

APPENDIX 2 Schedule of Minor Changes

Proposed Change	Reason
<p>Para 1.2.1 – Revise final bullet point to read:</p> <ul style="list-style-type: none"> The Conservation Area is an area of architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. It is not designated through the development plan process. The extent of the Conservation Area within the limits of the Central Area Action Plan is shown on the Proposals Map for information. It is subject to saved Policy P4/4 of the adopted Tonbridge and Malling Borough Local Plan (or its successor Policy to be included in the Environmental Protection Development Plan Document) and various other Policies in the Area Action Plan. <u>Certain AAP policies apply to it.</u> 	<p>Technical Change – the Secretary of State has not saved Policy P4/4.</p>
<p>Section 1.3 - Insert the following new Section</p> <p>1.3 Saved Local Plan Policies</p> <p>1.3.1 On the 28 September 2007 a Direction issued by the Secretary of State came into effect indicating which of the polices in the adopted Tonbridge and Malling Borough Local Plan could be saved. Regulation 13(5) of the Town and County Planning (Local Development) Regulations 2004 indicates that where a Development Plan Document contains a policy that is intended to supersede another policy it must state that fact and identify the superseded policy.</p> <p>1.3.2 The following saved Local Plan polices are superseded by policies in this Area Action Plan.</p>	<p>Technical Change – to ensure compliance with the Regulations</p>

Local Plan Policy	Title	Superseded by AAP Policies	
Policy P2/10	New Development Opportunities	Policy TCA11(d), (e) and (f) and TCA10.3(e)	
Policy P2/11	Main Shopping Areas	Policies TCA3, TCA4 and TCA5	
Policy P2/12	The Upper High Street	Policy TCA5	
Policy P2/13	Pedestrian Priority	Policy TCA13	
Policy P7/7(k) & (l)	Tonbridge Urban Transport Strategy	Policy TCA12.2	
Policy P7/8(f)	Lansdowne Road Link	Policy TCA12.4	
<p>Para 2.1.3 – Revise the second sentence to read:</p> <p style="padding-left: 40px;">Although this is not part of the statutory LDF development plan, the Master Plan has been <u>was</u> prepared following consultation on the Preferred Options for the Area Action Plan.</p>			Technical Change – for clarification
<p>Para 2.2.2 – revise the first sentence to read:</p> <p>2.2.2 The draft South East Plan identifies Tonbridge together with Tunbridge Wells as a Transport Hub of regional significance <u>Regional Hub</u>.</p>			Position Statement TON01 In response to Rep 158.13
<p>Para 4.5.7 – Revise to read:</p> <p>4.5.7 (outside the Area Action Plan): In the medium to long term the attraction of the route around the Central Area will be improved further by planned improvements to the Cannon Lane/Hadlow Road junction.</p>			Technical Change – having regard to para 3.10 of Position Statement TON04

<p>Para 4.8.14 – revise the first part of the paragraph to read:</p> <p>The mixed-use function of the Town Centre should be reinforced by design- <u>the design and mix of new development</u>. The design of new development within the Town Centre must be able to accommodate a mix of uses at every level from quarter to street to individual building.</p>	<p>Position Statement TON01 In response to Rep 301.12</p>
<p>Para 5.1.2 - Add the following sentence at the end of the paragraph:</p> <p>The Council recognises the importance of the market to the town centre and will seek to accommodate the market in a suitable location.</p>	<p>Position Statement TON01 In response to Rep 104.01</p>
<p>Para 5.2.1 – Revise the first sentence to read:</p> <p>5.2.1 Evolving Government Policy on flood risk is contained in draft-PPS25 ‘Development and Flood Risk’</p>	<p>Technical Change - updating</p>
<p>Section 6.1 retitle as – <u>Development Contributions</u></p>	<p>Position Statement TON01 In response to Rep 175.31</p>
<p>Para 7.13 – Revise to read:</p> <p>7.1.3 In order to ensure a high standard of design within the Tonbridge Central Area as defined on the Proposals Map (Fig 6), that responds to the design principles set out in Section 4 and illustrated in the Site Design Components (SDC) on Fig 4, all proposals will be required to satisfy all of the relevant criteria in the following policy.</p>	<p>Technical Change – for consistency with change to Policy TCA1 in response to Rep 301.19</p>

<p>Policy TCA1 – Revise the first part of the policy to read:</p> <p>Development within the Central Area of Tonbridge as defined on the Proposals Map will be required to satisfy the following requirements:</p>	<p>Position Statement TON01 In response to Rep 301.19</p>
<p>Policy TCA1 – Revise section (e) to read:</p> <p>e) the design of development, encompassing scale, layout, site coverage and orientation of buildings, external appearance, roofscape (including any necessary screening of service plant), materials and hard and soft landscape, must respect the context of the site and the character of the part of the Town Centre within which it is located, especially when viewed <u>from the Castle and from</u> high view points to the south of the Town Centre, and facilitate the proper use of CCTV; and</p>	<p>Position Statement TON01 In response to Rep 104.03</p>
<p>Policy TCA2 – Revise part 1 of the Policy to read:</p> <p>1. Within the Central Area planning permission will be granted for uses which support the regeneration of the Town Centre including <u>on identified sites</u>, retail, business, leisure, cultural and community activities, entertainment, health services, education, offices, food and drink outlets and residential use.</p>	<p>Position Statement TON01 In response to Rep 310.20</p>
<p>Policy TCA2 – Revise Part 2 of the Policy to read:</p> <p>2. Planning permission will be refused where the individual or cumulative effect of changes of use would detract from the vitality of shopping streets or <u>have an unacceptable impact on</u> the amenity of Town Centre residents.</p>	<p>Position Statement TON01 In response to Rep 301.20</p>

<p>Policy TCA2 - Revise subsection (i) of Part 4 of the Policy to read:</p> <p>i) incorporate any necessary mitigation measures identified as a result of an archaeological assessment <u>and/or ecological assessment where appropriate</u>;</p>	<p>Position Statement TON01 In response to Rep 064.15</p>
<p>Policy TCA2 – Revise subsection (j) of Part 4 of the Policy to read:</p> <p>j) make provision for improvements to community, leisure, <u>cultural, public realm and transport facilities through by such means as an appropriate contribution to the Tonbridge Central Area <u>Regeneration</u> Fund pursuant to Policy TCA19.</u></p>	<p>Position Statement TON01 In response to Reps 004.08 and 301.20</p>
<p>Policy TCA10 – Revise Part 1 of policy to read:</p> <p>1. Within the Tonbridge Central Area as defined on the Proposals Map the Borough Council will, either itself or jointly with Developers, promote proposals to enhance the public realm to improve the appearance and accessibility of the Town Centre.</p>	<p>Technical Change – for consistency with the proposed change to Policy TCA1.</p>
<p>Policy TCA 11 – Add the following sentence at the end of the introductory paragraph to the Policy:</p> <p><u>.....business/commercial, community, cultural, leisure, hotel and residential use. They should be developed in accordance with the criteria identified in respect of each site and all general policy requirements including any necessary contributions towards the provision of recreation, education and other community facilities pursuant to Core Policy CP25.</u></p>	<p>Response Statement TON01 For consistency with the approach in the Development Land Allocations DPD and in the light of Rep 65.10</p>