



BRENCHLEY & MATFIELD PARISH COUNCIL



PUBLIC MEETINGS

Wednesday 18th September
Matfield Village Hall

Monday 23rd September
Brenchley Memorial Hall

The Parish Council has permission from Tunbridge Wells Borough Council to reproduce the sections of the Draft Local Plan that focus on Brenchley and Matfield Parish, although it is important that the Plan is read as a whole and the specific policies for Brenchley & Matfield are considered in the wider strategic context of the Plan. It is also helpful to read policies for one area with reference to others for context and comparisons.

PLEASE NOTE

- This draft (as at 22nd August 2019) may be subject to further textual and other minor amendments.
- The Brenchley & Matfield Place Shaping Policies in the TWBC Reg 18 Local Plan should be read within the wider context of the whole Local Plan, details of which can be found on the Local Plan website <https://beta.tunbridgewells.gov.uk/local-plan1>.
- This link will also enable you to access all of the evidence base documents and topic papers that support the approach TWBC has taken in preparation of this Local Plan.
- Additionally, during the consultation period on the Local Plan that runs from 20th September to 1st November 2019, a series of public exhibitions will be held across the borough. These start on Saturday 21st September and run until Friday 4th October. Further information can be found on the Local Plan website.
- The Local Plan website also provides full details about how comments to the Local Plan can be made.

Tunbridge Wells Borough



Draft Local Plan Regulation 18 Consultation Draft 20 September to 1 November 2019

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Brenchley and Matfield

Overview

	Parish	Main settlements within the parish	
		Brenchley	Matfield
Population (2011 Census)	Approx 2,863		
Relationship to other settlements (shortest distance by road)	See individual settlements	• Approx 3.2 km (2 miles) from Matfield to the west • Approx 3.2 km (2 miles) from Horsmonden to the east • Approx 5.8 km (3.6 miles) from Paddock Wood to the north	• Approx 3.2 km (2 miles) from Brenchley to the east • Approx 4 km (2.5 miles) from Paddock Wood to the north • Approx 4 km (2.5 miles) from Pembury to the west
Extent in Green Belt	0%	0%	0%
AONB	77% (mainly southern part of parish)	Within	Within
Landscape Character Area	Majority of the parish is Fruit Belt. Strip of Low Weald Farmland along northern boundary, Wooded Farmland in the south western corner of parish, and Forested Plateau in the north-west	Fruit Belt	Fruit Belt
Conservation Areas	See individual settlements	Located in the eastern part of the settlement. A significant proportion of the CA is located outside of the LBD to the north west	CA located in central part of settlement around the village green
Flooding	Flood Zones 2 and 3 follow tributary of River Teise to the south of the built up area of Brenchley	N/A	N/A
Transport - highways	Mainly served by minor rural roads, the majority of which are designated as Rural Lanes; with the exception of the B2160 running north (to Paddock Wood) - south (to A21 Kippings Cross) through Matfield	Served by local roads that lie between the B2610 (Paddock Wood-A21 Kippings Cross) to the west and the B2162 (to Yalding and Lamberhurst) to the east	As previous the B2160 runs north-south through the centre of the settlement

	Parish	Main settlements within the parish	
		Brenchley	Matfield
Transport - cycleways	National Cycle Route (Sustrans) 18 from Canterbury-Tunbridge Wells (using existing highways) runs through parish	Links up to Brenchley Road on western edge of settlement	Follows Brenchley Road and Maycotts Lane through centre of settlement
Transport - buses	See individual settlement	Daily bus service every 1/1.5 hours Monday-Friday) and every 2 hours on Saturday to Tunbridge Wells and Tenterden; two buses twice weekly to Paddock Wood; one bus a week to Maidstone and Kildown (times and services to be re-checked and updated for Regulation 19 consultation)	Hourly bus service (Monday-Saturday) to Tunbridge Wells, Maidstone, and Tenterden (times and services to be re-checked and updated for Regulation 19 consultation)
Transport - rail (shortest distance by road)	See individual settlements	Paddock Wood Station approx 3.8 km (3 miles) to the north	Paddock Wood Station approx 4.5 km (2.8 miles) to the north
Education facilities	See individual settlements	Primary school and several nurseries/pre-schools	No school or nursery
Health facilities	See individual settlements	- doctors surgery - dentist	None
Retail	See individual settlements	Post office, convenience store, and other small specialist shops No public house within LBD, but several nearby	Very limited - includes two public houses
Main employment areas (taken from Parish Council response to Settlement Role and Function Study survey and/or other TWBC information)	Response to Role and Function Study: - no 'major sources' of employment - farms, shops, pubs, and other services, including the school - services on the A21 at Kippings Cross		
Services	See individual settlements	- church - village hall	- two churches - two village halls
Recreational facilities	See individual settlements	large sports and cricket field to the rear of the Memorial Hall – bowls club,	village green with sports pavilion

	Parish	Main settlements within the parish	
		Brenchley	Matfield
		tennis club, cricket, squash, football • children's playing field (opposite school), including equipped children's play area • cricket club at Castle Hill	• allotments • no children's play area
Other matters	Significant areas of ancient woodland, areas of archaeological potential; Historic Parks and Gardens (Brenchley Manor, Brattles Grange, Marle Place) and ecological designations (such as Brenchley Wood, eastern part of Shirrenden Wood, All Saints Churchyard Brenchley and Castle Hill Local Wildlife Sites) across parish		

The Strategy for Brenchley and Matfield Parish

Policy STR/BM 1

The Strategy for Brenchley and Matfield Parish

At the parish of Brenchley and Matfield, as defined on the draft Policies Map, proposals shall accord with the following requirements:

1. Approximately 91-150 new dwellings will be delivered on four sites at Matfield allocated in this Local Plan in the plan period (Policies AL/BM 1-4);
2. Additional housing may be delivered through the redevelopment of appropriate sites and other windfall development in accordance with Policy STR 1;
3. Where a site is within the AONB, it should be demonstrated that the proposal will make a positive contribution towards achieving the objectives of the most recent AONB Management Plan and show how relevant guidance from the AONB Joint Advisory Committee has been considered to meet the high standards required of the other policies in this Plan for the High Weald AONB landscape;
4. Sites outside the AONB but within the High Weald National Character Area, or close to the boundary of the designated AONB landscape, will have similar characteristics and are likely to contribute to the setting of the designated landscape. The AONB Management Plan and any supporting guidance will be a material consideration for these sites;
5. The following public car park within Brenchley and Matfield, as defined on the draft Policies Map, will also be retained in accordance with Policy TP 4: Public Car Parks:
 - High Street
6. Maintenance and enhancement of, and/or linkages to, public rights of way or the local strategic cycle network in accordance with Policy TP 2: Transport, Design and Accessibility.

