
Report on Questionnaire Answers

Questionnaire: TMBC Local Plan - Regulation 18

Question: [Question 19] What are your reasons for selecting these particular...

User Response: Text

I have an adult son who is working full time with no chance of renting or owning his own home he is 25 years old. I have direct employment related experience of the shortages of staff in health and social care and affordability of housing is an issue in attracting people to work in the care industry. I have personal experience of the impacts of too much development impacting on the availability of emergency services including GP appointments hospital waiting times lack of dental care and most recently getting a vet appointment. I have experienced gridlocked choked up roads . I have seen more people living on the streets no place to live and I have seen the impact on local communities crime and deterioration in behaviour and respect due to lack of family and youth support and the destruction of communities

Because there is a shortage of properties at the bottom end of the scale which clogs up the housing supply chain. If we are to retain skilled workers in the area then we need to support young people trying to get on the housing ladder.

Future developments should be small in scale and aimed at either first time buyers and/or those downsizing which will naturally release larger housing onto the market for those moving up.

The piecemeal development that seems to be carried out now is damaging to our villages and to the open spaces around us.

There should be more provision of homes to rent by low paid workers, close to places of work or good public transport.

I don't believe we should be developing on anything other than brownfield sites

Size of developments should be small to create sense of community. Environmentally friendly building material should be used ie not concrete. Renewable energy should be required for each property eg heat pumps.

Cost of houses is now way out of line with salaries. At time of writing, interest rates and inflation are soaring. House price crash is more or less inevitable. So many more homes are needed to rent as homes get repossessed

More affordable housing and first time buyer housing is essential, as well as meeting the right type of accommodation needs through clear unit size policies. New housing must be well designed first and foremost and densities should not be so high as to result in poorly planned schemes.

MMC is important so that houses are well-insulated and sustainable.

Housing needs to be distributed appropriately.

People with disabilities and care needs should be considered.

There needs to be a variety of types of housing to cater for the different categories of resident.

If you have to build more houses, then they should at least try and make the world a better place.

So MMC to reduce environment impact, reduce the density for people's wellbeing and to be in-keeping with the local area, improve the local facilities, provide for people's needs in ways the existing stock doesn't always.

Because they are most important to me personally

User Response: Text

We need housing for local people who can find schools, doctors' surgeries, work all within the local area.

Prevention of it an sprawl and not just homes for rich people . Facilities important as these so often are not provided for years

As outlined above the houses being built now are not conducive to a happy community because the high density causes neighbourhood disputes and animosity. And the infrastructure is seriously lacking with regard to schools, doctors, hospitals, dentists, emergency service access and support of vulnerable members (the elderly and those with poor health). We need to consider how the current density and infrastructure affects the quality of life for those living in the community. And will decreasing green spaces it is becoming worse as people do not have any quality of life.

I am disabled and have not found housing to meet my needs but realise that most households require affordable housing that must also have the infrastructure to meet their requirements.

We need a range of provision, especially for young adults

Affordable Housing to rent (council owned)- We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings. Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions. Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can find the doctors, nurses - and teachers to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high Type of housing (Tat/house) Other – please state below standards of insulation, carbon capturing green roofs, energy generation using solar/ wind/hydro power designed into the building. Sustainable in terms of its impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads and junctions. In many cases roads cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity. We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge. Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to

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mitigate climate change.

We only have one planet!

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Infrastructure in the Borough is creaking badly - must be improved.

Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

There is a need for affordable housing to buy. There is an excessive reliance on private rental properties which has caused house price inflation due to would-be buyers being "outbid" by private landlords.

Density of developments will need careful management. An urban density should not be incorporated into large new developments. Each plot should have adequate percentage of its footprint of open space around it.

Distribution of housing should be dependent on where there is sufficient infrastructure already in place to support the additional demand.

The use of MMC should be encouraged to provide better quality, sustainable and environmentally efficient buildings. The design of such building will need to be aesthetically pleasing, however.

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Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to mitigate climate change.

Rampant over development is blighting the community, there is not enough infrastructure to cope. Traffic is awful. Please please build on brownfield first and ensure there is a proper infrastructure

I think they reflect our need, but the infrastructure must be in place

To minimise impact on the TMBC area as a whole and in particular East Malling

Housing needs to be a sustainable investment retained by the Borough and not flipped for quick and easy profits that then price most out of the housing stock

Leave the area as it is

I think they cover the main needs of the community. We need variety, infrastructure and to support the needs of the most vulnerable as well as green spaces. Nearly all of these are met in the Barden area of Tonbridge and it is consequently a happy and pleasant area in which to live.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

Affordable Housing to buy promotes the housing market enabling people to move up the housing ladder in response to changing needs.

Affordable Housing to rent to assist students and transient workers.

Infrastructure (schools, roads, healthcare, open space etc) supporting new homes delivered in a timely fashion Essential for communities and promoting identity.

Specialist housing for people with particular care needs Especially the elderly

Building more houses than the infrastructure, facilities and services of communities can accommodate is a major concern for existing communities.

Need small sites so as not to affect the local infrastructure

These are the issues that are most strongly brought to my attention by local people I meet

User Response: Text

I've based my choices on spreading the positive and negative impacts of development across the area and creating diverse communities and meeting diverse needs, all the while trying to maximise quality (infrastructure, environment, etc)

Affordable housing so people can stay in the area

The need for cheaper housing and more infrastructure is paramount.

I believe many of these options are important but I have selected what I consider are the major ones.

In all things there needs to be a balance. Up market, mid market, low market. Building types. Tenures etc etc.

MMC is the building of the future reducing prices, improving insulation values and increasing quality.

As I indicated earlier infrastructure is key to creating good local communities. if it is not there people will move to where it is,

When considering housing density we ought to consider making cellars mandatory in new build. This is done very effectively in Germany where much valuable living space is provided at no extra cost in land take. Car parking can be placed below the house or block of flats with utility rooms, drying rooms, storage space for things like bicycles heating and heating controls. There is also an insulating storey between the main living space and the ground.

We need no more 'executive developments', we need affordable housing. That housing needs to be environmentally first class with real attention to the environmental health of people and restoration of nature.

Because I don't agree with being forced to meet a planning target when we need other areas invested in , Roads , schools, hospitals to cope with what we already have living in the borough

MMC to reduce environment impact, reduce the density for people's wellbeing and to be in-keeping with the local area, improve the local facilities, provide for people's needs in ways the existing stock doesn't always.

Because new homes must be efficiently provided in the right places according to need, socially sustainable providing for resilient mental health (Skinner's experiments on rats still hold) allowing for flexible distance-independent working and sustainable in energy terms.

To create a welcoming and sustainable place for all people

Young people are a key priority to develop a proper family life. Housing should be energy efficient, and we should recognise that our population is aging and will need different housing.

User Response: Text

I have answered most of these in previous questions but housing for people with additional needs would be welcomed by me.

We have plenty of housing which is unaffordable to most, and therefore more affordable options should be a priority

flexibility and diversity of community

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Small sites of extra housing to sustainably increase housing stock village by village etc, not by dumping a mega-site in one place

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See q's 10, 16 and 18

Quality of life for existing and new residents.

