
Report on Questionnaire Answers

Questionnaire: TMBC Local Plan - Regulation 18

Question: [Question 38] What are your reasons for selecting these particular...

User Response: Text

We need to build on what we discovered during lockdown good community support doesn't just happen we need to build future communities with places for people to socialise exercise and get support from within their community a real sense of pride and belonging

If developing, then do it on brownfield. And if doing that then maximise the use

However much I say I want the ideal, I don't think we have had that in TMBC e.g. 1-4 river Walk in Tonbridge

Developments that are sensitive to local ecology and priority species should also be included under item three

Good design cannot be achieved without all of these being equally important. The new local plan must establish a borough wide design code to expand and enhance on the otherwise broad wording of the NPPF which is too open to interpretation.

Your home is your safe space and you may spend an awful lot of time there. Potentially all your time (eg., the pandemic)

They need to be good for your health and mental wellbeing, and not detrimental to all those around you.

Ask yourself why you want to build these houses in the first place. If it isn't to make people's lives better then what is it for?

If all builds met these criteria the T&M would be a great place to live and work.

I think more green spaces are required to ensure people have some where clean to experience nature

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

The built environment has many criteria which must be satisfied to ensure any new development fits in with the local area. The local vernacular should be taken as an overall cue for design however, provided the above criteria are met newer designs may provide attractive, enjoyable and sustainable communities

It will be uplifting visually and good to live in.

They are all positive proposals which create a place that people will aspire to live

see earlier response regarding developments that do not

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

User Response: Text

Each of these design matters are inseparable and interdependent on each other

Beautiful spaces, buildings and greenery, enhance wellbeing and encourage community, harmony and safety.

All are important

It is increasingly important that areas retain their historic die ties. Diversity adds to the flavour of the borough

These are options where a balance must be struck between them.

Given you have separated your biodiversity concerns from your building concerns, I have chosen elements that will guarantee some concern for the local environment.

These questions lead people to a decision , I don't agree with a lot of the local plan especially any loss of our green spaces which is what makes The malling borough so beautiful

Surely the whole point of building all these houses is ultimately to make all the residents in this borough's lives better. Othwerwise, why do it?

Development should absolutely have a priority on functionality and health and safety and well-being but the historical aspects should be considered before house density should be forced to meet the national algorithm. Reasons: N.B. There will be a TMBC heritage strategy (useful for visitors and sense of place), and importance of the built environment of Grade 1 listed Hadlow Tower, the parkland environment of Oxon Hoath, the ancient woodland including Dene Park, the landscape in the south of the river Medway and the industrial history of agricultural industries and associated trade.

Almost every publicly and privately owned car park in urban Tonbridge has been included this Reg 18 process. These present a great opportunity for 'consolidation' i.e. a small number of the car parks could be redeveloped into multi-storey rather than surface car parks. By doing this, sympathetically e.g. 4-6 levels rather than 'traditional' multi-storey, the total number of parking spaces could be maintained or increased whilst significantly reducing the associated land take, releasing urban land for housing development to contribute to the target. Further, the car parks to be redeveloped could be sold to a commercial developer to reduce that burden on TMBC. There may also be scope to do this elsewhere in the Borough of course, but I have restricted my comments to Tonbridge due to familiarity.

To avoid over the top developments and focus on landscape

Historic areas that are densely populated, are already struggling with increasing pressure for more development, often to the detriment of their unique character. Any further development needsto preserve the character and

User Response: Text

settings of these areas and not become an urban sprawl.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

Development should always be sympathetic and not brutally ham fisted

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements but are themselves worthy aspirations.

Psychological well- being often expresses itself in physical well- being.

That is a characteristic which is strongly linked to environment and sense of community both past present and future.

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All are important to the existing communities.

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As previously mentioned, I have issues with the quality of design of many newly built residential areas. Whilst the construction quality appears fine, the original design is often poorly thought out, it makes you feel like nobody who looked at the designs inspected them closely enough, or cared enough to highlight obvious issues. I would also like to see more onus put on the developer to include meaningful local amenities such as corner shops, as well as large green spaces and integrated greenery such as trees and bushes.

User Response: Text

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To meet the NPPF 14 objectives and TMBC local plan in response to NPPF.

I think it's really important to create developments with green space, play areas and promote health and wellbeing.

New developments need to be in keeping with the local area and be sympathetic to existing buildings such as the use of materials. They should not reflect what may be a current "fad" or "trend" from designers and architects or planners.

I have selected those 2 design matters because I think it is important to try and maintain the current attractive and rural quality of the council area, while ensuring that any developments function well.

New development should be of a high quality where future residents can enjoy a sense of pride to where they live. They should be designed with long term ambition, not short term objectives. Larger scale schemes are more likely to be accompanied by a design code that sets out a vision and ethos for how development will be delivered.

