998	937	863	681	619	421	244	171	171	171	341	241	241	7687
Cumulative Completions	617	1588	2586	3523	4386	5067	5686	6107	6351	6522	6693	6864	7205	7446	7687	
PLAN - RSS Allocation (annualised)	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	6375
MONITOR - No. dwellings above or below cumulative allocation	192	738	1311	1823	2261	2517	2711	2707	2526	2272	2018	1764	1680	1496	1312	
MANAGE - Annual requirement taking account of past/projected completions	425	411	368	316	259	199	145	86	38	4	-29	-80	-163	-415	-1071	-1312

Figure B4 Housing Trajectory - Manage

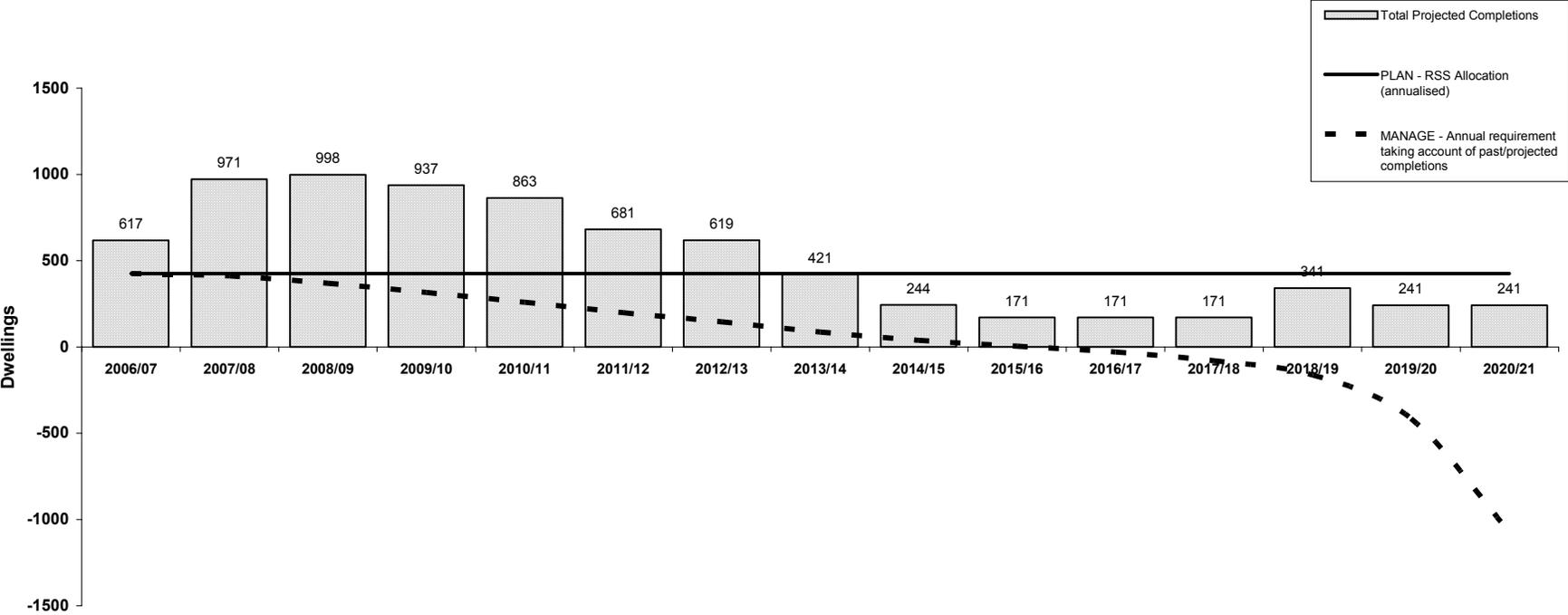
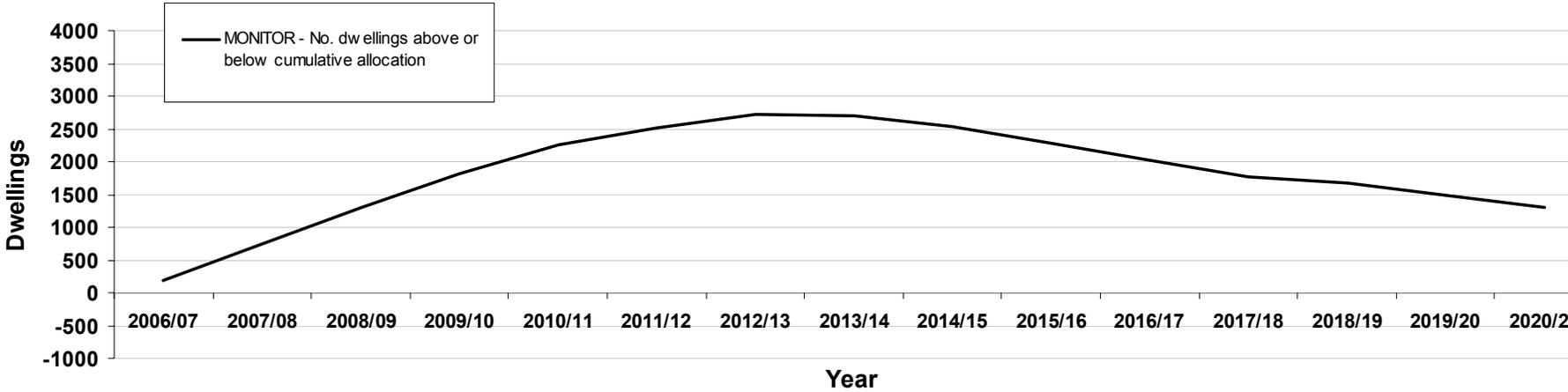


