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## Report on Questionnaire Answers

Questionnaire: TMBC Local Plan - Regulation 18

Question: [Question 50] What are your reasons for selecting these particular...

### User Response: Text

This is a most ridiculous questionnaire!

I do not want anymore development in the area. This is why I moved from London over 35 years ago to get away from bloody development.

They address both the needs of biodiversity and humans

Green space protected, environment is protected, ensuring Tonbridge is a centre for green thinking and community

We need to be off fossil fuels ASAP

They are all essential to providing safe, sustainable places to live

as stated previously

The Council must adopt minimum space standards to ensure new homes are of a sufficient size.

Tonbridge needs more truly affordable (preferably social) housing for rent. I don't think we need any more 'luxury apartments', retirement flats or 'executive' - i.e. bigger - houses to buy.

Climate change isn't going anywhere, and it isn't just about global warming.

We need to protect diversity of species and manage changing weather patterns.

Ultimately your local plan should be about ensuring residents here actually live somewhere that is good for their health and wellbeing.

Self explanator

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community. Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater, we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Because green space, greens, grass verges and parks need to be kept for the area to be attractive and also have somewhere for the children to play. Not like they are planning in Kings Hill to build on every square inch of grass

Most developments do not prioritise parking and add to the problem in the local area. Access is also diminished

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**User Response: Text**

for emergency vehicles and cleansing wagons. No regard to energy efficiency has been used in recent developments.

We must provide for our young adults

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All new homes should be efficient, it is cheaper to build homes with ground source pumps, solar etc. than to retrofit.

Cheaper housing must be made available for the young, first time buyers.  
Older citizens do not all want to move into special accommodation!!  
Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

There is a need for affordable housing to buy rather than rent. In my opinion private landlords buying homes drives inflation in that market making homes even less affordable to those on limited budgets.  
The natural environment should not be lost as a result of development. Opportunities to protect ecology and improve biodiversity should be grasped.  
All new developments should be of the highest standards of energy efficiency to reduce waste and greenhouse gas emissions. Renewable energy should be incorporated to reduce the reliance on fossil fuels, improve the country's energy security and reduce greenhouse gas emissions.  
The recent hot summer and resultant water shortage has demonstrated that water is a precious commodity and must be conserved wherever possible.

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Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive.

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**User Response: Text**

I want to see that our development (Bradbourne Fields Site 59450 and 59448) does not lose its green spaces. It is an amenity that is used by the residents for leisure activities, dog walking, picnics in the summer months. The trees around the perimeter and those on the green area itself provide a great aspect and offset the pollution that is generated by traffic on the A20 which runs down one side. We moved in when the development was being built and it was understood that the green spaces would remain a permanent feature.

Too many overpriced houses.

To offset high mortgage/rent costs then the utility use to heat and power needs to be reduced from the national infrastructure to be self sufficient

All are important, but these cover most areas.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!

Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

All 18 of the requirements are essential to the wellbeing of our communities and cannot be assessed in isolation.

To create a place to live in that has a sense of community through common useage of facilites and services, fuelled by local business opportunities, available within walking/bus distance, that is aesthestically pleasing with a focus on greenery and attractive buildings. That is my hope and Tonbridge is in a prime position to deliver such an existence. Please don't muck it up.

Climate change

I see these as the most important matters that have the greatest effects on urban living

Again all are important hard to choose

People need to be able to afford a roof over their heads, with affordable utility costs, and with green spaces in close proximity.

The prime aim of four of my five options is to meet the best interests of the householder by providing sufficient Parking, reducing energy, their safety and security and critically trying to get their internal space standards right. The RIBA REport the "The Case for Space" indicated that most new houses only have about 85% of the space required for good living. This is normally at the expense of storage space. Especially we should require lofts in houses to be decked down and not to use construction practices of removing this space by filling it with timber cross strutting but finding different marginally more expensive construction methods.

The fifth option is to provide the accommodation required by the elderly including the younger elderly to encourage them to vacate family sized accommodation for more manageable properties.

Please compare to Maidstone's developments. Does TMB want indiscriminate housing, at the profit of developers on once green fill sites at the detriment of the environment and the people who live in the Borough? Maidstone

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**User Response: Text**

have railroad plans through without considering sustainability and the environment just to meet government quotas. I have just highlighted the environmental concerns restricted by the number I can tick.

Environmental and human concerns. If this project is not to involve the wanton destruction of nature, then far more needs to be done to redress the damage caused by these developments. Otherwise, our Borough will lose its rural character and become just another London suburb.

These are important aspects that add to the quality of life in the borough

They make sense!!!

As you can see through my answers , the green space and fields and woodlands of TM district are what brought me here. I choose to buy a house and start a family here so my son can grow up with fields around him and learn about nature and how important the world is. I came originally from dartford where when I was young was a small town with outlying green spaces , I chose to leave because they built on these spaces and they are lost. Now I see the threat of TMBC doing the same it makes me sad. This area is an area of fields , wildlife farming and beauty and because someone said in an office you need to build 15000 homes TMBC are rolling over and doing what they are told, it is disgusting. As per my answer above there should be negotiations renewable investments for lowering housing targets. Once green spaces are gone TMBC becomes another dartford where developers get rich people suffer and nature and beauty are lost. If green belt is lost shame on you and please let your children know it was you that helped destroy the natural world.

Climate change is clearly real and already impacting us. There is no point in building all of these houses for the increasing population if we are all going to die in 30 years time if we continue to neglect climate change.

This is Hadlow Parish Council's vision of how it would like to see the parish develop

Mix and match old , young and families . It would hopefully generate a caring community

Enable car recharging points to be easily available, enabling care support in own homes to individuals or village supported living; ensure areas are well connected and safe

The average cost of a house is about £350,000 but the actual cost of building it is about £200,000. So its important to require the developer to design well laid out comfortable energy efficient spacious accommodation with gardens and to pay for the infrastructure needed for this additional housing.

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**User Response: Text**

community building

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

we need our open spaces. borough green can not sustain it's current demand for services and amenities. this plan would destroy the place and I'm sure I would not be the only person to remove my family from the borough were it to go ahead

Cheaper housing must be made available for the young, first time buyers.

Older citizens do not all want to move into special accommodation!!

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The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

See previous questions

As stated previously, quality of life for all those of us fortunate enough to live in this Borough.

**Final Comment.**

**We congratulate you on consulting with current residents on the future Local Plan in this excellent document.**

**This questionnaire that the Council has produced is wide ranging, enlightening and comprehensive, and we have given it serious consideration.**

**In our responses we have tried to be constructive and helpful.**

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The Local Plan will presumably be set in law for some time ahead - this Council should show by example it has a responsible body of officers who care what happens to the area it covers.

Our younger children/teens need recreational facilities that can be used all year round.

There are few available houses for first time buyers so new houses need to be aimed at this market to keep future generations in the community they grew up in.

New build communities need parking to ensure roads are kept clear of traffic; most homes now have at least two cars.

People need to feel safe and secure in the communities they live in.

I love where I live but it is tricky getting home.

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NPPF 14 objectives.

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### User Response: Text

I see climate change as the biggest threat to our children and grandchildren. It will cause food scarcity if left unchecked, as well as droughts and floods. Active travel and avoiding private car use is one of the best ways citizens can reduce their CO2 footprint and should be encouraged. It will also reduce pollution, congestion and road rage. People will also become healthier.

In our area housing is too expensive for most young people, especially key workers. There are unfilled vacancies for most key worker roles, from care staff to drivers to farm workers. It is essential for people to be housed so I think there should be council housing to rent.

Energy efficiency to the highest standard is essential to address climate change and reduce energy bills. Higher density housing would be more travel and energy efficient, making public open greenspaces increasingly important. Public open space is important for creating community and for health and wellbeing.

We should insist that all new builds have access to frequent public transport and safe cycling and walking routes. Also that they should have the highest possible standards of insulation and solar panels on roofs (unless shaded), rainwater harvesting and heat pumps wherever possible. It is cheaper to install such technologies at the time of building than it is to retrofit later.

We need our future to genuinely be an improvement whilst recognising growth is inevitable we need to plan to do this in a way that supports nature and the climate. These principles create a living environment that is intrinsically linked with our own health and wellbeing. Sustainability and energy efficiency is crucial for everyone.

#### Site 59779:

- • Green Belt and the Kent Downs AONB, edge of Shipbourne Conservation Area.
- • Poor drainage on southern boundary.
- • Access onto Back lane in close proximity to main access to Shipbourne Primary school. Danger to school children and congestion at pick up and drop off times.
- • Dangerous junction of Back Lane with the A227 - this is a junction with 4 way traffic where multiple accidents have been witnessed already.
- • Bus stop on the A227 currently only provides a school service.
- • There is an active covenant on this land restricting development. It is therefore undeliverable.

#### Site 59825:

- • Green Belt, Kent Downs AONB, within the Shipbourne Conservation Area.
- • Very open site.
- • Dangerous access onto narrow Upper Green Road, or onto Back Lane. Both of these roads are often already made one-way due to parking.
- • Proposed mixed development on this site is questionable. There is no identifiable need for social housing in Shipbourne.

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## User Response: Text

### Site 59827:

- • Green Belt, Kent Downs AONB and the edge of the Conservation area.
- • There are land drainage issues on this site and a watercourse runs along the southern boundary.
- • There are already issues with sewer overflow across the site.

### Common to all three sites:

- • All three sites are in the Green Belt and the Kent Downs AONB. If any of these sites were developed, they would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how “to conserve and enhance natural beauty” in accordance with the Countryside and Rights of Way (CRoW) Act 2000.
- • Shipbourne Conservation area and the adopted Shipbourne Design Statement set out what is special and important to Shipbourne and clearly indicate how vulnerable Shipbourne is to development.
- • All three are unsustainable and undeliverable unless huge changes are made to the current policies covering conservation and enhancement of this AONB Village in the GB. Any one of these sites would have a huge impact on the character and landscape of this small village which has no services other than the small primary School, already oversubscribed.
- • The junctions at both ends of Back Lane are dangerous and Back Lane experiences extreme speeding traffic since the road is used as a cut through to from the A228/A26- to A227 and cross country to the A21
- • The bus stop mentioned in relation to site 59779 is only used at school times.
- • The village is not on the gas network so the current electricity grid would need upgrading to sustain any new developments in these sites.
- • Sewerage is also under pressure and overflows are already experienced as mentioned on site 59827.
- • Provision of water: current systems are inadequate to accommodate new development.
- All three sites were immediately rejected by TMBC in the last Call for Sites due to their poor Sustainability Appraisal objectives.

### Site 59779:

- • Green Belt and the Kent Downs AONB, edge of Shipbourne Conservation Area.
- • Poor drainage on southern boundary.
- • Access onto Back lane in close proximity to main access to Shipbourne Primary school. Danger to school children and congestion at pick up and drop off times.
- • Dangerous junction of Back Lane with the A227.
- • Bus stop on the A227 currently only provides a school service.
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- • Provision of water: current systems are inadequate to accommodate new development.

I think we have to be mindful of conserving our resources as we expand housing, so reducing water usage and generating renewable power are crucial to avoid massive increased demand. Water in particular is a precious resource, and we already have a hose pipe ban in there south east. The massive increase in dwellings planned will increase this demand significantly. We need to encourage walking and cycle wherever possible but need to recognise that this does not provide a 100% viable transport solution for everyone, and that cars will continue to be required. For this reason I have included parking as an essential requirement, both parking for individual dwellings, as well as an adequate provision in retail centres.

All of the above have equal importance in local policy. A number of the identified local policies will be governed by other legislation such as Building Regulations and it is not for the Local Plan to provide guidance which may, in time, be in conflict with such legislation.

However, it is the role of the Local Plan to identify suitable sites that are able to deliver on the objectives. Large scale sites (100+) are more likely to deliver the specific benefits identified as local priorities through economies of scale more than a scattered policy of allocating smaller sites in rural or semi rural locations.

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**User Response: Text**

Cheaper housing must be made available for the young, first-time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

in order they are properly assessed

Most important in my opinion to achieve plan objectives.

Cheaper housing must be made available for the young first time buyers. Older citizens are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments

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General health and well being from walking and cycling should be made a priority. Cycle and walking routes should be safe to use.

More and more each year there are hose pipe bans and concerns on water levels. Everyone should be encouraged to use less water and save rain water.

Water treatment plants should be able to cope with the extra demands from new builds and existing properties.

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- There is an active covenant on this land restricting development. It is therefore undeliverable.