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n/a

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The existing areas of green belt and AONB should be retained, and new developments should be optimised and supported by necessary improvements in infrastructure, new waste water treatment, new potable water supply, additional electricity generation and distribution, additional communications and telecom networks, improved gas supplies, as well as local highway improvements, and restructured bus services to provide communication and connectivity between villages and towns.

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To preserve the character of the Vilages and Borough

enough mock victorian thanks.

how about some more modern design incl super affordable small properties with minimal running costs?

why not build them as local authority...private sector seems to have no interest in affordability.

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Because these are most important to me as I believe any new development must reflect the character of the existing architecture and community.

Preserving strengths of the area

Attractive sustainable environmentally sound development should be at the top of the agenda at all times.

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I think they are all important to the general public enjoyment of where they live together with greenspace for meeting when the weather suites

We need to ensure developments do not ruin the character and attractiveness of the existing area. Villages who face large development (ie Eccles and Burham) would loose their villlage identify and character and be less appealing to visitors and residents. Green belt should be respected and residents keep their existing countryside for well being and aid health promotion. We should be seeking to keep existing site for biodiversity reasons and maintain our wildlifes existing habitats, rather than move them to other sites which are not their natural habitats.

User Response: Text

This is an area of Outstanding Natural beauty and contains many historic villages. Any development should be minimal and sympathetic to this.

Good high quality innovative architecture is paramount with a high proportion of green spaces.

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Building quality is crucial. The human scale and intricate detailing of Victorian and Georgian properties have stood the test of time and these tend to make pleasing and desirable-looking buildings. Modern developments often fall short of this as an emphasis on good design is lost.

An unattractive and unsympathetic building will not stand the test of time, it is not surprising that many late 20th Century buildings are being pulled down (not good for embedded carbon) whilst many buildings from earlier remain popular. Architects and developers must be encouraged to design buildings that aim to last for decades (perhaps centuries) ahead.

Health wellbeing and local history are vital

Quality of life for residents

Quality of life for residents

All are of equal importance.

Potentially quite subjective set of priorities and difficult to argue that any of these should be more of a priority than others, while together they represent a vision of what the town and borough should ideally aspire to be for its residents.

Ideally we all need more accessible places that promote health, well-being and have good facilities. Developments should be architecturally visually attractive, sympathetic to local character, history and landscape settings.

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aspirations.

They're all equally important!

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our local history is important to take into consideration as it is a strong part of Tonbridge.

function well matters more to me

Outside of the key urban areas the borough's character is rural. The borough is custodian to a significant numbers of areas of outstanding natural beauty, a diverse portfolio of buildings both public and also private - which are of historic interest both architecturally and/or in purpose and significant good quality agricultural land.

They are all important features

They are all important aspects of development.

These are the key features which will protect areas that are within historically important areas, have rich pasts, ones with historic or cultural features or ones which have landscapes worthy of protection as these should be preserved to protect a rich cultural heritage.

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All issues need specific discussion on individual merits. Clear details for each need to be compared and contrasted to other potentials to ensure the borough is choosing the best in each case whenever possible.

Within the Kent Downs AONB it is particularly important for new developments to be sympathetic to local character, history and the landscape setting. The special characteristics and qualities of the Kent Downs include the quality of the built heritage and settlement patterns. To conserve and enhance the natural and scenic beauty of the Kent Downs the design of new development is essential. New development should use available, sustainably

User Response: Text

sourced traditional as well as appropriate new materials and a design approach which fits neatly with and complements the valued traditions, forms and patterns of the past, while securing environmental efficiency and affordability and ensure that the local distinctiveness of the Kent Downs AONB is maintained.

Design in the vernacular - no 'Toy Towns'. Build 'Poundbury' type developments

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

Developments must serve the purpose they are built for and be aesthetically pleasing whilst fitting well into their environment.

Buildings which are built counter to the vernacular look out of place and detract from an area.

Building quality is of the utmost importance

Developers must build buildings to last centuries

Maintaining a sense of character in housing is essential if you want to maintain a level of identity rather than homogenised estates.

New developments should not impact the immediate area - they should be in keeping with the local area, but also have good services and infrastructure that benefit the local area, but will also support the local infrastructure and amenities. It should not be built on Green belt land however.

Important to maintain mental health. Important to be sympathetic to the local area.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

I have already commented on the importance of density (small, attractive, ecologically designed) for developments as this is more compatible with sustainable living - especially since people also get into a lot of debt when acquiring and filling oversized houses.

I have already responded on the importance of housing models which support aims of well-being and public health (shared green spaces, cycling, food growing)

User Response: Text

If the design reflects a local vernacular - adapted over centuries I think that does lead to strong identity and place.

