

APPENDIX 1 Schedule of Required Changes

Change Ref:	Proposed Change
1	<p>Para 2.2.4 – revise final part of paragraph to read:</p> <p>2.2.4 Initial research prior to the AAP exercise suggested the opportunity exists to provide <u>up to a further 24,000 12,066</u> sq.m of comparison retail floorspace and some 2,600 <u>1,350</u> sq m of convenience floorspace within the central area <u>up to 2016 assuming a 10% increase in retention levels</u>. This could increase up to <u>16,024 sq. m of comparison floorspace if there were to be significantly increased retention levels in excess of 20%</u>. The master planning exercise established <u>Annex A demonstrates that there is scope to accommodate a potential net increase of at least 13,500 27,000</u> sq. m of new retail floorspace within the central area.</p>
2	<p>Chapter 6 - Revise title to read:</p> <p style="text-align: center;">6. <u>Delivery and Monitoring Strategy</u></p>
3	<p>Section 6.2 – Insert the following new paragraph at the end of the Section</p> <p>6.2.6 Annex C sets out the means of delivery, including delivery agencies and indicative timescales, for each of the proposals in the AAP, including all development proposals, public realm enhancements and transport schemes. The broad timescales included in the Annex are indicative and would not normally be used to phase or programme a development unless there was good reason. Those sites that are indicated in the first five years are either those where the Council is the landowner and will be directly influencing the release of land, or otherwise where developer or landowner intentions are known and are being encouraged or facilitated by the Council. Those programmed for the 5-10 year period are those sites where the Council is confident that the land will come forward for development, but where there is either some known constraint, such as land assembly that first needs</p>

	<p>to be addressed, or currently no developer interest. Those indicated for the post 10-15 year period or not programmed at all are those more aspirational sites where the Council does not necessarily expect development to come forward, but if it does the AAP provides an appropriate context for its consideration.</p>
<p>4</p>	<p>Insert the following new Section at the end of the Section 6</p> <p>6.4 Monitoring</p> <p>The Council will monitor the performance of the Area Action Plan 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. The aim of monitoring is to establish whether the town centre strategy is continuing to be appropriate and whether it is still providing an adequate framework for development. It will also be necessary to test the assumptions upon which the Area Action Plan is based and the continuing relevance and effectiveness of the policies it contains.</p> <p>The key aims of the Tonbridge Central Area Strategy that can and need to be monitored, in order to measure the effectiveness of Area Action Plan, are:</p> <ul style="list-style-type: none"> • achieving a diverse range of activities • improving transport access and movement <p>To monitor the performance of the Strategy, a number of Core Output and local performance indicators have been derived and are set out in Annex B. These indicators have been developed to provide a consistent basis for monitoring performance against the objectives of the Development Strategy. Where practicable, targets have been set. However, in a number of cases targets can not realistically be identified because an initial period of monitoring needs to be undertaken in order to establish baseline information. In other cases, the target is simply to match or improve upon the previous year's performance. The indicators are structured in accordance with the Development Strategy¹ set out in Chapter 5 of this Area Action Plan.</p> <p>In addition, the Annual Monitoring Report will record the implementation status of each specific development proposal referred to in Policy TCA11, the public realm improvements referred to in Policy TCA10.3 and the transport schemes referred to in Policies TCA12, 13 and 14.</p>

¹ With the exception of Theme 5 'Transport' - see Tonbridge Central Area Spatial Strategy

5	<p>Policy TCA2 - Revise subsection (e) of Part 4 of the Policy to read:</p> <p>e) achieve residential densities consistent with draft PPS3 <u>in accordance with Government guidance, with higher densities for sites in close proximity to Tonbridge Station where there is good accessibility to public transport links;</u></p>
6	<p>Policy TCA11(a) – Botany – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
7	<p>Policy TCA11(b) – The Tonbridge Station Complex - add the following bullet point :</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
8	<p>Policy TCA11(f) – River Lawn – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
9	<p>Policy TCA11(i) – Quarry Hill Road/Waterloo Road – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
10	<p>Policy TCA11(j) – Sovereign House – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.