**Site 59825:**

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- Very open site.
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### User Response: Text

- Proposed mixed development on this site is questionable. There is no identifiable need for social housing in Shipbourne.

#### Site 59827:

- Green Belt, Kent Downs AONB and the edge of the Conservation area.
- There are land drainage issues on this site and a watercourse runs along the southern boundary.
- There are already issues with sewer overflow across the site.

#### Common to all three sites:

- All three sites are in the Green Belt and the Kent Downs AONB. If any of these sites were developed they would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how “to conserve and enhance natural beauty” in accordance with the Countryside and Rights of Way (CRoW) Act 2000.
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- The junctions at both ends of Back Lane are dangerous and Back Lane experiences speeding traffic since the road is used as a cut through to from the A228/A26- to A227 and cross country to the A21
- The bus stop mentioned in relation to site 59779 is only used at school times.
- The village is not on the gas network so the current electricity grid would need upgrading to sustain any new developments in these sites.
- Sewerage is also under pressure and overflows are already experienced as mentioned on site 59827.
- Provision of water: current systems are inadequate to accommodate new development.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

It is essential that cheaper housing be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!! Cars are not going away for a LONG TIME and a great deal of recent developments have completely failed to provide sufficient parking. The resulting outcome is that surrounding streets have become oversubscribed for the parking of vehicles from new developments.

As above, we need to future proof ourselves energy wise.

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**User Response: Text**

Any housing should be built with a view to mitigate Climate change

Local requirements should be to meet local needs, with mixed developments at optimised densities, providing adequate spacing for parking, for green spaces, for tree canopies 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.

Too many questions without relevant information

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are Modern Methods of Construction Parking Public open space Renewable energy generation (eg photovoltaic cells) Safety and security Self-Build and/or Custom Housebuilding Specialist housing (elderly, eg care homes) Sustainable Drainage (eg water butts and green roofs) Water efficiency (consumption within the home) Other – please state below not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Local families find it extremely challenging when children wish to set up home in the area where they grew up.

These are important factors in achieving net zero

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Any houses we do have to build should strive to mitigate Climate Change

Providing the most useful housing provision with minimal environmental impact

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**User Response: Text**

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All are important but building the mix of housing which best suits local needs is paramount.

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These are mainly carbob reducing items except for residential parking which is usually insufficient to new developments approve by planners, e.g Kings Hill.

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Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

May I also add that this a complicated way to protest about the proposed building of 1800 homes on the Grange Farm site.

It is no wonder people climb bridges and hang about in trees and bring the roads to a standstill to get noticed.

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**User Response: Text**

I walk my dogs daily over the golf course and the wildlife is beautiful, and am sure this would be ruined if this went ahead.

Trees would be cut down that houses many Bats in the area proposed, of which these are protected at all times.

Please listen to people who live nearby and not what this council is proposing.

The new plan should delivery a cross section of housing and business centres to meet the traditions of the local areas. It should encourage the use and development of green energy, water conservation and safeguarding the environment.

There is a naive belief that vehicle traffic will decrease. There is no evidence that this will be the case. New developments and local plans fail to take into account parking needs and the building of new infrastructure.

It is a balance between modern requirements of energy efficiency and building methods and protecting green space and wildlife

To protect areas that could easily be lost

Any houses we do have to build should strive to mitigate Climate Change

I think that it is important that future housing growth within the Borough is located close to facilities and services such as schools, doctor's surgeries etc. in order to encourage active travelling. Attention should also be focussed on cycle paths/lanes and footpaths and how they can be accommodated if not already in place. Sadly we must accept that people are intrinsically lazy and it will take a lot of persuasion to get people out of their cars - we must make it easy and enjoyable.

There is an acute need in the area for first time homes.

Parking has to be adequate, there are already too many areas where there is insufficient off-road parking, despite the desire to get people out of their cars the Borough Council needs to accept that many homes will continue to have at least one car if not 2 over the lifetime of this Plan.

I am also keen that the Borough Council considers the need for new developments to be Net Zero and not have harmful impacts on the natural environment. Hence the need to consider energy efficiency and protecting biodiversity and ecology.

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### User Response: Text

As a Shipbourne resident, it is with great disappointment I read three potential sites are being considered for our small village, nestled in a Conservation Area, Green Belt and Area of Outstanding Natural Beauty, three layers of protection which should be enough to discourage the Council to develop houses here. It seems not.

Therefore I detail below why I object to sites 59779, 59825 and 59827 being considered for development:

Site 59779:

- This site is in the Green Belt and the Kent Downs AONB, on the edge of Shipbourne Conservation Area. If this site were to be developed, it would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how “to conserve and enhance natural beauty” in accordance with the Countryside and Rights of Way (CRoW) Act 2000.
- The access onto Back lane is in close proximity to main access to Shipbourne Primary school. As a parent whose children attend Shipbourne Primary, Back Lane becomes extremely congested already at drop off and pick up times and would not cope with extra housing.
- There is a dangerous junction of Back Lane with the A227, any extra traffic so close to a school with very young children would make it implausible.
- There is an active covenant on this land restricting development. It is therefore undeliverable.

Site 59825:

- This site is in the Green Belt and the Kent Downs AONB, on the edge of Shipbourne Conservation Area. If this site were to be developed, it would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how “to conserve and enhance natural beauty” in accordance with the Countryside and Rights of Way (CRoW) Act 2000.
- This is a very open site.
- The access onto narrow Upper Green Road, or onto Back Lane is narrow and dangerous.
- The proposed mixed development on this site is questionable. There is no identifiable need for social housing in Shipbourne.

Site 59827:

- This site is in the Green Belt and the Kent Downs AONB, on the edge of Shipbourne Conservation Area. If this site were to be developed, it would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how “to conserve and enhance natural beauty” in accordance with the Countryside and Rights of Way (CRoW) Act 2000.
- There are land drainage issues on this site and a watercourse runs along the southern boundary.

All three sites are unsustainable and undeliverable unless huge changes are made to the current policies covering conservation and enhancement of this AONB Village in the GB. Any one of these sites would have a huge impact on the character and landscape of this small village which has no services other than the small primary School, already oversubscribed.

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**User Response: Text**

There are (only) 34 Areas of Outstanding Natural Beauty in this country which include The Surrey Hills, The Wye Valley, the Isles of Scilly and the Kent Downs where Shipbourne lies. As AONB, it is all of our responsibility to protect the land, conserve and enhance its natural beauty. It goes without saying that building houses in this area is in total contradiction with protecting and preserving the land, with the three proposed sites for Shipbourne (in the New Local Plan) totalling over 120 houses, therefore almost doubling the current amount of dwellings in this tiny village. That is obviously quite outrageous and the communities that live in this area will strongly object to this beautiful part of the country being spoilt and changed forever. TMBC needs to acknowledge the fact that their housing target is completely unrealistic, seeing that most of Tonbridge and Malling lies within the Green Belt, Conservation Area and part of it within AONB.

More to the point, what is TMBC's strategy towards climate change? What are you doing to preserve our green spaces for generations to come, and the habitats and biodiversity that form those green spaces? What commitments have you made to protect and enhance Areas of Outstanding Natural Beauty, of which only 34 exist in the whole country? Where in your Climate Change Action Plan have you listed your commitment to protecting these spaces, knowing full well that development would have a significant impact?

Most importantly, how can you align your strategy to address the climate crisis with your housing strategy? At present they are in complete contradiction with each other. Moving the boundaries of the Green Belt, building in Areas of Outstanding Natural Beauty as well as Conservation Areas is supremely short-sighted when we are living through a climate crisis that is affecting every living thing on this planet and is ultimately the biggest threat to us as humans.

It is extremely disappointing to see that none of this features in your Climate Change Action Plans, which seem to be copied and pasted year on year. Your plans should be promoting the acceptance of science that we are in a climate emergency, taking both mitigation and adaptation elements (you mention this but there is no evidence that you have taken action), protecting our beautiful part of the country, wildlife and habitat, all of which results in community wellbeing, eco-tourism and economy.

Sadly the lack of leadership in climate change is self-evident in the Local Plan and the documents you have produced to justify the building of 15,000 homes.

Cheaper housing must be made available for young, first time buyers. Older citizens do not all want to move into special accommodation.

Cars are not going away for a long time and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have



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**User Response: Text**

completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Again, all of which are important for residents and the environment.

We need affordable homes to rent and buy.

They are all important to me because they are things that I need to live a well balanced, less stressed and happy lifestyle.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

I just pray that we don't get to this point and the the Local Plan is thrown out.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

To provide a nice green environment to live in.

Cheaper housing must be made available for the young, first-time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

These are the priorities in our village.

Housing in the UK is already small. Minimum space standards would ensure that all built housing is desirable and fit for purpose and that building small inappropriate housing is not a factor in development. This should also

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**User Response: Text**

look to ensure that houses are not stacked too closely together and that gardens are of sufficient size. Thus maximum density standards on build plots and minimum room sizes will go hand in hand to ensure that housing stock is of the highest quality.

Parking will always be a requirement as rural areas are not well served by public transport and cars will continue to be a necessity. Environmentally this should not be seen as an issue as the switch to electric environmentally friendly cars is already happening at pace thus air quality will most likely improve even if the number of cars increases.

Public open space is highly desirable and the example set by the Victorian town planners is a sound one where fresh air and access to green spaces were readily available. This is good for mental health, the natural environment and is highly desirable.

Self-build is crucial to allow for people to build the houses they want to live in as opposed to forcing people only into the houses that are available. This is likely to result in desirable houses of interesting construction being built as opposed to cookie cutter boxes which are often dull and unpleasant. For many, building one's own house is an aspiration, and anything the local authority can do to help encourage this would be very positive.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive.

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

I believe we are lacking in the requirements I selected

Not enough of these community based projects in this area.

Affordable housing appropriately sized for young and old

Road and parking infrastructure

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**User Response: Text**

my priorities would be to have enough houses and to ensure we look after the planet.

All are very important, there are probably others. Design rules which result in inappropriate solutions, such as providing car barns because they count as parking spaces, where people need security for their cars and bicycles and garden equipment is not being taken into consideration, resulting in potential for huge increased in crime.

Once again limiting choice seems inappropriate. All are very important and there are probably others that could be suggested.

Safety and security are becoming an increasing issue due to poor design rules with the existing building developments.

As stated throughout I believe that the retention and creation of green spaces helps to promote improved physical and mental wellbeing. It is also important to blend development focus so as to appropriately provide opportunities for the young, as they move into the housing market as well as meeting the needs of an aging population and recognising the appropriately increasing focus on the needs of the disabled. Water efficiency also serve top alleviate an ever-increasing issue as we seek to distribute a scarce resource in an ever-warming climate.

Impossible to choose only 5 as I believe all are of equal importance.

See answers to previous questions.

The four sites, below should not be developed on because: development is outside the village boundary; there are no GP facilities in the village vicinity, so the assessment of sites completed is incorrect; development would be in the greenbelt, is greenfield and is top grade agricultural land; sites have been previously refused planning applications; sites were not submitted as part of the previous local plan as were not viable and, they are close to conservation areas.

- 59645 - ME19 6RE piece of land by oast houses
- 59699 - ME19 6NN large site, field from Offham Road to Fartherwell Road
- 59714 - ME19 6RD Churchfields site previously in local plan
- 59716 - ME19 6RF paddocks from Offham Road to St Leonard's Tower

All the above policy requirements are worthy and the ones I chose represent my priorities.

TMBC, together with Kent's other regions, have an unique role in shaping the future of this county. Planning rules and regulations are not there to slow down projects or even stop them. They are there to not just protect the

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**User Response: Text**

environment, such as areas of MGB, AONBs, SSSIs, air pollution and against climate change, but also to safeguard the health and well-being of residents who may be subject to future development projects.

Affordable housing to return - borough needs more affordable homes, particularly for frontline public staff.

Energy efficiency - will help deal with cost of living and improve environment.

Water efficiency - key consideration in such a dry part of the country. will help promote biodiversity

Cheaper housing must be made available for the young, first time buyers.  
Older citizens do not all want to move into special accommodation!!  
Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

aging population and desire to create homes for all people.

Any new houses we need to build should be built to reduce energy consumption to mitigate climate change. We also need affordable housing for our children.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Green spaces including farms and rural spaces need to remain untouched by developers and the council should reject central governments and developer pressure. As I feel it's all about making high profits and not about helping people with housing needs. Mass building has a big carbon footprint and there are already future problems reported on energy ie; gas, electric, water etc. Big developments will increase this problem. Also producing our own food is more sustainable and is more essential than over population in Tonbridge.