It is expected that contributions will be required towards the following if necessary to mitigate the impact of the development:

- a. Primary and secondary education;
- b. Health and medical facilities;
- c. The provision of buildings and spaces to provide cultural infrastructure;
- d. The provision of allotments, amenity/natural green space, parks and recreation grounds, children's play space and youth play space;
- e. A new sports hub at Paddock Wood, which could include open space and children's play space;
- f. The provision of information boards (or similar) and installation of public art along the Hop Pickers Line. Other locally significant historical features, events, and personalities could be recognised as part of this approach;
- g. Other mitigation measures identified through the pre-application process and planning application;
- h. Play spaces and delivery of new children's playground at Matfield;
- i. Provision of improvements to broadband connectivity (see criterion 10 of Policy EN 1: Design and other development management criteria and Policy ED 3: Digital Communications and Fibre to the Premises);
- j. Delivery of traffic calming measures at Matfield.

Any major development larger than approximately 100 residential units on greenfield windfall sites is expected to provide suitable employment floorspace, to be discussed with the Local Planning Authority and Brenchley and Matfield Parish Council through pre-application discussions.

The Limits to Built Development (LBD) around Brenchley and Matfield are defined on the draft Policies Map. These now include the sites/part sites to be allocated in Matfield at Policies AL/BM 1, 2 (part), and 3 (part), but excludes Policy AL/BM 4 (a low density scheme). As above at Policy STR 10, a further/separate LBD at Brenchley around existing built development to the west of the settlement is proposed, with an open landscape gap retained between the two LBDs.

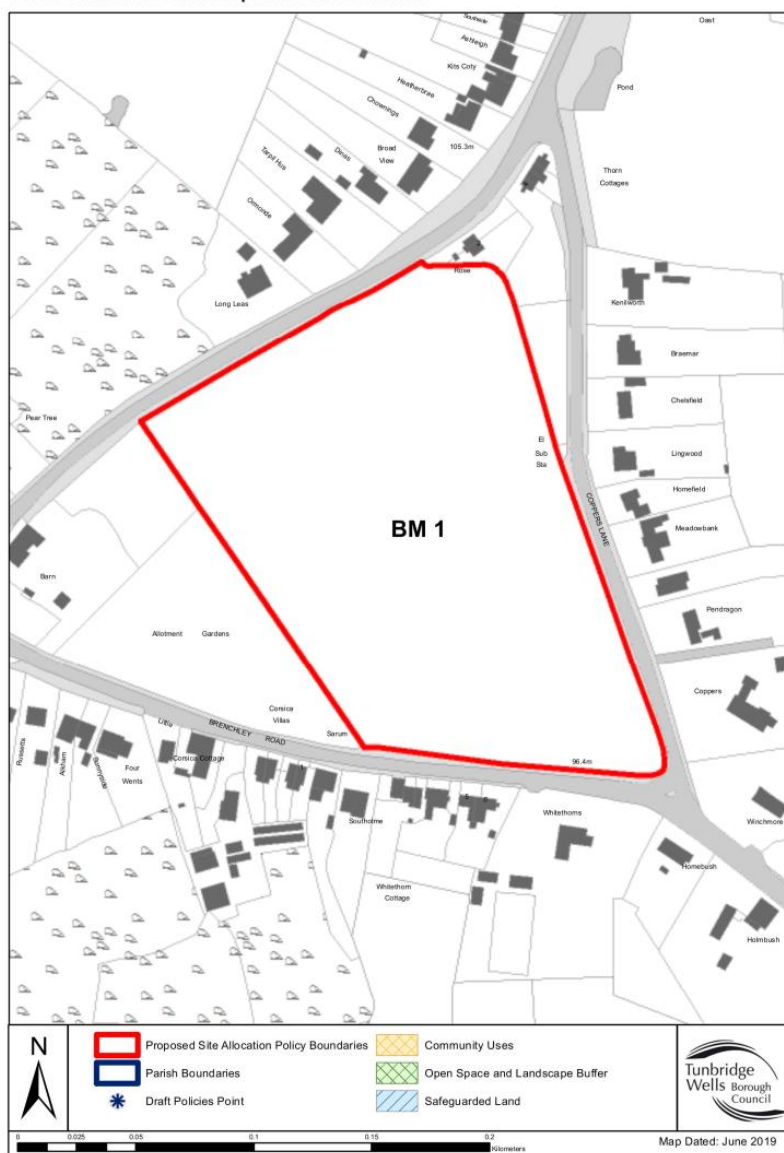
Allocation policies for Brenchley and Matfield Parish

- 5.110** The following policies set out the allocations that will deliver the above approach to development within Brenchley and Matfield parish over the plan period. These must also be considered alongside the relevant strategic and development management policies, and development proposals will be expected to comply with all relevant national and local policies, and with any specific requirements as set out within the policy.

Land between Brenchley Road, Coppers Lane, and Maidstone Road

Map 75 Policy AL/BM 1

TWBC Draft Local Plan: Proposed Site Allocations



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5.111 This site:

- Is an undeveloped site located adjacent to the existing Limits to Built Development at Matfield, to the north of the settlement centre, within the AONB;
- It is part of a triangular parcel of land bounded to the south by Brenchley Road, west/north by Maidstone Road and to the east by Coppers Lane. There is an existing entrance to the field located along the southern boundary off Brenchley Road;
- Is located adjacent to listed buildings.

Policy AL/BM 1

Land between Brenchley Road, Coppers Lane, and Maidstone Road (CfS Reference: Late Site 27)

This site, as defined on the Brenchley and Matfield draft Policies Map, is allocated for a mixed use scheme, including approximately 30-45 (C3) residential dwellings, allotments, and play space.

Development on the site shall accord with the following requirements:

1. A single point of vehicular access onto Maidstone Road or Brenchley Road (not Coppers Lane) 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 (see criterion 3 of Policy EN 1: Design and other development management criteria, Policy EN 20: Rural Landscape, and Policy TP 1: Transport Assessments, Travel Plans and Mitigation);
2. Pedestrian access onto Maidstone Road required to link with existing footway along south eastern side of Maidstone Road, to include crossing point opposite site AL/BM 3 (Land fronting Maidstone Road and Chestnut Lane; land north east of Maidstone Road), and renewal of existing footway;
3. Provision of pedestrian link through site from Coppers Lane to provide a desire line through site;
4. A landscape and visual impact assessment and heritage assessment to inform site access and site layout, and to maintain the setting of the settlement, including views from and through the site to countryside beyond, including from Maidstone Road (see criteria 1 and 3 of Policy EN 1: Design and other development management criteria, Policy EN 20: Rural Landscape, and Policy EN 7: Heritage Assets);
5. Contributions towards an assessment of traffic along the surrounding roads to inform a scheme of potential traffic calming measures and contributions towards these measures;
6. Opportunities to be explored for providing approximately 12 parking spaces to serve existing dwellings on Brenchley Road;
7. Relocation of the 30mph speed limit northwards to Invicta Oast on Maidstone Road, installation of speed sign with number plate recognition facility, and associated gateway features;
8. 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 (see Policy EN 14: Trees, Woodlands, Hedges, and Development and criterion 3 of Policy EN 1: Design and other development management criteria);
9. Provision of on-site amenity/natural green space, improvements to parks and recreation grounds, and youth play space in accordance with the requirements of Policy OSSR 2: Provision of publicly accessible open space and recreation;
10. Provision of children's play space in northern part of site to include fully equipped and funded children's playground;
11. Provision of allotments in south west corner adjacent to existing allotments, including provision of off-street parking for this use.