All above are equally important

The preference selected is on the basis of very strict control in terms of every aspect of a development, including size, location, and well being of the existing local community.

I support new housing that is developed in sympathy with the villages and towns it will sit within. I support proportional development. I am totally against large scale development alongside and dwarfing its neighbours, thus changing and destroying the heritage and communities that exist currently

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It would be equally valid to select all the design matters listed but I would prioritise developments that are sympathetic to the local environment in its broadest sense as well as positive places for people to live.

If developments do not reflect local building characteristics then local identity is lost and all urban areas become bland copies of each other.

Any building should have an appeal that gives them an identity which also blends in with the local surroundings

Natural and in keeping with our best examples of architecture. Building where absolutely necessary should be high quality, visually attractive and sympathetic to local area.

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Because i felt them the most suitable.

Attractive developments are less obtrusive and well built ones can look as though they belong within the local area. Maximising profit in order to squeeze in multiple houses that are cheaper to design and build would be out of place with that local aesthetics of half timbering and tile hanging (for example).

See comments made by Hadlow Parish Council especially on density and heritage strategy.

Maximise home numbers in the area. Need to fit in with the existing landscape and function well in all aspects, not adding detrimentally to pollution

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They appeal most to my own values - believe sustainability and developments being proportionate to existing settlements are important.

No response

Be more clear in the terms used.some questions are asking for subjective judgements, but are themselves worthy aspirations.

Health and well being in an attractive community

They need to be identified otherwise they could easily be overlooked when the plan is finalised.

Tonbridge and Malling has many historic buildings and places which contribute to the character and distinctiveness of the borough. There are registers and policies in place to identify, designate and protect these,

User Response: Text

but they are not being recognised or enforced. The setting of listed buildings is as important as the fabric for the continued value of heritage assets and is afforded protection by the legislation and planning guidance. New greenfield development and urban spread changes irrevocably the setting and quality of isolated rural buildings and farmsteads. Existing listed buildings and Conservation Areas suffer where congested busy roads pass through them and this will only get worse if new development is approved in surrounding areas. The damage to the setting of Tudely church by the approval of surrounding development and criminally damages the value of this unique heritage asset. There are some locations close to isolated heritage assets where development must not be permitted if we are not to lose them forever. In the same way why are KCC allowed to rip out the paviers that characterise the Conservation Area in Hadlow and replace them with low maintenance Tarmac? Surrounding owners can't rip out the timber windows from their houses and replace them with low maintenance uPVC. Why does the borough have one set of rules for residents and another for outside agencies. We pay them. Why don't we get the service?

The priorities set out above are intended to ensure that new development is particular to the area, protects the local assets and sense of identity that makes the place worth living in. All the points are important and should form the minimum basis of any design, but we all know from experience that large developer schemes foist a standard product on us, dressed up with lots of justifying statements that make no difference to the relationship between the design and the site. You will only get site specific and appropriate designs if the big sites and national developers are kept out and small sites adopted, suitable for local specialists and designers who care about where they live.

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You have started to built monstrosities in Allington (what is that horrendous building?) No high rise flats in the countryside please.

All developments must be able to function well and enhance the area and MUST be sympathetic in design to local character and history and landscape otherwise they will be incongruous undesirable places to live and look at.

No response

These will keep the character of the area. Optimising density and scale will not

all important

User Response: Text

No response

Each region of the UK has its own character and we should be trying to preserve this so far as is possible while providing safe, inclusive developments

CPRE Kent considers that all the listed design matters are important - developments should be sympathetic to local character to preserve the uniqueness of our individual communities.

There should be an emphasis on optimising density, even if this is above the norm for the locality. The other design criteria should then ensure that sites are assimilated into the fabric of the area - resulting in good quality, attractive design.

Must fit in with what already exists - no tower blocks for instance

I have addressed this in a previous question. Lower density housing should be in villages otherwise the character of the village will change and not for the better.

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Sustainability and well-being.

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I believe any new development should not detract from the local area, and should provide a positive contribution to the area. This includes investment in infrastructure, as well as provision of public services, and business opportunities (shops etc.).

All designs matter to me as they are being proposed for green belt land and this should not be allowed to change

whatever is built people and our heritage must be considered

- use and appearance within design creates the end user experience, if it doesn't work it creates friction and unease.

This area is fortunate in having many sites that are high quality built and rural environment. It is very easy to destroy or degrade a site's quality with a new development or lack of consideration of impact of increased traffic etc.

They all seem worthy aspirations but need clearer definition within the plan.

