

ANNEX B

BOROUGH GREEN CHARACTER AREA APPRAISAL SPD – RESPONSE TO CONSULTATION

Respondent	Representation	Response
John A Stevens Tolsey Mead	<p>Area G1 Tolsey Mead Area (p92) – Agrees with description of the area, the Contextual Features and Positive Features but on the Map the area in front of No1 Tolsey Mead is front garden not open space.</p>	<p>Page 93 - REVISE caption to second photograph to read:</p> <p><i>“....there is a landscaped open plan garden to the west of the entrance screening the development from Wrotham Road”</i></p> <p>Correct the Map to REMOVE reference to Open space at No1 Tolsey Mead</p>
	<p>Area G1 Tolsey Mead Area (p93) Under Negative Features there is no reference to traffic noise on the A227 due to it being a designated European Lorry Route and a broken manhole cover adjacent to No 1 Tolsey Mead.</p>	<p>Page 93 –Under Negative Features DELETE “no significant detractors” INSERT:</p> <p><i>“ Traffic noise for those living close to the A227”</i></p>
	<p>Borough Green is a village and should be classified as such with a view to not changing the nature of the area in future developments.</p>	<p>Borough Green is classed as Rural Service Centre in the adopted Development Plan. The aim of the Character Area Appraisal SPD is to protect and enhance the character of the area.</p>

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Edith Trice Annetts Hall	Area F1 – Wye Road Area (p77) – Agrees with the description of the Area and is Contextual and Positive Features. Under Negative Features strongly supports the reference to parking on the footway. People should use their drives.	Noted
F Trice Annetts Hall	Area F1 – Wye Road Area (p77) – supports content of document.	Noted
Annon At Exhibition	Any new development should not only look attractive and fit with existing architecture but should also create a community feeling, ie encourage harmony amongst its neighbours and suit all needs of society, including families with small children and the elderly with possible mobility problems. Ideally, people of all ages should live side by side mixed all together.	Whilst not disagreeing in any way with the sentiments expressed, this is not, in itself the purpose of the Character Area Appraisals SPD. The Borough Council has other Development Plan polices that address the issues raised.
Mr Shoebridge Fairfield Road	Area E1 – Fairfield Road Area (p69) – it is a fair description of the area, but the map does not show recent major improvements, eg garages and conservatories, etc.	The map is the most up-to-date map available from the Ordnance Survey.
	The Character Area Appraisal is a positive step. Appreciates the time, trouble and expense to inform local residents.	Noted

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	<p>Considers there is a need for further development and hopes that the document will be used to insure that any such development is sympathetic to existing infrastructure and will enhance the area.</p>	
<p>Christopher Almond</p>	<p>Area F3 – Woodlands (p82) There is a disused electricity sub-station between Nos 2 and 4 Dryland Road which is not maintained by anyone which should be identified and added to the list of Negative Features.</p>	<p>The sub-station is screened by fencing which is not dissimilar to other boundary fencing in the vicinity. For this reason, it is not considered a negative feature worthy of specific mention.</p>
<p>Mrs Ann Arnold</p>	<p>Area B1 – The High Street Area (p39) - Agrees that the road bridge across the railway is a visual detractor. It is not fit-for-purpose and in need of enhancement.</p>	<p>Noted</p>
	<p>Area B1 – The High Street Area (p39) Inadequate street cleaning results in a littered environment.</p>	<p>Noted. The concern has been passed to the Council's Street Cleansing team for investigation.</p>
<p>Amanda Burek</p>	<p>Area C3 – Station Road (p57) - Agrees that the surface of Station Road is poor, probably the worst in Borough Green. The level of street lighting in this road is also poor.</p>	<p>These are matters for the County Council as Highway authority. The response will be drawn to the attention of the County Council.</p>
	<p>There are an awful lot of street lights on during the day. There is a need for more salt bins.</p>	<p>These are matters for the County Council as Highway authority. The response will be drawn to the attention</p>

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		of the County Council.
Mr I Roskilly	<p>Area F2 – Valley View Area (p80) - footpaths could usefully be added to the maps.</p>	<p>Footpaths are shown on the Ordnance Survey base map. They are only referred to in the Appraisal if they, in themselves, an important part of the character of an area. In this case the path is important to the character of the area. AMEND Locally Distinctive Positive Feature to:</p> <ul style="list-style-type: none"> • Tree lined footpath Bellows Lane and tree belt to the south.
	<p>Area F2 – Valley View Area (p80) -Bellows Lane should not be included in the list of road names because it is only the name of a track leading to one house and the start of a footpath leading to Ightham.</p>	<p>OMIT “Bellows Lane” from the list of road names in Area F2</p>
	<p>Area F2 – Valley View Area (p80) Not all properties in this area have attached garages as can be seen from the map. Whilst most houses have wide windows not all of them are white. Suggest that the last sentence should read:</p> <p><i>“The roofs are gabled or hipped with brown roof tiles, flat porch canopies and wide windows”.</i></p>	<p>Page 80 REVISE final sentence of caption to first photograph to read:</p> <p><i>“The roofs are gabled or hipped with brown roof tiles and the properties have flat porch canopies and wide, mainly white, windows”.</i></p>

