

**Tonbridge
Castle**

TM/21/01911/FL

Redevelopment to form 32 Retirement Living apartments for older persons including communal facilities, and associated car parking and landscaping, and the repositioning of 4 existing car parking spaces at Land Rear Of 182 High Street Tonbridge Kent

Historic England has submitted further comments since the time of writing my main report. The comments are summarised in the recommendation section at the end of the letter and are set out below:

“Recommendation

Historic England has no objection to the application on heritage grounds.

These latest amendments address concerns we had that the development was not engaging with opportunities to enhance the significance of the scheduled monument. Despite these alterations, we nevertheless consider that the scheme would cause less than substantial harm to the significance of the scheduled monument through changes to its setting. This is because of the height and massing of the building would still compete with and visually dominate the monument.

In determining this application your authority should seek to ensure that enhancement to the for the scheduled monument, the heritage asset and public appreciation of that monument has been sought through this scheme. As such, it is important that any impact posed by a scheme - including to the setting of that asset - is avoided or minimised where possible (NPPF, para. 190).

However, the applicant has taken steps to reduce the harm to the significance. Most notably is the conservation management plan which outlines steps to improve the condition and appearance of the monument. The enhancement to the significance of the monument helps offset any harm that the development may bring (NPPF para. 206). This less than substantial harm to the significance of the scheduled monument should also be weighed against the public benefits of the proposal (NPPF para. 202).”

DPHEH: My main report sets out the planning balance of the issues in paragraphs 6.47-6.53. The changing position from Historic England to now raise no objections reflects the fact that the scheme has evolved in response to the concerns it raised previously. My

conclusions on Heritage issues have not changed from the position set out in my main report.

To clarify the issue of s106 contributions, the total amount of contributions to be made equates to £350,199. This amount would be split between Affordable Housing provision, improvements to open spaces (Haysden Country Park works, Tonbridge Castle or the Memorial gardens (£21,781)) and the contributions that KCC is seeking towards adult education, social care and library enhancement (£7,118.58). These are the contributions that in my main report I consider meets the tests set out in section 122 of the CIL Regulations. These two sums would therefore be deducted from the overall contribution with the remainder being spent on affordable housing provision within the Borough.

It is proposed to rephrase the opening paragraph of condition 4 to make it clear that the tree protection works relate to only those trees that are to be retained on site as part of the development.

It is also proposed to add another informative to advise the developer that as part of the Construction Management Plan required by condition, it will be expected that construction works vehicles will not be parked on the roads in the locality but rather that they will be parked in the public car parks within the town.

It has come to my attention that the wrong document has been included in Appendix 9 to my main report. It should contain the comments from Environmental Health, which are attached as the correct Appendix 9 to this supplementary report.

AMEND RECOMMENDATION

Amend condition 4 (first paragraph)

4. The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees that are to remain on site as part of the development, including their root system, or other planting by observing the following:...

Add informative:

2. With regard to condition 6 of this permission, construction worker's/contractor's vehicles will be expected to park within the public car parks for the duration of the approved construction works and not on the local roads adjacent to the site where parking controls exist.