Central government needs to get a grip on reality and Tonbridge council should be more outspoken when defending the rights and lifestyle of people in Tonbridge.

These factors are important to me

Young people need a first home that is energy efficient to counteract the current crisis and help them cope

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**User Response: Text**

financially. Folk with special needs deserve the chance of independent living. Our aging population needs support and assistance to cope with dignity. Please look upon an on-site car parking space as an essential with any new build properties.

Cheaper efficient housing must be made available to the younger generation and first time buyers. Make the environment more pleasant for everyone with open spaces, biodiversity and ecology

Affordable housing (buy and rent) should be available for first timers. Parking will always be needed - cars will never disappear! Public open spaces an absolute necessity for health and well-being of all citizens.

To give access to first time buyers and those on lower incomes a chance to live in their own homes and to minimise energy and water costs for everyone.

Many of the priorities are important and if given more options to choose would have been on the list but in summary, affordable housing and energy efficient houses should be prioritised. Equally, a stock of sufficient specialist or adapted housing is needed for elderly, special needs and disabled people who are less able to look after themselves.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Older residents may not wish to relocate to specialist accommodation, but would consider downsizing, thus freeing larger properties to the buying market.  
Whole plot consideration is needed, providing parking for the appropriate size of house, as most families have more than one vehicle these days.

Affordable housing must be built in the vernacular. Do not build excessively designed houses. Provide limited exterior/street lighting. Protect our dark skies and cut electricity use. No panelled fencing preventing wildlife corridors or gated communities that are a cause of breakdown in the community and do not promote neighbourliness. They offer nothing to the community or local area.

Once again I cite Poundbury in Dorset as a good example of sustainable and attractive housing

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**User Response: Text**

OTHER: Smaller houses or flats to enable older, FIT citizens to downsize as well as being suitable for younger people. This will free up larger properties within the housing stock.

Need to tackle the difficulty for first-time buyers to get onto the property ladder.

Energy is a major issue

- We should be empowering people to build the homes they want to live in.
- Biodiversity will help the natural environment and assist in fighting climate change. Green public spaces such as squares and parks are important to add to this mix.
- We used to have Parker Morris Internal Space minimum standards, these should return so that only good housing is constructed.

As per question 47 I think these answers should be ranked as they are all important in their own way.

These all help with making our local areas a nicer place to be and to help with our environment, helping with the planet.

Sustainability

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

The parking allowance for planning is totally out of date. The majority of households have at least 2 cars, usually more in rural areas. Developments need to be better designed to allow parking in front of properties without restricting the width of the road and pavement. Additional parking requirement should be implemented on medium and large scale developments.

Ensuring renewables will help with the environment as well as cost of living issues.

Unless safety is built in, any development is at risk of becoming targeted

By ensuring access to open space will help address well-being needs, increase community and mitigate the risk of building dormitory developments.

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**User Response: Text**

As above.

It comes down to needing to find sustainable energy efficient ways to live - that will include housing and infrastructure but our climate-neutral approach to our natural resources - water and energy - must be at the heart of this.

Preservation of rural areas for the enjoyment of people but also to encourage and sustain our endangered wildlife, fauna and flora.

site 59779

Green Belt and the Kent Downs AONB edge of Shipbourne Conservation Area.

Poor drainage on Southern Boundary.

Access onto Back Lane in close Proximity to main access to Shipbourne Primary School. Danger to School children and congestion at pick up and drop off times.

Dangerous junction of Back Lane with the A227

Bus stop on A227 currently on for school service.

There is an active covenant on this landd restricting development it is therefore un deliverable,

Site 59825

Green Belt Kent Downs AONB within the Shipbourne conservation Area

Very open site.

Dangerous acces onto narrow Upper Green Road or onto Back Lane

Proposed mixed development on this site is questionable. There is no identifiable need for social housing in Shipbourne

Site 59827

Green Belt Kent Downs AONB and the edge of the conservation area

Ther are land drainage problems on this site and a watercourse runs along the Belt southern boundary

Ther are already issues with sewer overflow across the site.

Common to all 3 Sites.

All 3 sites are in the Green Beltand the Kent Downs Aonb. If any of these sites were developed they would be in

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**User Response: Text**

conflict with Gb policy and conflict with the Kent Downs AONB Management Plan which gives advice on how "to conserve and enhance natural beauty" in accordance with the Countryside and Rights of Way (CROW) Act 2000

Shipbourne Conservation area and the adopted Shipbourne Design Statement set out what is special and important to Shipbourne and clearly indicate how vulnerable Shipbourne is to development.

All 3 are unsustainable and undeliverable unless huge changes are made to the current policies covering conservation and

enhancement of this AONB village. Development of any of these sites would have a huge impact on the character and landscape of this small village, which has no services other than the small Primary School, already over-subscribed.

The junctions at both ends of Back Lane and Back Lane experience speeding traffic since this road is a cut-through to the A228/A26

and to A227 and cross-country to the A21.

The bus stop mentioned in relation to site 59779 is only used at school times.

The village is not on the gas network, so the current electricity grid would need upgrading to sustain any developments.

Sewage is also under pressure and overflows are already experienced as mentioned on site 59827.

The value of all existing houses in the village will be reduced because the AONB will not be applicable.

All of the above meets the needs of the village of Burham

Overall, our objective in answering the questions in the way we have, is to try and make certain the borough evolves naturally, rather than being subjected to contrived, massive developments. These cause an artificially unacceptable ruination of the local character and environment, which will be permanently destroyed for future generations.



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**User Response: Text**

as above

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

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These are the priorities in our village. Air quality should also be considered

These priorities are relevant to the whole country not just the Local Plan.

Trying to maintain a balance between the need for housing and the need to keep the rural aspects of the land especially near to the green belt.

See above.

These measures are long over due. Stop all building now until such time as all developing at this time adheres to these important forward thinking plans.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase

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**User Response: Text**

their profit margins and thrive.

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Instead of building piecemeal as seems to be the case most of the time, we should consider building small towns in the countryside when they would have all the infrastructure they need in way of transport, roads, schools, health services, shops etc right from the start and not rely on existing services nearby which, in the case of doctors' surgeries, are oversubscribed. Development should be undertaken for the benefit of the community, and not solely for the benefit of developers' shareholders as often seems to be the case. We need housing that is affordable with a good spread of single storey houses for the elderly. The current energy crisis will hopefully become less severe when the global situation settles down, but the days of cheap energy are over. Every effort should be made to ensure all new housing stock meets, and where possible exceeds, current energy saving regulations and the opportunity to provide housing with EV cells and/or ground source heat pumps promoted during the build stage and not left as an add on. I think water efficiency is necessary if only because we have to pay for what we consume, but the main thing we need to do is get the water companies to serve the communities more than their shareholders and fix the leaks in their systems. Parking provision needs to be amended to meet the needs of modern families, especially those in rural areas where the motor car is not a luxury item but an essential part of their lives.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Cheaper housing must be made available for the young, first time buyers.

Older citizens do not all want to move into special accommodation!!

Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Because they are the things people seem to need to provide them with a decent place to live. The energy efficiency is for the environment as well as the people.

Quality of life is important. Throwing up houses won't cut it. People need to be able to park their cars, not stare into other peoples' windows when they look out of their own, be surrounded by trees, fields, fresh air, birds.

Creating over 1000 homes in any one site makes the above almost impossible. Why not 50 extra homes in each

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**User Response: Text**

area/village? 75 even? That's more than doable. Local residents wouldn't feel so threatened, so potentially swamped, or so worried that the charming places that they have chosen to live and spend their money, where they have put down roots, learnt the local history and discovered its country walks and hidden paths, won't be swallowed whole by vast new developments that reach so far they touch the next village over. How could any local resident of a small, rural village ever be expected to agree to such a proposal, and how can any council that is supposed to speak for them, and to whom they pay their tax, ever expect them to do so?

Those waiting to get on the property ladder need help affording homes already on the market. Homes that they should be able to afford. They need help with mortgages and proving they are capable of paying them back. New homes will not fix those problems and will only upset those already in smaller villages, larger villages, and indeed, in any of the proposed areas.

New developments can be lovely. But in this case, would be putting a sticking plaster over a range of buyer issues that would not be remotely solved.

I support in part the Hadlow Parish Councils view for the future and whilst there may be a case for a few new houses each year we should not use our valuable resource of agricultural/greenbelt lands . Focus on the responses to Q2 & Q7&8 please.

Do not understand why some sites have planning before this Local Plan has been put forward and approved ( ie Carpenters Lane 59410 )

Think Council should have made all aware of what is happening ..... via email as you have 95% of every households address. Think return date for responses should be extended based on numbers at Team Meeting on 24th October ( well run but short on numbers)

Trust no planning applications will be considered on sites listed till plan has received final approvals.

Maintain biodiversity, enable people currently priced out of the area to live and work here

Cheaper, affordable housing must be made available for the young, first time buyers. Not all older residents want to move into special accommodation i.e. retirement villages.

Cars may change from petrol to electric but they will still be used and many recent developments have failed to allow for this. This will only result in on-street parking, causing more congestion.

They are the five most important in my personal view - though others are also worthwhile.

no response

Have already made points through in my responses

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**User Response: Text**

Cheaper housing for older citizens who do not want to move into special accommodation.

My objective is to provide housing as needed and to improve the environment heading towards Net Zero. In addition to remove traffic as much as possible.

It is difficult to prioritize but all options are important, these appear to make the most sense.

Try to locate as many new houses in sustainable locations where residents can leave behind their cars and walk or cycle to their destination. This means new houses should be concentrated as closely as possible to these target destinations, but that this sustainable zone can be extended if suitable car free cycle tracks and pedestrian networks are introduced.

Basic minimum internal space standards need to be exceeded for all developments to ensure satisfactory levels of accommodation but this needs to be in line with national standards and not overly dictatorial so as not to be challenged or restrictive on development levels required to achieve the borough targets. It should be a safeguarding back stop to ensure satisfactory living, and be applied even where permitted development rights are imposed. If it becomes a new dwelling it has to achieve these basic requirements.

Sadly parking is an unavoidable issue. It is very difficult to live in this borough without a car. Housing needs to be concentrated in the few town centre and station locations where car free living is viable, but in all other locations adequate parking provision is required. All dwellings need at least 1 parking bay, if only to recharge an electric vehicle.

Energy subsidy and generation is going to be key for energy security and affordability. We need developments that access affordable low carbon energy and currently this is by domestic heat pumps and PV panels. This will become even more critical as the electric car usage makes current grid capacity inadequate and additional capacity and distribution should be a priority in the plan as well as data and wifi. Local and district power generation using low carbon or no carbon solutions, should be encouraged, wherever local conditions allow.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!

Again all of these are Good Things in themselves. My answer can only be largely based on my own personal situation without considering the greater good -- with the exception of my concern for the less well off in the borough being unable to afford housing.

We should all feel safe where we live but I currently do not. We need more local police patrols as visibility is key. Not just sitting in patrol cars on motorways trying to catch speeding motorists. Public open spaces are essential for our health and well-being and energy efficiency is the future

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**User Response: Text**

Any housing built should strive to mitigate Climate change

Can't pick just up to 5

These things are important to us personally at the moment but of course our priorities and needs could change. However we believe that if we don't collectively concentrate our efforts into protecting our habitat and natural resources and also find ways of becoming selfsufficient for our energy this Local Plan will have little meaning by 2040. Tonbridge and Malling is an area that is already naturally disposed to help with conservation against climate change as long as we don't allow it to be over run by inappropriate development.

Better air quality to look after the people in our village

They are core to the uniqueness of Kings Hill. It's been sold on its merits as a green space, connected to nature, offering a healthy lifestyle balance. You are proposing taking this away. Therefore, you are not proposing a new development of dwellings; you are proposing the reclassification of what was meant to be a village. Also, parking is already totally out of control in Kings Hill on multiple roads and building within the existing parameters will only make this many times worse.

By 2040 a large proportion of the population will be elderly. This needs to be addressed- and not all in flats. Homes for people to buy , renting only benefits developers/landlords, but these homes should not be poky with minimal space. All homes to have solar panelled roofs and grey water capture and plant trees.

representative of the local area and to maintain the countryside and reduce impact burden on the local environment

These are priorities in our village. We would also suggest air quality

No response

Green belt land should be kept as green belt land

some of these questions are ridiculous and difficult to understand

Mostly covered by previous answers

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**User Response: Text**

All local policy requirements are important. It's not appropriate to pick and choose between alternatives.