Figure B5 Housing Trajectory – Manage



APPENDIX 2

Schedule of Minor Technical Changes

Proposed Change	Reason
<p>Insert a new sub-heading under Section 1 Introduction as follows:</p> <p>1.1 Purpose of this Development Plan Document</p>	<p>Technical Change to allow for the insertion of new sub-section 1.2</p>
<p>Insert the following new sub-section:</p> <p>1.2 Saved Policies</p> <p>1.2.1 On the 28 September 2007 a Direction issued by the Secretary of State came into effect indicating which of the polices in the adopted Tonbridge and Malling Borough Local Plan could be saved. Regulation 13(5) of the Town and County Planning (Local Development) Regulations 2004 indicates that where a Development Plan Document contains a policy that is intended to supersede another policy it must state that fact and identify the superseded policy.</p> <p>1.2.2 The following saved Local Plan polices are superseded by policies in this Development Plan Document.</p>	<p>Technical Change – to ensure compliance with the Regulations</p>

Local Plan Saved Policies	Title	Superseded by Development Land Allocations DPD Policies
Policy P2/2	Development Allocations at Kings Hill	Policies E1, E3 and R1
Policy P5/1	Housing allocations	Policy H1, H2 and H3
Policy P5/2	Sites suitable for residential development	Policy H4
Policy P5/7	Site for Travelling Showpeople at Snodland	Policy S3
Policy P5/9	Employment Areas	Policies E1, E2 and E3
Policy P5/12	Constrained employment sites	Policies E1, E2 and E3
Policy P5/13	Bad Neighbour Sites	Policies E1, E2 and E3
Policy P5/14	Open Storage Sites	Policies E1, E2 and E3
Policy P5/15	Sites Suitable for Business Use	Policies E1, E2 and E3
Policy P5/19	Retail Warehousing	Policy R1
Policy P5/20	District Shopping Centres	Policy R1
Policy P5/21	Development in areas adjoining District Centres	Policy R1
Policy P5/23	Urban Local Centres	Policy R1
Policy P6/17	Major Developed Sites within the Green Belt	Policy M1
Policy P6/18	Sites in the Green Belt suitable for Redevelopment	Policy M1
Policy P6/20	Rural Local Centres and Village Shops	Policy R1
Policy P6/21	Development in area adjoining West Malling Local Centre	Policy R1
Policy P7/7	Adopted Road Schemes	Policy S1
Policy P8/9	Safeguarding of land for new educational facilities	Policy S1
Policy P8/12	Land safeguarded for new reservoirs	Policy S1