11	<p>Policy TCA11(k) – Waitrose/Iceland Car Park – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
12	<p>Policy TCA11(l) – Tannery Trading Estate – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
13	<p>Policy TCA11(n) – Sovereign Way North – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
14	<p>Policy TCA11(o) – Munday Works – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
15	<p>Policy TCA11(p) - Avenue de Puy East – revise the first part of the policy to read:</p> <p>p) Avenue de Puy East (SDC20 and SDC21) – suitable for commercial offices, further education, or other significant employment generating activities suitable for a location in the Tonbridge Central Area <u>non-retail uses appropriate to a town centre location</u>, subject to:</p>
16	<p>Policy TCA11(v) – Priory Road/Goldsmith Road Junction West – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.

17	<p>Policy TCA11(w) – Priory Road/Goldsmith Road Junction East – add the following bullet point:</p> <ul style="list-style-type: none"> • contributions towards the improvement of off-site sewerage capacity.
18	<p>Policy TCA12 - Insert the following new section at the beginning of the Policy:</p> <p style="padding-left: 40px;">1. The mix of town centre development will be aimed at reducing the need to travel and each development site will be required to bring forward proposals that are complementary to the Transport Strategy. The emphasis will be on measures to support sustainable forms of transport.</p> <p>Existing paragraphs 1, 2 and 3 of Policy TCA12 would then be renumbered 2, 3 and 4.</p>
19	<p>Para 7.7.2 - Revise the paragraph to read:</p> <p>7.7.2 In order to ensure the continued vibrancy of the town centre, car parking will continue to be provided at a level which meets essential need whilst encouraging the use of alternative modes of travel. <u>Maximum parking standards will act as a benchmark against which reductions in parking provision can be judged as part of comprehensive packages of sustainable transport initiatives that will be identified through Transport Assessments and Travel Plans associated with individual development proposals.</u></p>
20	<p>Para 7.8.2 - Revise the end of the paragraph to read:</p> <p style="padding-left: 40px;">The fund would permit the pooling of contributions which could be ring-fenced for specific projects aimed at raising the environmental quality of the Central Area and addressing the needs of its users. <u>This will encompass the transport strategy including contributions towards the provision of the London Road/Hadlow Road Link that lies outside the Central Area.</u></p>

21

Policy TCA19 – Tonbridge Central Area Regeneration Fund – revise the first part of the policy to read:

Prior to granting planning permission for development on sites within the Central Area agreement will be reached with the Borough Council about an appropriate level of contribution towards the Tonbridge Central Area Regeneration Fund. The level of contribution will be determined ~~by~~ in line with Government Guidance, having regard to:

Annex B

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

Contextual – establish the baseline position of the wider social, environmental and economic circumstances. Not directly related to the implementation of planning policies.

No.	Indicator	Type	Baseline Data	Target and Date	Review	Source of Information
Theme 1. Retail - an improved retail offer, including integration of new retailing with the existing High Street shops						
1.1	Amount of completed retail development	Core Output 4a	Not yet collected	Not established - compliance with recommendations of Retail Studies	Annually	TMBC - RLS
1.2	% of completed retail development in Tonbridge town centre	Core Output 4b	Not yet established for Tonbridge	Not established - compliance with recommendations of Retail Studies	Annually	TMBC - RLS
1.3	Tonbridge Town Centre - Pedestrian Flows	Local Indicator	Pedestrian activity increased in 2005 from the level in 2004. (See AMR 2006)	Not established for Tonbridge although achieving higher flows than 2005 with a year on year increase will be the minimum requirement	Annually	Survey work
1.4	Tonbridge Town Centre - Vacancy	Local Indicator	Significant drop in the vacancy rates	Not established for Tonbridge although	Annually	Survey work

No.	Indicator	Type	Baseline Data	Target and Date	Review	Source of Information
	Rates		for both the lower and upper High Street in 2005 from 2004 (see AMR 2006)	achieving lower rates than 2005 will be the minimum requirement with the objective of a year on year decrease.		
1.5	% of retail frontages in central Tonbridge	Local Indicator	For 2005, 76% of the frontages in the lower High Street area were in retail use	Not established - at least better than the base figure of 76% with the objective of a year on year improvement	Annually	Survey work
Theme 2. Housing - significant amount, including the integration of family housing, to support sustainable regeneration						
2.1	Housing Trajectory for central Tonbridge	Core Output 2a	Not yet established for Tonbridge	Annual target of 71 dwellings per annum	Annually	TMBC - HIA
2.1	% of new dwellings completed above 50 dwellings per hectare	Core Output 2c(iii)	18% -Borough-Wide (2004/05)	Not established for Tonbridge - At least 25%	Annually	TMBC - HIA
2.2	% of new dwellings of 3 or more bedrooms	Local Indicator	Not established for Tonbridge	Not established for Tonbridge	Annually	TMBC - HIA
Theme 3. Leisure, Recreation & Community - new leisure opportunities to increase the appeal of the Central Area for both the local community and visitors to the town						
3.1	Amount of completed leisure development	Core Output 4a	Not yet collected	Not yet established	Annually	TMBC -
3.2	% of completed leisure development in Tonbridge town centre	Core Output 4b	Not yet established for Tonbridge	Not established -	Annually	TMBC -

