

Updates to PSLP (Appendix B), IDP (Appendix D) and SA (Appendix E) to be reported to Cabinet

1. Publication of Housing Trajectory, as shown in subsequent pages to this Supplementary Paper.
2. There are two doctors (GP) surgeries in Hawkhurst. There is not sufficient space on their existing sites to expand, and the premises are aged. The surgeries have agreed to combine. Site 413 (shown below) was considered as an allocation for housing, and a doctor's surgery. It is under option with a housebuilder.

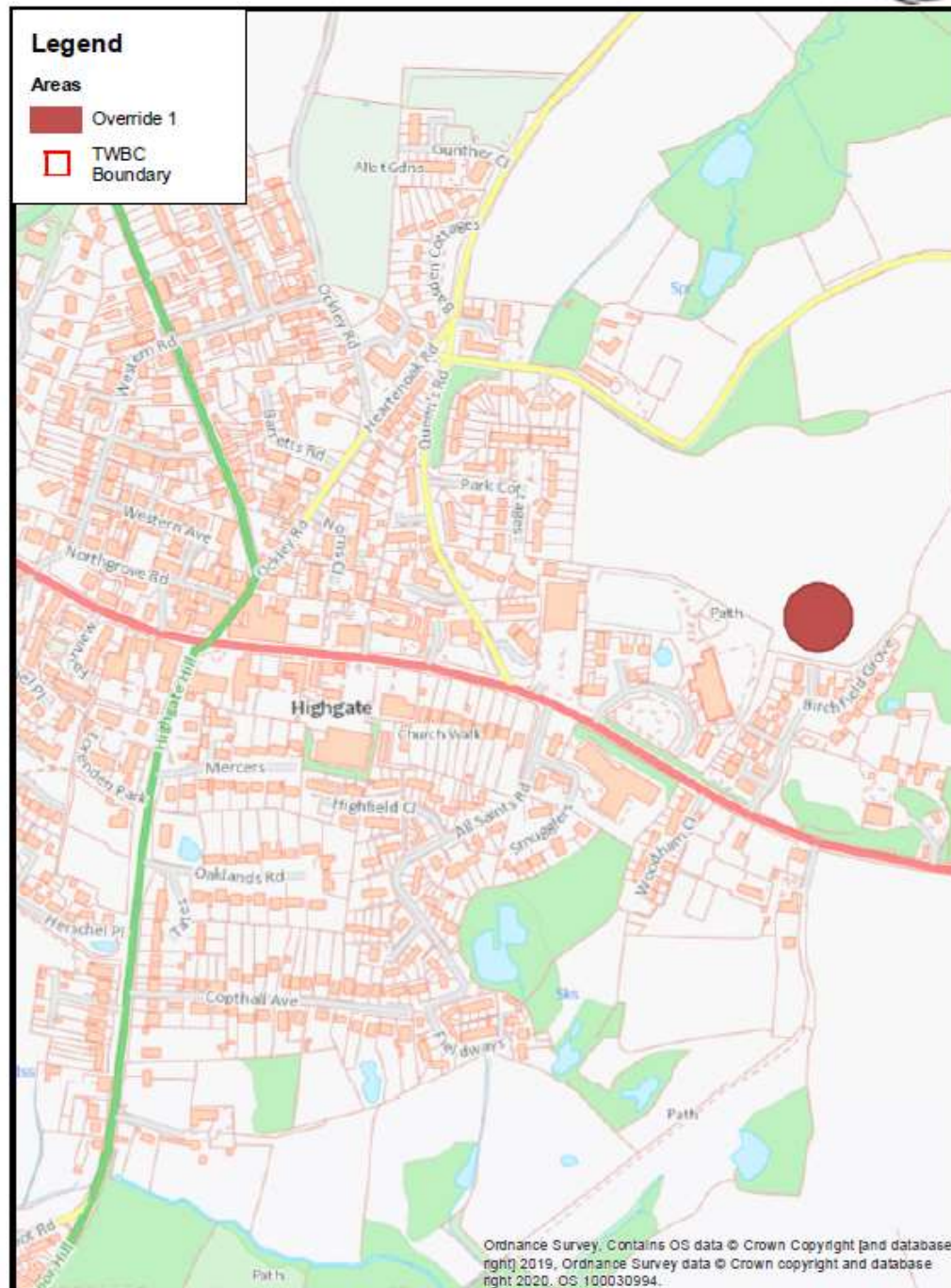


Site 413 was included as a proposed allocation in the Draft Local Plan for housing, open space, playing fields and a doctor's surgery, but was not taken forward into the PSLP due to, chiefly AONB considerations regarding the housing element. It was considered, as the site is under option, that no land within the site would not be available for development for just the doctor's surgery. Therefore an alternative location for the GP surgery was identified at King George V playing field at the Moor (Policy AL/HA5, page 276 of the Agenda), to be co-located with the new Hawkhurst Parish Council hall.