Availability of good quality new build properties at a reasonable price is rare in our bit of Kent. Rental and to buy.

This goes hand in hand with the expanding of other services to support these new residential areas.

Ensuring that we have more stock will address some of the supply/demand issues.

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These five chosen reasons are the most important to me.

Size of housing site/distribution across the borough: no development should be of such a size that it totally changes the environment in which it is built. No site should take the whole amount of housing need for the borough as in the Borough Green Garden proposal; housing should be shared out fairly and proportionately across the Borough where green belt and AONB are not compromised.

Infrastructure: see previous comments.

Affordable housing: all very well for people who initially buy the property but what happens when buyers sell on, suddenly they want to get as much money as possible and affordability then goes out the window!

Minimising impact and selecting sites where housing is needed without the expectation that occupiers will be required to travel in pursuit of their daily activities

As per previous answers – the balance of housing, sustainability and the need for community-based infrastructure is vital to the long term well being of the people in the area.

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Affordable, well designed estates with integrated local amenities and services, with large green spaces are of great importance to me.

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Promote existing communities when developing or integrating new communities, a variation of homes to suit people's needs. To balance NPPF Objectives.

I chose affordability to rent and buy because homes are so costly here. Chose tenure because we need affordable secure homes to rent - not everybody is in a position to buy. I chose density because I think we have limited land available and so we need homes to be dense eg terraced houses or flats. (These also tend to be more affordable). I chose infrastructure because it is important to live in communities where people are able to walk or cycle to schools, shops, work, station, libraries, parks etc. This is healthier and allows neighbours to greet and get to know each other as they pass in the street, which builds community. It is also better for air quality and climate change mitigation to decrease car dependency.

I appreciate we have to build new homes but we need to plan these in a way that does not further diminish our green, natural space and climate. Over populating without appropriate health, education and transport infrastructure is also unacceptable and will not deliver against the plans strategic priorities

I think it is very important to ensure a supply of lower cost properties suitable for first time buyers, wherever possible. I am opposed to large, dense developments, because of the impact these have on local roads and service infrastructure. Unless housing developments are supported through investment in critical infrastructure, including roads, water supply and drainage, and healthcare facilities then the quality of life for the new residents will be poor.

The Local Plan should as a priority deliver homes for all members of the community. In determining location, due regard should be made to the HMA assessment to ensure a distribution of houses in locations reflected in the Settlement hierarchy, particularly Tonbridge.

Priority should be given to locations with established infrastructure to promote sustainability, rather than dispersal throughout the Borough where facilities such as education, healthcare, public transport and leisure are limited.

In addressing the housing priorities, consideration should be given to medium and larger sites to ensure that there is a good mix of sizes and tenures to meet the needs of all residents.

Design quality should also be given priority to ensure that housing developments not only deliver the numbers of

User Response: Text

houses required, but also provide developments where residents are proud to live and call home.

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- 1) I have concentrated on targeting affordable home for 1st time buyers as referred to in my previous answers.
- 2) The density of our builds has increased rapidly over the last 25 years -- when building 20+ properties on a site, if there are no existing green recreation spaces within walking distance and we are providing tiny or no garden, the development must include recreational space.
- 3) The infrastructure has far too often been an "after-thought" creating situations where the only way to get to facilities is by car with schools, surgeries, shops & green spaces frequently more than 5 or 10 mins travel away. Two things are a must for enlarging existing communities or creating new communities: - local facilities & public transport.

No comment

All have some value to determining what any one particular development should look to achieve. However the site size and location should strongly influence which are reasonable considerations to be addressed more strongly in any given plan

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These are what I see as the priorities.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5 bedrooms. Flats must also be included.

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As above, it will be important to meet housing needs across the whole of the borough and this will include a mix of homes stated above.

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Large developments are not welcome and building on any green land should not be considered.

Larger developments are going to impose on this.

We must have affordable housing in a pleasant environment.

I think the council should use modern forms of construction to include things such as alternative energy supplies (heat pumps, solar panels etc)

Higher density is important to maximise use of brownfield. Garden communities within these spaces will make them more pleasant to live and self-build could be focused on green/eco homes.

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As large numbers of people in the borough are now home workers at least some of the time, the inadequacy of internet/broadband in many rural areas has been highlighted. Alongside this, more affordable housing is urgently needed with better public transport links so people can access employment opportunities without needing a car on the congested and polluted road networks across the borough.

User Response: Text

Housing should be built for local peoplenot to attract others to move from where they already have houses.

The key will be the density of the new developments which will have to be supported by necessary improvements in infrastructure, new waste water treatment, new potable water supply, additional electricity generation and distribution, additional communications and telecom networks, improved gas supplies, as well as local highway improvements, and restructured bus services to provide communication and connectivity between villages and towns.

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We must have affordable housing in the Borough. Size of houses built must Home-working opportunities Infrastructure (schools, roads, healthcare, open space etc) supporting new homes delivered in a timely fashion Modern Methods of Construction (MMC) Self-build and custom housebuilding Size of housing (1-bedroom, 2-bedrooms, 3+ bedrooms) Size of housing sites Specialist housing for people with particular care needs Tenure of housing (market purchase/private rent/affordable rent) Travelling Showpeople accommodation Type of housing (flat/house) Other – please state below therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

Affordability is key, Also, existing communities shouldn't be blighted by huge developments which aren't suitable due to infrastructure, amenities and the impact on their quality of life.

The need to consider the current development in an area, so as not to make it into a huge conurbation.

First-time buyers and homes to rent at an affordable price for local people.

To accommodate the local population and to address climate change

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User Response: Text

You need to build the houses that are needed for local people, not to attract incomers

I feel we need affordable housing particularly for first time buyers, not necessarily larger houses for wealthier people. I also feel it absolutely critical that these are constructed with the highest environmental standards.

Strange question since you already mentioned !! *In question 18, can you please select five matters that are most important to you.*

we have people who want to stay in the village - first time buyers, aging people downsizing etc - but there is no housing stock for them. We dont need the big family homes that developers want to build.

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If housing is to be built it should be aimed at first time buyers, include gardens, not be large sites, and be 100% energy net zero

Diverse housing required to cover different personal circumstances. Suitable infrastructure is VITAL or whole plan becomes worthless.

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I live in Platt and suffer from increasing traffic congestion and derioration of utlity services in the area. This area is not suitable for large development of new homes.

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Developments will increase use on current struggling infrastructures. These MUST be addressed and corrected first!
We do not want this to be a second home city where properties lie dormant.

All of these matters are important, but the ones chosen are those which I consider must not be forgotten.

Affordability is a key factor but there needs to be a balance in the diversity of people that move to the borough. Maidstone is a good example of poor balance where London boroughs have been allowed to move high volumes of people out into Maidstone. People are now scared to go to the High Street.

Infrastructure in the borough is creaking badly. Must be improved or premises built where it is likely to lead to less demand on the road network.

garden communities would allow for new infrastructure to be built.