No.	Indicator	Type	Baseline Data	Target and Date	Review	Source of Information
Theme 4. Employment - additional and more diverse employment opportunities, particularly B1 (offices) as part of mixed use development						
4.1	Amount of completed office development	Core Output 4a	Not yet collected	Not established - compliance with recommendations of ELR	Annually	TMBC - ELR
4.2	% of completed office development in Tonbridge town centre	Core Output 4b	Not yet established for Tonbridge	Not established - compliance with recommendations of ELR	Annually	TMBC - ELR
4.3	% of residents who think that for their local area, over the past three years, that job prospects have got better or stayed the same	Contextual	74.8% - Borough-Wide	80% - Borough-Wide	Every three years	TMBC - Community Strategy Monitoring (BV Survey)
4.4	% of young people (16-24 years old) in full-time education or employment	Contextual	85.6% - Borough-Wide	90% - Borough-Wide	Every three years	TMBC - Community Strategy Monitoring (BV Survey)
Theme 5. Transport - improving transport access and movement (see Tonbridge Central Area Spatial Strategy)						
5.1	% of development in Tonbridge within 400 metres of half hourly bus service	Local	Not established for Tonbridge	Not established for Tonbridge	Annually	TMBC - HLS ELS RLS
5.2	Number of planning applications with approved Travel Plans	Local	Not established for Tonbridge	Not established for Tonbridge	Annually	TMBC - DC

No.	Indicator	Type	Baseline Data	Target and Date	Review	Source of Information
5.3	Length of cycling routes in Tonbridge completed	Local	No updated monitoring for Tonbridge	Not established for Tonbridge	Annually	KCC - Cycling Strategy for TMBC
5.4	% of residents who think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same	Contextual	28.9% - Borough-Wide	37% - Borough-Wide	Every three years	TMBC - Community Strategy Monitoring (BV Survey)
5.5	% of residents who think that for their local area, over the past three years, that public transport has got better or stayed the same	Contextual	67.2% - Borough-Wide	78% - Borough-Wide	Every three years	TMBC - Community Strategy Monitoring (BV Survey)
1.1	Theme 6. Health - scope for both public and private health provision					
6.1	% of residents who think that for their local area, over the past three years, that health services have got better or stayed the same	Contextual	73.3% - Borough-Wide	81% - Borough-Wide	Every three years	TMBC - Community Strategy Monitoring (BV Survey)

ANNEX C

Implementation and Delivery

Development Proposals (Policy TCA11)

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA11(a) Botany	Borough Council (as land owner) County Council (if library is relocated) Sainsburys Highway Authority Housing Association(s) Environment Agency	0-5 years	Private Sector Housing Corporation LTP	The Borough Council owns most of the land in this area. It has prepared a Planning Brief to guide development. It has entered a partnership arrangement with Sainsburys for that company to take forward the development of the area in accordance with the terms of the Brief. The County Council is considering relocating the library within the development. A planning application is expected early in 2008. Development is expected to be completed by 2011/2012.
TCA11(b) Tonbridge Station Complex	Network Rail (as landowner) Private sector development partner Housing Association(s) Highway Authority	0-5 years	Private Sector Housing Corporation LTP	Network Rail are investigating the feasibility and viability of promoting a major redevelopment of the station goods yard sites together with significant improvements to the station and transport interchange facilities. The redevelopment will include decked parking and a significant residential element with some retail development. A planning application is expected in 2008/09 with completion by 2011/2012