Air quality

I believe that every new build should have solar panels to assist with energy usage for that building and they should be energy efficient.

I am concerned that with all the building that is taking place in the South of England, we are increasing the load on the roads which threatens wildlife. Also we are getting rid of woodland/green areas/farmland that are home to various insects/birds and other animals. We need to be sure that we are maintaining habitat for them.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Climate and sustainability.

OTHER: Smaller houses or flats to enable older, FIT citizens to downsize as well as being suitable for younger people. This will free up larger properties within the housing stock.

New houses must be Climate Change proofed - built sustainably to be sustainable

We must focus on food security; stop building on farm land and stop building on Green Belt

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

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Site 59424 DEFRA forest inventory, ancient woodland TPOprotected trees, wildlife, over development with

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**User Response: Text**

inadequate resources on kings hill

Site 59531 & Site 59534

Change of character of the area, traffic impact, loss of public open space

Site 59544

Harm to conservation and significant historical non listed landmarks, preservation order

Site 59547 loss of open space, harm to conservation area, increased traffic in an area struggling

Site 59630 proposed green belt harm to aquifer for streams, area of outstanding beauty, traffic restricted on local roads ..this site has had an appeal and lost in 2020

Site 59797 & 59800 harm to conservation area, green belt traffic issues

Cheaper housing must be made available for the young, first time buyers . Older citizens do not all want to move into special accommodation!!

Cars are not going away for a LONG TIME and a lot of recent have developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!

It is a great shame that Kent is having to endure these problems with their local council and rough riding over their residents who were born and bred here and chose to stay! The garden of England doesn't deserve this treatment and neither does it's residents! Ref no56759, 56760 59595 specifically and the others that fall into the Mereworth area!

active travel keeps use of cars down also more and smaller mass transit

energy efficiency keeps cost,of living down better for environment

public space tis strongly applies to where there are larger developments

Energy efficiency is obvious considering we are talking of power cuts this winter.

Access to affordable housing is essential but private rental only artificially inflates rental cost. Bigger local government needs to provide affordable housing to buy and rent.

Beautiful countryside and access to it is what makes this country. Also assists in the mental welfare of residents.

We need to prioritise the natural environment and minimise impact on climate change.

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**User Response: Text**

Active travel - to reduce the congestion on the roads and encourage an active lifestyle.

Affordable housing to buy - will help first time buyers and allow people born in Tonbridge to stay in the area instead of having to move to cheaper towns.

Indoor recreational facilities- give everyone some where to meet/relax especially over the colder months. Will reduce anti social behaviour and bring revenue.

Parking - lots of cars now park on the pavements reducing safe walking spaces for pedestrians. Town centre parking is expensive.

Other - to move forward effectively all of the options need to be included and considered.

We need more smaller affordable homes for first time young buyers & older downsizers. Energy efficiency and the environment are a top priority & go hand in hand. We need to protect our local open spaces for physical & mental health of the population.

Climate and our use of resources has to become our focal point in all we do. We have to plan, develop and build in a more sustainable and environmentally conscious way to protect the future of the natural world and ultimately our future.

no comment

Housing needs combined with environmental protection.

Affordable housing to rent or buy - housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency - cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive.

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Parking and public spaces are equally important enabling space for increasing ones mental health and well being.



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**User Response: Text**

This represents what the Tonbridge Borough is about

it is not about mass developments and infrastructure .... It is about open spaces, biodiversity, and a generally nice and not overdeveloped place to live

hopefully this is recognised

All new homes should be sustainable and use green technologies so they don't rely on the grid. They must not deplete rivers for water use or pollute . Rain water capture and use of grey water should be a requirement.

Biodiversity & Ecology - greenbelt area is valuable and needs to be protected

Energy efficiency - to reduce carbon emissions

Modern Methods of Construction - to ensure that new builds are thermally efficient and use less natural resources

Public open space - for health, wellbeing and quality of life, particularly if green open space

Renewable energy generation (eg photovoltaic cells) - to reduce carbon emissions, reliance on other countries / energy security

Cheaper, well built, energy efficient housing must be the norm. First time buyers need to be catered for and it should be recognised that older citizens do not all want to move into special accommodation but would like the opportunity to downsize to smaller independent accommodation.

Prices within the housing market will always be determined by supply and demand. Smaller houses are required for local first time buyers and the grammar schools should change their admissions policies to provide priority to local youngsters to avoid so many people moving into the area from south London (where grammar schools have to be paid for) to the correct postcode for entry to free grammar schools.

These are specific to Hadlow where I live.

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**User Response: Text**

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Houses need to be carbon neutral and fitted with the latest technology. Keeping green spaces helps carbon neutral.

don't consider many of the options relevant to issues of viability for the Local Plan. Several options are either a requirement under planning regulation or under building regulation and therefore irrelevant for plan making. Climate change should be the top priority in all aspects of planning development expansion

Mitigation of climate change and retention of the natural environment.

Better air quality to look after the people in our village.

Better air quality to look after the people in our village

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!  
Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

They mean the most to me

I live in Kings Hill and I am very concerned that the character of the 'Garden Village' is going to be destroyed if the proposals in this plan go ahead. It will simply be absorbed into the Medway Gap urban sprawl.

Kings Hill is not an urban site – it does not have the amenities, medical services, transport network (reduced bus service for example), to be a urban centre.

Plus – I am very concerned that access to green space will not be kept if the Green belt status is not retained. We all need access to green space for mental and physical needs, and a green boundary gives Kings Hill guaranteed access and defines it from other areas.

I have lived in Kings Hill for 14 years, I cannot think of a time where there has not been the threat of more housing. Two years ago I spoke at the Planning Enquiry into Amber Lane – a situation that took a tremendous

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**User Response: Text**

amount of time and money, and yet I see the site proposed in the plan. It leaves me little hope for the future.

It is only through the efforts of local communities that action against such plans is made but we have jobs, families and lives to live, and not all of us have the time to complete lengthy questionnaires. And I for one am so tired of this constant pressure at Kings Hill that we plan to move away in the next 12 months

Cheaper housing must be made available for the young, first time buyers. Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move to special accommodation. Cars are not going away for a long time and some recent developments have failed to provide sufficient parking as a result surrounding streets have become busy with parked vehicles from new developments. People will always want to move to areas where there are renowned schools therefore putting prices up and creating more population in these areas. Many people from out of the local area move to Tonbridge for this reason only, sometimes renting out their own properties in London areas while their children are at school here. This will not change until the grammar schools revise their application process. Market conditions will dictate the cost of housing in any area despite Council's best intentions.

These should be the priorities in the whole borough to keep it a pleasant place to live for all and addressing our impact on the environment to ensure it remains for future generations.

These are fundamental issues which should be addressed when making decisions about any new development.

There are not really relevant to the Local Plan, but are Geo-critical issues that should be in people's minds when making ALL decisions.

We support local planning policy requirements that are aimed at regeneration of existing urban areas (such as Tonbridge Town Centre & other conurbations through bringing together affordable housing/occupants with good transport link, retail & local amenities to limit pollution, costs & not remove green belt thereby helping with sustainability & protect against climate change.

Smaller adjacent villages should not be subject to anti-convalence maintaining identity between settlements.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!  
Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

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**User Response: Text**

We have the opportunity to make a difference to the future of our borough and future generations.

Always consider the impact of our actions on the environment and biodiversity.

Affordable Housing to Buy – It is widely recognised that once on the property ladder mortgage payments are less than rental prices. Home ownership also supports the culture of long term employment which supports our economy. Housing prices continue to rise reducing the potential for many to own homes. Affordable housing is desperately needed for purchase as well as rent.

Parking - Homes should have sufficient parking for the households needs to reduce the obstruction caused by on street parking. Accepting that use of private transport cannot always be avoided - see earlier answers.

Open Space - This is more than desirable for recreation and aesthetics as well as encouraging nature and biodiversity.

Safety & Security - all homes should be secure and in a safe environment. Building plans should be approved as "Secured by Design". This will support communities and encourage people to move around on foot rather than by car.

Sustainable drainage - Flooding both fluvial and flash flooding are an in issue in Tonbridge. With increased pressure on water demands, it seems prudent to design in water retention or reuse systems.

Adaptability of housing seems more sensible than specific residential use. Rural needs biodiversity, development often restricts/ruins it. Water is a national issue. Lack of policing and crime rates increasing needs careful planning in development. Parking is important to alleviate on street parking which is dangerous and causes congestion. Energy efficiency at build point is sensible.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community. Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

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**User Response: Text**

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Health and Wellbeing

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community. Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it ends its way into the environment.

these choices all help to make for better places to live.

Because these are the most important to me

In the past we have built properties with no regard to energy sources and it is quite obvious from recent crisis that we need to be conserving energy and water. The only way that we can conserve these energies is to produce our own heating and lighting, and finding ways of utilising our own rainfall to offset the rainfall that is not going into our reservoirs due to the building of houses and the appropriate roads and hard-standing.

Cheaper housing must be made available for the young, first-time buyers.

Older citizens do not want to move into special accommodation.

Cars are not going away for a long time and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Quality of life and reduced energy consumption

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**User Response: Text**

To make sure TNBC areas are Cleaner, more energy efficient with limited development making it pleasant area to live in.

Sustainable development in simple terms. We must build for the future security of our population. Short cuts to deliver cheap, poor quality housing and commercial buildings is unacceptable. Renewable energy, water conservation, grey water systems, flood prevention, insulation are absolute key elements that have to form part of every new building whether a single property or a major development - no exceptions. No planning permission should be granted UNLESS all possible and relevant green systems and methods are incorporated from day 1 and are present upon completion. We cannot delay in this undertaking, we must act now for future generations.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

The environment is a priority but we need young people to be able to buy houses, locally.

No point in building homes that local people cannot afford to live in.  
High quality modern homes that are cost effective to use.  
Must have good access to the green environment.

Cheaper housing must be available for the young , first time buyers and not all senior citizens dream of living in special accommodation . The problem of cars has not been addressed in many recent developments either through cost or lack of space resulting in additional cars ending up parked in local streets annoying existing residents as fewer spaces become available .

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive.

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**User Response: Text**

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To address the two greatest threats to our society at large and our local community. To ensure that TMBC is able to manage the greater threats to our homes, urban areas, rural spaces and lives.

No response

As a recent first time buyer, I know how hard it is to buy in this area, so we do have a need for first time buyers housing, which are a good size and have good energy efficiency.

I have selected these particular requirements as I feel they are key priorities for the area and the wider community. Biodiversity and ecology is key for climate change. Open space is key for mental health, health in general, ecology and biodiversity.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and their finances. Allowing residents to keep more of their income rather than paying high energy bills, and businesses to preserve their profit margins and thrive.

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its

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**User Response: Text**

way into the environment.

Looking after our resources (energy, water and land) is of prime importance if we want to live sustainably.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

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preserve the environment

preserve environment - limit water and water usage.

The items I have chosen are to ensure that the new houses are affordable, as that is where the current construction activity is failing miserably. They also need to be cheap to run, hence the renewable energy and energy efficiency of each house. Finally all houses should be accessible to all people.

Simply because it will negatively impact upon my well being. So therefore in particular I strongly object to any development on the field at Site 59770. Our lane is historic and narrow and it would therefore be an inappropriate increase in traffic should any development occur on the field. This field is currently being occupied by sheep and is therefore managed really very well, and thus creates a positive environment for us who live here. Kind regards  
Dr Camilla Sagemo

We need affordable houses for local people, including accommodation for the elderly, rather than the Borough act as a sink hole for London Commuters from all over the country. People will come to the Borough irrespective of whether they live here or not if the Borough is made attractive enough. This must include the provision of Greenbelt for biodiversity, which is so important as well as the wellbeing of locals in such things as local walks and open spaces. In land liable to flood, which is a great deal of land around the many rivers in the area, sustainable drainage and anti-pollution measures should be in force.



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**User Response: Text**

see response to Q2 above

I am a resident of Shipbourne and cannot comment on other sites. I strongly object to all the 3 sites put forward for housing in Shipbourne because they are all on designated areas of AOB. As such the 3 sites are legally protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty.

Please refer previous comments, thank you.

Self-explanatory.

We need more affordable housing and we need open spaces and a natural environment that make communities pleasant places to live.

This survey has been designed to confuse the public. Most people will give up before completing the survey. This means that the Council can do whatever it wants while claiming they have consulted the public. As a public elected body shame on you.

I think they are all important but i think the ones highlighted are the important ones

There is no white space so additional comment on the sites proposed here.