I would like to see developments that have character that reflect Kentish architecture, that value and enhance the setting that they are in with good communal spaces. TMBC should encourage developers to not just construct houses from they stock plans, to avoid identikit estates appear all over the borough. Larger developments should be parcelled up to different developers with who then adhere to an over arching master plan. This was the Kings Hill proposition, but recently all the developments are now being done by Bellway.

Developments should have adequate parking for the amount of housing and should appreciate that the children in 3-5 bed houses will at some point become young adult drivers, who have cars on top on the two parents cars. Driveways really work for reducing the amount of street parking, yet TMBC seemed to have abandoned this approach.

no comment

Health and well being are important so quality, sympathetic and well provisioned development are vital.

The three I've selected stand out significantly more than the others. Quality of life, well-being and the environment and landscape are of utmost importance.

User Response: Text

Several of the questions are asking for subjective judgements but are all worthy aspirations.

A "Sense of Place" through thoughtful design and materials borne out of the geology and natural resources of the local landscape adds enormously to the interest of the built environment and supports local materials supply e.g. deciduous forestry, wealden clay products.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

As indicated before, the priority should be to improve the quality of the Borough for the future

I want design that is sympathetic to the local area and not anonymous estates where there is no green space.

Developments should be sympathetic to local character to preserve the uniqueness of our individual communities. Good design is visually attractive.

No response

No response

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All are equally important but have prioritised 3.

All these matters are important for preserving the character of settlements in the borough and ensuring good design.

Blending in with the local environment enhances local character in a developmental way through time.

User Response: Text

Safety, inclusivity and accessibility to promote health, wellbeing and with good facilities, are absolutely key attributes.

Avoidance of crowded, dense developments so that residents have space to live and breathe are important for wellbeing, health and contentment.

We expect T & M Council to fulfill their legal duty by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting and any features of architectural and historic interest as well as pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when exercising its planning functions, this will particularly be relevant to Watlington & adjacent local area.

In essence T & M Council must adopt "a strategic policy aimed at protecting the clear separation, and therefore identity, of local settlements such as Watlington, known as an anti-coalescence policy."

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all are important but I have prioritised 3

Too many ugly developments and additions in the Borough. Development must fit the environment and where rural should enhance the character not offend.

Because these are the design matters that are most important to me!!

Heritage and Health of residents.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

We have to want to live in the borough to do that it has to work for us all and be attractive

The answers ticked are obvious.

Development sites should be diverse and include opportunities for first time buyers and professional families, as

User Response: Text

well as affordable housing. This would ensure good economic development in and around the village.

Must be a mixture of housing that provided for first time buyers and families not just affordable housing

The built environment has to cater for all aspects of the population requirements. The historic environment coupled with the benefits of keeping the local areas in an attractive, safe and efficient environment should be key targets. The local plan must support and recognise the existing Conservation areas, AONB's, Green Belt and future developments must enhance these aspects rather than ignore and erode their standing

Good quality that is in keeping with the area.

Any building needs to be sympathetic to the area.

There should be no limit of the quality of development design.

There should be clearer definitions of the terms being used . Some of the questions raised require subjective decisions ,while being good ideas .

To create a viable, thriving community we should strive for the very best in all aspects of development.

No response

Reasons for visiting town centres is and will continue to change. The alfresco cafe society, involving entertainment and meeting spaces will drive the future viability of the town centres. Relying on shopping is no longer viable.

we dont want to become just another standard development of houses that can be seen in any town across the country. they should be sympathetic and add value to the area - so those who move can feel welcome and part of a local community within the larger TMBC community

I have expressed throughout this questionnaire that any development should be sympathetic to the current area, communities and most importantly proportionate.

User Response: Text

Agree with the Hadlow Parish Council response to this question: Development should absolutely have a priority on functionality and health and safety and wellbeing but the historical aspects should be considered before house density should be forced to meet the national algorithm. Reasons: N.B. There will be a TMBC heritage strategy (useful for visitors and sense of place), and importance of the built environment of the Tower (why wasn't this in the blurb?), the parkland environment of Oxenhoath, the ancient woodland including Dene Park, the landscape in the south of the River Medway and the industrial history of agricultural industries and associated trade.

On a personal note The Roughway is a gem that provides a huge and untold benefit on the health and well-being of many local residents. You can't underestimate the value that such beautiful areas provide to their local communities and they should be treasured and protected not only for the joy of the local community but for the rich, diverse wildlife that adds so much to the atmosphere of this magical place. You only have to look back at Covid lockdowns to have seen how much we suddenly treasured our landscapes and depended on them..

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Houses should be practical and affordable, whilst being in keeping with local area.

need good quality new builds which are decent places to live

Developments must be in sympathy with existing environment and not exploitative. Refer previous comments.