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA11(c) Walk West	River Private Sector Housing Association (if appropriate)	0-5 years	Private Sector Housing Corporation (if appropriate)	This office building is on the market and has been vacant for some time. Informal approaches have been made to the Council about its conversion or redevelopment for a medical centre or residential development. In principle these uses are acceptable and the Council sees no reason why its redevelopment or re-use should not take place in the short term. It is unlikely that any planning constraint will impede reuse or redevelopment of the building in view of the history of the site.
TCA11(d) 2 River Walk	1- Borough Council (as landowner) Private sector partner	5-10 years	Private Sector	The Borough Council owns this site and intends to pursue its redevelopment in the medium term.
TCA11(e) Bradford Street South	Borough Council (as landowner) Private sector development partner Housing Association	5-10 years	Private Sector Housing Corporation	The Borough Council owns this site and intends to dispose of it for development, which will include the retention of some public car parking. Community uses on the site will be relocated elsewhere in the town centre to a more suitable but equally accessible location. It is anticipated that the Council will pursue the development of this site once development on the Botany area is underway. Disposal is expected prior to 2011 with development completed in the following period.
TCA11(f) Lawn	River Borough Council (as landowner) Private sector development partner Housing Association	5-10 years	Private Sector Housing Corporation	The Borough Council owns part of this site and intends to dispose of it for development which should include the retention of some public car parking. Other community uses on the site will be relocated elsewhere in the town centre to an equally accessible location. It is

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
				<p>anticipated that the Council will pursue the development of this site once development on the Botany area is underway. Disposal is expected prior to 2011 with development completed in the following period. Interest is already being shown in the redevelopment of sites on the eastern side of River Lawn for housing and the Area Action Plan provides a context for the consideration of such proposals.</p>
TCA11(g) Avebury Avenue	Private Sector Developer	5-10 years	Private Sector	<p>This is not in an optimum location for a car showroom. Informal enquiries about its possible redevelopment for housing have already been received. The Council is confident that this site will come forward for development for housing well within the plan period. This would be entirely consistent with the conversion of other non-residential sites in the Avebury Avenue area to residential use over the last few years.</p>
TCA11(h) Tonbridge Library & adjacent area	County Council (as land owner) Private sector partner	5-10 years	Private Sector	<p>The County Council owns this site and is giving consideration to its redevelopment because the existing buildings do not adequately meet the needs of a modern library facility. The County Council is in discussion with the Borough Council about the possibility of incorporating a new library within the Botany Area development. If this happens then the site will be available for redevelopment for other purposes. If not, then it seems highly probable that the library site will be redeveloped or enhanced by the County Council within the plan period for a new or enhanced library and adult education centre with other enabling town centre development, including housing.</p>

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA11(i) Quarry Hill Road/Waterloo Road	Private Sector Housing Association	5-10 years	Private Sector Housing Corporation	The Borough Council has resolved to grant planning permission for 100 flats on this site, partly by conversion of existing buildings and partly new development. Interest has also recently been shown in the development of the site for a budget hotel but no firm proposals have been made. The site is suitable for a variety of town centre uses. The landowner is clearly intent on progressing some form of development and is currently seeking to address the needs of current occupiers in order to make the site available for redevelopment. The Council is confident that development of this site will take place well within the plan period if not in the short term.
TCA11(j) Sovereign House	Private Sector Housing Association	0-5 years	Private Sector Housing Corporation	This site has recently been acquired for a mixed-use redevelopment including a substantial residential element. A planning application is expected in late 2007 or early in 2008.
TCA11(k) Waitrose/Iceland Car Park	Private Sector Housing Association	5-10 years	Private Sector Housing Corporation	The Area Action Plan identifies the opportunity for residential development above the existing car park. The Council sees no reason why a development of this nature should not progress during the plan period, but in the absence of any known interest it has been programmed for the 5-10 year period. A third party suggested such an approach at the time of the initial stages of LDF production.
TCA11(l) Tannery Trading Estate	Private Sector Housing Association	10-15 years	Private Sector Housing Corporation	The Area Action Plan identifies the potential suitability of this employment site for residential redevelopment. It is in a prime location for such a use. It is accepted that as