Sites 59813, 59639, 59640,59753 and 59782. Unsuitable for development. Poor accessibility, site is inn flood zone 2 and 3. Roads to the site flood. Site can be isolated from the village services in times of flooding. High ground water means the use of soakaways is likely unsustainable for this area. Site is on greenbelt land. Surface water discharge from 59813 in particular could flood property downstream. Building on 59813 goes against anti-coalescence and the hamlet of Hale Street should be kept from the hamlet of East Peckham. Additionally the CLH fuel pipeline goes through this site. No rail station close by or walkable. no parking at the nearest station.No lighting or pavement on road to station. The roads to the station flood. the village has no GP surgery. The village of East Peckham should be downgraded from a rural service centre to a rural settlement.

Being environmentally aware in both construction and future use of development is essential for the future

Due to inflation and energy prices increasing houses need to be as energy efficient as possible, there should be efficient water supplies and more implementing of water butts at sites to save water. Parking is awful at new build sites, if councils were only able to see the complaints residents make every single day and this is due to their not

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**User Response: Text**

being enough spaces again as stated before most homes have more than 1 car therefore there needs to be an increase of at least 2 spaces per property including flats and increase in visitor parking, an additional 4 parking bays is not enough for 30 houses. Houses are not affordable and therefore more and more people are struggling to get onto the housing market. People need green spaces nearby for them to stay positive and have strong mental health to build the resilience of a community.

I already explained my attitude to climate change under Q48. It may or may not happen to any great degree.

Lack of parking and road congestion is a daily problem for most people in the north east and east of the borough. This burden needs to be spread around.

Everyone wants a safe and secure home, especially when we have so many people of uncertain origin and intention arriving on the coast of Kent every day, not far from T&MB.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

It is important the area is true to the roots of country/town/village living rather than feeling like city living.

It cannot be underestimated that our future will be different and the requirements of better more efficient homes in low carbon construction will be better for the environment and individuals who inhabit them. Greater ability to safe cycle and walk to places will encourage healthier lifestyles and encourage people not to use their cars as much. Open green spaces for recreational and leisure - not to mention assist in promoting better mental health.

These are personal options for someone in their 70's. I'm sure that they would have been quite different 30 or 40 years ago.

I strongly object to the inclusion of these three sites in the plan.

Site 59779

- This land is on the green belt and the Kent AONB, it is also on the edge of the Shipbourne Conservation area

There is poor drainage to the southern boundary

Access onto BackLand is very close to Shipbourne Primary school and so increases the risks to the children and parents using that site. This is already a high traffic area and there is congestion at rush times.

- There is an active covenant on this land restricting it's use

Site 59827

- This land is also on the green belt and Kent AONB, and on the edge of the conservation area

- there are land drainage issues on the site and often issues of sewage overflow issues across the site

Site 59825

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**User Response: Text**

- again this is green belt and AONB and on the edge of the Shipbourne conservation area  
The area off Back Lane and Upper Green Road are small country lanes that are already dangerous and speeding traffic, additional residential development would exacerbate this

There is much more to do, and we all need to use climate change and sustainability as a priority, using resources that are free - sun, wind, rain, more use of turbines in fast flowing waters

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staR who serve their community.

Energy EUciency – Cutting consumption is going to beneSt everyone in terms of the environment and Snances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their proSt margins and thrive.

Water EUciency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it Snds its way into the environment.

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Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

The reasons that the following sites are deemed unsuitable for development are as follows:

**Site 59779:**

- Green Belt and the Kent Downs AONB on the edge of the Shipbourne Conservation Area.
- Poor drainage on southern boundary.
- Access onto Back lane in close proximity to main access to Shipbourne Primary school. Danger to school children and congestion at pick up and drop off times, which includes heavy farm traffic and lorries already passing - this would be hugely exacerbated by the proposed developments. My children attend Shipbourne

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**User Response: Text**

School, and the traffic noise and pollution from the A227 is already excessive. Three dangerous accidents near the school in the last 12 months given the volume and speed of traffic.

- Dangerous junction of Back Lane with the A227.
- Bus stop on the A227 currently only provides a school service.
- There is an active covenant on this land restricting development. It is therefore undeliverable.

**Site 59825:**

- Green Belt, Kent Downs AONB, and within the Shipbourne Conservation Area.
- Very open site which can be seen for several miles - goes against the green belt ethos that developments should be hidden where possible.
- Issues with sewage overflow and subsidence at house opposite - this would render the site almost unworkable as an option.
- Dangerous access onto narrow Upper Green Road, or onto Back Lane. Traffic is already substantial at weekends given the community enjoying the open spaces, rural landscapes and wildlife. Several birds, foxes, badgers and rare birds can be seen on and near the common. There were in excess of 90 cars parked near the site last weekend given visitors attending from nearby Tonbridge - site and narrow roads are already overrun.
- Proposed mixed development on this site is questionable. There is no identifiable need for social housing in Shipbourne and given exposure of the site this may further impact the sensitivity of the development within the surrounding area.

**Site 59827:**

- Green Belt, Kent Downs AONB and the edge of the Conservation area.
- There are land drainage issues on this site and a watercourse runs along the southern boundary.
- There are already issues with sewer overflow across the site.

**Common to all three sites:**

- All three sites are in the Green Belt and the Kent Downs AONB. If any of these sites were developed, they would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how “to conserve and enhance natural beauty” in accordance with the Countryside and Rights of Way (CRoW) Act 2000.
- Shipbourne Conservation area and the adopted Shipbourne Design Statement set out what is special and important to Shipbourne and clearly indicate how vulnerable Shipbourne is to development.
- All three are unsustainable and undeliverable unless huge changes are made to the current policies covering conservation and enhancement of this AONB Village in the GB. Any one of these sites would have a huge impact on the character and landscape of this small village which has no services other than the small primary School, already significantly oversubscribed and with capacity for only 60 children (which is already a stretch based on

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**User Response: Text**

current buildings and facilities).

- The junctions at both ends of Back Lane are dangerous and Back Lane experiences speeding traffic since the road is used as a cut through to from the A228/A26- to A227 and cross country to the A21
- The bus stop mentioned in relation to site 59779 is only used at school times.
- The village is not on the gas network so the current electricity grid would need upgrading to sustain any new developments in these sites.
- Sewerage is also under pressure and overflows are already experienced as mentioned on site 59827.
- Provision of water: current systems are inadequate to accommodate new development.

All of these developments would therefore be extremely costly, damaging to the greenbelt and AONB, and would have a severe detrimental impact on the environment and local wildlife.

Experience in trying to find suitable accommodation for older relatives.

Preservation of natural habitat and biodiversity is essential for our society and the world.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation. Cars are not going away for a long time and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

To address climate change and ensure a sustainable future for Tonbridge and Malling

These are most important to me - I did what your question asked.

Once again, I would prefer to weight these answers. I've chosen 5 but a few more would make my list. I could than let you know what was most important to me.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community. Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul

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**User Response: Text**

sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

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losing Agricultural land and green space will lead to a lack of food and a toxic environment that will kill us all if we dont have them.

Housing can be compressed or develop different areas such as existing brownfield sites, especially looking at the many empty light industrial units in the borough.

Affordable Housing to Rent – Housing is primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property especially as a commodity should be a secondary consideration. The borough needs to encourage front line workers who are predominantly lower paid into the area.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills; this includes cutting fuel consumption in cars by people not having to use them.

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**User Response: Text**

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Internal space standards, these should not always default to the minimum building regulation minimum size. Any measure that is to do with coping with climate change is a top priority.

Adding to existing housing estates, causing more urban sprawl with larger houses, causing more parking problems, is not solving the problem of affordable housing for young people.

**Affordable Housing to Rent** – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

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I feel that the village of Hadlow should have enough parking for residents and for people to visit the village. I also believe that the biodiversity should be monitored and looked after and we need to improve the environment. I also feel that the village of Hadlow needs to feel safe and secure with more police presence.

See all my answers to previous questions

I have written an email which includes my objections.

Some of the measures are not relevant to the local plan, merely factors of good development and required under planning regulations.  
climate change is a current and future critical factor and should be high on the priority list.

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## User Response: Text

SUDs and water efficiency are linked. SUDs are a requirement by drainage authorities and Environment agency. Water efficiency in the home and provision of water butts and green roofs are not and something that should be required by development management policies.

Space standards and zero carbon dwellings are fundamental issues.

All homes should be to high standards despite tenure.

These policy requirements affect everyone and are covered in some way either by Government Acts, Regulations and/or Policy.

Once high standards of building stock are required and secured the type and tenure come later and have been addressed under other questions in this questionnaire.

**The issues we are invited to prioritise are dominated by aspects of housing and omit other topics which should be policy priorities; Constraints and standards are different to what should be built to fulfil needs. For instance - Of course we need 'affordable homes' – but let's not pose the questions as an alternative to 'space standards' and 'zero carbon homes'. They are not either or. The answers should not exclude each other. The questions group wrong issues together.**

Nine of these identified 'policy requirements' are WHAT i.e.

- Accessible and adaptable housing,
- Active travel,
- Affordable housing to buy,
- Affordable housing to rent,
- First homes,
- Indoor recreation facilities,
- Parking
- Self-build and/ or custom Housebuilding,
- Specialist housing.

Nine of these 'policy requirements' are related to HOW these requirements should be built and developments be designed and what should be cared for. i.e.:

- Biodiversity and ecology,
- Energy efficiency,
- Internal space standards,
- MMC,
- Public Open Space,
- Renewable energy generation,
- Safety and security,
- SUDS,
- Water efficiency,

There are lots of other policy requirements – such as AIR QUALITY and infrastructure which have been left out.

The questions in this questionnaire have continually mixed up constraints and standards with what must be provided/developed to meet needs, therefore the analysis of this consultation response will be skewed and will not



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**User Response: Text**

reflect what people's preferences are.

- Any houses we do have to build should strive to mitigate Climate Change.

Consistent with answers given to other questions.

Affordability of housing is essential, especially given the pressure to provide more housing stock. Unless the housing is made accessible to more of the local growing population a paradoxical situation occurs. New development needs to be well designed, energy efficient and sustainable. Lastly, much needs to be done to improve the safety of our roads and to encourage cycling.

Biodiversity & Ecology - greenbelt area is valuable and needs to be protected

Energy efficiency - to reduce carbon emissions

Modern Methods of Construction - to ensure that new builds are thermally efficient and use fewer natural resources

Public open space - for health, wellbeing and quality of life, particularly if green open space

Renewable energy generation (eg photovoltaic cells) - to reduce carbon emissions, reliance on other countries / energy security

I have selected these particular requirements as I feel they are key priorities for the area and the wider community. Biodiversity and ecology is key for climate change. Open space is key for mental health, health in general, ecology and biodiversity.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community. Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

I have selected these particular requirements as I feel they are key priorities for the area and the wider

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**User Response: Text**

community. Biodiversity and ecology is key for climate change. Open space is key for mental health, health in general, ecology and biodiversity.

I have selected these particular requirements as I feel they are key priorities for the area and the wider community. Biodiversity and ecology is key for climate change. Open space is key for mental health, health in general, ecology and biodiversity.

**Site 59779:**

- Green Belt and the Kent Downs AONB, edge of Shipbourne Conservation Area. These areas should be untouchable in the face of the climate crisis, a situation which is urgent and desperate, regardless of the housing crisis and the unrealistic housing quota the government has set. As humans, we have a responsibility to speak up when decisions from the top are fundamentally wrong.
- Poor drainage on southern boundary.
- Access onto Back lane in close proximity to main access to Shipbourne Primary school which is already a nightmare to navigate at drop off and pick up hours.
- Danger to school children and congestion at pick up and drop off times.
- Dangerous junction of Back Lane with the A227. There has already been an accident this year, just outside the school office with a car speeding down the A227
- There is an active covenant on this land restricting development. It is therefore undeliverable.

**Site 59825:**

- Green Belt and the Kent Downs AONB, edge of Shipbourne Conservation Area. These areas should be untouchable in the face of the climate crisis, a situation which is urgent and desperate, regardless of the housing crisis and the unrealistic housing quota the government has set. As humans, we have a responsibility to speak up when decisions from the top are fundamentally wrong.
- Very open site.
- Dangerous access onto narrow Upper Green Road, or onto Back Lane.
- Proposed mixed development on this site is questionable. There is no identifiable need for social housing in Shipbourne. Let's face it, these houses would be for affluent people looking to move to another area rather than for social housing. Am I right?