Hildenborough is a rural village and any development must blend into the village hence large housing developments are unacceptable

Infrastructure is vital. Need to consider younger people who may not wish to be forced outside the area by price.

User Response: Text

You need to build the houses that are needed for local people, not to attract incomers.

I believe it would give a fair opportunity for sustainable environmental development for future needs. More modern building methods must be deployed.

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We must have affordable homes to rent and buy.

We should be encouraging attractive homes to buy at affordable prices. We should be developing in previously developed land and spread development fairly across Councils. We should not be allowing development in flats which are unsightly and large developments just to achieve housing targets. We need to have more people buy their homes, rather than rent so that they are in a better position for their retirement.

For society to exist and function properly without over populating.

Whilst generally left leaning, I truly think housing should still follow market dynamics to some degree. People cannot all live in large houses in the country side and close to amenities - it's impossible. Welfare support through increased benefits I feel would be more beneficial and giving people more choices than artificially deflating house prices for some groups over others as simply the influx of people will continue. This is not meant to be a "bus is full type of comment". We moved into town because of facilities. Obviously staying in Ightham would have been nice, but we can't expect same services. People need to make choices. So am expluding all those special deals for only certain people. Do other countries do this, I have never heard of it anywhere else, but then benefits are likely higher.

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Density and distribution of housing are key if we are to maintain our Green Belt and preserve our historic villages. Limited development should be supported by improvement to the infrastructure.

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We need to have a laser like focus on climate and environmental considerations, even to the extent a sizeable development has its own renewable community energy supply.

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Focussing on these matters should ensure that developments are of a diverse nature and reasonable in scale.

Hildenborough has to my mind already reached the reasonable limit for new developments.

Building homes for younger people, addressing climate change, smaller developments

It is undeniable that new housing is required and will go ahead, however if construction must go ahead it is important that high-density housing is avoided and housing is fairly distributed across the local authority. Single sites with lots of housing is not desirable.

Garden cities often overdevelop sites and run the risk of developers trying to pack too much housing onto a site to maximise profits. Estate developments seen in the 70s and 80s are a good example of how not to build, as houses are often packed in too tightly with small gardens, small public amenity, and small rooms making the areas less desirable. Maximum density rules are also crucial in avoiding over-development.

Self-building often leads to desirable homes which are well-constructed and desirable. This leads to better-

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looking neighbourhoods and increases the desirability of the locale. Self-Build also allows people to have a greater stake and say in the area they live in.

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Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can send the doctors, nurses and teachers to start them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high

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Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can send the doctors, nurses and teachers to start them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high

insulation, carbon capturing green roofs, energy generation using solar/ wind/hydro power designed into the building. Sustainable in terms of its impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads and junctions. In many cases roads cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity.

We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same

User Response: Text

applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding

high standards of insulation, energy self- sufficiency and opportunities to mitigate climate change.

As above in question 18

Infrastructure is key

Affordable appropriately sized houses and flats not huge mansions

Infrastructure is key

Quality of life for residents

Quality of life for residents

I believe that these points have already been covered in previous comments related to infrastructure, environmental impact etc.

To ensure we have variety of modern housing to cater for all needs and people, and particularly affordable housing, delivered in the right locations, at the point in time when infrastructure investment can also facilitate and accommodate current and future, wider development.

Housing development should reflect the needs of the people in the different areas across the borough.

it whats best for TMBC and its people. the residents and the people we want to attrach to our area at the same time it assists supports and protects people in need which is better for TMBC as housing assicoations, builders, businesses will want to be here instead of a high urban poverty struck area.

User Response: Text

Affordable housing to rent (council owned) - includes flats and smaller hose sizes.

Density of housing: so that we can make efficeint use of town centre brownfield land and retain harmony of low rise development in rural settings.

sustainability/environmental builds and MMC - these can be fast to builw low cost, and have lower climate impact. Can include high standards of insulation energysell sufficeincy. Regard for the MGB. Use brownfiled first.

well planned local infrastrucutre: including energy efficeincy and climate change (insulation etc), active transport .

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Infrastructure in the Borough is creaking badly - must be improved.

Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

Experience of the recent building prjects in the local are ahas not been satisfactory

We should require development that creates homes that all our population can afford. There are a lot of wealthy individuals in the South east and little is done for those who are denied opportunity due to affordability issues.

We are facing climate catastrophe, new houses have to be fit for purpose. We should live in a society where people are both able to buy and rent affordably.

Houses should be built for the requirements of local people and not for attracting people from other areas. Our children need affordable housing in the areas they grew up in.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

Local people are not catered for by the building that is going on at the moment alot of the houses build go to people from outside the bought on a vast scale and are unaffordable for local people. Even the small number of houses that the developers let go for cheaper amounts go to boroughs outside ours.

User Response: Text

Spent more than 50% time working from home, need peace and quietness in home in order to work effectively

Small developments over large developments to avoid an infrastructure meltdown, more importantly for first time buyers in max. 3 bedroom properties, we do not need bigger houses which, with the population demographic of The borough, people will down-size and make this type of property available by natural wastage. Tonbridge is choking, look right across the borough where the need is greatest.

It is important to support first time buyers to enable them to get into the housing market with affordable houses to buy. For those who cannot achieve that, affordable houses to rent is also important. Infrastructure must be able to support all of this and smaller developments are preferable over larger ones.

To make housing available to those who can least afford it.

Its important that there is affordable housing for less well off families. Distribution of sites within the borough affects everyone whether they are looking for housing or not hence its a priority consideration. You can't go on building houses unless there is the commensurate increase in infrastructure. Size is important so as not to swamp existing build and historic environment as in the Capel.

I'm sure that it would be far easier to select a handful of the larger proposed sites, than it would to deal with the additional administration that selecting far more of the smaller sites would inevitably bring, and my concern is that there is a danger that this just becomes a box-ticking exercise, with TMBC pushing for whatever is most straightforward in terms of administration and delivery. But the reality is that a development of several thousand new homes in many areas of the borough would have a severe negative impact on quality of life for those already living there. A development of even 50 homes in one of the small rural settlements would have a considerable impact. To that end, I believe that any development which takes place outside of the areas that you have classed as 'urban areas' (in the existing settlement hierarchy) should be restricted to small sites only.

I think there should be distribution across the borough. There needs to be choice in terms of size, tenure, ways of providing a home like custom and self build. Density of housing is too much from my experience in Kings Hill of a village in a rural setting and infrastructure problems have proved critical. There is no station that serves the need of the community that does not require driving and parking at a station. Buses have either been withdrawn or are not co-ordinated with the train times. It is not feasible to cycle out from the Kent Road end. We cannot get into doctors appointments. There is no secondary school and children leave the village to go to about 32 secondary schools in the area. Both roads from the community rely on the A228 to be open and often the traffic is dense and it is difficult to get in or out. The infrastructure is creaking and cannot take much more. There is no parking overflow and now we have reached critical parking levels with double yellow lines proposed, the developer and ASDA placing private parking restrictions on previously free to use car parks. We can hardly park on the A228 when Kings Hill is full!