Since the publication of the Local Plan, the GPs have continued to set out their preference for location at the part of the site 413, immediately to the north of Birchfield, which provides vehicular access to the Rye Road to the south. Since the publication of the Agenda for Planning and Transportation Cabinet Advisory Board discussions have taken place with the landowners and developers who have the option on the site.

It has been confirmed by the landowners that the land is available for just the doctor's surgery, in the broad location shown on the plan below. Cabinet are therefore being

updated that your officers intend, between now and Full Council, to undertake the detailed Sustainability Appraisal and Strategic Housing Land Availability Assessment of this smaller site for a doctor's surgery only, and subject to these, to likely update the Pre-Submission Local Plan to include a policy allocating this site for a doctor's surgery, and potentially amending Policy HA5 (King George V field – which remains a reasonable option) accordingly.



3. Appendix F (starts on page 1185 of Agenda) sets out other changes made to Regulation 19 Local Plan post-P&T CAB on 11 January 2021, and included in the version attached to the report for Cabinet.
4. A minor amendment will be made (to the PSLP in the version to be attached to the report to Full Council) to Map 28 (to be re-titled “Structure Plan for Paddock Wood and east Capel”) on Page 219 of the Agenda to include land at the garden centre to the west of Maidstone Road for employment uses (Class B2/ B8). This has been considered by the masterplanning exercise, with the site coming forward at Regulation 18 Stage as an available site for development purposes, and its exclusion from the Plan was in error. Please see insert below:



As a result of the inclusion of this land within the masterplan, small adjustments to Map 27 in the PSLP (page 218 of the Agenda), and the Proposals Map (Appendix C) will be made (the latter to extend the provisional limits to built development to include this land).

5. Slight adjustments will be made to Map 27 on page 214 of the Agenda in the version of the PSLP to be provided to Full Council to remove, for clarity and consistency, some areas to the edge of the allocation under STR/SS1: The Strategy for Paddock Wood, including land at east Capel.
6. Plan 33 within the PSLP, page 232 of the Agenda, is blurry: a very clear image was emailed to Cabinet members ahead of this meeting, and the PSLP will be updated in the version for Full Council so that this image appears with much greater clarity.

7. Update on level of affordable housing to be required under Policy AL/CRS 6 Land south of The Street, Sissinghurst (page 259 of Agenda): PSLP for Full Council to set out that will be a requirement for 30% affordable housing provision.
8. In Appendix C, in the forthcoming report to Full Council:
 - a. the Inset Map for Cranbrook will be expanded to show Hartleylands 1 and 3 (Gypsy and Traveller Sites), so that these can be seen on the same Map.
 - b. Inset Maps 4&6 will be updated to ensure that revised boundary for Mile Oak Stables (Gypsy and Traveller Site) is shown in both.
9. Para 6.387 (Page 487 of Agenda), which is the supporting text to Policy H9 Gypsies and Travellers. Refer to the note italics. Pertinent to update this note to state that: *“N.b. It is emphasised that this list is provisional. The biannual Caravan Counts for both July 2020 and January 2021 have been cancelled by MHCLG due to Covid-19 restrictions and there have been limited opportunities to complete site assessment visits and to confirm support for additional pitches with some site owners”*.
10. When updating the climate change policies for the Pre Submission Local Plan (Policy EN3, as set out on Page 400 of the Agenda), Members of Planning Policy Working Group were reminded that Central Government had proposed removing the ability of Local Planning Authorities to set higher energy efficiency standards than Building Regulations (as is being proposed by the Pre Submission Local Plan). This was set out in the 2019 Future Homes Consultation.

The ambitious targets set out in the Draft Local Plan were carried forward into the Pre Submission Local Plan with the caveat that they might need removing from the policy in the future.

[The results of the consultation](#) were published on 19th January 2021 and confirm that, for the moment, the Government has reversed its decision to remove Local Planning Authorities powers to set higher standards.