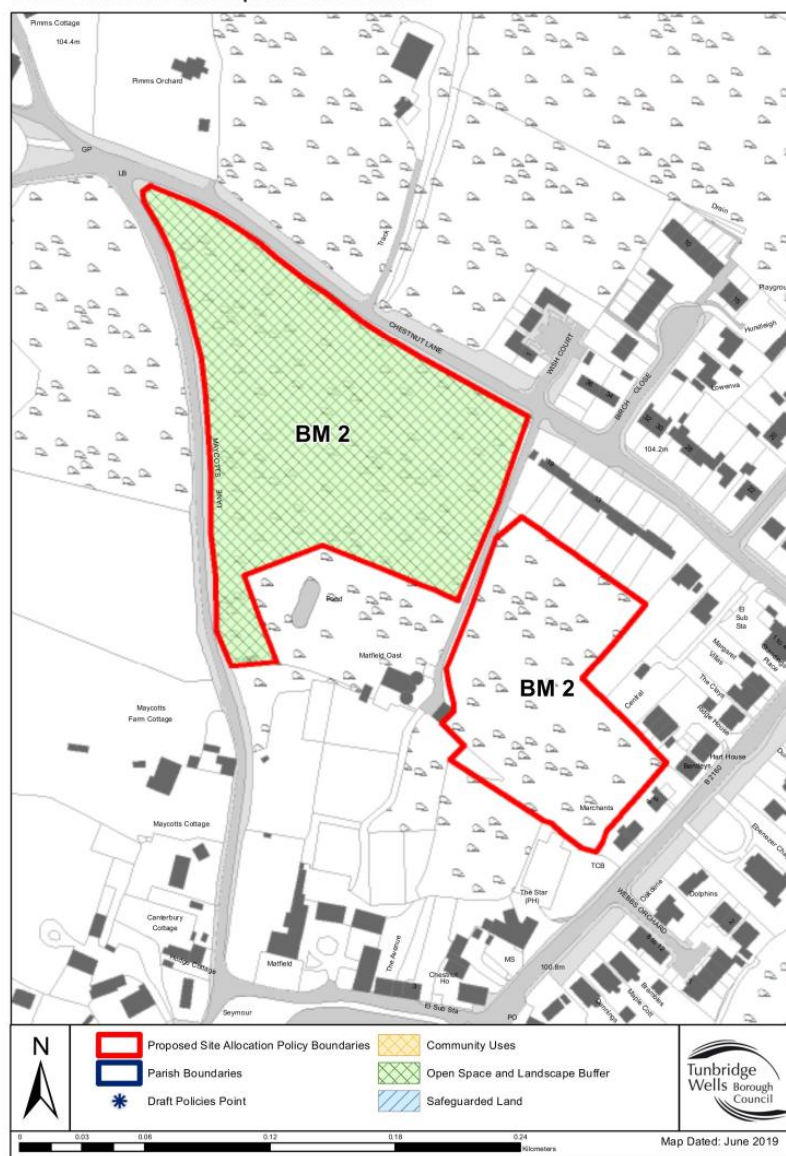
It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Highway related works including traffic calming in the settlements;
- b. Improvements to bus service provision;
- c. BT fibre upgrade and mobile reception upgrade (see criterion 10 of Policy EN 1: Design and other development management criteria) and Policy ED 3: Digital Communications and fibre to the premises).

Matfield House orchards and land, The Green

Map 76 Policy AL/BM 2

TWBC Draft Local Plan: Proposed Site Allocations



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5.112 This site:

- Is undeveloped land located adjacent to the existing Limits to Built Development of Matfield to the western side of the settlement centre, within the AONB;
- The land includes an orchard parcel, now disused, and is associated with Matfield House, a listed building. The other parcel is possibly still used as orchard;
- The site comprise two parcels, one, orchard land located south of Chestnut Lane and the other to the east of this located to the rear of properties fronting Chestnut Lane, and built development to the east along Maidstone Road. Maycotts Lane is sited to the western boundary of the site, from which there is vehicular access;
- Lies adjacent to the Matfield Conservation Area.

Policy AL/BM 2

Matfield House orchards and land, The Green (CfS Reference: Site 18)

This site, as defined on the Brenchley and Matfield draft Policies Map, is allocated for residential development (C3) providing approximately 20-30 dwellings.

Development on the site shall accord with the following requirements:

1. A single point of vehicular access from Chestnut Lane;
2. Provision of a pedestrian access from the site through to Maidstone Road. Design of a new footpath, including the materials used, to reflect the village setting. Concrete or tarmacadam finishes will not be supported;
3. Contributions towards an assessment of traffic along the surrounding roads to inform a scheme of potential traffic calming measures and contributions towards these measures;
4. Relocation of 30mph speed zone extended westwards beyond new vehicular access onto Chestnut Lane, and associated gateway features;
5. Opportunities to be explored for the provision of four parking spaces within the site for 'Marchants' to reduce unsafe on-street parking in Maidstone Road;
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 assessment and visual impact assessment (see Policy EN 14: Trees, Woodlands, Hedges, and Development and criterion 3 of Policy EN 1: Design and other development management criteria);
7. Requirement for land forming the western part of the site to be secured through a landscape and ecology management plan to maintain this area of land as orchard with a suitable scheme of planting (including heritage species) and management (see Policies EN 11: Net Gains for Nature: biodiversity and EN 12: Protection of designated sites and habitats);
8. Site layout to be informed by heritage study and landscape and visual impact assessment to maintain the setting of the settlement character, reduce impact upon the Matfield Green Conservation Area and the setting of nearby listed buildings (see Policies EN 1: Design and other development management criteria, EN 20: Rural Landscape, and EN 7: Heritage Assets);
9. Built development on eastern part of site only outside of Conservation Area;
10. Layout of site to be informed by views of listed buildings in the vicinity of the site, including the view of The Clock Tower from Chestnut Lane (see Policy EN 7: Heritage Assets);
11. Provision of on-site amenity/natural green space, and improvements to existing allotments, 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.