<p>Revise the first part of para 2.1.2 to read:</p> <p>2.1.2 As at 31 March 2006, planning permission existed for 4,606 dwellings that are likely to be implemented within the 2006-2021 period (see Annex A). These sites will be <u>are</u> shown on the Proposals Map for information only. <u>The yield on these sites may vary if revised planning permissions are granted.</u> Annex A also lists.....etc</p>	<p>Position Statement DLA07 In response to Rep 305.05 and technical updating</p>
<p>Policy H1 - Revise the introductory section to read:</p> <p>Policy H1 The following sites, as shown on the proposed changes to the Proposals Map (see Annex C), are allocated for housing and should be developed in accordance with the criteria identified in respect of each site and all general policy requirements, including any necessary contributions towards the provision of recreation, education and other community and cultural facilities, pursuant to Core Policy CP27 <u>Policy CP25</u>. They will be developed at the highest density compatible with the character and amenity of the surrounding area but not normally at a density of less than 30 dwellings per hectare.</p>	<p>Position Statement DLA07 In response to Rep 004.06 and technical updating</p>
<p>Policy h1 (d) – Castledene transport and Pickfords Removals, Mill Hall, Aylesford</p> <p>Revise extent of area – see Appendix 2 - Annex 1</p>	<p>Position Statement DLA01 (Annex A) In response to Rep 178.01</p>
<p>Policy H1(g) - Revise the seventh bullet point to read:</p> <ul style="list-style-type: none"> • Provision of additional <u>car and cycle</u> parking at the station; 	<p>Position Statement DLA07 In the light of Rep 178.02</p>

<p>Policy H2 – revise the final part of the Policy to read:</p> <p style="text-align: center;">.....including any necessary contributions towards the provision of education and other community <u>and cultural</u> facilities, pursuant to Policy CP27 Policy CP25.</p>	<p>Position Statement DLA07 In response to Rep 004.06</p>
<p>Para 2.4.1 – Delete the following words from the end of the paragraph:</p> <p style="text-align: center;">The boundaries of the site are shown in Annex F. It should be noted that this includes some existing uses to be retained.</p>	<p>Technical Change – to convert from submission to adopted document.</p>
<p>Para 2.4.2 - Revise the fifth sentence to read:</p> <p style="text-align: center;">A Master Plan should be prepared for the whole site as defined in Annex E, <u>showing how it identified on the Proposals Map including existing buildings to be retained. The Master Plan should show how the area could be developed taking into account all the site constraints, the preservation of the Listed Building, integration with existing uses to remain and other policy criteria set out below.</u></p>	<p>Technical Change – to convert from submission to adopted document and to take account of the proposed change to Para 2.4.1.</p>
<p>Policy H3 - revise the final part of the Policy to read:</p> <p style="text-align: center;">.....including any necessary contributions towards the provision of education and other community <u>and cultural</u> facilities, pursuant to Policy CP27 Policy CP25.</p>	<p>Position Statement DLA07 In response to Rep 004.06</p>

<p>Policy H4 – Revise the introduction to the Policy to read:</p> <p>Policy H4 The following sites, as shown on the proposed changes to the Proposals Map, are not specifically allocated for housing but are considered to be suitable for residential development. If they come forward for housing, they should be developed in accordance with the criteria identified in respect of each site and all general policy requirements including any necessary contributions towards the provision of recreation, education and other community and cultural facilities, pursuant to Core Policy CP27 <u>Policy CP25</u>. They will be developed at the highest density compatible with the character and amenity of the surrounding area but not normally at a density of less than 30 dwellings per hectare:</p>	<p>Position Statement DLA07 In response to Rep 004.06 and technical updating</p>
<p>Para 3.1.1 – Revise final sentence to read:</p> <p>These are to be <u>have been</u> carried forward and safeguarded for employment use.</p>	<p>Technical Change – conversion from submission to adopted plan.</p>
<p>Para 3.2.1 – Revise first sentence to read:</p> <p>3.2.1 The aims and objectives <u>objective</u> of the following employment policy is to secure and retain a variety of employment sites within the Borough to meet the needs of local employers and to attract investment.....</p>	<p>Technical correction</p>
<p>Para 3.2.3 – Revise to read:</p> <p>3.2.2 Pursuant to Core Policy CP22.2 <u>Policy CP21.2</u>, the following Policy identifies land to be safeguarded for employment purposes. The extent of these employment</p>	<p>Technical Changes - conversion from submission to adopted document.</p>