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
				<p>an occupied site it may not come forward for development during the plan period, but with relative land values and the redevelopment of all of the sites around it for residential purposes it seems highly likely that the market will respond to the opportunity. Under the circumstances it is programmed for the post 10 year period, but it has been discounted from the overall housing yield of the town centre.</p>
<p>TCA11(m) Lyons Crescent</p>	<p>Private Sector</p>	<p>5-10 years</p>	<p>Private Sector</p>	<p>This is the last remaining small employment use on the riverside in Lyons Crescent which has seen progressive redevelopment for housing over the last few years. Whilst the Council is unaware of any current interest and acknowledges that the buildings are currently occupied by a small business, it sees no reason why the site should not ultimately be redeveloped for housing within the plan period. In the absence of known developer interest it has been programmed for the 5-10 year period. However, it is of note that to the west of this site at the former Hogs Head PH there is a proposal for residential development which confirms the continuing market interest in promoting the development of sites fronting onto the River Medway for housing. The Working Men's Club, also in Lyons Crescent, is likewise subject to a planning application for residential development.</p>
<p>TCA11(n) Sovereign Way North</p>	<p>Borough Council (as landowner) Private sector partner Housing Association</p>	<p>0-10 years</p>	<p>Private Sector Housing Corporation</p>	<p>This long stay car park is in the ownership of the Borough Council, which intends to pursue its redevelopment for housing or other town centre use allied to the development of the Botany area. The timing of its release is linked to the timing of the Botany development.</p>

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA11(o) Munday Works West	Private Sector Housing Association	5-10 years	Private Sector Housing Corporation	The redevelopment of these commercial premises for housing is supported by the landowner. Redevelopment will depend upon the relocation of existing occupiers and so it may not be immediately available. There is the possibility that it could be redeveloped jointly with the adjoining site owned by the Borough Council and this opportunity will be investigated by the Borough Council at the appropriate time.
TCA11(p) Avenue de Puy East	Borough Council (as part land owner) Private Sector	0-10 years	Private Sector	This is a mixed-use area in several ownerships (including the Borough Council's) which may not necessarily be redeveloped comprehensively, or in its entirety, during the plan period. The redevelopment of the indoor bowls centre is dependent upon the relocation of the existing facility. The Council confidently believes that all or part of this area will be developed during the plan period but because of the ownerships pattern and range of land uses on the site it is likely to be phased over a longer timescale. The Borough Council will take a pro-active stance, as partial land owner, in bringing forward an appropriate development package in the medium term once the Botany area development is under way.
TCA11(q) Strawberry Vale	Private Sector Housing Association	-	Private Sector Housing Corporation	It is accepted that all of this area may not be developed for housing during the plan period, but the Area Action Plan provides a context should any development proposals come forward. It has accordingly been discounted from the housing land supply assessment.

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA11(r) Gas Works	Private Sector Housing Association	-	Private Sector Housing Corporation	The Council has no indication from the land owner that the Gas Works will be available for development during the plan period, but there is still considerable market interest in promoting riverside residential developments. The Area Action Plan therefore provides a context for any development proposals that come forward should the site be declared surplus to requirements. It has, however, not been counted in the housing land supply assessment.
TCA11(s) Cannon Lane	Private Sector Environment Agency (as part landowner) Housing Association	0-5 years	Private Sector Housing Corporation LTP	The site has recently been acquired and positive negotiations are currently progressing over a comprehensive proposal, incorporating land owned by the Environment Agency, for a mixed-use scheme in line with the Area Action Plan. A planning application is expected early in 2008. These proposals are likely to be acceptable in principle and the Council is therefore confident that development will progress on this site in the short term.
TCA11(t) Riverdale Estate	Private Sector	-	Private Sector	It is accepted that this existing employment area may not necessarily be redeveloped for offices during the plan period. If it is, then the Area Action Plan provides an appropriate context for the consideration of any development proposals.
TCA11(u) Site at junction of Vale Rise and Cannon Lane	Private Sector	0-5 years	Private Sector LTP	The site, which has been vacant for a number of years, has recently been acquired by a development company. The Council in partnership with Locate in Kent took an active part in bringing the site , previously owned by Shell UK to the market. Extensive land reclamation work

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
				has been completed. Initial approaches have been made about the development of the site as a mixed-use scheme for hotel, offices, car sales, self-storage and small industrial units. Without prejudice to the Council's consideration of these proposals, the Council is confident that some form of acceptable development will take place on this site within the short term. It will be required to contribute to the improvement of the Vale Rise junction.
TCA11(v) Priory Road/Goldsmith Road west	Private Sector Housing Association	0-5 years	Private Sector Housing Corporation	Informal approaches have already been made to the Council about the residential development of this site and representations have been made that its capacity could be as high as 150 units. Without prejudice to the Council's position on the scale and form of development on this site, it is confident that it will come forward for development in the short term.
TCA11(w) Priory Road /Goldsmith Road east	Private Sector Housing Association	0-5 years	Private Sector Housing Corporation	This site is on the market. Informal approaches have been made to the Council about its residential redevelopment. The Council is confident that it will come forward for development in the short term.
Environmental Improvements (Policy TCA10)				
TCA10.3(a) St Stephen's Place	Highway Authority Borough Council	10-15 years	LTP Borough Council Capital Plan/ Central Area Regeneration Fund	A longer term scheme to be brought forward by the Highway Authority in association with the improvement to the junction (Policy TCA13(b) with a financial contribution towards the environmental enhancements from the Borough Council's Capital Plan and the Central Area Regeneration Fund.

