

ANNEX B

HILDENBOROUGH CHARACTER AREA APPRAISAL SPD – RESPONSE TO CONSULTATION

Respondent	Representation	Response
Mrs Brewer	7.1 Coldharbour Lane (North) – The Lodge House is no longer Robinswood. It is known as April Lodge.	REVISE NAME TO “April Lodge”
	The base map is out of date. The school in Coldharbour Lane is now the Raphael Centre	The base map is the most up to date provided by the Ordnance Survey. REMOVE THE REFERENCE TO “Fosse Bank New School” FROM THE MAPS
	It appears that the village has been divided into two parts; the village and Hilden Park. Hope that it is still regarded as one whole village separate from Tonbridge.	The Character Area Appraisals relate to the planning polices which apply. Different planning polices apply to the original village core and the separate Hilden Park area. The latter is regarded, purely in planning terms, as part of the urban area of Tonbridge.
	Wish the Exhibition had been better publicised in the village.	There was advance warning in Here and Now which is delivered to every household in the area. There were posters in the village hall, the library and local shops. All local stakeholders were notified by letter. There was an article in the Parish Magazine and every household in the Conservation Area received a leaflet.

Respondent	Representation	Response
Fidelity International Ltd	<p>4.1 Knowsley Way Area The boundaries of this Character Area should be amended to exclude Oakhill House (part) and the east side of Coldharbour Lane. It has nothing to do with the Knowsley Way area and should be included in Area 7.1 – Coldharbour Lane (North). The characterisation of this area should include reference to Oakhill House.</p>	<p>The boundaries of Character Area 4.1 should be amended to exclude the east side of Coldharbour Lane which has an arcadian character. . It is proposed that the area should be included in Area 7.1 which should be renamed Coldharbour Lane.</p> <p>Reference will be made to that fact that the new extension to Oakhill House lies within this area.</p> <p>(See amended section and map for Area 7.1 Coldharbour Lane).</p>
	<p>Map 4.1 Knowsley Way - should be revised on an up to date OS base to include the Oakhill House extension and delete reference to “detracting view of building works” which is out of date.</p>	<p>The base map is the most up to date version available from the Ordnance Survey. However, it is possible for the Council to update it by adding the new building. In addition REMOVE REFERENCE TO “detracting building works” AND REPLACE WITH THE WORDS “view of Oakhill House”.</p> <p>(See amended section and map for Area 7.1 Coldharbour Lane).</p>
	<p>Map A3.2 Tonbridge Road Area - the reference to a “glimpse of white building” should be changed to “glimpse of Oakhill House”</p>	<p>REVISE ANNOTATION TO READ “glimpse of Oakhill House”</p>

Respondent	Representation	Response
	<p>Chapter 9 – Design Guidelines – should be amended to avoid diktat that could stifle the delivery of modern innovative design and sustainable buildings that could proceed without harm to the character of the area.</p>	<p>Although there is the clear aim of protecting and reinforcing local distinctiveness to support adopted planning policies, the wording of the guidance is not aimed at stifling contemporary designs, The guidance contains the following wording:</p> <p><i>“Proposals may come forward that can, exceptionally justify a departure from the local context. Such proposals will need to establish clear and overriding planning and design justification if they are to prove acceptable”</i></p> <p><i>“The principles set out above should drive the design process in the vast majority of cases. However, they should not necessarily be regarded as a deterrent to the creation of imaginative high quality contemporary designs using appropriate contemporary materials in the right setting.”</i></p> <p>NO CHANGE</p>