<p>areas is broadly the same as in the adopted Local Plan apart from the changes identified in Annex G shown on the Proposals Map.</p>	
<p>Para 3.3.1 – Revise the third sentence to read: The extent of these employment areas is broadly the same as in the adopted Local Plan apart from the changes identified in Annex G shown on the Proposals Map.</p>	<p>Technical Change – conversion from submission to adopted document</p>
<p>Policy E2 – Revise clauses (1) and (2) of Part 2 of the policy to read:</p> <p>(1) proposals must be able to demonstrate no <u>significant</u> adverse impact on the quality and quantity of employment land supply in the market area;</p> <p>(2) applicants must demonstrate that they have actively marketed the site for employment <u>purposes</u> on realistic terms and for a reasonable period, including consideration of sub-dividing a larger site;</p>	<p>Position Statement DLA02 In response to Rep 295/13/14/15</p>
<p>Policy E2 – Revise the note following site (g) to read: For the <u>The following sites which are Major Developed Sites in the Green Belt are also subject to Policy M1, please see Annex J</u></p>	<p>Technical Change – conversion from submission to adopted document and for clarification.</p>
<p>Policy E3 – Revise sub-section (g) to read:</p> <p>(g) Priory Park, Quarry Wood (6.85ha) (3.46ha)</p>	<p>Position Statement DLA02 – correction See Appendix 2 - Annex 2 – for revised extent of policy area</p>

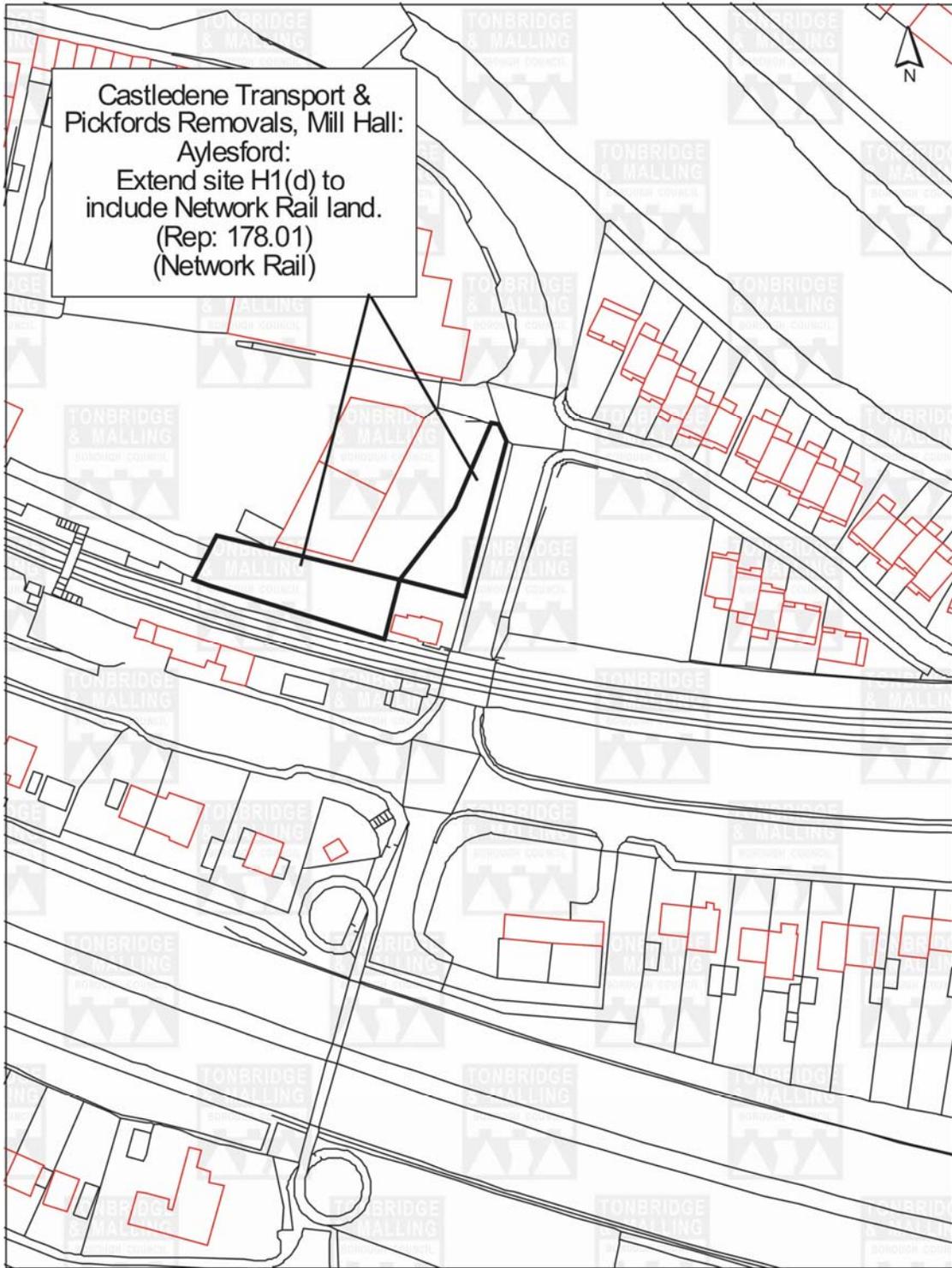
<p>Para 3.4.2 – Revise to read:</p> <p>3.4.2 There will also be employment opportunities <u>are also</u> identified in the Tonbridge Central Area Action Plan.</p>	<p>Technical Change – conversion from submission to adopted plan</p>
<p>Para 4.1.4 – Revise to read:</p> <p>4.1.4 Except where there is a reference to Annex H The extent of these areas is exactly the same as in the adopted Local Plan. However, it is now proposed to include <u>includes</u> within the definition of the retail centres those peripheral areas <u>formerly</u> included in the Local Plan under Policies P5/21 and P6/21 as areas suitable for business and other town centre uses (use classes B1, A1, A2 ,A3, A4 and A5).</p>	<p>Technical Change – conversion from submission to adopted document</p>
<p>Policy R1 – Revise Part 2 to read:</p> <p>(2) Within the defined District and Local Retail Centres changes of use at ground floor level to a use which <u>de does</u> not justifiably require a shopping centre location or <u>de does</u> not provide an appropriate service for the day-to-day needs of the local community will not be permitted.</p>	<p>Technical Change – grammatical correction</p>
<p>Para 5.1.4 – Delete paragraph</p> <p>5.1.4 The following Policy applies to exactly the same areas of land as in the adopted Local Plan except where there is a reference to Annex I.</p>	<p>Technical Change – conversion from submission to adopted document</p>