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6

User Response: Text

bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

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We must have affordable housing in the borough. Sizes of houses built must concentrate on 2 and 3 bedroom, not 4, 5 and 6 bedroom properties.
Flats need to be included.
Borough infrastructure is already creaking badly and must be improved.
Garden communities would allow new infrastructure and facilities to be created whilst providing healthy and pleasant environments for residents.

Housing delivery in general is a priority for the Borough. Affordability is an area of concern nationwide but even more so within the south-east and in particular Tonbridge and Malling where house prices are higher than the national average.

Affordable housing not 'Des Res's'

Housing costs in Tonbridge are high and therefore a plan should include affordable housing.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

The biggest issue will be for the next generation to get started on the housing ladder. The rest of the market will take care of itself.

If houses are going to be built in our beautiful and historic county high-density housing must be avoided. Dense housing is not desirable and puts too much pressure on road and other amenity. It is also unsightly and undesirable.

Larger housing plots should be designated to Self-builders as often the houses are pleasant to look at, well-constructed are what people actually want to live in. This leads to a better neighbourhood

User Response: Text

Garden cities often overdevelop sites with as houses that are often packed in too tightly with small gardens, small public amenity, and small rooms making the areas less desirable.

Maximum density rules should be in place to avoid over-development.

Infrastructure and public transport need to be addressed in a co-ordinated fashion within the whole area

The planet is on its knees - more houses means more people, it has to stop. But as everyone seems to be determined to build until the last inch has been built on we should at least be mitigating the impact.

We need to have a sustainable approach to building, especially in existing areas. They should not detract from the local feel of a place, in particular villages have a 'feel' about them' and if built/added to can lose their appeal. All developments need to consider the local infrastructure and services/amenities as in most places they are already stretched to breaking point and without investment local people will resent the developments. Having affordable housing for first time buyers is important to ensure that small villages and towns encourage the younger generation to stay around and they can afford to get on the housing ladder, otherwise the local working age population will get older and reduce the feel of a village/town.

Need to retain space to maintain mental health, especially for those working from home. Additional bedrooms provide flexibility in terms of working and living. Ability to stay in property rather than move. Infrastructure is key. Physical premises required, but also the ability to staff these long term.

The explosion of population in and around existing populations will result in unsustainable demand on the capacity of the local services that is already struggling. Previous developer promises to provide capacity have not been fulfilled. We cannot believe them without contractual and financial commitments. Previous and existing developers have compressed site occupation. Poor design and reduced internal space in dwellings result in atrocious conditions. Plus many of these sites are green areas and are essential to the character and beauty of the whole area. To build like this would be a planning disaster as it would deny the original concepts and the reasons why existing residents chose to move here. Surely professional planners in our council can see this.

Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can find the doctors, nurses and teachers to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high standards of insulation, carbon capturing green roofs, energy generation using solar/ wind/hydro power designed into the building. Sustainable in terms of its impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads and junctions. In many cases roads cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity.

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to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

Huge opportunities were missed when building Peters Village and Wouldham School for the installation of renewables. The cost now to retro-fit these properties will now have to be found through TMBC budgets or funding rather than the developer.

We need to build attractive, small (-->density) units with eco-friendly design features to help transform the housing market from a non-sustainable, sprawling model to a sustainable, dense housing offer. The model should maximise shared outdoor space including food growing and recreational spaces, maximise public transport and cycle path access, and minimise private car parking areas. This is the way to nudge people into planet-friendly behaviours, and it is working in continental Europe.

We cannot continue to plan and build the same way again and again and again!

No mention of flatted houses in local towns in this

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment

those selected seem to me to be the most important

See comments on question 18

The plan incorporates large areas of dense housing, in places where the countryside will be destroyed, and thus people who enjoy the beauty of these places will be denied that which they have previously enjoyed. The total number of houses stated to be required in the local plan is totally unrealistically high.

I want to see smaller developments with mixed accommodation. Please do not destroy local communities by going for the large sites.

User Response: Text

I realise that may be the easy option but it will never be the right option.

We all need to accept some development in our areas, but not excessive.

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Homes for younger people, smaller developments, addressing climate change

These are tough choices but I have tried to support affordable housing using sustainable buildings with a measured scale of development and adequate infrastructure.

We need affordable housing and the infrastructure improved. Garden communities would be ideal and provide a pleasant, healthy environment.

All to do with the present infrastructure and the effects on the environment

Diversity is what is required - it gives residents an opportunity to upsize/downsize depending on requirements.

I believe the area is already highly populated by comparison to many others, its local farmland needs to be protected and encouraged to help support a drive to nationwide food self sufficiency. Locally sourced food should be a goal for the council as it should be fresher, 'greener' and supports the local community. The quality of life for many people in the area can be measured by the environment they live and work in. Over populated areas usually score very badly on this with higher medical illness issues, which in turn leads to greater

User Response: Text

local costs.

The area has a great history of farming, access to these green sites and even just driving down the county lanes is a precious joy that would be sad to lose.

Eco friendly, affordable and with 'some space'---these are my top priorities.

Accessibility, Equality and inclusion matters.

People need support services as well as shops, schools, places of worship, sport facilities and green spaces

Community works best when mixed together.

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I think care is needed to make sure any housing provided is directed toward those who need it and does not change life for those who already live in the area. I dont think it should be a way to provide work for house builders and to bolster the economy.

User Response: Text

Kings Hill, for example, is squashed together, with houses overlooking each other and tiny gardens. This is an example of houses not being adequately spaced and cost being prioritised over road width, provision of driveways for more than 1 car etc.

Space and views of something other than the inside of someone else's house are the vital difference between living in a town and living in the countryside. Space and not feeling like you are on top of people is important, both to buyers and those already in the villages and areas where building is proposed.

Life Time homes for all sectors and green efficient low cost energy built into all. Recycling but be easy .

Use minimum land for supplying homes to a larger number of people who currently struggle to rent or buy affordable homes and are either from the area and/or work in the area.

We must have affordable housing in the borough. Size of houses built must have a limited number of bedrooms, not a 4, 5, 6 bedrooms. Flats must be included. Infrastructure in the borough is barely adequate at present and would need to be improved. Garden Communities would allow new infrastructure and facilities to be improved and facilities to be created to provide a pleasant, healthy environment.

Need to make local housing attainable for people in different income bands, also need to have infrastructure improved to support increased population and traffic volumes resulting from new developments.

Important matters that affect us all.

No Response

Provide housing to meet essential need of the borough not 4+ bedroom properties out of reach for the local community and those lower on the housing ladder

Small houses so they are affordable.,not 4,5,6 bedrooms.

The enviroment and sustainability

All the items in the list should be catered for to ensure they are available to address the needs for the proportion of people in the area.