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA10.3(b) Station Gate	Network Rail/developer of the station sites Highway Authority Borough Council	0-5 years	Direct developer funding LPT Central Area Regeneration Fund	Major scheme to be brought forward in association with the redevelopment of the station car parks and the Botany area, supported by LTP funding and the Central Area Regeneration Fund. In the meantime, the County Council is preparing an interim scheme for early implementation to improve the station forecourt and interchange facilities.
TCA10.3(c) Riverside Gardens	Borough Council Developer of site TCA11(f)	5-10 years	Direct developer funding Central Area Regeneration Fund.	Enhancements to take place in association with the redevelopment of the Teen and Twenty Club and other land in this vicinity (Policy TCA11(f)) augmented as necessary by the Central Area Regeneration Fund.
TCA10.3(d) Garden of Remembrance	Borough Council Developer of site TCA11(e)	5-10 years	Direct developer funding Central Area Regeneration Fund.	Enhancements to take place in association with the redevelopment of the Bradford Street Car Park (Policy TCA11(e)) augmented as necessary by the Central Area Regeneration Fund.
TCA10.3(e) New Wharf Place	Borough Council Developer of site TCA11(d)	5-10 years	Direct developer funding Central Area Regeneration Fund.	Enhancements to take place in association with the redevelopment of 1-2 River Walk (Policy TCA11(d)) augmented as necessary by the Central Area Regeneration Fund.
TCA10.3(f) The lower High Street	Highway Authority Borough Council	0-10 years	LTP Direct developer funding Central Area Regeneration Fund.	A phased programme of improvements to be undertaken by the Highway Authority over the next 10 years, augmented by direct developer contributions and contributions from the Central Area Regeneration Fund.

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA10.3(g) The upper High Street	Borough Council	5-10 years	Borough Council Capital Plan Central Area Regeneration Fund	Only minor improvements to the existing scheme are required and these are not an immediate priority.
TCA10.3(h) Strawberry Place	Borough Council Highway Authority Developers of sites TCA11(p) and (q)	5-10 years	Direct developer funding Central Area Regeneration Fund.	To be brought forward in association with the development of sites TCA11(p) and (q) augmented by the Central Area Regeneration Fund as necessary.
TCA10.3(i) Castle Place	Borough Council Highway Authority	0-5 years	Borough Council Capital Plan Central Area Regeneration Fund	To be brought forward by the Borough Council in association with the County Council following the completion of the Lansdowne Road Link.
TCA10.3(j) Medway Wharf Road junction	Highway Authority Borough Council	0-10 years	LTP Direct developer funding Central Area Regeneration Fund.	This is part of the phased programme of improvements to the High Street pursuant to Policies TCA10.3(f) and TCA13(a). Developer contributions have already been secured to enable traffic management measures to be brought forward in Medway Wharf Road that will enable the environmental enhancements to be implemented.
TCA10.3(k) Sovereign Way	Borough Council Developers and landowners of sites along Sovereign Way	0-15 years	Direct developer Funding Central Area Regeneration Fund	Enhancements provided directly in association with development proposals along Sovereign Way (TCA11(o), (p), (n) and (l)), augmented, as necessary, by the Central Area Regeneration Fund. General encouragement by the Borough Council for landowners to improve the appearance of the area. A long term, on-going initiative.