**Site 59827:**

- Green Belt and the Kent Downs AONB, edge of Shipbourne Conservation Area. These areas should be untouchable in the face of the climate crisis, a situation which is urgent and desperate, regardless of the housing crisis and the unrealistic housing quota the government has set. As humans, we have a responsibility to speak up when decisions from the top are fundamentally wrong.

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## User Response: Text

- There are land drainage issues on this site and a watercourse runs along the southern boundary.
- There are already issues with sewer overflow across the site.

Common to all three sites:

- All three sites are in the Green Belt and the Kent Downs AONB. If any of these sites were developed, they would be in conflict with GB policy and conflict with the Kent Downs AONB Management Plan which gives advice on how “to conserve and enhance natural beauty” in accordance with the Countryside and Rights of Way (CRoW) Act 2000.
- Shipbourne Conservation area and the adopted Shipbourne Design Statement set out what is special and important to Shipbourne and clearly indicate how vulnerable Shipbourne is to development.
- All three are unsustainable and undeliverable unless huge changes are made to the current policies covering conservation and enhancement of this AONB Village in the GB. Any one of these sites would have a huge impact on the character and landscape of this small village which has no services other than the small primary School, already oversubscribed.
- The junctions at both ends of Back Lane are dangerous and Back Lane experiences speeding traffic since the road is used as a cut through to from the A228/A26- to A227 and cross country to the A2
- The village is not on the gas network so the current electricity grid would need upgrading to sustain any new developments in these sites.
- Sewerage is also under pressure and overflows are already experienced as mentioned on site 59827.
- Provision of water: current systems are inadequate to accommodate new development.
- Finally... perhaps we should all stop pretending that the climate crisis doesn't affect us all and more importantly, that every decision on the climate crisis that we make in our personal and professional lives, impact us as humans on this planet. Building thousands of houses on protected green spaces is obviously going to contribute to more severe climate change. Also your appraisal reports for each site are astoundingly discreditable; your objectives 'to protect and enhance biodiversity and geodiversity' and 'to protect and enhance the borough's landscape and townscape character and quality' by building housing in an AONB should NOT have responses like 'uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects' or 'the effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development'. Come again?? In actual fact, the responses to the majority of your objectives (mostly objectives 5 and beyond) are farcical. We are indeed in a crisis (a climate crisis) if local councils are demolishing, disfiguring and obliterating our beautiful countryside, and justify their strategy with questionable appraisal reports. Communities in the present and the future will remember.

1, Suitable Housing for the elderly, not necessarily flats, provides a safe environment and potentially releases

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**User Response: Text**

family homes for use by families.

2, Active Travel cycling walking. Health and wellbeing

3, Public Open Space. Somewhere for those without gardens who live in towns and perhaps do not drive. Children's health and happiness.

4, Renewable Energy. This is a must but only affordable for the few. Should be compulsory on all new builds.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community. Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation. Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

The priorities of the local plan should be to use accurate up to date data to inform a coherent approach to development that takes into account climate change - flooding, energy efficiency; the environment - biodiversity, reducing road congestion etc; the needs of local people- skill mix, affordable living.

The planners need to focus towards Tonbridge not central government targets, this is after all a LOCAL plan

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Public open space - To enhance people's mental health - so families can play, picnic and help children's development through activity. Trees for fresher air, shade and ground water management.

Biodiversity - Our wildlife will fall to critically low level unless we maintain and enhance this in our built environments. Also, so children can learn about nature close to home.

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**User Response: Text**

Specialist Housing - We need to have better support for the elderly in our communities. Affordable sustainable housing developments specifically aimed at meeting the needs of the elderly including communal areas for activities to enhance their mental health and their sense of worth and belonging.

Modern construction - Low carbon footprint building from sustainable materials with self generated power. Prefabricated designs that are spacious, are aesthetically pleasing and cost effective to build.

Of most importance is the impact of climate change and the destruction of the local environment. This is a bedrock upon much else rests. We must continue to preserve and enhance the environment of the borough as our biggest priority.

again - all important

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Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

They address my three main concerns of climate change, biodiversity and (to a lesser extent) food security

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community. Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

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**User Response: Text**

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments. not building on green belt

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These are the requirements that have the most obvious and widest public benefit.

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**User Response: Text**

I know it's not an easy task and you will never please all the applicable electorate, but essentially I would appreciate that we prioritise development of a healthy community and borough over the immediate capital recovery of the growth investment. That has been the driver of my decisions throughout. Destroying open public space and green-belt land is an easy choice to satisfy the primary objective of getting more housing stock, but it will not create a more cohesive community. Enable people to be more self-sufficient and support our local environment and the rest, I believe, will follow.

Preserving our community by building in an environmentally sustainable way

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. It will also help to preserve dwindling resources for generations to come.

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority.

In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Requirement of other regulations, should not form part of local plan.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

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**User Response: Text**

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

To enable new home owning residents of Hildenborough to live in similar dwellings in the same environment as which they grew up and continue to enjoy the village lifestyle they enjoyed as children here.

These are the requirements that have the most obvious and widest public benefit.

As a low earner with three adult children who will never afford their own house due to low wages, I worry for their future.

There are many people 'working the system' to buy more than one property. New housing must be protected from this.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

It's what I believe is required

Individuals can affect their own health through being active which over the longer term has reduced impacts on the health care services. However, the infrastructure to facilitate active living is sometimes not available. Energy provision and supply is limited and therefore being able to tap into a localised sustainable energy source would reduce our impacts on the environment significantly as a household.

Affordable Housing to buy: We are increasingly seeing new housing developments that 'seem' to include affordable housing at planning stage. However, when it comes to build stage its hard to determine where the affordability actually is. Our country is in an economic crisis with cost of living going through the roof and getting onto the housing ladder impossible.

Energy Efficiency: Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive.

Biodiversity and open public spaces: See above responses on wellbeing of local residents and wildlife



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**User Response: Text**

Safety and security: This relates to the safety of roads and being able to walk with young children instead of car use. Well-lit streets and a police presence should also be key. I am a member of Tonbridge Mums Facebook group and there are regular posts about youth being violent and intimidating - I no longer walk alone in Tonbridge during the evenings.

Any houses we do have to build should strive to mitigate Climate Change

Reasons need no further explanation, all been answered above

Quality of life

For reasons I have previously given. Our ageing population needs particular care and attention; support for carers and families who are not qualified or equipped to care for ageing relatives, but have no choice.

It's no good building housing that people cannot afford. Homes need to be energy efficient and store rain water for use in dry spells. Insufficient parking is a problem in modern developments and with more young people staying with their parents longer, there will only be more cars that need somewhere to park.

What are your reasons for selecting these particular local requirements as priorities for the Local Plan (outline briefly (max. 6000 characters))?

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

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Climate change and a good environment are most important things

I do not want any of the Green Belt to be taken away for the development of houses, businesses or public

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**User Response: Text**

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 onto 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. All these things define the word 'rural'.Extra lighting from more houses in Ightham and Ivy Hatch and the other villages in TMBC will destroy these things.

Mostly eco issues to mitigate against waste. Also internal living space in modern housing in the uk is often cramped and limited usage

Per capita rainfall is lower than the mediterranean, water shortages and outages will only increase as summers get hotter and drier.

Much of the farmland around Watringbury is Grade 1 agricultural land. How can the consultation allow the prospect of building on that?

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

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N/a

Active travel - The future needs to be more people making their day to day journeys on foot or by bike to reduce air pollution and road congestion. Tonbridge benefits from largely flat land so with a strategic vision could be a mini Amsterdam with people cycling everywhere

Energy Efficiency – Cutting consumption is going to beneSt everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their

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**User Response: Text**

profit margins and thrive.

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Sustainable development in simple terms. We must build for the future

security of our population. Short cuts to deliver cheap, poor quality housing and commercial buildings is unacceptable. Renewable energy, water conservation, grey water systems, flood prevention, insulation are absolute key elements that have to form part of every new building whether a single property or a major development - no exceptions. No planning permission should be granted UNLESS all possible and relevant green systems and methods are incorporated from day 1 and are present upon completion. We cannot delay in this undertaking, we must act now for future generations.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!

Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

They all seem equally important but we feel the ones we have chosen have the edge when considering new developments given the pressures that are clearly on the long term environmental costs and current energy costs as these are not likely to change for many years.

Accessible and adaptable housing for elderly to provide an affordable downsizing option which will free up family houses. Disabled housing because we need to remain inclusive. Housing needs to be as close to carbon neutral as possible and the effect on the climate needs to be considered carefully where we are looking to reduce CO2 emissions.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive.

Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual

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**User Response: Text**

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Support climate change as priority within local plan.

**Any houses we do have to build should strive to mitigate Climate Change**

I live and work in the borough. These are what I am most interested in/affect me the most.

Same reasons as previously stated for other questions

The questions have been deliberately made difficult to understand and do not allow for objection in a simple form.

Cars are not going away for a long time and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Cheaper housing must be made available for the young, first time buyers.

Older citizens do not all want to move into special accommodation!!

Cars are not going away for a LONG TIME and a lot of recent developments

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## User Response: Text

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Helping young and old in the locality to have homes and taking climate change worries seriously

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments. Need to avoid our borough coming to resemble a London borough in looks, feel and crime levels.

key requirements for a cleaner, healthier more active lifestyle whilst retaining the village feel character and aesthetic.

Overall comments:

I wanted to be able to comment on the particular sites below, but this questionnaire did not allow me to do so. The Local Plan documentation is highly complicated and I have struggled to navigate my way around, even with the support of Friends of Offham Road. Please you take my views below into consideration:

- 59645 - ME19 6RE piece of land by oast houses
- 59699 - ME19 6NN large site, field from Offham Road to Fartherwell Road
- 59714 - ME19 6RD Churchfields site previously in local plan

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**User Response: Text**

- 59716 - ME19 6RF paddocks from Offham Road to St Leonard's Tower

I would like to challenge the development of the sites above for the following reasons:

- 1) development is outside the village boundary
- 2) there are no GP facilities in the village vicinity, so the assessment of sites completed is incorrect
- 3) development would be in the greenbelt, is greenfield and is top grade agricultural land
- 4) sites have been previously refused planning applications
- 5) sites were not submitted as part of the previous local plan as were not viable
- 6) they are all close to conservation areas

In the past, we have built houses with no regard to energy saving. It is quite obvious from recent events that we should be conserving energy and water. The only way is to conserve these energies is to produce our own and utilise ways of saving rainfall to offset the rain that is not going into our reservoirs but going straight into rivers due to developments which restrict soak up within the natural environment and does not replenish the water table.

See response to Q2

You cannot build on greenbelt, it's greenbelt for a reason. You can't just change the rules on it just so it can be built on, new houses won't bring any benefits to the community in Hildenborough it will only take away for the village life, re development Tonbridge instead built on unused spaces there isn't, greenbelt is only being used because its cheaper to do. Keep our green spaces rather than greed of housing developers!!

They will be the difference between success or failure of this plan.

Best for the environment and real local housing need as opposed to Nationally assessed targets

When you are surrounded by beautiful Kent Countryside, why wouldn't you wish to fight to save it?

To reduce the impact on the environment we need to build less, what we do build should use MMC and be as passive and green is design as possible, where building is necessary add a green roof, water butts etc to make it as green as possible to make up for the loss in space and green space

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**User Response: Text**

Create a sustainable community for all residents.

It is essential that urban and brownfield sites are developed where possible, as this will readily enable integration with existing infrastructure and amenities and will minimise impacts on transport systems, whilst protecting the rural environment and biodiversity for everyone to enjoy.

Higher density housing appropriate to these locations should optimise energy efficiency and make walking or cycling to the local facilities practical. Affordable housing for lower income groups and first-time buyers should be readily integrated.

Similar to my other answers, density and integration into the environment rather than concentrating on developing densely populated large urban areas for the creation of social and environmental problems.

It is clear we need more houses and they need to fulfil our changing society. Younger people need affordable places to live and (probably) rent, our elderly are living longer and need safe and adaptable spaces to live and enjoy. We need more schools, surgeries, cottage hospitals, cycle lanes and transport hubs - and to encourage commercial businesses to invest so there are more local work opportunities.

But...we must be environmentally aware and responsible and use new technology that allows us to build and live more sustainably. We must be mindful of not encroaching on small areas of Green Belt but instead reusing brownfield sites and allowing empty council properties to be purchased and renovated.

It seems obvious to me, after attending the Hildenborough Planning meeting with (the excellent) Matt Boughton, that the council must identify the optimum large area and copy the successful development at Kings Hill as this single, but extensive new conurbation, can provide all of the above for many years to come.