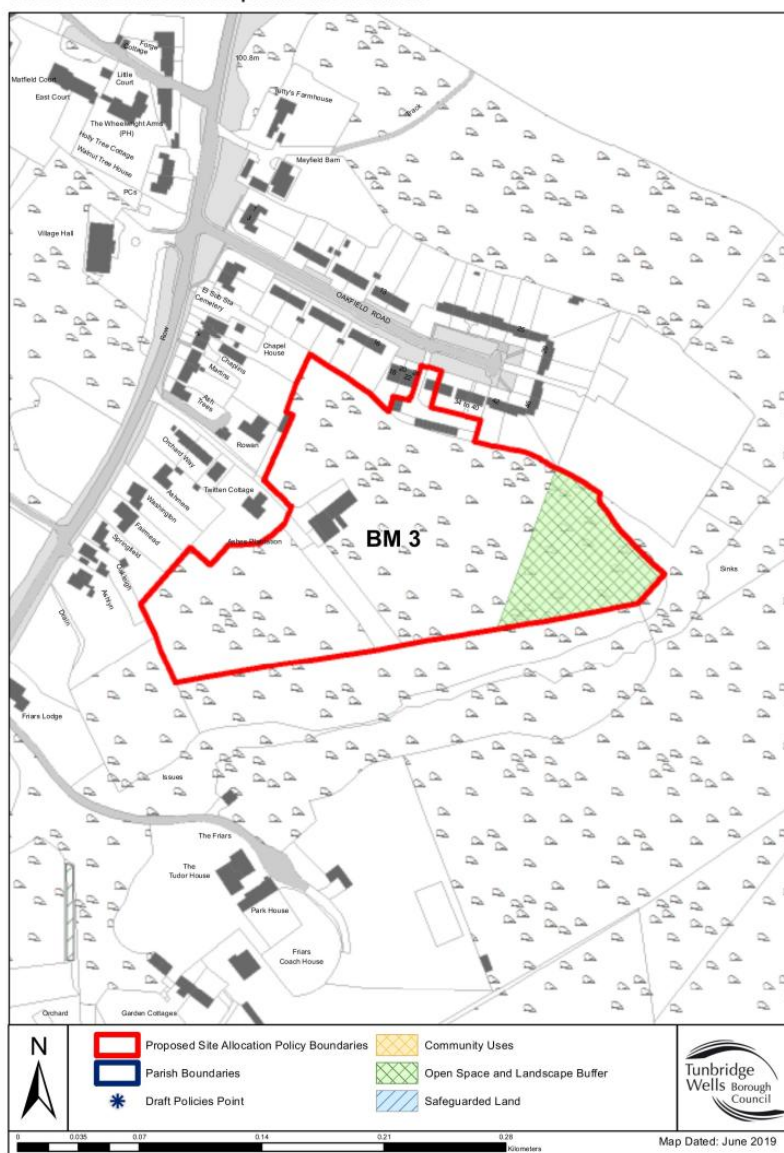
It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Highway related works including traffic calming in the settlements;
- b. Improvements to bus service provision;
- c. BT fibre upgrade and mobile reception upgrade (see criterion 10 of Policy EN 1: Design and other development management criteria) and Policy ED 3: Digital Communications and fibre to the premises).

Ashes Plantation, Maidstone Road

Map 77 Policy AL/BM 3

TWBC Draft Local Plan: Proposed Site Allocations



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5.113 This site:

- Comprises mostly undeveloped land, including an agricultural building and garages associated with residential development to the north of the site;
- Is adjacent to the existing Limits to Built Development at Matfield, on the south east side of the settlement, within the AONB;
- It lies adjacent to an area of Ancient Woodland;
- There is currently a single car width access to the lock up garages from Oakfield Road.

Policy AL/BM 3

Ashes Plantation, Maidstone Road (CfS reference: Site 353)

This site, as defined on the Brenchley and Matfield draft Policies Map, is allocated for residential development (C3) providing approximately 30-60 residential dwellings and a fully equipped children's play space.

Development on the site shall accord with the following requirements:

1. Vehicular access into the site to be informed by highways assessment (see criterion 5 of Policy EN 1: Design and other development management criteria);
2. Provision of sufficient car parking within the scheme to compensate for any loss of on-street car parking on Oakfield Road and loss of garages that will result from the development proposals (see Policy TP 3: Parking Standards);
3. Provision of pedestrian access to Maidstone Road;
4. Retention of agricultural access between the farm buildings and agricultural land to the south;
5. Contributions (50%) towards the provision of pedestrian access to the existing children's play space at Maidstone Road;
6. Contributions towards an assessment of traffic along the surrounding roads to inform a scheme of potential traffic calming measures, and contributions towards these measures;
7. Contributions (50%) towards the installation of speed sign with number plate recognition facility on agreed location on Maidstone Road;
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 assessment and visual impact assessment (see criteria 1 and 3 of Policy EN 1: Design and other development management criteria, Policy EN 14: Trees, Woodlands, Hedges, and Development and Policy EN 20: Rural Landscape);
9. Reinforcement of southern landscape boundary. It is expected that any built development is set away, northwards, from this boundary;
10. Eastern triangle as defined on the site allocation plan to be retained as green open space;
11. Provision of on-site amenity/natural green space and children's play space and improvements to existing allotments, parks and recreation grounds and youth play space in accordance with the requirements of Policy OSSR 2. The children's play space to be fully equipped and of a scale to be available and suitable for wider public use;
12. Avoidance of demolition wherever possible (Policy EN 2: Sustainable Design and Construction).

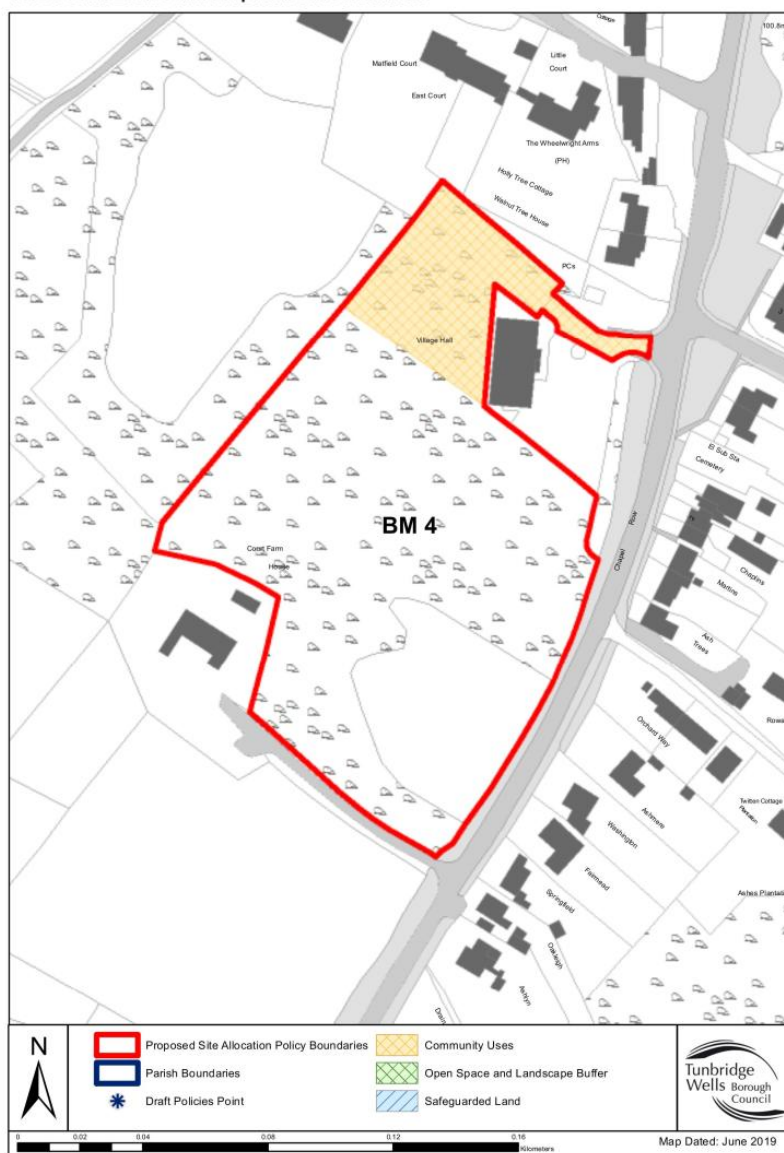
It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Highway related works including traffic calming in the settlements;
- b. Improvements to bus service provision;
- c. BT fibre upgrade and mobile reception upgrade (see criterion 10 of Policy EN 1: Design and other development management criteria) and Policy ED 3: Digital Communications and fibre to the premises).