<p>Policy M1 – Revise the final part of part 2 of the Policy to read:</p> <p>Any proposals for housing redevelopment must be accompanied by a comparative sustainability assessment and by a <u>an open book</u> viability assessment that demonstrates that the proposed development is the minimum necessary to secure the redevelopment of the site.</p>	<p>Position Statement DLA05 In response to Rep 175.29</p>
<p>Policy M1 – Revise subsection (b) Winsor Works, London Road, Addington, by deleting the following bullet point</p> <p>• Respecting the setting of the site in the SLA</p>	<p>Technical Change – to reflect the deletion of the SLA Policy from the Core Strategy.</p>
<p>Policy M1 – Revise subsection (e) to read:</p> <p>(e) Works, south of Cricketts Farm, Borough Green / Ightham, <u>subject to:</u></p>	<p>Technical Change – the words “subject to” missing</p>
<p>Policy M1 – Revise subsection (i) The Alders, Mereworth, by deleting the following bullet point</p> <p>• Respecting the setting of the site in the SLA</p>	<p>Technical Change – to reflect the deletion of the SLA Policy from the Core Strategy.</p>
<p>Policy M1 – Revise subsection (o) to read:</p> <p>(m) Tower Garage, Wrotham Hill, Wrotham, <u>subject to:</u></p>	<p>Technical Change – the words “subject to” missing</p>

<p>Para 6.1.1 – Delete the following words from the end of the paragraph:</p> <p>....Except where otherwise indicated, the areas to be safeguarded are the same as those on the adopted Local Plan. The Tonbridge and Malling Borough Local Plan polices are indicated in brackets.</p>	<p>Technical Change – conversion from submission to adopted document</p>
<p>Para 6.4.2 – delete the following words from the end of the paragraph:</p> <p>....The site is the same as that covered by Policy P5/7 in the adopted Local Plan.</p>	<p>Technical Change – conversion from submission to adopted document</p>
<p>Annex A – add the following footnote to the table on page 39</p> <p><i>The yield on these sites may vary if revised planning permissions are granted</i></p>	<p>Position Statement DLA07 In response to Rep 305.05</p>
<p>Annex A – Delete the second table identifying applications permitted since 31 March 2006.</p>	<p>Technical Change. Annex A should identify only the outstanding planning permissions as at the base date of the Plan. The second table would always be out of date. Permissions granted since the base date of 31 March 2006 are a matter for the Annual Monitoring Report to record.</p>

<p>Annex C – Firm Housing Allocations</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The sites will all be shown on the Proposals Map (but see Appendix 2 - Annex 1 for a proposed change to the area allocated under Policy H1(d))</p>
<p>Annex D – Isles Quarry West, Borough Green</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The proposals will be shown on the Proposals Map in the form indicated under Appendix 2 - Annex 3.</p>
<p>Annex E – Preston Hall and Royal British Legion Village, Aylesford</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The site will be shown on the Proposals Map.</p>
<p>Annex F- Constrained housing Allocations</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The sites will all be shown on the Proposals Map</p>
<p>Annex G – Employment Land</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The sites will all be shown on the Proposals Map (note the subdivision into two of the site allocated under Policy E3(m)).</p>