The foregoing options have been selected to enable Hildenborough Village to grow naturally and accommodate new housing residents who add to the Village nature and character.

Specialist housing including supported housing for elderly with different levels of support according to need. Bed blocking is a serious problem for the NHS and this type of accommodation frees up beds.

Climate change is a global emergency.

Affordable rented accommodation is in very short supply.

**Affordable Housing to Rent** – Housing should primarily be about providing warm, secure, aesthetically pleasing

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**User Response: Text**

shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

**Energy Efficiency** – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive.

**Water Efficiency** - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it Snds its way into the environment.

Most appropriate planning with green belt preservation and sustainability with infrastructure is the utmost priority to create modern developments.

There is great local concern about the proposed developments. If they all proceed, the whole local environment will change for the worse. There is already much building in the area and the effect of the proposed huge increase in homes/population will have a catastrophic effect let alone the effect on the environment. I'm not sure how government can justify such a large number of new builds when green issues are so important. We are already under strain with the water supply. Gas and electricity supply nationally is causing concern. I cannot see how these huge developments are acceptable under a green policy. I fear there a many developers/land agents rubbing their hands with glee if all of the proposed developments are approved and the people who really need housing will see no benefit. PLEASE DON'T DESTROY OUR AREA.

We need to look after the disadvantaged.

No Response

Given costings there needs to be a basic requirement to make new builds as environmentally and energy efficient as possible with grants available for those home owners who can sustain and supplement improvements later on. The minimum requirement does need to be of a high standard

These five will provide the best chance of preserving our rural communities and allow local residents to enjoy them in future generation.

No response



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**User Response: Text**

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Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!

We need to live healthy, sustainable and affordable lives with enough space in our homes for communities to develop. The selected points I hope triangulate on this view

To keep and improve the quality of life of local residents.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration.

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I am appalled at the developments and allocated need for housing , the South East is already far too busy with poor infrastructure and networks

The whole concept of the Local Plan is upsetting to so many people whose homes and lives are under threat The risk to Green belt and areas of natural beauty is shocking It is affecting peoples Mental Health that areas which have been previously identified and protected for nature and the climate are at risk These areas were invaluable in

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**User Response: Text**

the recent lockdown periods To be able to walk in clean, safe , beautiful fields, woods, gardens kept people going  
It is a living nightmare that this mental health release can be taken away and ruined by building developments  
The whole process of the Local plan is long, convoluted, deliberately difficult to follow and unnecessarily complex  
There will be many people who have been put off responding because it is too arduous

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

The five policy requirements selected are fundamental in tackling the nature and climate crisis, whilst also tackling nature deprivation within local communities.

There has been no real mention of extending the existing infrastructure around Borough Green and Ightham. What about Improved roads and access to the motorway M20, which would all need to come through Wrotham Heath; this is already a bottle neck. Also, there is no specific reference to the need for additional schools, hospitals, local surgeries, drainage, water supply etc etc?

The self-build and specialist housing sectors are important components of the housing market that are presently lacking in policy support in the present plan. The delivery of these forms can further reduce pressures on the mainstream housing market.

We need greener housing built to meet requirements and not drain more existing resources.

Parking needs are never considered well and we have seen the damage of poor planning.

We need more care homes etc to encourage elderly to leave large homes to keep the market going.

We need porous drives

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**User Response: Text**

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Cheaper housing must be made available for the young, first time buyers. Older citizens do not all want to move into special accommodation!!  
Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

It is important that the Local Plan responds to the nature and climate crises.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front-line public staff who serve their community.

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The 22 sites in the Green Belt surrounding Hildenborough that you want to develop for housing!

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**User Response: Text**

Because they are important.

I did do a lot more detailed response but lost it! Sorry

we need to make sustainable choices for the long term

I feel strongly we have a duty as a society to look after vulnerable people. We also have an aging population so we must plan for the future regarding specialist housing/care homes. In addition I am passionate about the environment, biodiversity and protecting the countryside. Energy efficiency is connected to caring for the environment in my view. Regarding public spaces, I strongly believe that we owe it to the future generations to avoid concreting over the green belt. Human beings need open spaces and fresh air.

When did we last overhaul the road system in Kent, to cope with the increased number of homes & in turn cars using the roads?

When did we last build a new reservoirs ? Or look at a different way to collect & save water. Maybe using sea water we are an island surrounded by water, we should never run out. We keep building new houses but don't add to the infrastructure to support them. The south east is becoming gridlocked. This is a ideal time to level up.

We need to look at reuseable energy ,to make, to store to futureproof our country.

They are the most important things.

Our nation is currently suffering a shocking decline in biodiversity. As a predominantly rural borough we have a responsibility to address this as a matter of urgency. Building on the green belt would just make it worse!

We need to balance the need for affordable housing with more active lifestyles in open spaces, including new ones.

For any development to meet its sustainability objectives it needs to recognise the environment in which it is being proposed: to achieve SA 2. it needs to be recognised that any development between East Malling into West Malling from Mill Street along Claire Lane would require new pavements and lighting so that any new housing would have access to existing community facilities without encouraging additional motor vehicle use (SA10); additional pavements and lighting along Claire Lane would cause damage to a distinct countryside environment impacting wildlife habitat (SA 5 and SA 6) through disruption of wildlife habitats and interruption of "darkskies" environments; the scale of the developments will materially impact what has been described in the "East Malling Conservation Study" as an areas of "Unspoilt beauty" and would disturb the distinct, historic

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### User Response: Text

characters of East Malling and West Malling villages

Regarding SA 11 and 12: Incomplete ecology impact and air quality surveys need to be completed and associated issues addressed in line with the overall, cumulative impact of changes resulting from proposed development (not on a case-by-case basis) need to be addressed against very localised claims (e.g biodiversity increases in localised developments e.g unqualified/ unquantified 30% increases in biodiversity)

Regarding SA 14: Of the proposed developments only a very small proportion are affordable to young buyers in the local demographic

These are priorities in our community. I would also suggest air quality

We have an over-heated housing market. Housing developers are commercially led so inevitably exacerbate this by maximising their profits and building too few homes that 1st time buyers can afford. If this kind of building is allowed on Green Belt land, we have failed on 2 counts:

- 1) not building the houses that are most needed
- 2) losing open spaces and the biodiversity that thrives in it

Tackling Climate Change is the key issue of our time and every part of the plan must focus on that.

Cheaper housing must be made available for the young, 1st time buyers. Older citizens do not all want to move into special accommodation!!

Cars are not going away any time soon and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Energy Efficiency – Cutting consumption is going to benefit everyone in terms of the environment and finances. Allowing residents to keep more of their income rather than paying high energy bills, and business to increase their profit margins and thrive. Water Efficiency - in terms of consumption and waste creation is a key consideration and reducing individual consumption by using technology such as grey water recycling should be a priority. In terms of wastewater we need to minimise the volume of water fed into the foul sewerage system to use swales and other SUDS techniques to clean surface water before it finds its way into the environment.

Affordable Housing to Rent – Housing should primarily be about providing warm, secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity

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**User Response: Text**

should be a secondary consideration. The borough needs more homes for front-line public staR who serve their community.

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Housing should primarily be about proving wars secure, aesthetically pleasing shelter that is low cost so that people can save more of their income to enjoy living life. Buying property as a commodity should be a secondary consideration. The borough needs more homes for front line staff who serve their community

All are important, these I feel are first priority.

Cheaper housing must be made available for the young, first time buyers.

Older citizens do not all want to move into special accommodation!!

Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

Vital to create sustainable developments in view of the current climate crisis.

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**User Response: Text**

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**GP surgery** - The local surgery cannot cope at the moment, and many people are forced to use private medical services because they cannot get an appointment. Adding 1,000's of additional houses will only increase this proble.

**Schools** - The local schools are already full, and with no secondary school on KH, pupils are forced to use public transport or parents vehicles.

**Stores/Shops** - The existing stores are at capacity with the current population, the new Aldi store will possibly relieve this, but the amenities present are still insufficient for the population. No petrol station/Charging station, no Newspaper/magazine outlets (Asda/Morrisons do not display them in time for the main morning commuter)

**Any houses we do have to build should strive to mitigate Climate Change**

We support the need to meet the boroughs objective needs for housing, particularly affordable housing, in a manner that promotes more sustainable patterns of development. We also support the Council's acknowledgment that this cannot be attained from urban sources of land alone. The release of land adjoining the main urban areas will complement and support the draft Local Plans objectives, including the provision of new accessible open spaces, and a range of housing, including family housing less easy to accommodate through urban densification policies, and a range of other benefits associated with new development.

SUDs and water efficiency are linked. SUDs are a requirement by drainage authorities and Environment agency. Water efficiency in the home and provision of water butts and green roofs are not and something that should be required by development management policies.

Space standards and zero carbon dwellings are fundamental issues.

All homes should be to high standards despite tenure.

These policy requirements affect everyone and are covered in some way either by Government Acts, Regulations

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## User Response: Text

and/or Policy.

Once high standards of building stock are required and secured the type and tenure come later and have been addressed under other questions in this questionnaire.

The issues we are invited to prioritise are dominated by aspects of housing and omit other topics which should be policy priorities; Constraints and standards are different to what should be built to fulfil needs. Of course we need 'affordable homes' – but let's not pose the questions as an alternative to 'space standards' and 'zero carbon homes'. They are not either or. The answers should not exclude each other. The questions group wrong issues together.

Nine of these identified 'policy requirements' are WHAT i.e.

? Accessible and adaptable housing,

? Active travel,

? Affordable housing to buy,

? Affordable housing to rent,

? First homes,

? Indoor recreation facilities,

? Parking

? Self-build and/ or custom Housebuilding,

? Specialist housing.

Nine of these 'policy requirements' are related to HOW these requirements should be built and developments be designed and what should be cared for. i.e.:

? Biodiversity and ecology,

? Energy efficiency,

? Internal space standards,

? MMC,

? Public Open Space,

? Renewable energy generation,

? Safety and security,

? SUDS,

? Water efficiency,

There are lots of other policy requirements – such as AIR QUALITY and infrastructure which have been left out. The questions in this questionnaire have continually mixed up constraints and standards with what must be provided/developed to meet needs, therefore the analysis of this consultation response will be skewed and will not reflect what people's preferences are.

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## User Response: Text

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- Specialist housing.

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- Energy efficiency,
- Internal space standards,
- MMC,
- Public Open Space,
- Renewable energy generation,
- Safety and security,
- SUDS,
- Water efficiency,

There are lots of other policy requirements – such as AIR QUALITY and infrastructure which have been left out.

The questions in this questionnaire have continually mixed-up constraints and standards with what must be provided/developed to meet needs, therefore the analysis of this consultation response will be skewed and will not reflect what people’s preferences are.

Gladman consider that each of the policy requirements has its own merits.

Affordable housing and First Homes are essential to help address the current levels of unaffordability in TMBC. Other policy requirements should be considered within the context of sustainable development and the Council must ensure that the

Tonbridge & Malling Local Plan Reg. 18 Representations

26

requirements do not impact viability or contribute to delays in the delivery of much needed housing. Each policy requirement should be considered as part of a holistic approach to meeting housing needs and allocating suitable sites for residential

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## User Response: Text

development.

- Policies which enhance the preservation and protection of local historic landscapes
- A range of other policies which support local people including:
  - **Those which safeguard existing natural amenities including Public open spaces, including village and green spaces as provided for in the local area through the network of rural footpaths and the Quiet Lane network.**
  - Policies which encourage Biodiversity and Ecology.

There is a need for affordable housing, first homes, elderly downsizing and care and addressing energy and efficiency

WMPC believes that the policies with the highest priority should be those which contribute to stabilising and reversing global heating and providing accommodation for low-income families.

Social Housing or an equivalent product is necessary for lower income families who are priced out of the market by demand and higher wages driven by the London Market.

Quality of life for residents.

Note that limiting choices seems inappropriate as all are very important and there are probably others that could be added

Page 30 of 114

Safety and security are becoming an increasing issue due to poor design rules within the existing building developments, such as car barns and courtyard parking which result in dark areas where belongings cannot be effectively secured and can be the target for criminal behaviour. It is believed that the lack of youth facilities is significantly contributing to antisocial behaviour on Kings Hill, but the nature of the agreement with one of the parties developing the site precludes effective action being taken by the parish or the borough.

Quality of life for residents.