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Geographers' A-Z Map Co Ltd	Area L1 – Station Court (p126) - Geographers' A-Z is located in Fairfield Road and is not part of Station Court. It should be listed separately.	Page 126 REVISE the title of Area L1 to “Station Court and Fairfield Road”
Tony Martim Normanhurst Road	It is a first class document. It would be nice if some of the negative features could be improved.	Noted.
Mike Taylor Maidstone Road	The Consultant has done a very thorough and intensely detailed study, but there are strong suspicions about the Borough Council's motives. Why has the Appraisals SPD been prepared after the LDF has been adopted.	It is a “Supplementary” Planning Document which means that it supplements the adopted Development Plan. By definition, it could not be adopted until the parent policies in the Development Plan were adopted.
	Pleased to see that design criteria from the LDF and MDE DPD that could stop the development of Isles Quarry West have been carried forward into the Appraisal.	The LDF and MDE DPD policies do not form part of the SPD. They are merely repeated in it to provide a context. The development at Isles Quarry (West) will be considered on its merits in the context of the adopted Development Plan policies.
	Questions whether the design criteria in the SPD will apply to the new development at Isles Quarry West.	The Character Area Appraisals SPD is a material consideration for development control and its weight will be increased once adopted.

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	<p>The respondent believes that all the SPD needs to say is that “ <i>Tonbridge and Malling Borough Council Planning Department believe Borough Green is a dump and we’ll build what we like there</i>”</p>	<p>It is not clear how the respondent gets this impression. There are a significant number of Locally Distinctive Positive features contained within the document and relatively few negative features identified. Those negative features that are so identified are of a relatively minor nature and local in their impact. None adversely affect the character of Borough Green as a whole. Nowhere in the document is the word “dump” used. The purpose of the SPD is to establish what is important in local character so that unplanned development that comes forward does so in a properly assessed context with local input.</p>
	<p>The special character of any village happens over decades and centuries by slow haphazard organic development. Any imposition of outside “design criteria” will just homogenise development across the country. Modern development design may “tip a hat” at local vernacular, but actually provides no clue where you are in the county, even the country. The respondent was very struck as he read through the appraisal that he could identify every picture, except the modern buildings. Modern design criteria merely mean that builders bolt on a few mass produced “unique architectural details”</p>	<p>Agree entirely that the character of an historic settlement evolves over time. The purpose of the Character Area Appraisals SPD is not to impose standard homogeneous design solutions. On the contrary, as Section 2 sets out, the purpose is to identify the locally distinctive features that define the character of Borough Green and provide guidance on the appropriateness of designs within an area in order to strengthen diversity rather than erode character and local distinctiveness. New development should reflect and respect the character of the existing locality so that it harmonises with its surroundings as far as possible. That does not mean that it should be</p>

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		<p>same or ape adjacent buildings, but it should respect them and use materials and detailing appropriate to the locality.</p>
	<p>The respondent totally refutes the statement on page 4 that “<i>well designed intensive development can enhance.....</i>” .</p> <p>Intensive development by definition can never ever enhance. It delivers homes with pokey rooms, inadequate living space and gardens, and the urban problems associated with overcrowding. Who could ever want to design “intensity” into a development? Every single human deserves space to live, and a civilised society should be moving away from designs that generated the slums of yesterday, that just to remind you happened because of intensive development.</p> <p>Also takes issue with the idea that narrow roads, alternating building lines, and combining pedestrian and vehicular areas contribute to good design. All it does is ape the features of historic urban settings such as the “Shambles” The essence of rural living is having a sense of space.</p>	<p>These words are merely quoted verbatim from Planning Policy Guidance Note 3. Whilst these words have not been changed, the new Government has reviewed PPG3 and relaxed the requirements on density.</p> <p>However, it is not accepted that “higher density development” can never enhance an area. It depends on the circumstances of the site. For example, Borough Green contains some attractive historic areas of intensive higher density development where, in order to respect this context, any new development would appropriately be of a “higher density”.</p>
	<p>Borough Green already has a completely adequate Parish Plan, and does not need an undemocratic document imposed upon them from outside by those who do not have the village’s best interests at heart.</p>	<p>Not entirely sure why a document prepared by a democratically elected Borough Council, which has been subject to public consultation before it is finally adopted is considered to be undemocratic. The</p>