User Response: Text

Density is a priority, in order to make the best use of the sites currently available, but more importantly to place the new housing within existing settlement boundaries, before any new green field sites are considered, The negative aspects of Green field sites, carbon footprint, loss of rural character, loss of Agricultural and ecological value, increase demand for traffic and services infrastructure, have to outweigh the immediate amenity concerns of neighbours, which often prevent infill development in sustainable residential areas. The low density of much mid C20 housing estates prevents best use of land within urban environments and planning policy should encourage, not deter new small infill developments or the subdivision of existing properties to create more homes. It should not remain easier to get approval for new estates of houses on green field sites, than to increase the density of development within established built up areas. Changing work and retail practices means that central areas need more relaxed zoning plans to encourage new residential development in redundant commercial properties, in order to revitalise these areas. The centre of Tonbridge is a case in point, where the area immediately around the station and High Street is given over to parking or storage yards, in the most sustainable area of the borough for high density housing.

Distribution is important because it needs to be in sustainable locations that minimise adverse impacts on other parts of the borough. If new development is spread evenly across the borough the adverse impacts will be much greater as a result of additional traffic being forced onto the already congested roads, to travel to services and transport hubs. Focussing the new houses in proximity to these hubs will result in fewer movements, to everyone's benefits. This means abandoning a distribution of new housing based purely on the size of each settlement and adopting a plan which locates the majority of housing close to existing transport hubs. This may mean locations previously undeveloped such as at West Malling Station and Hildenborough Station become centres for new housing, but it makes better use of the limited rail connections in the borough and helps keep cars off the roads. These health and congestion benefits for the whole borough outweigh particular local and Green belt issues.

Infrastructure is key as a 29% uplift in the number of households demands an equivalent uplift in infrastructure and services in order to ensure the living standards for new and existing residents are maintained. Currently there are shortages across the Borough of trained doctors, dentists, teachers and technicians, as well as water, power and data resources. Unless the required upgrades are funded and the new buildings, networks, generating capacity, water storage, carbon capture and trained people are provided then the houses that are delivered by this new plan will just lead to a major reduction in the quality of life for residents. New development should only be supported where the new support services and infrastructure are underwritten and in place. Otherwise implementation of the plan would be reckless and negligent.

Size of sites is key. Currently larger, greenfield sites have proportionately fewer planning restrictions and costs than small integrated infill developments, so are favoured for the delivery of the majority of the housing demanded in the local plan. This results in large tracts of faceless suburbia, eating into our rural areas and eroding the character and separation of our towns and villages. We must weight the planning controls and site selection to encourage small infill developments, ideally within established settlements. Large greenfield developments do not support the local economy. Consultants and contractors come from outside the borough and the product is not specific to the area or conditions. Small infill developments are usually by local contractors, with local consultants and employees, so the money gets reinvested in the area and the developers care about the product as it is where they live.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

User Response: Text

AS noted above, affordable housing is critically needed both for sale and rent (from the council NOT private landlords).

And while I'm at it the Council should take a stand on second home ownership which I'm pretty sure absorbs some of the housing supply in the borough. Also foreign investors buying off plan. This is a big problem in London and I'm sure it has shifted down here.

Infrastructure provision is essential. It is obvious nonsense to build housing without adequate transport links. Rapid development in Tonbridge has already imposed severe strains on the transport infrastructure and the particular constraints imposed by geography on the road network must be confronted and a plan drawn up to tackle the traffic problem. Otherwise the already very poor air quality in the High Street will become lethal. There are also already heavy strains on medical services in Tonbridge and elsewhere in the borough. The Council needs a plan for tackling this issue .

We need a study to ascertain the capacity of the current wastewater infrastructure and to identify which wastewater treatment works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building.

Modern construction methods must be investigated, and if necessary imposed, in the interests both of tackling climate change and low cost house building.

You have already taken large green spaces for sites. You need to use existing brownfield sites like the Park and Ride car parks which have been closed down

Small only housing sites.

Housing is a priority for local people, it is **not** a priority to attract incomers to an already overcrowded area.

A mix of housing to buy and rent, and infrastructure to suit increased development and population, restricting high density, height and mass - to respect surrounding buildings and environment generally, is crucial to leave open space.

Isn't this whole endeavour about lack of available housing both to buy and to rent? It should be affordable on both counts and distributed where most needed across the borough. Infrastructure is key to a successful development and to add to those essentials we are believers that gardens and green spaces are paramount for well being

TO house the local population, zero emissions to help climate change

The aim of this consultation is to provide safe affordable housing. I think it is important houses are not packed together, safe from flooding with good transport links, with an ageing population accessible and perhaps looking

User Response: Text

to build small groups of bungalows in some villages with basic amenities is also important, as 24% of the uk population will be over 65.

Building homes for younger people. Addressing climate change. Smaller developments

No response

Living in a rural community is very important to me, and I would therefore be against large housing developments. However I am acutely aware that the kind of rural living I am fortunate enough to enjoy means that many young people and families simply cannot afford to buy or rent in this area. Schools and healthcare facilities are stretched beyond capacity currently, and surrounding roads are already too busy.

Secure rented accommodation - that is actually affordable to local people - should be a priority.

Density should be optimised to reduce greenfield land take.

Infrastructure should be provided to support new homes – but new homes should not be built to support (unsustainable) new road building. As set out in our response to Question 11, it has been demonstrated in CPRE research that road-building is failing to provide the congestion relief and economic boost promised, while devastating the environment - <https://www.cpre.org.uk/resources/the-end-of-the-road-challenging-the-road-building-consensus/> .

local needs as above

it is important to develop large sites associated with existing urban areas such as Kings Hill, Medway Gap, Walderslade, Snodland and Tonbridge where the requisite infrastructure and amenities can be provided and existing shops and services are readily accessible without placing undue pressure on public transport and the road networks

They all feed into the local infrastructure - density/number of houses/size of housing. Building 16k 1 bedroom flats is wildly different from building 16k 4-5 bedroom detached homes

If we are to build homes in an area where there is already a shortage of doctors, this will just make the situation worse. Just last year more houses were built on Kings Hill and I understand more are planned. Our Doctors have not increased in number, in fact their consulting hours have been reduced. They have no way of coping with more patients. Also, the roads where some of the planned sites are proposed are single lane roads. They would never be able to cope with hundreds of cars leaving each morning (some of the sites are nowhere near a train or bus!)

User Response: Text

While I believe houses need to be built, putting a high density build of 400 homes in a village of 1000 homes is a huge increase in the resident population of that village. It changes the character of that village. If tmbc want to build dense housing on a site, may I suggest it leads onto a road with 2 lanes for traffic and is not attached to a quiet village with single lane access to the site. Perhaps a lower density of housing in smaller villages would be more acceptable to the community. Kings Hill style density has no place in a small village.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

Size and density inform the feasibility of meeting the housing need. MMC and energy efficiency should be prioritised to meet climate and sustainability objectives which I consider have the highest importance.

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Houses need to be built on small sites that are sustainable for the local population

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I have concerns about affordability of housing (especially in one of the most expensive areas in the UK), and the

User Response: Text

difficulties in both buying a house for the first time, and affording rent. I also worry about infrastructure for new housing, size of housing sites (and how many houses are crammed into each one) etc.

GENERALL ACCOMMODATES PEOPLES NEEDS

Diversity of housing is key to supporting and developing a broad spectrum of businesses within the borough.

Infrastructure in the borough is creaking. Must be improved or premises built where they are likely to cause less demand on the road networks.