Chapel Down considers that the allocation of site 59831 for housing will help to create a sense of place for the vineyard, which is a key aspect of design for development. This could be achieved through a variety of ways, including but not limited to a landscape led design approach to reflect the character and nature of activities at the vineyard. Full details could be discussed with TMBC to ensure this is achieved.

Developments should fit in with the established community in which they have chosen to live.

The Green Belt must be protected at all costs

User Response: Text

we cannot allow any development take away the character of the local area

Too many modern developments are poor quality with tiny living spaces that do not offer attractive long term living. In combination with this, well thought through developments that are appropriate to and rooted in the local environment create the best long term living.

The developments previously created to be physically attractive do not work and appear less attractive to the community such as making houses odd colours. Keep quality high and blend the housing into the area in a traditional manner. Housing must promote health and wellbeing and to do so is to maximise footpaths, cycle paths to keep the residents fit and healthy, this way there will not be such a demand on local amenities such as GPs, stats show that most healthy persons do not regularly go to the doctors.

Again, surely these are things are always and already taken in consideration by planning officers when considering any planning application?

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no response

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Selected that all are equally important but as before I would strongly suggest that you put weightings against each of these as some are of great importance to some people than others and so opinions and strength of feelings are not available to you through selecting just a few items.

User Response: Text

No response

developments should not overtake or take over an existing local area and should fit appropriately.

dwellings should be sized for the housing needs of people looking for homes in the borough.

They should prevent urban sprawl and coalescing of separate areas.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

Well designed high density housing and improved shopping, entertainment & parking facilities in the town centre, not outside of it, will ease pressure on the green spaces which are but a short walk away eg the sportsground & the towpath

Sense of place, identity and community is a dying thing, needs to be promoted.

Blending in with the local environment enhances local character in a developmental way through time.

Safety, inclusivity and accessibility to promote health, wellbeing and with good facilities, are absolutely key attributes.

Avoidance of crowded, dense developments so residents have the space to live and breathe is important for wellbeing, health and contentment.

Environmental sustainability is key for any development utilising practical and economically viable measures to save energy, reduce heat loss and reduce water consumption.

I am considering the sustainability of the development as well as the impact on place and people in the short term. Any plan must have in mind the health and well-being of those who live there - otherwise what is the point?

Development should always be sympathetic to local character and community. Good design engenders a sense of pride in that particular area which is rewarded by locals looking after the area.

All matters are important and a function of good design.

User Response: Text

Development in the borough should not ruin the local character of places such as Hadlow and its environs. Larger developments of more than around 15 to 20 homes would have a highly detrimental impact.

These are the nearest to what should be the key objective of building housing which will not degenerate into neglected rough areas because it is well built and pleasing to inhabitants in ways which encourage responsible use and maintenance over the long term . There are many beautiful medieval churches and villages in TMBC , which have lasted 700 years or more eg Cobham , Stansted , parts of Wrotham . TMBC should not be allowing the construction of cheap housing which is likely to last a few decades and become uninhabitable or degenerated in the short or medium term .

Development should be regarded as a long term installation and therefore needs to be well planned for current and future generations that will stand the test of time and compliment their surroundings

The three I've selected stand out significantly more than the others. Quality of life, well-being and the environment and landscape are of utmost importance to me

It is important developments serve the people who reside in T&M and are practical however there is a strong heritage in the area and sense of identity that should be retained.

Considering the scale of developments in relation to existing character in an area will help new buildings to be successfully integrated into existing or upgraded systems.

T&M is quite monocultural and designing a more inclusive environment would be much more inclusive of many social groups.

They all matter!

design of developments should be holistic - this is critical to a successful development

A redesign of the area around the Angel Centre and Sainsburys car park is a top priority in order to develop the town to make it more dynamic and attractive to residents and visitors alike.

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User Response: Text

judgements, but are themselves worthy aspirations.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

Preservation of character.

As I have indicated elsewhere in this questionnaire any development in this area should be sympathetic to the area retaining its character and ruralness. It is a rural area and should remain so without destruction.

All are important in the correct location.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

Maintaining the identity and character of Hildenborough is key to selecting the design matters above.

Preservation of character.

Sport England would encourage the Council to incorporate a policy for Active Design in its new local plan. Sport England in conjunction with Public Health England produced 'Active Design', in October 2015. It is a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guide sets out 10 key principles for ensuring that new developments incorporate opportunities for people to take part in sport and physical activity including informal activity in their day to day lives through the incorporation of good design. The guidance is currently being updated but the current guidance with case studies can be viewed at www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design

get housing but protect the countryside. Make housing affordable. Bring young to Tonbridge

New developments in or close to Conservation Areas should be avoided

User Response: Text

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

It's what I believe is required

Kent is full of charming villages and vernacular architecture and therefore it would be so damaging to develop identi-kit housing estates.