Land at Maidstone Road

Map 78 Policy AL/BM 4

TWBC Draft Local Plan: Proposed Site Allocations



5.114 This site:

- Is undeveloped land, located adjacent to the existing Limits to Built Development at Matfield, towards the south west of the settlement centre within the AONB;
- Lies adjacent to the Matfield Conservation Area;
- It has a frontage with Maidstone Road, which lies to the east of the site and adjoins the village hall, which has a car park and vehicular access off Maidstone Road. This access also leads to a gate that serves this allocation site;
- Includes a significant number of hedgerows and mature trees, including in that part of the site where development is expected to be located, resulting in a relatively low density (8-11 dwellings per hectare) with considerable spacing between them. Having regard to the criteria used for determining the extent of the LBDs, although development is expected on this site it will not be included in the new LBD for Matfield.

Policy AL/BM 4

Land at Maidstone Road (CfS Reference: Site 401)

This site, as defined on the Brenchley and Matfield draft Policies Map, is allocated for residential development (C3) providing approximately 11-15 dwellings and additional car parking provision for the village hall.

Development on the site shall accord with the following requirements:

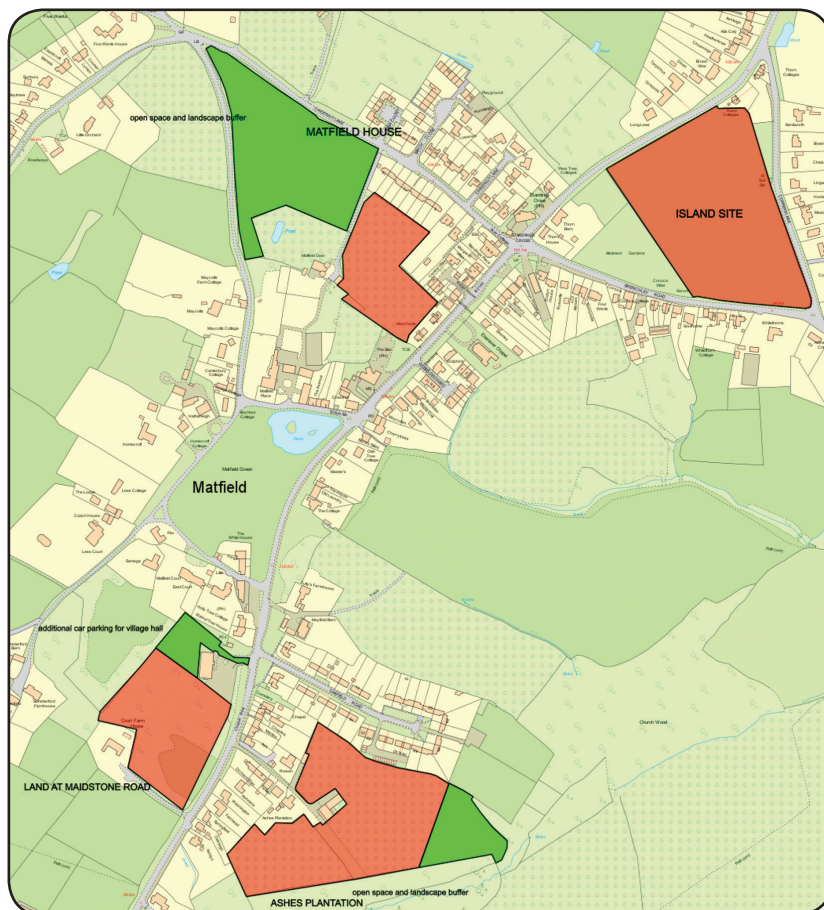
1. Vehicular and pedestrian access for the residential units to be from Maidstone Road with pedestrian permeability through the site to the children's play space (see criterion 5 of Policy EN 1: Design and other development management criteria and TP 2: Transport Design and Accessibility);
2. Trees and hedges to be retained along the frontage with Maidstone Road, except for that part of hedge required to be removed for provision of visibility splays;
3. Contributions towards an assessment of traffic along the surrounding roads to inform a scheme of potential traffic calming measures, and contributions towards these measures;
4. Contributions (50%) towards the installation of speed sign with number plate recognition facility on agreed location on Maidstone Road;
5. Contributions (50%) towards the provision of pedestrian access to the proposed development at Ashes Plantation (Policy AL/BM 4);
6. Provision of additional public car parking to serve the village hall to be sited in the northern area of the site;
7. Improvements to existing allotments, 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;
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 assessment and visual impact assessment (see criteria 1 and 3 of Policy EN 1: Design and other development management criteria, Policy EN 14: Trees, Woodlands, Hedges, and Development and Policy EN 20: Rural Landscape);
9. Site layout to be informed by heritage study and landscape and visual impact assessment to maintain the setting of the settlement character, reduce impact upon the Matfield Green Conservation Area and the setting of nearby listed buildings (see Policies EN 1: Design and other development management criteria, EN 20: Rural Landscape, and EN 7: Heritage Assets);
10. Residential units to be sited on southern area of the site.

It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Highway related works including traffic calming in the settlements;
- b. Improvements to bus service provision;
- c. BT fibre upgrade and mobile reception upgrade.

TWBC ALLOCATED SITES IN MATFIELD

proposed development sites (red)
with protected areas (green)



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TWBC LOCAL GREEN SPACES?