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA10.3(l) Tonbridge Waterfront	Borough Council Developers of sites fronting or overlooking the waterside	0-15 years	Direct developer Funding Central Area Regeneration Fund	Enhancement to be brought forward progressively over the plan period, primarily in association with development proposals fronting or overlooking the waterways (sites TCA11(a), (c), (d), (e), (f), (j), (k), (m), (n), (l), (r) and (s)) augmented, as necessary, by the Central Area Regeneration Fund.
TCA10.4(a) Angel Square	Developer of Botany area.	0-5 years	Developer funded	To be provided as an integral part of the Botany development (TCA11(a))
TCA10.4(b) Botany Square	Developer of Botany area.	0-5 years	Developer funded	To be provided as an integral part of the Botany development (TCA11(a))
TCA10.4(c) Medway Wharf Gate	Highway Authority Borough Council	0-10 years	LTP Direct developer funding Central Area Regeneration Fund.	Part of the phased programme of improvements to the High Street pursuant to Policies TCA10(f) and TCA13(a)
TCA10.4(d) Town Lock	Borough Council Environment Agency Developer of site TCA11(s) and sites in Medway Wharf Road	0-5 years	Direct Developer funding Other developer contributions Borough Council Capital Plan Environment Agency Central Area Regeneration Fund	Enhancement Scheme to be brought forward by the Borough Council in association with the Environment Agency. Improvements to the north of the River will be secured directly in association with the development of the site north of Town Lock (TCA11(s)). In respect of improvements south of the Lock the Council has an earmarked reserve of £100,000 in its Capital Plan for this project and in addition in the region of at least £195,000 is likely to be secured from development contributions from developments in the vicinity of Medway Wharf Road. Further funding streams will be

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
				investigated as necessary.
Transport Proposals (Policies TCA12, 13, 14 and 16)				
TCA12.1(a) Vale Road/High Street junction (including widening of Vale Road)	Highway Authority	0-5 years	LTP Developer contributions	To be brought forward by the Highway Authority with developer contributions from the development of the Botany area (TCA11(a) and the Station Goods Yard sites (TCA11(b))
TCA12.1(b) Bordyke/High Street junction	Highway Authority	5-10 years	LTP Developer contributions	To be brought forward by the Highway Authority with the assistance of developer contributions
TCA12.1(c) Vale Road/Vale Rise junction	Highway Authority	0-5 years	LTP Developer contributions	To be brought forward by the Highway Authority with the assistance of developer contributions, particularly from the site TCA11(u).
TCA12.2 Review of signing strategy	Highway Authority	0-10 years	LTP Developer contributions	A review has already been undertaken and implemented, This will be kept under review and alterations made as necessary and as development proposals come forward that require revised signing.
TCA12.3 Lansdowne Road Link	Developer	0-5 years	Direct provision by developer	To be completed in association with the development of the site north of the Cattle Market where there is an undetermined planning application.
TCA13(a) High Street pedestrian	Highway Authority	0-10 years	LTP Direct developer	A phased programme of improvements to be undertaken by the Highway Authority over the next 10

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
priority measures			funding Central Area Regeneration Fund.	years, augmented by direct developer contributions and contributions from the Central Area Regeneration Fund.
TCA13(b) St Stephens Place junction improvement	Highway Authority	10-15 years	LTP Borough Council Capital Plan/ Central Area Regeneration Fund	A longer term scheme to be brought forward by the Highway Authority in association with environmental improvements (Policy TCA12.1(d)) with a financial contribution towards the environmental enhancements from the Borough Council's Capital Plan and the Central Area Regeneration Fund
TCA13(c) Strawberry Place	Borough Council Highway Authority Developers of sites TCA11(p) and (q)	5-10 years	Direct developer funding Central Area Regeneration Fund.	To be brought forward in association with the development of sites TCA11(p) and (q) augmented by the Central Area Regeneration Fund as necessary.
TCA13(d) Bank Street/Castle Street pedestrian priority	Borough Council Highway Authority	0-5 years	Borough Council Capital Plan Central Area Regeneration Fund	To be brought forward by the Borough Council in association with the County Council following the completion of the Lansdowne road Link.
TCA14 Tonbridge Station transport interchange enhancement	Network Rail/developer of the station sites Highway Authority Borough Council	0-5 years	Direct developer funding LPT Central Area Regeneration Fund	To be brought forward in association with the redevelopment of the station car parks, supported by LPT funding and the Central Area Regeneration Fund
TCA16.1(a) Provision of decked parking at the Botany	Developer of the Botany site	0-5 years	Direct developer provision	To be brought forward as an integral part of the Botany development (TCA11(a)).

Proposal	Agency / Delivery Bodies	Timescale (completion)	Funding Source	Delivery Mechanism/ Progress
TCA16.1(b) Provision of decked parking at the Station	Developer of the station goods yard sites	0-5 years	Direct developer provision	To be brought forward as an integral part of the development the Station Goods Yard sites (TCA11(b))