The consultation results also confirmed that Buildings Regulations will be updated in 2021 to include an uplift in line with the minimum expectations being put forward in the Pre-Submission Local Plan. When this uplift is implemented, Policy EN3 of the Local Plan should be amended accordingly. Until this date, it is proposed that the existing policy EN3 remains as written.

11. Updates to the IDP, following further input from the NHS Kent and Medway Clinical Commissioning Group:
 - a. Para 3.83 (page 699 of the Agenda) add the following wording – “Plans are submitted to the CCG for consideration in line with the CCG Estates Strategy and CCG General Practice Premises Development Policy. The CCG holds the revenue budget for rent and rates and must therefore approve any premises developments”.

- b. 3.88 Delete second and third bullet points, and provide additional bullet point stating: “The three General Practices in Cranbrook have Stage 1 support from the CCG to develop the more detailed outline business case (Stage 2) for a new surgery in Cranbrook”.

12. Updates to the Sustainability Appraisal to be provided in the version to Full Council:

- a. Table 27 (garden settlement options), row 12 on page 917 of the Agenda contains reference to Site 141. This should be deleted in both tables as it is not part of SS1 or a reasonable alternative.
- b. Table 49 (list of reasonable alternatives for Capel) on page 970 of the Agenda contains reference to Site 141. This should be deleted in both tables as it is not part of SS1 or a reasonable alternative.
- c. Figure 12, page 976-977 of Agenda contains an unnecessary image of Figure 13. This should be deleted. Figure 13 is shown in the correct context on page 981 of the Agenda.
- d. In relation to Gypsies and Travellers, reference and scores relating to Site DPC_15 (Greenfields Gypsy and Traveller site in Paddock Wood parish) will be added in Table 51 on page 975 of the Agenda, Table 52 on page 978, and Appendix J on page 1145 of the Agenda. Additionally, a further explanatory paragraph detailing how Gypsy and Traveller sites has been considered by the SA will be included on page 1064 of the Agenda within the commentary for Policy H9.

13. Updates to Local Green Spaces. Following the full review of the LGS methodology and the schedule of LGS sites included in the Regulation 18 DLP, TWBC consulted all Parish Councils (and their associated Neighbourhood Development groups), as well as the RTW Town Forum, on the revised schedule of sites proposed to be designated as LGS in the PSLP. Responses have not been received from all of those consulted, (some have advised that a response is pending following their own consultation) but based on the latest and earlier responses received the position is as follows:

- a) There are no sites now proposed as LGS by the Council to which the relevant Parish or NDP Group object.
- b) There are two new sites proposed in Cranbrook and Sissinghurst which the PC has not yet proposed in its NDP and although it offered its general support for the proposed LGS proposals the PC is waiting their consultation response before commenting further.
- c) There are in general a small number of sites that Parish Councils or their NDP groups would wish TWBC to allocate but which do not fit with the methodology and so will not be taken forward in the PSLP. TWBC has explained the approach to all who raised this informing them that this would not prevent them recommending to the Local Plan Inspector the inclusion of the site at Examination and nor would it prevent them for promoting the site as a LGS in their Neighbourhood Plan.
- d) In total the it is proposed to designate 173 LGSs spread across the whole Borough.

e) Formal objections from landowners have only been received on 8 of these (not including those objections at Reg. 18 on sites no longer proposed for designation in Reg.19). The objections have been considered and the recommendation is that these sites still meet the requirements in the methodology and so should continue to be proposed as LGS.