Brenchley

*Brenchley Historic Churchyard
Neighbourhood Green, Church Close
Brenchley Memorial Hall Sports
Ground
Picnic Area / Viewpoint, Crook Road
Castle Hill Cricket Ground
Market Heath Recreation Ground
Jack Verrall Memorial Garden
Brenchley War Memorial*

Matfield

*Woodland to the North of Wish Court
Matfield War Memorial*

Petteridge

Porters Wood Playing Field

TWBC PROPOSED LOCAL GREEN SPACES

A Local Green Space is a designated area of green or open space that is demonstrably special to the local community that it serves. These areas are particularly important with regard to their benefits to mental health and wellbeing. They can include recreational playing fields or playgrounds, allotments, cemeteries, or local forested areas used for recreation. This designation was first introduced in 2012 through the National Planning Policy Framework (NPPF) and is designed to protect areas that are of particular value to local communities, at a level that is consistent with policy for Green Belts, from development. This means that development on a designated Local Green Space will only be permitted in very special circumstances. These very special circumstances may include works involving new electricity pylons, natural gas, water, or sewage pipes, as well as telegraph poles, telecommunication, or transportation infrastructure.

The Local Green Space areas proposed by TWBC generally meet the following five criteria.

1. The site is not the subject of planning permission.
2. The site is not allocated or proposed for development other than for the inclusion of a Local Green Space.
3. The site is not an extensive tract of land (generally greater than 20 hectares).
4. The site is in reasonably close proximity to the community it serves.
5. The site is demonstrably special to the local community (because of its beauty, local historic significance, recreational value, tranquility, or richness of wildlife).

Tunbridge Wells Borough Council

Draft Local Plan Policies Map Legend

LOCAL PLAN CONTEXT

-  Local Plan Boundary
-  Parish Boundaries
-  Neighbouring Authorities

STRATEGIC

-  Metropolitan Green Belt *STR 4*
-  Proposed Limits to Built Development *STR 10*

SITE ALLOCATIONS

-  Site Allocation Boundary
-  Community Use Buffer
-  Open Space and Landscape Buffer
-  Safeguarded Land Buffer
-  Site Allocation Policy Point

ENVIRONMENT

-  Historic Environment; Ancient Woodland *EN 6*
-  Historic Environment; Conservation Areas *EN 6*
-  Shop Fronts *EN 8*
-  Protection of Designated Sites and Habitats *EN 12*
-  Ashdown Forest 7km Buffer *EN 13*
-  Local Green Space *EN 17*

-  Landscape within the Built Environment *EN 18*
-  Arcadian Areas *EN 19*
-  High Weald Area of Outstanding Natural Beauty *EN 21*

ECONOMIC DEVELOPMENT

-  Key Employment Area; *ED 1*
-  Town and Rural Service Centre Boundaries *ED 9*
-  Primary Shopping *ED 11*
-  Retail Frontage *ED 11*
-  Neighbourhood Centres *ED 12*

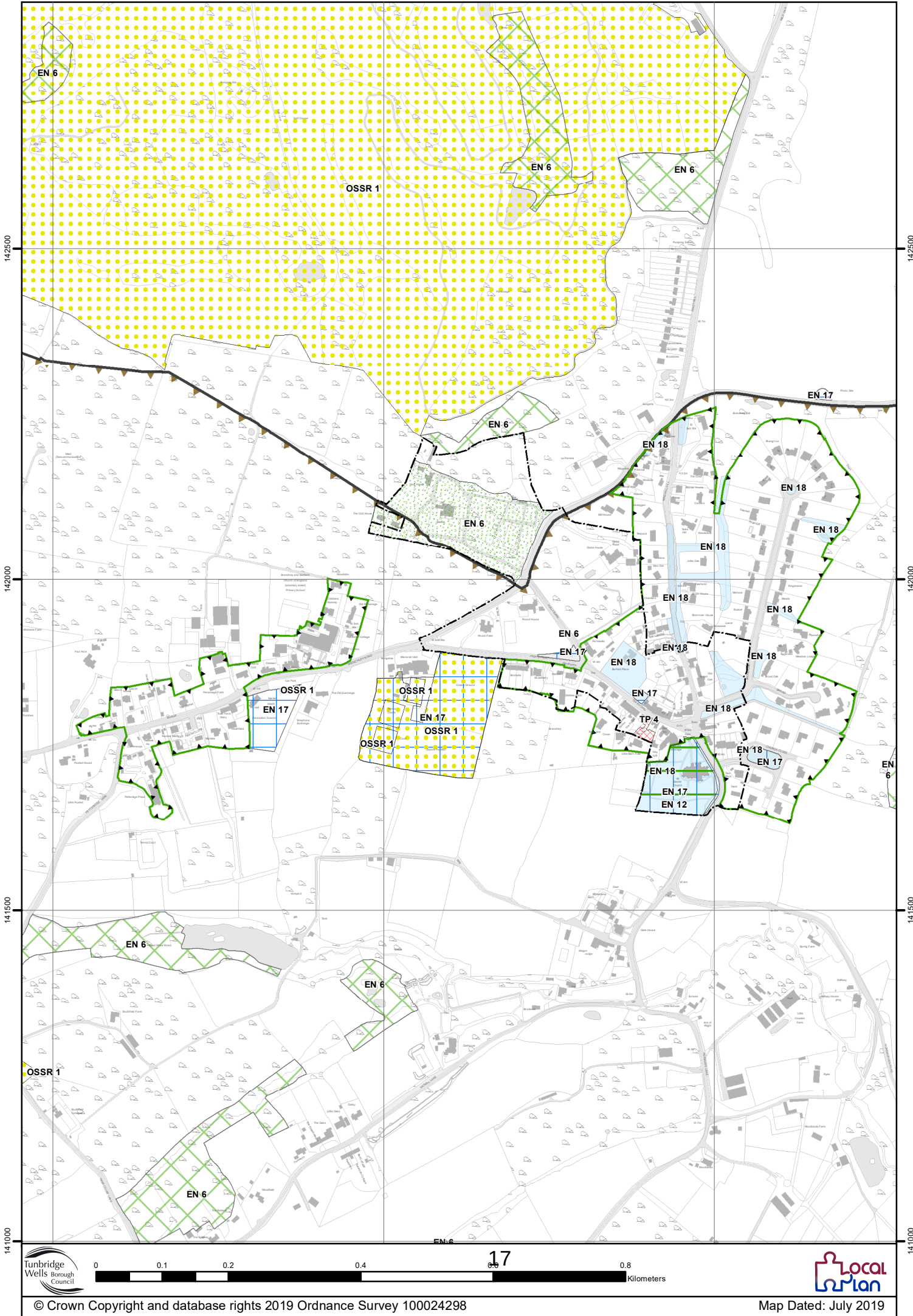
TRANSPORT AND PARKING

-  Parking Standards; Parking Zone A *TP 3*
-  Car Parks *TP 4*
-  Safeguarded Railways *TP 5*
-  Safeguarded Route *TP 6*
-  Proposed Link Route *TP 6*