Infrastructure is very important for sustainable level of housing. It is apparent that existing infrastructure (roads, healthcare in particular) is already over-burdened resulting in queuing traffic, delays in access to healthcare, poor local transport and so on. It appears that the government wants to continue to build houses with infrastructure not keeping up.

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We need affordable housing, so smaller dwellings. The infrastructure locally already needs to be improved. Creating a pleasant environment should be a priority.

To ensure it is those that really need it that will benefit from this plan and that the carrying capacity of current settlements is not exceeded, which is already the case in some places across the borough.

The local plan should support the desire for first time buyers to get on the market, housing should be distributed across the borough instead of focusing on arbitrary areas, this will lessen the stress on local services. Garden communities are great places and should be promoted in the local plan.

no comment

The infrastructure must exist to support any housing development. Development should be future proofed as much as possible with regard to housing needs, sustainability and changes in working practices.

User Response: Text

We must have affordable housing in the borough. Size of houses built must therefore be small, not 4/5/6 bedrooms that we normally see. Flats must be included.

Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by green belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can find the doctors, nurses and teachers to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (eg with high standards of insulation, carbon capturing green roofs, energy generation using solar/wind/hydro power designed into the building. Sustainable in terms of its impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads. In many cases roads cannot be adequately remodelled (because of river layout cutting through the town) to increase capacity. We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge

Modern methods of construction are important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to mitigate climate change.

We need affordable housing for local people and not just support London overspill which only pushes prices higher and ultimately resigns first time buyers to a lifetime of rent which quite frankly costs more than a mortgage

Large housing developments in rural areas have the potential to damage the natural environment and not be supported by adequate infrastructure causing overcrowded roads with consequent pollution and inadequate public transport. Rivers and the water table can be depleted because of increased water demand and polluted by sewerage.

Density and Distribution of housing is important to balance need for more homes and the need to maintain our local landscapes. Large dense plots must be focused in urban areas (for cost, transport, leisure and health). Dense, over distributed plots in rural is not viable and must not be considered.

User Response: Text

Size of housing sites must be restricted to not overpopulate the local areas

Infrastructure is key - no point developing if there are no proper road connections. Kent lanes are famously narrow and will cause accidents and deaths if more homes built in rural areas.

Density of housing development - because it's important not to have huge blocks high density housing in a rural area.

Distribution of housing across the borough (taking account of where the needs are generated) - because housing distribution needs to be sympathetic to the current townscapes / landscapes

Infrastructure supporting new homes delivered in a timely fashion - because health and wellbeing and future prospects of current and new residents is of the highest importance

Modern Methods of Construction (MMC) - because this should mean homes are more environmentally friendly and thermal efficient / cheaper to run

Size of housing (1-bedroom, 2-bedrooms, 3+ bedrooms) - because there needs to be a variation of house size so existing people in the borough have opportunities to upsize/downsize and still remain in the borough

We must have affordable housing in the Borough. Size of houses built must therefore be small and not 4/5/6-bedroom detached houses. Flats must be included.

Infrastructure in the borough is overloaded and must be improved.

Infrastructure must be improved before allowing any further development

I believe infrastructure and facilities must be calibrated to cope with increasing population, therefore they should be prioritised.

We need more smaller homes, cheaper to buy or rent, especially local authority or housing association houses. Too many large expensive houses are being built around our villages. Large sites would damage wellbeing. Infrastructure is also very important.

First time buyers facilitate others to move up the property ladder. Young families need appropriate housing and local amenity. The number of people with support needs may grow. These groups need the infra-structure mentioned in Q18. This is economically provided on larger urban sites and selected smaller sites in the urban or

User Response: Text

rural service centres. Providing such housing in rural areas only increases the need for transportation (subsidised buses) which drains public funds which are better spent on the actual Schools, Surgeries etc.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

We need homes people can afford and the infrastructure to support any development

Houses need to be affordable and infrastructure needs to be in place before houses are built

Development should be infrastructure led and be in place before a single house is sold. Only then will we get communities to accept proportionate development.

Construction is bad for the planet and adds to climate change so it must be mitigated in the approach to meeting housing needs.

Infrastructure is under strain

To house the local population, zero emissions to help climate change

TO house the local population, zero emissions to help climate change

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

Again, it's all about sympathetically growing the housing stock without creating infrastructure or environmental problems

User Response: Text

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Building homes for younger people. All new housing should be accessible housing.

Smaller developments to preserve the rural integrity of the borough.

Need to improve infrastructure to meet increased needs / it already experiences without extra pressures.

Local education, medical facilities, roads, transport are all of high priority.

To solve the housing problem, focus must be on making it affordable

Infrastructure is the most important: any housing site must have adequate infrastructure BEFORE new housing is allowed.

We support initiatives to provide affordable housing for those born in the T & M borough & local areas of Kent, who are currently priced out of the housing market.

We support initiatives to regenerate local urban towns & provide facilities including shops, infrastructure & facilities that can accommodate.

We DO NOT support economic migration to the area putting pressure on local amenities & believe this supports Government levelling up policies.

We support initiatives to provide affordable housing for those born in the T & M borough & local areas of Kent by policies of using permitted development rights allowing commercial buildings to be converted into homes. This is good sustainable reuse of brown field sites & original buildings with embodied energy being repurposed leading to cheaper affordable housing, saving material costs & preserving character of existing areas.

If sited in towns, this will help regenerate town areas in decline, bringing local people to spend & ensure shops & facilities are financially viable.

User Response: Text

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Improvements in infrastructure should be delivered at the same time or before new homes are built.

New homes should be distributed across the borough but also where infrastructure is in place to accommodate it.

There should be a mix of housing to reflect the demographic of the borough.

Building homes for younger people is important. All new housing should be of accessible design. Smaller developments to preserve the rural integrity of the borough. Need to improve infrastructure to meet increased needs - it already struggles without extra pressures of new builds.

Local education, medical facilities, roads, transport are of high priority.

Affordable Housing to rent (council owned) - It is essential that we have affordable housing in the Borough. Size of houses built must therefore be small and not four, five or six bedrooms. Flats must also be included.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise developments in rural settings.

Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets of Sevenoaks and Tunbridge Wells that exert pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

Infrastructure - This must come first but we have to be sure that when new medical facilities and schools are planned, we can identify and hire the doctors, nurses and teachers required to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change, for example with high standards of insulation, carbon capturing green roofs, energy generation using solar/ wind/hydro power designed into the building. Sustainability is also vitally important in terms of its impact on our road network too. In the case of Tonbridge we need to fully research and understand how a road network, already struggling to cope with existing traffic, can cope with even more cars on the roads. In many cases roads cannot be adequately remodelled to increase capacity due to the river layout. We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements, if any, are necessary in advance of any building starting. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

User Response: Text

Modern Methods of construction - This is extremely important because these can be fast to build, more cost-effective and have lower climate impact than traditional bricks and mortar, and can be constructed using carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self-sufficiency and the opportunities to mitigate climate change.