<p>Annex H – Retail Centres</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The centres will all be shown on the Proposals Map.</p>
<p>Annex I – Major Developed Sites in the Green Belt</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The sites will all be shown on the Proposals Map.</p>
<p>Annex J – Safeguarded Land</p> <p>Delete</p>	<p>Technical Change – conversion from submission to adopted document. The safeguarded areas will all be shown on the Proposals Map.</p>
<p>Other Changes to the Proposals Map</p> <p>Revise extent of confines of the built up area to include the developed area at Leybourne Lakes as shown on Appendix 2 – Annex 4</p>	<p>Technical change to take account of completion of new housing on this site.</p>
<p>Revise confines of East Malling Village at the former Millstream School site as shown on Appendix 2 – Annex 5</p>	<p>To reflect extent of permitted and proposed housing redevelopment of the school.</p>

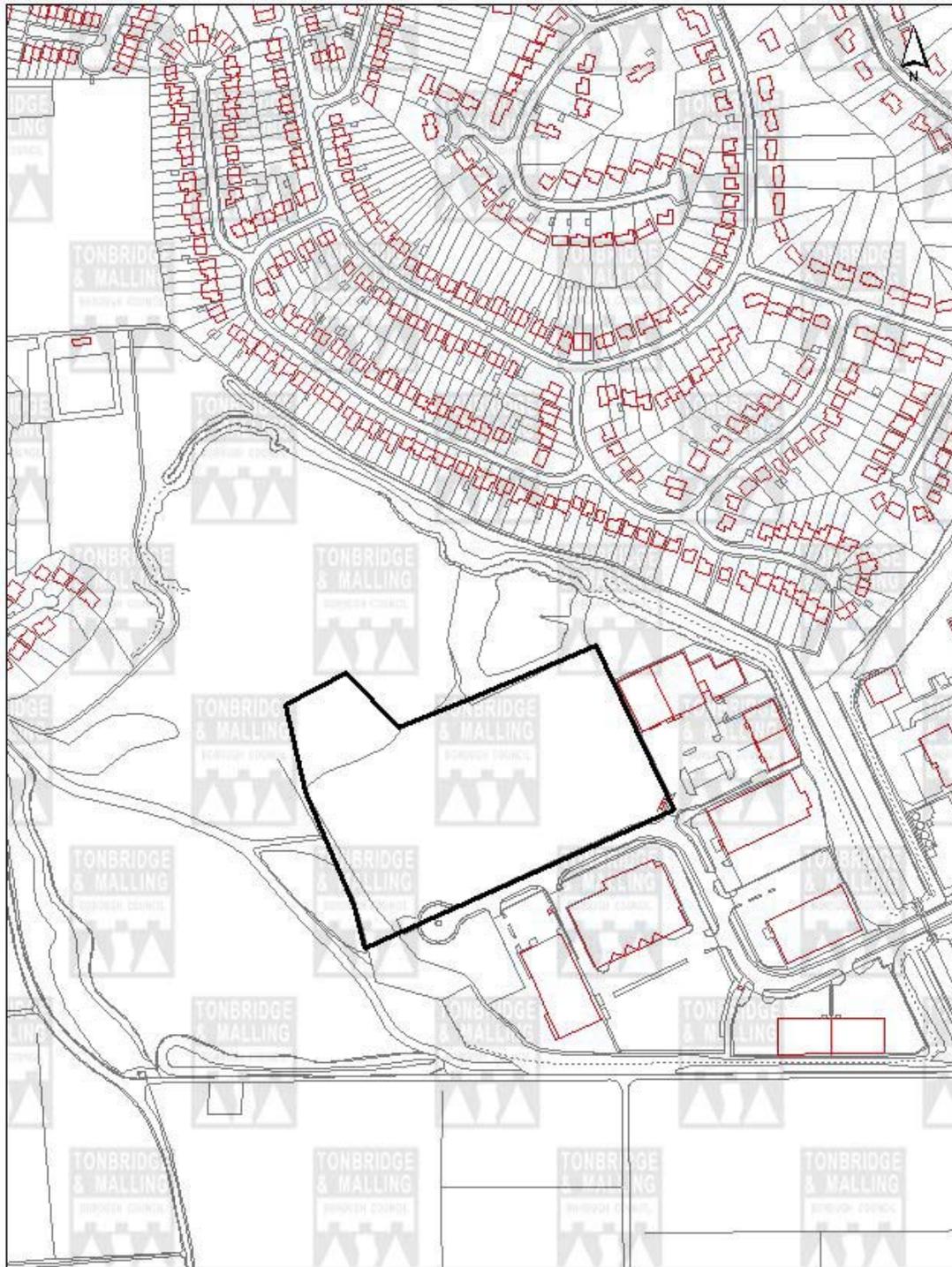


Scale 1: 1250

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Appendix 2 - Annex 2

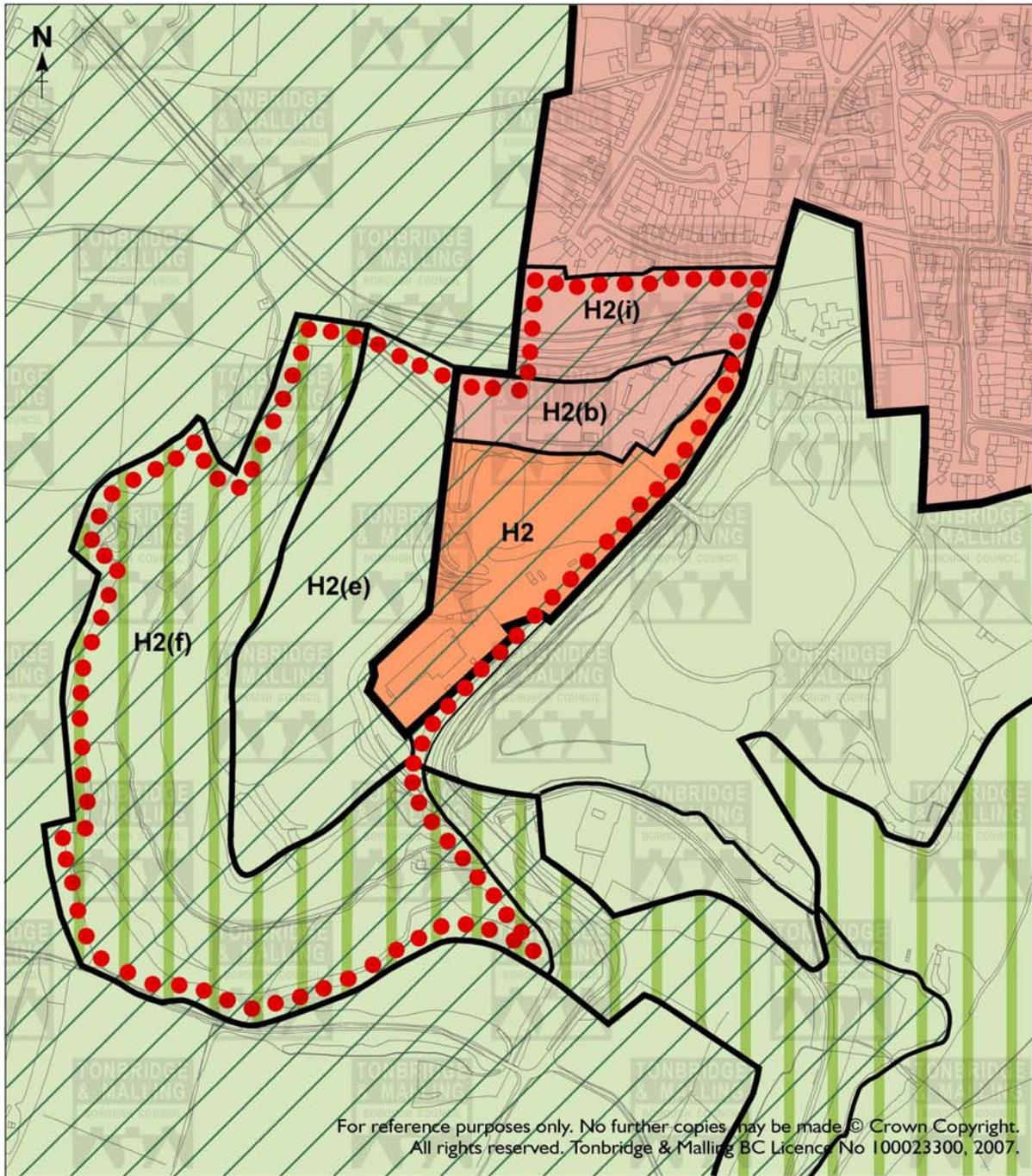
Policy E3(g) Priory Park - vacant employment allocation (amended area)