They are all important and not mutually exclusive.

Health and well being has added benefits, developments with character and quality add to the attractiveness of the area.

I do not want any of the Green Belt to be taken away for the development of houses, businesses or public amenities., nor any of the Areas of Outstanding Natural Beauty (AONB) to be encroached on.

I do not want any farming land to be used for housing because we will need to grow more of our own produce in the coming years, and these farm lands often abut the Green Belt and AONB.

Having chosen to live in a rural village setting, the building of inappropriate housing that does not fit into the character of the area is to destroy the very nature of our Kent villages which reflect the need of quiet , the need of fresh air, the need of exercise, the sight of the night sky and of bats , and the sound of owls calling. Extra lighting from more houses in Ightham and Ivy Hatch All these things define the word 'rural'

All reflect my feelings as to how development should be carried out. See my Q18 response.

Each of the design matters are intrinsically linked to achieving the aims and objectives of the NPPF and must be delivered together.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

We regard them all as equally important.

It is important that developments are fit for purpose, visually attractive and blend into the local area. They should

User Response: Text

be suitable for families and a safe environment for children

I believe these three are more important than:

- a) visually attractive - not a priority
- b) developments that are sympathetic to local character - aka only the traditional mock tudor will be accepted. No
- c) developments that establish a strong sense of place - what does this mean?

All above important with sensible and sensitive design

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

Developments should reflect the local character of our unique villages

I think where developments are permitted they must fit in with the local environment and where possible enhance it.

All our important. Safe, inclusive environments need to be created but in sympathy with the local surroundings and character and history. Any development needs to be of exceptional quality with high performance with minimal environmental impact. Net zero.

West Malling village is a very historical village with lots of character. It is important that any housing developments are not eye sores on the landscape. We need to retain the character of the village.

Heritage, well-being, health of residents and a sense of belonging.

See response to Q2

They are all important, we need good high quality housing that has adequate facilities to address the population

User Response: Text

as opposed to just the additional dwellings.

All developments should be functional, suit the area and provide good facilities for all users

Sustainable development should also be prioritised. Not building on flood risk areas or areas that will increase water pressure / flood risks (Pikey Lane / Broadwater Farm) and including of solar / green energy for all new builds should be required. How can we build so many houses in an area that has an ideal climate for solar and not make it a requirement?

The overall quality of the area is provided by its essentially rural character and I estimate these points are most likely to protect it.

The plan will result in overcrowding of the smaller villages.

1. Development allocated within the plan will become the long terms homes for the future occupants and so delivering sites that function well, are inclusive and accessible is extremely important.
1. Similarly, new development cannot be viewed in isolation and so must be sympathetic to local character, history and landscape settings if it is to be accepted by existing residents of the towns and villages where it is proposed.

A lot of the plans areas look to be large extensions to areas without consideration to the impacts this will bring to social and environment issues that are already strained.

The maintenance of the identity of Hildenborough Village including Hilden Park as a separate rural entity should be key when selecting the design matters referred to.

Developments should be sympathetic to local character to preserve the uniqueness of our individual communities. Good design is visually attractive.

No Response

We are all going to have to live with these developments for many many years. They need to be easy to live with on all levels

User Response: Text

These can all be met but a high level of design scrutiny is needed

Successful design encompasses many factors and should include all matters set out in question 37. However, certain principles are able to achieve multiple objectives. Well planned, sympathetically designed places which meet the needs of their residents offer the best prospects for creating successful communities.

This is an area of significant beauty and history which should be retained rather than ruined by insensitive over development.

No response

Community matters.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

To keep the current character of the local area

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

I'm afraid I will not be able to complete the rest of this Questionnaire as time has run out on me. Sorry, but I didn't know of the existence of the TMBC Local Plan - Regulation 18 Consultation until two days ago and I have not had time to consider any more of the questions and answers.

We have not seen this considered for current plans that this being considered.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

User Response: Text

We need to protect our heritage and character of the area

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

no comment

No Response

This is an area of beauty, people have purchased property here and desire such properties with this a main attraction. Being in keeping with the local character, history and landscape is essential for maintaining this area and it's heritage. Anything less is sacrilege and a thorough disappointment. Reference- Borough Green Garden City 59830 & Ismays Road 59608.

Each of the design matters are intrinsically linked to achieving the aims and objectives of the NPPF and must be delivered together.

I am a property professional and know this to be the case

We are so lucky to live in an attractive and green part of the world. We must do everything we can to protect the history of these landscapes, the biodiversity and the uniqueness of this borough. I feel blessed to live here. I was brought up in Hounslow in Greater London where the only nearby truly beautiful open spaces were National Trust, English Heritage and Royal Parks. Human beings need open spaces and nature to thrive. Let's preserve everything that's great about our c.70% of the Borough that is Green Belt.