There are so many pressures on infrastructure currently in T&MBC and Wateringbury in particular that any additional building will put untenable strains on an already stretched area

This is a community with a considerable rural section. Development which adversely affects that is contrary to the character of those areas and they should be guarded. The very nature of the garden of England is threatened if we fail to address these issues. The lack of medical, academic, transport and local amenities must be a first priority not making the issues worse.

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Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can find the doctors, nurses and teachers to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high Type of housing (flat/house)

Other – please state below

standards of insulation, carbon capturing green roofs, energy generation using solar/ wind/hydro power designed into the building. Sustainable in terms of its impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads and junctions. In many cases roads cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity.

We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment

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We have not seen sufficient housing developed to accessible needs and to meet the growing elderly population

The density in key areas have made areas such as Aylesford grow too rapidly and has increased pollution and stretched infrastructure to its limits

The North and East of the borough have seen uneven distribution that needs to be addressed

We have seen the lack of schools, poor roads, healthcare effected in the area and this needs to be addressed before new housing is built

We are finding the housing being built is meeting a perceived market requirement but not the requirement for residents in the borough

They seem sensible

They are the most sensible options

User Response: Text

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included . Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

To meet the diverse local housing needs

Zero Carbon has to be a major and absolute requirement of all new housing. Plans for new sites must demonstrate and include the use of renewable energy for all buildings. Infrastructure has to be developed alongside the housing to reduce the pressure on use of cars and public transport. This includes shops, schools, doctors, roads and green spaces

Build the houses that are needed for local people, not to attract incomers or make house builders and land owners wealthy.

First time buyers and small family homes are what is now needed.

Housing should be built with an awareness of the infrastructure needed to service the housing development and not put strain on areas unprepared for it

Good quality housing to meet local housing needs.

Affordability in the face of spiraling prices has never been so important as it is now..

First time buyers facing an almost unachievable prospect when trying to buy from current housing stock.

A good mix of house sizes to allow for up and down sizing.

any development will need a good infrastucture -- East Peckham does have the essentials anymore No GP No Dentist

- Due to spiralling prices, affordability has never been so important
- First time buyers are finding current housing stock an almost unachievable prospect.
- Need a good mix of house sizes to allow for both upsizing and downsizing.
- Any development needs suitable surrounding infrastructure - for example East Peckham has no GP surgery.

User Response: Text

We must have affordable housing in the borough , to achieve this it is unlikely they will be 4/5/6 bed houses . Flats should be included , the infrastructure is under considerable strain in the borough and must be improved . Garden communities would allow new infrastructure and provide a healthy environment .

I would like to see the needs of Gypsy and Travelling people to be taken into account with the provision of housing. Consultation with these communities is essential to provide what they need. Proper sites with proper facilities for travelling people please!

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Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self sufficiency and opportunities to mitigate climate change.

I fear developments being agreed before the infrastructure is there to support it - we dont want to be in a situation of fighting for improvements in the future. Developers have to be made to ensure that they add to communities needs and the infrastructure.

Proportion is everything. You should seek to preserve the current area and communities. If you are not mindful or interested in being proportionate, you seek only to eradicate our communities. Please do not seek to build a large development.

You need to ensure that you have the right infrastructures and road safety in place in order to support developing communities and it's important that more vulnerable groups in society also have access to basic opportunities affordable to other more privileged groups within the local community.

User Response: Text

I've chosen gypsy and traveller because they are unlikely to be online and say in the consultation they want somewhere to live! I've put self build and first time buyers because the housing stock we have is boring, and the self build homes are often engineered with low or no carbon footprint. I've put infrastructure because I'm a cyclist and I'm fed up of being pushed off the road or been given substandard paths that don;t go where I want to go.

Affordable Housing to rent (council owned):

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Density of Housing:

Housing must be at an appropriate density so that we make the most efficient use of town centre, brownfield land, and retain the harmony of low rise development in rural settings.

Distribution of Housing:

We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

Infrastructure must come first:

But we must be sure that when new medical facilities and schools are planned, we can find the doctors, nurses and teachers to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high standards of insulation, carbon capturing green roofs, energy generation using solar / wind / hydro power designed into the building. Sustainable in terms of their impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads and junctions. In many cases roads cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity. We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard. We need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

Modern Methods of construction:

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User Response: Text

It's important that those with a lower income should be able to buy or rent, which I presume is what is meant by 'affordable'. Too much emphasis has been given to supplying 3-5 bed detached homes when what is needed is well-designed terraced or semi detached housing. Being joined to a neighbour also cuts down on heating costs.

Infrastructure should always go hand-in-hand with development. Prime example of bad planning was at King's Hill when the surgery in West Malling was swamped by new patients.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Infrastructure in the Borough is creaking badly - must be improved.

Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

Due to spiraling prices, affordability has never been so important.

- First time buyers are finding current housing stock an almost unachievable prospect.
 - Need a good mix of house sizes to allow for both upsizing and downsizing.
 - Any development needs suitable surrounding infrastructure - for example East Peckham has no GP surgery.
- *Consideration to flooding and the environment should also be considered.

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? First time buyers are finding current housing stock an almost unachievable prospect.

? Need a good mix of house sizes to allow for both upsizing and downsizing.

? Any development needs suitable surrounding infrastructure - for example East Peckham has no GP surgery.

The best mix for best outcome.

User Response: Text

Need affordable housing with decent infrastructure and transport , so people commute shorted possible distance.

Garden community is good for mental health.

Good and enough infrastructures are important for quality of life.

Because they matter most to me where I live, and those would be issues that would affect me and my community most in my view.

All new housing must be sensitive and in keeping with the environment and life quality of exisiting residents.

Please refer earlier comments.

There are already numerous high priced properties in this area so affordable housing is preferable to accommodate young, local families but, once again, only on small sites.

Believe these are the main issues facing all communities; small, medium or large

To protect the Green Belt

there definitely needs to be more affordable housing for single/smaller families. Too many 4 bedroom houses seem to be built on new developments which are unaffordable for the average person. I also would like to see garages being built for smaller houses. Some developers only build garages for 4 bed homes. I use my garage for storage and could not be without it.

Infrastructure is paramount, simply adding housing will not solve any of the relevant long term aims. in addition to this quality and variety of housing is important ensuring that people can stay in the area even when a large house is not required.

There needs to be different types of houses available, they need to b3 affordable in todays market,many people now work from home so they need to be built to accommodate more home workers and people need their green spaces to make them feel positive.

Once again I mention that East Malling is surrounded by Call for Sites in the proposed plan. In the previous plan there would have been a green belt extension to differentiate East from West Malling

User Response: Text

and Kings Hill. In this new plan there is no such proposal.

Therefore the proposed developments in T&MBC is again over-weighted in favour of the west of the borough at the expense of the east and north east. This is overwhelmingly unfair on residents of the east/north east of the borough and is a result of the failure of the council to get their previous plan adopted by the government.

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Dense housing developments will always require extra development of a surrounding of infrastructure and services.