Note that limiting choices seems inappropriate as all are very important and there are probably others that could be added

Safety and security are becoming an increasing issue due to poor design rules within the existing building developments, such as car barns and courtyard parking which result in dark areas where belongings cannot be effectively secured and can be the target for criminal behaviour. It is believed that the lack of youth facilities is significantly contributing to antisocial behaviour on Kings Hill, but the nature of the agreement with one of the parties developing the site precludes effective action being taken by the parish or the borough.

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### User Response: Text

Trenport only make further comment on the commentary in para. 6.1.6 regarding whole plan viability. At this stage of the plan making process no options are presented as to the level of affordable housing (in whatever tenure) that the Council will be seeking. In assessing whole plan viability, Trenport would raise the following points :-

1. It is essential that the Council commits to engaging with the development industry in emerging viability evidence (as previously with the withdrawn Local Plan) such that it is 'real world' based and not a theoretical viability exercise;
2. It is fundamental that the Council recognises the variation in sales values across the plan area. What Trenport can achieve in the Medway Valley is significantly less than what can be achieved in the south of the Borough at, for example, Tonbridge.
3. Any affordable housing policies, whilst based on viability at a point in time, must recognise that variation in economic and fiscal conditions during the plan period will have a significant effect on viability. The current economic downturn, increased build costs, and mortgage rate rises have had a profound effect on the viability of development. Affordable housing policies will need to be flexible to allow for changing economic circumstances.

Cheaper housing must be made available for the young, first time buyers.

Older citizens do not all want to move into special accommodation!! Cars are not going away for a LONG TIME and a lot of recent developments have completely failed to provide sufficient parking. The outcome is that surrounding streets become oversubscribed for parking of vehicles from new developments.

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**In conclusion,**

**I strongly object to the proposals. There has been no mention of extended infrastructure.**

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**User Response: Text**

**What about Improved roads, access to the motorway, (which would all need to come through Wrotham Heath which is already a bottle neck) not to mention schools, hospitals, doctors surgeries, drainage, water supply etc etc? The list goes on but nowhere in the report is any of this mentioned.**

**The whole idea of 3000 homes is totally unsustainable.**

Any houses we do have to build should strive to mitigate Climate Change

If the population of Tonbridge and Hildenborough increases as predicted it will be necessary to take such steps as mentioned above.

Any houses we do have to build should strive to mitigate Climate Change

**Any houses we do have to build should strive to mitigate Climate Change**

I don't consider many of the options relevant to issues of viability for the Local Plan.

Several options are either a requirement under planning regulation or under building regulation and therefore irrelevant for plan making.

Climate change should be the top priority in all aspects of planning development expansion

- Any houses we do have to build should strive to mitigate Climate Change.

- Policies which enhance the preservation and protection of local historic landscapes

- A range of other policies which support local people including:

- **Those which safeguard existing natural amenities including Public open spaces, including village and green spaces as provided for in the local area through the network of rural footpaths and the Quiet Lane network.**

- Policies which encourage Biodiversity and Ecology.

The affordability of housing in the South East is becoming out of reach. We need to protect against urban sprawl encroaching on existing community boundaries.

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**User Response: Text**

It is important that first homes should be within in financial reach pf these single/young couples/or young families to help grow the local economy.

There does not seem to be enough affordable housing. Parking is frequently a problem and more provision should be made.

A community should be for all. Houses can build in energy/water saving at the outset.

The local plan does not address the reality of work/life. People travel several miles to their employment. These distances are beyond a cycling range. The same often applies to schools and some recreation facilities.

Any houses we do have to build should strive to mitigate Climate Change.

Any houses we do have to build should strive to mitigate Climate Change.

Any houses we do have to build should strive to mitigate Climate Change Local requirement (alphabetical order)

Any housing built should strive to mitigate Climate Change.

For Question 35 & 36 [biodiversity net gain] above

- Q.35 Yes, 10% should be guaranteed as the absolute **minimum but with the objective of seeking a greater target minimum of 20%** net gain in biodiversity. This should be heavily encouraged in an attempt to undo much of the environmental damage incurred in recent years
- Q.36 Yes, this could and should always be catered for
- In the North-East of the borough this could be achieved through the positive revision of Green Belt boundaries and the inclusion of open spaces and village greens

**In conclusion:**

**I strongly object to the proposals. There has been no mention of extended infrastructure, which, as mentioned above, in many cases is not viable in any case.**

**What about improved roads, access to the motorway, not to mention schools, hospitals, doctors surgeries,**

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**User Response: Text**

**drainage, water supply, etc etc? The list goes on, but nowhere in the report is any of this mentioned.**

**The whole idea of expansion of anything like this size is totally unsustainable.**

Creating accessible and adaptable housing within development promotes inclusivity and a sense of community

Affordable housing to buy provides homes for local people,

Energy efficiency insures residents are less affected

by cost of living rises

Provision of parking prevents roadside and pavement parking

Sustainable drainage will help manage the effects of climate change

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

? Affordable housing – this is our greatest housing need, so ‘robust’ policies should mandate a higher proportion of affordable housing (e.g. 50%, not 40%), as stated above (Q.12 & 19).

? Parking – such provisions need to reflect the local car ownership levels and local needs.

? Public open space – as noted above (in Q.38), it is vital that every community has access to public amenity spaces (incl. children play areas), within a safe walking distance (<500m).

**I am particularly concerned about proposed development off Snoll Hatch Road and to the rear of Stockenbury, site plan 59613 refers.**

**This site is directly on the back of Stockenbury where I live. Stockenbury is a very quiet cul de sac and you can imagine the residents would like to keep it this way. My concerns are:-**

- **Stockenbury is too narrow to allow for large plant to gain access to the site if development was approved**
- **Again too narrow if used as access/egress from any development**
- **Very near flood plain. Concern that development would make this worse.**
- **On a more general note, there are not sufficient facilities in the village to support large developments – no GP surgery, no direct train links, very few shops, only a medium sized school, narrow, rural roads to navigate.**

I would also like to object for the following reasons:

**Traffic/Parking** - This is already becoming an issue because of builders/planners not reserving enough parking

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**User Response: Text**

for each household. Pressure on parking will increase with the implementation of yellow lines. Further developments will increase this further.

**GP surgery** - The local surgery cannot cope at the moment, and many people are forced to use private medical services because they cannot get an appointment. Adding 1,000's of additional houses will only increase this problem.

**Schools** - The local schools are already full, and with no secondary school on KH, pupils are forced to use public transport or parents vehicles.

**Public Transport** - Poor & expensive public transport links to West Malling, Maidstone, Tonbridge etc. No useful shuttle service between station and Kings Hill, forcing unnecessary use of many cars. Sporadic bus service that is under-used and services are being cut as a result. Schoolchildren crammed into under-funded private buses who can't afford to operate. More people and no change to all of that = even more disastrous for everyone.

We must find a way to conserve water after this years drought.

Creating accessible and adaptable housing within development promotes inclusivity and a sense of community

Affordable housing to buy provides homes for local people,

Energy efficiency insures residents are less affected

by cost of living rises

Provision of parking prevents roadside and pavement parking

Sustainable drainage will help manage the effects of climate change

Too many modern housing developments are spoiled by the masses of cars parked on the highway. Water and biodiversity are key factors.

All have a focus on climate change and people's health and wellbeing

Chronic shortage of suitable housing for our ageing population and our younger generations who aspire to get on the housing ladder.

Any houses we do have to build should strive to mitigate Climate Change

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**User Response: Text**

Any houses we do have to build should strive to mitigate Climate Change

Cheaper housing must be made available for the young, fist time buyers. Older citizens do NOT all want to move into special accommodation! Cars are not going away for a LONG TIME & many recent developments have failed to provide sufficient parking. THE outcome is surrounding streets become over subscribed for parking vehicles from new developments.

Any houses we do have to build should strive to mitigate Climate Change

**Any houses we do have to build should strive to mitigate Climate Change**

We must build to mitigate Climare change. Properly insulated homes with renewable energy and sustainable water collection / drainage systems are needed, not poor quality shoeboxes squeezed onto farmland and green fields to benefit developers.

- Any houses we do have to build should strive to mitigate climate change

The greenbelt should not be moved from one locality to another.

Any houses we do have to build should strive to mitigate Climate Change

**Any houses we do have to build should strive to mitigate Climate Change**

**In conclusion,**

**I strongly object to the proposals. There has been no mention of extended infrastructure.**

**What about Improved roads, access to the motorway, (which would all need to come through Wrotham Heath which is already a bottle neck) not to mention schools, hospitals, doctors surgeries, drainage, water supply etc etc? The list goes on but nowhere in the report is any of this mentioned.**

**The whole idea of 3000 homes is totally unsustainable.**

Young people are eager to get on the housing ladder at a price they can afford and in a place that is safe and secure, surrounded by the greenness of nature.



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**User Response: Text**

Sustainable development for all

Any houses we do have to build should strive to mitigate Climate Change

Protecting the environment is everything.

Future housing should accommodate and mitigate climate change.

Creating accessible and adaptable housing within development promotes inclusivity and a sense of community

Affordable housing to buy provides homes for local people,

Energy efficiency insures residents are less affected by cost of living rises

Provision of parking prevents roadside and pavement parking

Sustainable drainage will help manage the effects of climate change

Additional note from myself :

I strongly believe that the amount of building planned within East Malling and the surrounding areas is already at a saturation level. Any more and life will become un bearable for the existing residents with the clogged roads, pollution, impossible health care and general lack of green space. This will have a massive impact on the mental health of many and thus serving to have an effect on families and family life. With the increased popularity of online shopping we will soon have ghost towns forming with the sad closure of many shops and businesses. There will then be many buildings for conversion to housing. Any development within Maidstone should take multi storey accommodation into account to relieve the countryside and rural areas. We are losing our Garden of England status and becoming a Concrete Jungle. We cannot be a self sufficient island if we are building on valuable farm land. We cannot export goods if we cannot grow them. To build on farm land should not be considered at ALL. There are other areas like the land opposite the Moat public house/ hotel in Wrotham where the old Stocks nightclub once stood. There is a main road, easy access to the site, the area is not built up and very easy access to the motorway. Why has this not been built upon instead of a working arable farmland ( 40 acres), research station land etc.,

I understand a local plan is needed, please take all of this into account so we can keep our villages from getting choked and protect our heritage, green spaces and wildlife.

**Section B – BAG’s Responses to Regulation 18 Consultation Questions**

For convenience, some questions have been summarised rather than restated in full, although the answers are

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**User Response: Text**

given with reference to the full questions as detailed in the Reg 18 consultation document. BAG has responded to those questions relevant to its Constitution i.e. questions 1,2,3,4,5,6,7,8,9,10,11,12,13,14,33,34,35,36,37,39,40,41,42,43, 47,49, 50.

**Q1) Which elements should feature in the vision for the borough in 2040?**

All suggested points are equally important but BAG is focused on preserving a place where biodiversity thrives alongside communities, existing landscapes and open countryside are respected and are easily accessed and enjoyed (as they are now). Synthetic creation of urban spaces is unnecessary and should be avoided.

**Q36 Should the council allocate sites specifically for Biodiversity Net Gain within the Local Plan?**

Yes, BAG believes this could and should be catered for. For the North-East of the borough, this could be achieved through the positive revision of Green Belt boundaries.

**Q37 Which Design Matters are most important to you?**

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.

We need affordable housing to rent & buy for young & old. We all need green space & trees for our health plus more entertainment i.e. cinema in Tonbridge.

All are important to village life and local areas.

Answer: I don't consider many of the options relevant to issues of viability for the Local Plan. Several options are either a requirement under planning regulation or under building regulation and therefore irrelevant for plan making. Climate change should be the top priority in all aspects of planning development expansion

[Q.35. Should the council be seeking more than 10% Biodiversity Net Gain, if viable? Yes/No]

Answer: Yes, of course. TMBC could be a beacon Planning Authority with 15% BNG.

[Q.36. Should the council allocate sites specifically for Biodiversity Net Gain within the Local Plan? Yes/No]

Answer: Yes and this can be part of the green space strategy from Q.33

**In conclusion:**

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**User Response: Text**

There has been no real mention of extending the existing infrastructure around Borough Green and Ightham. What about Improved roads and access to the motorway M20, which would all need to come through Wrotham Heath; this is already a bottle neck. Also, there is no specific reference to the need for additional schools, hospitals, local surgeries, drainage, water supply etc.?

- Any houses we do have to build should strive to mitigate Climate Change.
- The climate emergency should be responded to through carbon emission reduction (less dependency on private vehicle use/integration of EV charging points), fabric first approaches and circular economy principles.

Report run at 15 Jun 2023 15:16:35. Total records: 501