Health, well being & happiness of all residents.

Response to Q. 35:

The Environment Act 2021 sets a clear direction of travel for developers to leave biodiversity relating to development in a better state than before and ensure at least a 10% net gain. Berkeley was the first major developer to commit to delivering a net biodiversity gain on all its projects in 2017.

However, any net gain in excess of 10% should be subject to a viability assessment (including in relation to

User Response: Text

possible site allocations) and should not be considered a requirement to make the development acceptable in planning terms (i.e., any provision in excess of the 10% figure should be considered an additional benefit of a proposed scheme).

PPG Paragraph 022 (Reference ID: 8-022-20190721) advises that biodiversity net gain can be achieved on-site, off-site or through a combination of both on-site and off-site measures. National guidance does not explicitly state the percentage split between such provision, but Paragraph 023 (Reference ID: 8-023-20190721) confirms that such gains can be delivered entirely on-site or by using off-site gains where necessary.

Berkeley would expect the policies and allocations of the Local Plan 2040 to reflect the ambitions of the Environmental Act and national policy and guidance - incorporating the necessary level of flexibility in any allocation requirement and/or policy, providing opportunities to create networks to not just support biodiversity enhancement on-site; but also, to encourage residents to have access to the natural environment on other sites (off-site) across the Borough. This would ensure improvements are both beneficial and viable.

Response to Q. 36:

Berkeley considers this to be a good idea that the Council should continue to investigate. As is explained in our response to question 35, off site provision is supported through PPG and if developers know in advance where net gains can be made, then delivery of more challenging sites can be achieved in a timely fashion, and be supported by the Council.

Development should have a priority on functionality and health and safety and wellbeing but the historical aspects should be considered over house density that is forced to meet the national algorithm. Reasons: N.B. There will be a TMBC heritage strategy (useful for visitors and sense of place), and importance of the built environment of the Tower (why wasn't this in the blurb?), the parkland environment of Oxenhoath, the ancient woodland including Dene Park, the landscape in the south of the River Medway and the industrial history of agricultural industries and associated trade.

Carbon neutral hasn't been included. We must focus on building for the environment in the long term, not polluting and damaging our land.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

User Response: Text

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

Because all are equally important

No comment

Rydon does not have a view at this time.

All these matters are important and a function of 'good design'.

All these matters are important and a function of 'good design'.

- The design matters listed are all important
- It should be the responsibility of professional planning staff to ensure developers' understand and adhere to such matters during preplanning processes
- There must be proper enforcement of such design factors when developments are actually built
- Designs should be sympathetic to the existing area with a view on how these properties will enhance, not diminish, the character of the area.

- Any developed within East Peckham must be understanding of the lack of a GP service at surgery and flooding problems we face.
- Development should blend in, be safe and improve quality of life this should be put above optimising density.
- For example in East Peckham it will be very difficult to place a development that does not create increase flood risk. Endangering existing property and residents increase risk of isolation increased workload and pressure upon voluntary services such as blood borders would must be avoided.
- No development within E Peckham can be focused on optimising density.

WMPC prioritises the above design elements because of its focus on maintaining the heritage aspects of our town, making West Malling a sustainable community that is fit for the future and working with developers and others to create a safe, desirable place to live and work.

User Response: Text

All design matters are important but their relevance and priority will change on a site by site basis. The above have been selected specifically having regard to site 59764 and its ability to deliver an attractive new development that creates a sense of place for its community whilst optimising the land available to deliver much needed new homes.

Quality of life for residents is essential. Development should create safe, inclusive and accessible places to promote health and well-being.

Quality of life for residents is essential. Development should create safe, inclusive and accessible places to promote health and well-being.

Whilst not wishing to comment in detail on this point, we nonetheless believe that all the design issues highlighted in section 5.10.15 are important when considering the issue of design, and can confirm they would form part of Redrow's design considerations when looking to develop a site. To this end the attached document look to demonstrate how the initial development proposals for the land east of Carpenters Lane/ north of The Paddock, Hadlow could accommodate these design matters.

As set out above Redrow's initial development proposals as set out in the attached document look to demonstrate how the land east of Carpenters Lane/ north of The Paddock, Hadlow could accommodate a scheme that is visually attractive, and sympathetic to the local character, history, and landscape setting of the area, whilst also establishing a strong sense of place and identity. It would also look's to optimise the use of the site whilst having regard to the site constraints, and create a safe, inclusive, and accessible place that promotes health, well-being, and access to local facilities. As a result it will function well and add to the overall quality of the area for the lifetime of the development.