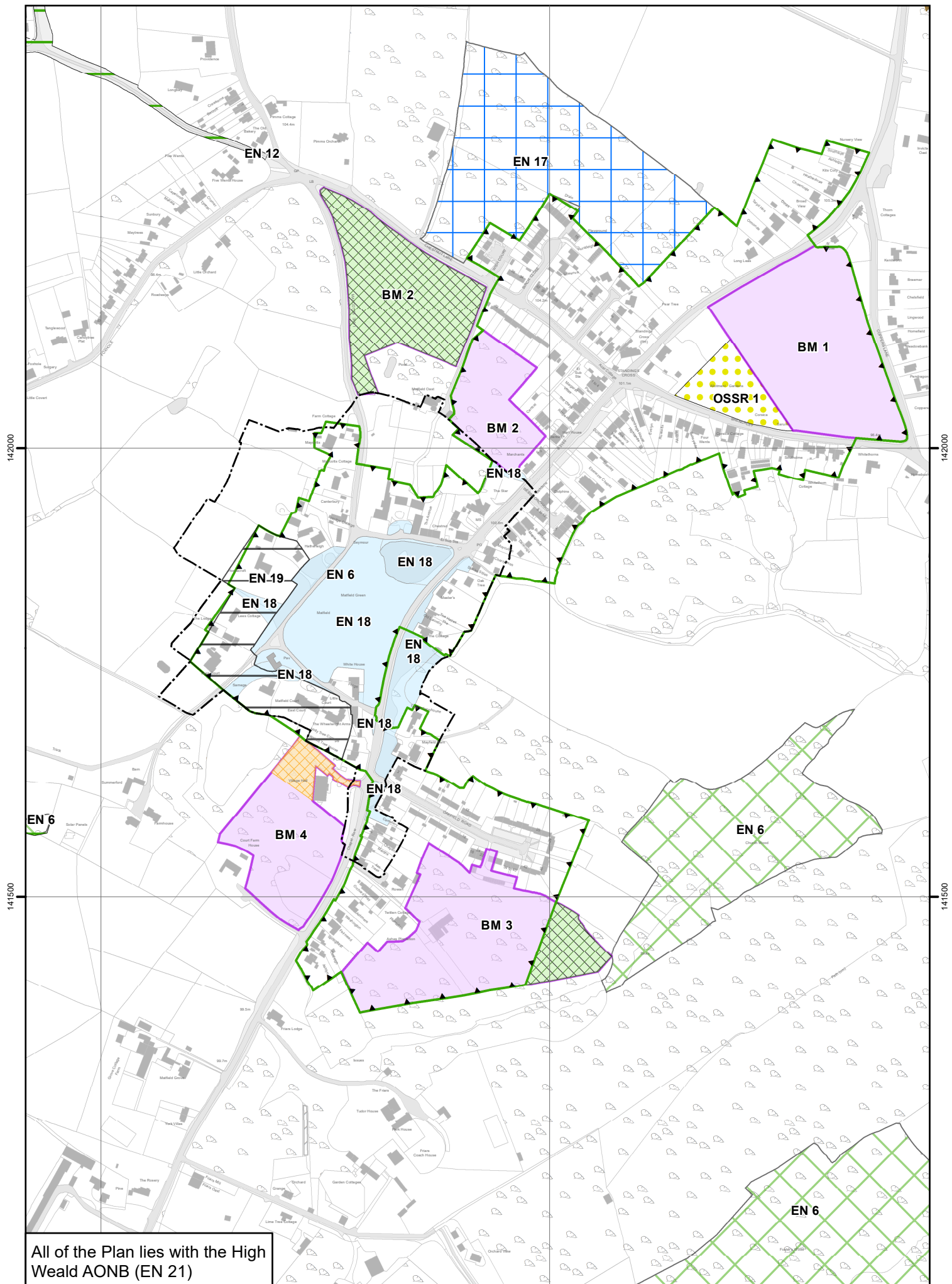
OPEN SPACE, SPORT AND RECREATION

-  Open Space, Sport and Recreation *OSSR 1*

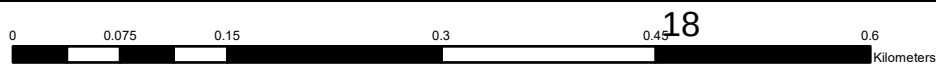
Brenchley Draft Policies Map



Matfield Draft Policies Map



All of the Plan lies with the High Weald AONB (EN 21)



18



Appendix 4: Glossary

For the purpose of this document, the following terms and definitions apply.

Glossary and Abbreviations	
Active Travel	A mode of transportation achieved by human physical activity, such as walking and cycling.
Adopted	There are a number of stages in the preparation of planning policy documents. 'Adoption' represents the final confirmation of a document's status by the local planning authority.
Affordable housing	Affordable housing includes social rented, affordable rented, and intermediate housing, provided to specified eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
Area of Outstanding Natural Beauty (AONB)	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.
Bedroom	When considering whether a room is a 'bedroom', regard will be given to its position within the property, whether there is a window to the room, and whether it can accommodate a single adult bed that can be accessed through an internally opening door, with space for storage of domestic items/clothes, etc., within that room.
Biodiversity	Biodiversity refers to the whole of life and its diversity of life forms, species, genetic variation, and ecosystems.
Brownfield land	See 'Previously Developed Land'.
Call for sites	A general request by the local planning authority to developers, landowners, and the public to submit sites to be considered for development. These are then assessed by the local planning authority to see whether they should be included as allocations in a Local Plan.
Comparison retail	Retail items not bought on a frequent basis; for example, electrical goods and clothing (i.e. not food).
Conservation Area	An area designated by the local planning authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance. Conservation areas are a type of heritage asset.
Convenience retail	Everyday essential shopping items, such as food.
Core Strategy	The Core Strategy is a long-term strategy document, which sets the overarching agenda for future planning and decision making in the borough by defining how much development of each main type will take place and

Glossary and Abbreviations	
	broadly where it will go. The Council's Core Strategy was adopted in 2010, setting growth between 2006 and 2026.
Demand Responsive Transport (DRT)	Demand Responsive Transport (DRT) is a flexible mode of transportation that adapts to the demands and needs of its passengers.
Development Plan Document (DPD)	A policy-setting document that forms part of the statutory development plan, including the Core Strategy.
Geodiversity	The range of rocks, minerals, fossils, soils, and landforms. These may be identified as Sites of Special Scientific Interest or Regionally Important Geological Sites, but geological interest also exists outside designated sites.
Green Belt	Green Belt is open, largely undeveloped land that has been specifically designated for long-term protection. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. It is not a designation influenced by landscape quality. Development on Green Belt land is restricted under the National Planning Policy Framework.
Green, Grey, and Blue Infrastructure	Green - network of natural and semi-natural features, including, for example, street trees, green roofs, parks, ponds, rivers, woodlands. Grey - human engineered infrastructure, including the pipes, pumps, ditches, and detention ponds engineered by people to manage stormwater. Blue - linked to water and includes pools, ponds and pond systems, and water courses.
Habitable Room	A room for living, sleeping, eating, or cooking. Bathrooms, closets, halls, and storage or utility rooms are not classed as habitable rooms.
Heritage asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Includes nationally designated assets, as well as local assets identified by the local community and confirmed by the local planning authority. See also 'Conservation Area', 'Historic Park and Garden', and 'Listed Building'.
Historic Park and Garden	Designated by Historic England, Historic Parks and Gardens reflect the landscaping fashions of their time and are a type of heritage asset.
Infrastructure Delivery Plan (IDP)	Outlines the need for, delivery and implementation of, infrastructure necessary to support the growth strategy in the Local Plan and of specific locations within the plan period. This document is constantly reviewed as needs over time will change.
Limits to Built Development (LBD)	A line around settlements defining the area which is considered to be within the limits of the built area and that which is outside in order to restrict the encroachment of built form into the surrounding countryside.
Listed Building	A building included on a list of buildings of architectural or historic interest, compiled by the Secretary of State, under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are a type of heritage asset.
Made Neighbourhood Plan	A Neighbourhood Plan is 'made' following examination and successful local referendum. It is then part of the statutory development plan for the area as a basis for the determination of planning applications.