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		<p>purpose of the consultation process throughout the course of its preparation was to make sure that the SPD reflected local views and perceptions of the area. The Parish Plan is an informal document which has no statutory status and does not set out the detailed character of the area in the same way or for a similar purpose as the SPD</p>
	<p>Does not agree with Design Statements in general. That way we end up with monstrosities like Foxgrove, Tllmans, etc which are built in a modern idiom and provide a homogeneous aspect across the Country.</p>	<p>These particular developments were built before the Character Area Appraisal was prepared. The purpose of the SPD is to make sure that new development reflects and respects the local context.</p>
	<p>What gives the Borough Council the right to decide what is a new local character (p130 & 134)? Local character is something that grows organically and cannot be imposed.</p>	<p>The Design Guidance is based on adopted Borough Council policy and derived, through consultation, from an analysis of the locally important features. The aim is to respect and enhance locally identified important features such as the setting of listed buildings, local landmark buildings, traditional shop fronts, natural features and boundary treatments (such as ragstone walls). In areas where there are few locally distinctive positive features and on more extensive sites, the SPD indicates that there may be an opportunity to create a new local character. But if this is the case such proposals will need to establish clear and overriding planning and design justification for them</p>

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	<p>Area I1 Western Road (West) – objects to the reference to the townscape “lacking cohesion”. Whilst it may be true, it is unique which is a far more valuable asset than an imposed character.</p>	<p>to be acceptable.</p> <p>The representation accepts that as a matter of fact the area “lacks cohesion”. It is not suggested in the document that this is necessarily a negative feature. The fact that the area lacks cohesion is why it has been categorised as an Area of Mixed Character.</p>
	<p>Section 3.3 quotes Policy SQ1 from the MDE DPD. The respondent questions how the proposed development at Isles Quarry (West) can be compatible with this policy.</p> <p>Crow Hill, “The Knob” has been omitted from the list of public open spaces.</p>	<p>The development at Isles Quarry (West) will be considered on its merits in the context of the adopted Development Plan policies.</p> <p>Not clear what “list” is being referred to. Crow Hill is mentioned on page 12 in the section on the Origins and Development of Borough Green. It is also given special prominence on page 14 where it is identified as an Area of Landscape Significance. On this page it has its own section and a series of photographs. It is clearly identified on Map 2 and on all of the Character Area Maps that abut the area.</p>
<p>Mrs J M Geering Annetts Hall</p>	<p>Generally concerned about traffic conditions in the village centre and makes a number of radical suggestions for road closures and on-way systems.</p>	<p>These are matters for the County Council as Highway Authority. The response will be drawn to the attention of the County Council.</p>

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	<p>Area F1 – Wye Road Area This was previously a quiet cul-de-sac. There is now too much “illegal” traffic and random parking over night.</p>	<p>Wye Road is a public highway and as such anyone has a right to use it. The parking issues raised will be taken into account when the Council next reviews the Parking Plan for Borough Green.</p>
	<p>There should be a halt to new building or further home improvements in the Character Area. Such development has led to skips being left uncollected which attract fly-tipping which results in an unkempt and tatty appearance. Walls and gates have been knocked down</p>	<p>Most of these matters are beyond planning control. Proposals for new development will be considered on their merits in the light of the relevant Development Plan policies, having regard to the character of the area as described in the Character Area Appraisals SPD.</p>
<p>Borough Green Parish Council</p>	<p>There is already in existence a Borough Green Parish Plan which is in the process of being updated. It is strongly considered that the Appraisal should be done alongside, but not superseding the Parish Plan.</p>	<p>The Character Area Appraisal SPD is being prepared as a statutory document under the Planning and Compulsory Purchase Act 2004. It is supplementary to specific policies in the adopted LDF and is being prepared in accordance with the statutory procedures set out in the Town and Country (Local Development) (England) Regulations 2004 (as amended). It deals only with the specific issue of identifying the character of the area.</p> <p>The Parish Plan is an informal document which has no statutory status. It deals with a wide range of matters and can be used to inform the statutory</p>

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		development plan. It does not deal with the character of the area in the comprehensive way that the Character Area Appraisal does. It can be read alongside the Character Area Appraisal SPD which will in no way supersede the Parish Plan.
	Crow Hill, "The Knob" has been omitted from the list of public open spaces.	Not clear what "list" is being referred to. Cow Hill is mentioned on page 12 in the section on the Origins and Development of Borough Green. It is also given special prominence on page 14 where it is identified as an Area of Landscape Significance. On this page it has its own section and a series of photographs. It is clearly identified on Map 2 and on all of the Character Area Maps that abut the area.