Each of the design matters are intrinsically linked to achieving the aims and objectives of the NPPF and must be delivered together

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

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There should be clearer definitions of the terms being used. Several of the questions are asking for subjective

User Response: Text

judgements, but are themselves worthy aspirations.

You must preserve the identity of the Hildenborough and Tonbridge as much as possible, also which is most important its historical context.

Developments should be sympathetic to local character to preserve the uniqueness of our individual communities. Good design is visually attractive.

The design matters listed are all important and it should be the responsibility of professional planning staff to ensure developers understand and adhere to such matters during preplanning processes and that there is proper enforcement of such design factors when developments are actually built.

Design of development for everybody's well being is important. At the moment it feels like houses will be built no matter what.

Developments must serve the needs of the community. Developments are not for satisfying the egos of extremists who do not appreciate economic and 'real life' matters.

- The design matters listed are all important
- It should be the responsibility of professional planning staff to ensure developers' understand and adhere to such matters during preplanning processes
- There must be proper enforcement of such design factors when developments are actually built
- Designs should be sympathetic to the existing area with a view on how these properties will enhance, not diminish, the character of the area.

N/A

Not to be over crowded, with wide roads and houses set back from pavements, off road parking and sense of space.

- The design matters listed are all important

User Response: Text

- It should be the responsibility of professional planning staff to ensure developers' understand and adhere to such matters during pre-planning processes
- There must be proper enforcement of such design factors when developments are actually built
- Designs should be sympathetic to the existing area with a view on how these properties will enhance, not diminish, the character of the area.

Different areas have different characters history and settings as well as different senses of place and identity. Follows, therefore, developments must be all inclusive of these factors.

We have briefly outlined some of our main reasons, as follows:

? Development that adds to overall quality of the area – we believe that design proposals should both respect the local character/setting and where appropriate provide inspiring architecture. Mediocre designs, for prominent positions in our town, should be refused. As noted above (in Q.29), it is important to resist ugly and inappropriate developments, as such buildings⁴ can destroy the sense of place and undermine the spirit of community.

? Developments that are sympathetic to the local character/landscape setting – as discussed above (in Q.19), the design of developments within the setting of an AONB is paramount to minimise the visual impact. For instance site specific policies should be adopted that set height and scale limitations of proposed developments. Also, as noted above (in Q.19), inappropriate development proposals (e.g. tower blocks) often do not respect the local character and/or context of their siting, which can create a loss of the sense of place. As such, we advocate that robust policies are adopted, to resist inappropriate development.

The policies we advocated would support sustainable development and Objective No. 6.

? Developments that promotes health, wellbeing and have good facilities – we believe that design proposals cannot be considered sustainable development without ensuring adequate local community facilities. We believe that the provision of adequate local community facilities are fundamental the achieving the social objectives (i.e. NPPF Para. 8 and Objective 1 of the Interim Sustainability Appraisal). Also, in view of shortly being new parents, we strongly believe that it is vital that every community has access to recreational spaces (incl. children play areas, see Q.32), within a safe walking distance (i.e. <500m).

- The design matters listed are all important
- It should be the responsibility of professional planning staff to ensure developers' understand and adhere to such matters during pre-planning processes
- There must be proper enforcement of such design factors when developments are actually built
- Designs should be sympathetic to the existing area with a view on how these properties will enhance, not diminish, the character of the area.

User Response: Text

Different areas have different characters history and settings as well as different senses of place and identity. Follows, therefore, developments must be all inclusive of these factors.

Because all are equally important

There should be clearer definitions of the terms being used. Several of the questions are asking for subjective judgements, but are themselves worthy aspirations.

All are important.

Because all are equally important

The first stage has concluded that there are exceptional circumstances at strategic level which justify the alteration of the **GREEN BELT** boundaries

THIS IS TOTALLY UNACCEPTABLE. There can never be any circumstances which should allow housing on a **GREEN BELT** site.

Properties need to look attractive, well spaced and with gardens to include car parking.

All except "Developments that create safe, inclusive and accessible places that promote health, well-being and have good facilities".

I have excluded the one I have because this sounds like a code for Borough Green Garden City.

Different areas have different characters history and settings as well as different senses of place and identity. Follows, therefore, developments must be all inclusive of these factors.

The design matters listed are all important and it should be the responsibility of professional planning staff to ensure developers understand and adhere to such matters during preplanning processes and that there is proper enforcement of such design factors when developments are actually built.

Answer: - As indicated above.

User Response: Text

To keep local and rural areas safe from over development

Answer: Developments should be sympathetic to local character to preserve the uniqueness of our individual communities. Good design is visually attractive.

Report run at 15 Jun 2023 15:15:06. Total records: 334