Scale 1: 3000

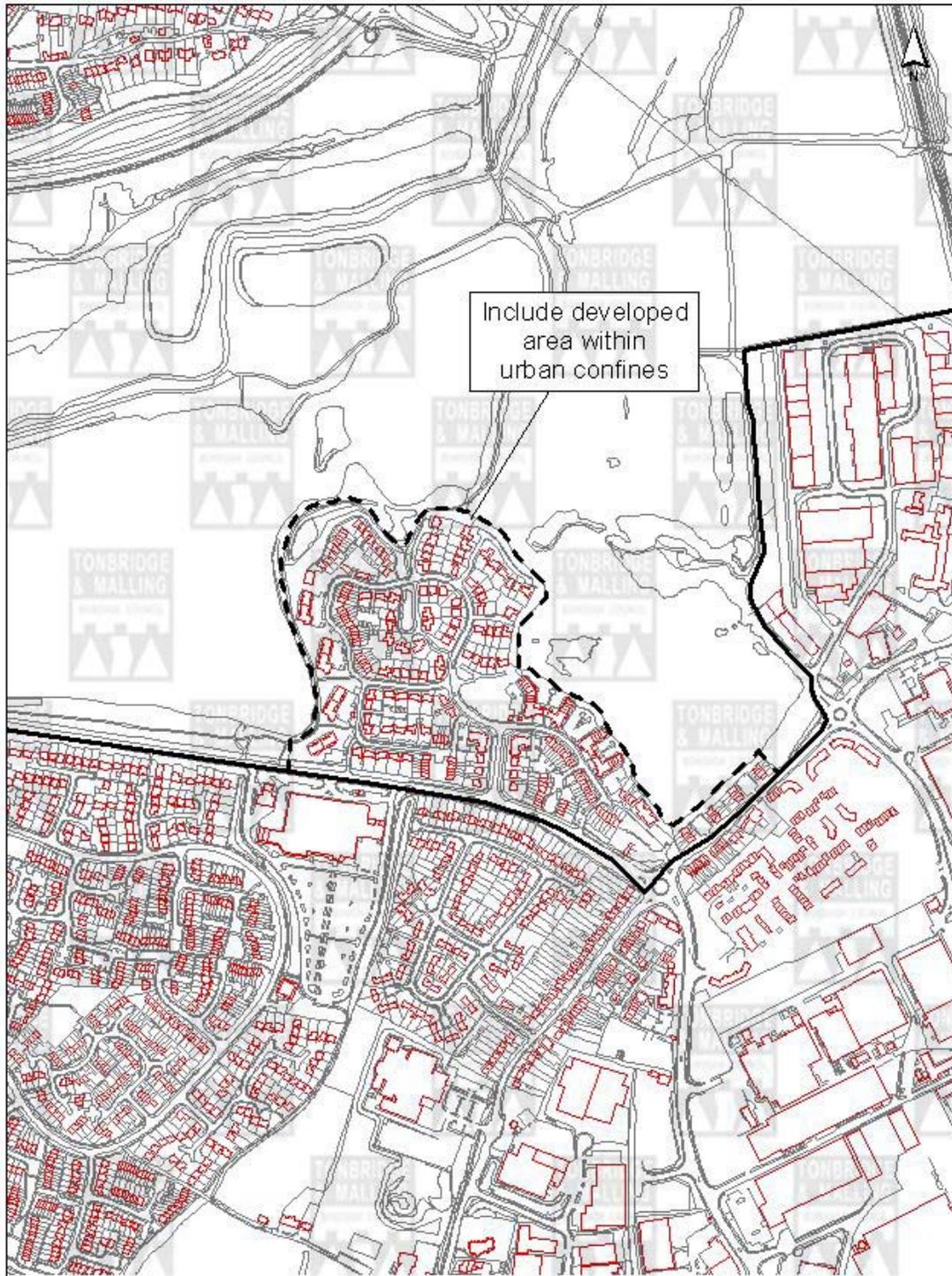
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Policy H2 - Area for Comprehensive Treatment
Isles Quarry West, Borough Green



- | | | | |
|---|---------------------------|---|---|
|  | Confines of Built-up Area |  | Housing Allocation |
|  | SNCI |  | Policy H2- Area for Comprehensive Treatment |
|  | AONB | | Not to Scale |

Leybourne Lakes



Scale 1: 5000

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