Cover Note: Housing Trajectory for Pre-Submission Local Plan

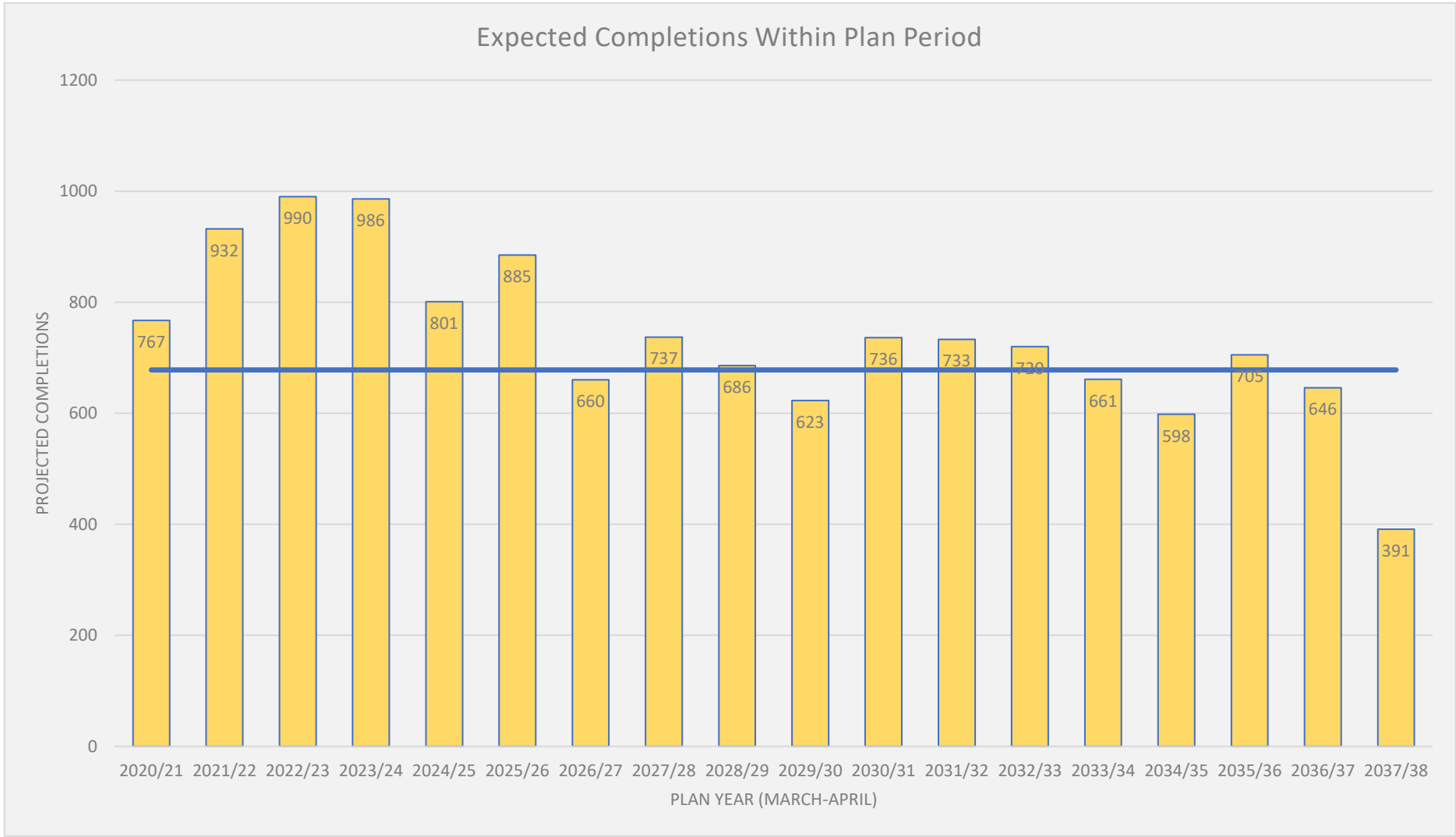
The housing trajectory for the Pre-Submission Local Plan, covering the Plan period 2020-2038, is found on the following pages.

This trajectory provides a projection of when new site allocations, existing extant planning permissions (as at 01 April 2020), and windfall sites are expected to be delivered over the Plan period against the annual housing target of 678 dwellings per annum. The phasing and build-out rates are informed primarily from the Council's phasing and build-out rate methodology; however, where the Council has received phasing and/or build-out rate information from site promoters, these have been incorporated where appropriate.

The full detailed breakdown of phasing and build-out rates for individual extant planning permissions is not included, as similarly done so for the Regulation 18 Draft Local Plan, due to both the significant number of individual sites and also because it will be updated and published in the Council's upcoming Five Year Housing Land Supply Statement for 2020/21 (due to be published around June 2021).

This trajectory (subject to minor formatting amendments) will also be included in the Regulation 19 Housing Supply and Trajectory Topic Paper, due to be published prior to the Regulation 19 consultation in March. This topic paper will provide a further detailed explanation of the table below. A headline trajectory table, showing the projected housing completions over the Plan period will also be provided in Section 7 (Delivery and Monitoring) of the Pre-Submission Local Plan, in between paragraph 7.9 and 7.10, attached to the report to Full Council.