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Major Development	For housing, development is considered major where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floorspace of 1,000sqm or more, or a site of one hectare or more, or as otherwise provided in the Town and County Planning (Development Management Procedure) (England) Order 2015.
Minor Development	For housing, development is considered minor where less than 10 homes will be provided and the site has an area of less than 0.5 hectares. For non-residential development, it means additional floorspace of less than 1,000sqm and the site has an area of less than one hectare, or as otherwise provided in the Town and County Planning (Development Management Procedure) (England) Order 2015.
Mobility as a Service	Mobility as a Service (also referred to as MaaS) is a term used to describe digital transport service platforms that enable users to access, pay for, and get, real-time information on a range of public and private transport options. These platforms may also be linked to the provision of new transport services.
National Planning Policy Framework (NPPF)	The document that sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in decisions on planning applications. It replaces Government planning policies previously set out in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). Further guidance on particular topics, entitled Planning Practice Guidance, is provided on the Ministry of Housing, Communities and Local Government website. This is intended to supplement the NPPF and be updated as necessary.
Permitted Development Rights	Permitted Development Rights are a national grant of planning permission that allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.
Previously Developed Land (PDL)	Land that is, or was, occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This <u>excludes</u> : 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.
Policies Map	Shows on a map base all the site-specific policies and proposals set out in Development Plan Documents.
Registered Provider	A registered provider of affordable housing under Registered Social Housing Provider part 2 of the Housing and Regeneration Act 2008.
Saved	Certain planning policy documents or individual policies may be 'saved' pending their replacement by future documents or policies. A saved policy or document can still be used in making decisions on planning applications.

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Section 106 agreement	A legally binding agreement, made under section 106 of the Town and Country Planning Act 1990, between the Planning Authority and the applicant/developer and any other parties that may have an interest in the land. It is used to secure restrictions on the use of the land, operation of the development, or to make contributions towards the local infrastructure and facilities.
Strategic Housing Market Assessment (SHMA)	The SHMA considers housing need within the borough; the overall housing need as well as the need for different types and sizes of homes, including provision for the elderly and Starter Homes.
Site Allocations Local Plan 2016	A development plan document prepared and adopted by the Council, which allocates land for development pursuant to the strategy set out in the adopted Core Strategy 2010.
Site-specific Flood Risk Assessment	A detailed assessment of any flood risk arising from specific development proposals, prepared in support of applications for planning permission in areas subject to flood risk.
Spatial planning	A system of integrating land use planning policies with the policies of other plans, programmes and strategies, which also influence the nature of places and how they function.
Strategic Flood Risk Assessment (SFRA)	A document showing land at risk from flooding across the borough, prepared as part of the evidence base for Development Plan Documents such as the Site Allocations Local Plan.
Strategic Housing and Economic Land Availability Assessment (SHELAA)	The SHELAA identifies sites with potential for housing, employment and other uses and assesses both their potential for development and when they are likely to be developed. It is not an allocations document.
Supplementary Planning Document (SPD)	A Supplementary Planning Document (SPD) is a document that adds further detail to a particular policy or policies in the Local Plan. SPDs can be used to provide further guidance for development on specific sites, or on particular issues, such as design. The document can be a material consideration in planning decisions but is not part of the development plan.
Supplementary Planning Guidance (SPG)	Although replaced by Supplementary Planning Documents (SPDs) as a result of the 2004 Planning and Compulsory Purchase Act, Supplementary Planning Guidance (SPG) documents perform the same function as SPDs and remain a material consideration in planning decisions.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process, to allow decisions to be made that accord with sustainable development.
Sustainable development	International and national bodies have set out broad principles of sustainable development. Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy 'Securing the Future' sets out five 'guiding principles' of sustainable development: • living within the planet's environmental limits • ensuring a strong, healthy and just society

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- achieving a sustainable economy
- promoting good governance
- using sound science responsibly

The NPPF describes the purpose of the planning system as to contribute to sustainable development.

NUMBER OF DWELLINGS ALLOCATED IN THE TWBC DRAFT LOCAL PLAN

	Dwellings	Call for Sites	Late Submissions	Total Submissions
Benenden	119 - 129	12	8	20
Biddeneden	0	1	0	1
Brenchley & Matfield	91-150	34	10	44
Capel		38	5	43
Capel - Tudeley Village	2500 - 2800			
Cranbrook & Sissinghurst	718 - 803	40	11	51
Frittenden	25 - 30	3	1	4
Goudhurst	21 - 26	23	1	24
Hawkhurst	681 - 731	39	4	43
Horsmonden	225 - 305	24	1	25
Lamberhurst	50 - 60	13	2	15
Paddock Wood		24	3	27
Paddock Wood & East Capel	4000			
Pembury	294 - 304	29	3	32
Royal Tunbridge Wells	1222 - 1320	63	0	63
Rusthall	15	4	0	4
Sandhurst	20 - 27	8	3	11
Southborough	135 - 205	14	0	14
Speldhurst	15 - 20	17	5	22

 Lowest allocations

TWBC DRAFT LOCAL PLAN MEETINGS

Saturday 21 September	Capel Capel Community Centre, Falmouth Place, Five Oak Green	10am-2pm	Capel; Paddock Wood
Tuesday 24 September	Paddock Wood Mascalls School, Maidstone Road, Paddock Wood	4.30pm- 8pm	Capel; Paddock Wood
Tuesday 1 October	Horsmonden Horsmonden Village Hall, Back Lane, Horsmonden	4pm-7pm	Brenchley & Matfield; Horsmonden
Wednesday 2 October	Pembury Pembury Village Hall, 49 High Street, Pembury	4pm-7pm	Pembury
Thursday 3 October	Paddock Wood Mascalls School, Maidstone Road, Paddock Wood	4.30pm- 8pm	Capel; Paddock Wood.
Friday 4 October	Lamberhurst Lamberhurst Village Hall, The Broadway, Lamberhurst	4pm-7pm	Goudhurst; Lamberhurst

The parishes listed in the final column will be the focus of the meeting.