Expected Completions Within Plan Period



		Plan Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
		Actual Year				2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	
		Projected Housing Completions				767	932	990	986	801	885	660	737	686	623	736	733	720	661	598	705	646	391	
		Cumulative Projected Housing Completions				767	1699	2689	3675	4476	5361	6021	6758	7444	8067	8803	9536	10256	10917	11515	12220	12866	13257	
		Housing Target				678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	
		Cumulative Housing Target				678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204	
Ref	Site Address	Parish	Lower	Mid	Upper																			Totals
STR/RTW 2	The Strategy for Royal Tunbridge Wells Town Centre	Royal Tunbridge Wells	150	175	200	0	0	0	0	0	0	0	0	0	0	0	0	44	44	44	43	0	0	175
AL/RTW 1	Former Cinema Site, Mount Pleasant Road	Royal Tunbridge Wells	100	100	100	0	0	0	0	-8	0	0	0	0	0	0	0	0	0	0	0	0	0	-8
AL/RTW 2	Land at the Auction House, Linden Park Road	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 3	Land at Lifestyle Ford, Mount Ephraim/Culverden Street/Rock Villa Road	Royal Tunbridge Wells	100	100	100	0	0	0	0	0	0	0	0	0	0	70	30	0	0	0	0	0	0	100
AL/RTW 4	Land at 36-46 St John's Road	Royal Tunbridge Wells	65	78	90	0	0	-11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-11
AL/RTW 5	Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road	Royal Tunbridge Wells	100	100	100	0	0	0	0	0	0	0	0	0	0	70	30	0	0	0	0	0	0	100
AL/RTW 6	Land at 202 and 230 Upper Grosvenor Road	Royal Tunbridge Wells	40	43	45	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43
AL/RTW 7	Land at former Gas Works, Sandhurst Road	Royal Tunbridge Wells	170	185	200	0	0	0	45	70	70	0	0	0	0	0	0	0	0	0	0	0	0	185
AL/RTW 8	TN2 Centre and adjacent land, Greggs Wood Road, Sherwood	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 9	Land at Beechwood Sacred Heart School	Royal Tunbridge Wells	69	69	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 9 (C2 discount)	Land at Beechwood Sacred Heart School	Royal Tunbridge Wells	-33	-33	-33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 10	Montacute Gardens	Royal Tunbridge Wells	30	30	30	0	0	9	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	30
AL/RTW 11	Former Plant & Tool Hire, Eridge Road	Royal Tunbridge Wells	45	45	45	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	45
AL/RTW 12	Land at Tunbridge Wells Telephone Engineering Centre, Broadwater Down	Royal Tunbridge Wells	50	50	50	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	50
AL/RTW 13	Turners Pie Factory, Broadwater Lane	Royal Tunbridge Wells	100	100	100	0	0	0	70	30	0	0	0	0	0	0	0	0	0	0	0	0	0	100
AL/RTW 14	Land at Wyevale Garden Centre, Eridge Road	Royal Tunbridge Wells	25	28	30	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	28
AL/RTW 15	Land at Showfields Road and Rowan Tree Road	Royal Tunbridge Wells	155	155	155	0	0	0	0	0	0	0	70	70	15	0	0	0	0	0	0	0	0	155
AL/RTW 16	Land to the west of Eridge Road at Spratsbrook Farm	Royal Tunbridge Wells	120	120	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	0	120
AL/RTW 17	Land adjacent to Longfield Road	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 18	Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 19	Land to the north of Hawkenbury Recreation Ground	Royal Tunbridge Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/RTW 20	Land at Culverden Stadium, Culverden Down	Royal Tunbridge Wells	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30
AL/RTW 21	Land at Colebrook Sports Field, Liptraps Lane	Royal Tunbridge Wells	80	80	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	36	80	80
AL/RTW 22	Land at Bayham Sports Field West	Royal Tunbridge Wells	20	23	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23	23
AL/SO 1	Speldhurst Road former allotments (land between Bright Ridge and Speldhurst Road)	Southborough	16	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/SO 2	Land at Mabledon House	Southborough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AL/SO 3	Land at Baldwins Lane	Southborough	26	26	26	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26
STR/SS 1	The Strategy for Paddock Wood and east Capel	Paddock Wood	3490	3540	3590	0	0	0	0	0	300	300	300	300	300	300	300	300	300	300	240	0	3540	3540

			Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
			Actual Year			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	
			Projected Housing Completions			767	932	990	986	801	885	660	737	686	623	736	733	720	661	598	705	646	391	
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			Housing Target			678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	
			Cumulative Housing Target			678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204	
Ref	Site Address	Parish	Lower	Mid	Upper																			Totals
STR/SS 2	The Strategy for Paddock Wood Town Centre	Paddock Wood	30	30	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
STR/SS 3	The Strategy for Tudeley Village	Capel	2100	2100	2100	0	0	0	0	0	150	150	150	150	150	150	150	150	150	150	200	200	200	2100
AL/PW 1	Land at Mascalls Farm	Paddock Wood	412	412	412	0	0	0	0	1	77	25	0	0	0	0	0	0	0	0	0	0	103	
AL/CRS 1	Land at Brick Kiln Farm, Cranbrook	Cranbrook & Sissinghurst	180	180	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 2	Land south of Corn Hall, Crane Valley, Cranbrook	Cranbrook & Sissinghurst	35	40	45	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40	
AL/CRS 3	Turnden Farm, Hartley Road, Cranbrook	Cranbrook & Sissinghurst	200	202	204	0	0	34	70	62	0	0	0	0	0	0	0	0	0	0	0	0	166	
AL/CRS 4	Cranbrook School	Cranbrook & Sissinghurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 5	Sissinghurst Castle Garden	Cranbrook & Sissinghurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/CRS 6	Land south of The Street, Sissinghurst	Cranbrook & Sissinghurst	20	20	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	20	
AL/CRS 7	Land at corner of Frittenden Road and Common Road, Sissinghurst	Cranbrook & Sissinghurst	18	18	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
AL/HA 1	Land at the White House, Highgate Hill	Hawkhurst	42	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HA 2	Brook House, Cranbrook Road	Hawkhurst	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HA 3	Former Site of Springfield Nurseries	Hawkhurst	24	24	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	
AL/HA 4	Land off Cophthall Avenue and Highgate Hill	Hawkhurst	70	75	79	0	0	0	44	31	0	0	0	0	0	0	0	0	0	0	0	0	75	
AL/HA 5	Sports Pavilion, King George V Playing Fields, The Moor	Hawkhurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HA 6	Hawkhurst Station Business Park	Hawkhurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HA 7	Site at Limes Grove (March's Field)	Hawkhurst	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/BE 1	Land adjacent to New Pond Road (known as Uphill), Benenden	Benenden	18	19	20	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	19	
AL/BE 2	Feoffee Cottages and land, Walkhurst Road, Benenden	Benenden	25	25	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	
AL/BE 3	Land at Benenden Hospital (south of Goddards Green Road), East End	Benenden	22	24	25	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	
AL/BE 4	Land at Benenden Hospital (north of Goddards Green Road), East End	Benenden	22	24	25	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	24	
AL/BM 1	Land between Brenchley Road, Coppers Lane and Maidstone Road	Brenchley and Matfield	45	45	45	0	0	44	1	0	0	0	0	0	0	0	0	0	0	0	0	0	45	
AL/BM 2	Land at Maidstone Road	Brenchley and Matfield	11	13	15	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
AL/FR 1	Land at Cranbrook Road, Frittenden	Frittenden	25	28	30	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28	
AL/GO 1	Land east of Balcombes Hill and adjacent to Tiddymotts Lane	Goudhurst	14	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/GO 2	Land at Triggs Farm, Cranbrook Road	Goudhurst	11	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AL/HO 1	Land adjacent to Furnace Lane and Gibbet Lane	Horsmonden	45	50	55	0	0	0	30	20	0	0	0	0	0	0	0	0	0	0	0	0	50	
AL/HO 2	Land south of Brenchley Road and west of Fromandez Drive	Horsmonden	80	90	100	0	0	0	0	0	0	0	0	0	0	0	44	44	2	0	0	0	90	
AL/HO 3	Land to the east of Horsmonden	Horsmonden	115	140	165	0	0	0	0	0	0	0	0	0	0	70	70	0	0	0	0	0	140	
AL/LA 1	Land to the west of Spray Hill	Lamberhurst	25	28	30	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	28	
AL/PE 1	Land rear of High Street and west of Chalket Lane	Pembury	50	55	60	0	0	0	0	0	0	0	0	0	0	44	11	0	0	0	0	0	55	
AL/PE 2	Land at Hubbles Farm and south of Hastings Road	Pembury	80	80	80	0	0	0	0	0	0	44	36	0	0	0	0	0	0	0	0	0	80	
AL/PE 3	Land north of the A21, south and west of Hastings Road	Pembury	80	80	80	0	0	0	0	0	0	0	0	44	36	0	0	0	0	0	0	0	80	

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Actual Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38
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Housing Target	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678
Cumulative Housing Target	678	1356	2034	2712	3390	4068	4746	5424	6102	6780	7458	8136	8814	9492	10170	10848	11526	12204

[illegible]