To avoid affecting the character of existing settlements. To ensure any new homes are fit for purpose in the 21st century with respect to environmental impact and living/working arrangements. To minimise impact on existing residents.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment. Community mental health and space for wildlife to exist

Because in my view they represent the needs and interest of the majority of people living in the borough. They are not my particular priorities.

to cover most peoples needs and affordability

Affordable Housing to rent (council owned)- We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

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User Response: Text

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New housing development should help to address climate change emergency.

You ask what 5 so I've chosen 5. You should perhaps ask respondents to rank these as that would show what

User Response: Text

preferences people have. It's not a well-thought-through method to determine ranking of importance.

I believe these meet the needs of TMBC residents and will allow people to stay in the area.

Too often developers are allowed to build droves of high density housing. This takes away any choice and forces people to live in this type of housing/environment. Most people would rather have low density housing with lots of green space around them. We need to be creating quality attractive housing where people have adequate space. Too often these housing developments are build with very narrow roads, no pavements, tiny gardens, just to max out the number of dwellings and maximise profit.

You should be prioritising the quality of the housing, ensuring it is low density and positively adding the the environment.

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sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to mitigate climate change.

need for housing for younger/first-time buyers

Local people working locally need affordable housing.

The infrastructure needs to be in place in new developments in good time. Kings Hill was built with no shops, GPs or schools and it now has 3 schools etc. although there is still a big problem with the GP surgery which has just been moved rather than increased

to maintain character of a development (or allow for creation of character at new settlements) the size and location of any site needs to be considered against the existing dwellings and infrastructure.

The density of a development needs to be appropriate to provide enough housing whilst not ruining the chance of developing a local character.

make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

The size of properties must be limited to the truly needed sizes not aspirational 4,5,6,7 bedroom large detached dwellings.

Tenure of housing, if this plan is to provision for affordable housing, no new developments will depress current prices and new dwellings will be introduced to the market at the local rate, therefore tenure is important and the only way to make it more affordable is to ensure that affordable rent/social housing, and part buy/rent are the predominant types.

Private rents and market purchase tend to both have a monthly end cost to the purchaser of the current market rate which will likely be unaffordable or at the whims of credit availability.

Housing should be distributed according to NFFP principles to maintain Green Belt.

FUNCTIONAL INFRASTRUCTURE MUST PREDATE ANY HOUSING BUILDING, not empty spaces provided as a sop to planners. this includes road improvements, flood prevention, telecoms, drainage and waste water processing changes as well as renewable energy capture.

Detailed waste water and flood and air quality pollution studies are needed as well as habitat impact studies.

If any of this takes place after planning approval or building starts we have already lost the ability to preserve our environment.

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We need to have a policy for housing gypsy and travellers.

Pay a visit to Welwyn Garden City to see a great example of a garden city.

Affordable housing is important, therefore smaller house and flats are needed.

Affordable housing at 80% of purchase price or rent is unaffordable for many residents and the situation locally is getting worse.

There is an urgent need for an affordable housing product which replicates social housing previously provided by councils or housing associations at typically 50-60% of market value/purchase price.

Large 4-5 bedroom houses may be favoured by developers and will bring in residents from outside but we need to meet the need for smaller and more affordable houses for the growing families of our own population.

User Response: Text

Specialist housing for those with particular care needs requires greater focus.

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Other – please state below

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To give confidence to the local community that the infrastructure can cope!

User Response: Text

The infrastructure in this area is already at breaking point, not enough secondary schools, doctors, roads are too busy, water supply too weak

I think I have covered my reasoning in my other answers above

There are enough houses in Tonbridge and Malling. THE community will change if any changes are made.

To fulfil the local requirements of household tenure, densities and size, to provide good varied and characterful design and to provide zero carbon homes generating renewable energy to address the climate change issues and support the Borough's Climate Strategy of reaching carbon neutral by 2030.

New housing developments should be located in the places where it is needed and where the infrastructure is adequate, include affordable rental homes for the reasons given elsewhere in this response and be proportionate in scale and density to the existing community.

Density of housing development - because it's important not to have huge blocks high density housing in a rural area.

Distribution of housing across the borough (taking account of where the needs are generated) - because housing distribution needs to be sympathetic to the current townscapes / landscapes

Infrastructure supporting new homes delivered in a timely fashion - because health and wellbeing and future prospects of current and new residents is of the highest importance. Delayed or missing infrastructure ends up disappointing new residents and leads to existing residents resenting new arrivals due to reduction in access to or quality of service

Modern Methods of Construction (MMC) - because this should mean homes are more environmentally friendly and thermal efficient / cheaper to run

Size of housing (1-bedroom, 2-bedrooms, 3+ bedrooms) - because there needs to be a variation of house size so existing people in the borough have opportunities to upsize/downsize and still remain in the borough

Infrastructure is already creaking. You can't build new houses without factoring in the demand that this will generate for services, the pressure this will place on our roads and public transport. You have to build the infrastructure in advance of new homes.

Large sites aren't appropriate for this region. Multiple small and medium sites, sustainably and sympathetically delivered spreads pressure across the region, with a priority on the existing large centres (mainly Tonbridge) that can take it.

Good quality, accessible housing is suitable for everyone. Too few accessible homes simply means that we have

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to pay to adapt them later on, leads to more use of expensive interim accommodation and forces people to move when decent housing would mean they could continue to live where they are.

Same response to Q11

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Development should only take place in urban areas or areas where infrastructure can cope rather than in rural areas.

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See Q11

Same response as Q11.

Hard to prioritise five!

Due to spiralling prices, affordability has never been so important.

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First time buyers are finding current housing stock and almost achievable prospect.

Need a good mix of house sizes to allow for both upsizing and downsizing.

any development needs suitable surrounding infrastructure for example East Peckham has no GP surgery.

Please see above, sorry.

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Affordable housing either to rent or for individuals to buy and live in (not buy to rent) so people can choose to stay in the area, make it their home and invest in it

Density to avoid heavily developed areas instead of semi rural ones which are better for everyones health

Infrastructure - to make sure facilities and amenities are available

Distribution - use brownfield sites first

Build using new technology to benefit the environment

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We should be concentrating on proven and sustainable local needs.

Infrastructure throughout the borough is not adequate as it stands, and needs to be improved as a precondition of building further residential properties.

Overly dense housing areas would ruin the character and heritage of the borough

Affordable properties to buy is a national crisis and needs to be addressed, but by abolishing corporate ownership and capping rental yields for properties rather than building houses that cannot be supported with existing infrastructure.

To protect the Green Belt

Providing specialist housing for older people is important because the housing needs of the increasing number and proportion of older people should be met for the plan to be positively prepared, effective and justified in line with the NPPF and PPG for Housing for older and disabled people. By meeting these needs the Borough will then experience a number of benefits including economic, social and environmental and ensure that older people can live healthier lives as detailed din our answer to question 18.

new housing needs to address the climate emergency and an aging society - therefore addressing housing mix,

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construction methodology and adaptable housing is key

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Many people are being priced out of the area they know as home. Travelling people suffer discrimination and their needs should be accommodated in the plan

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These housing matters are the most relevant to cross boundary issues.

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Refer to previous answers re affordability, custom/self build and infrastructure

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First time buyers need help in an area where property is expensive. Small brownfield developments are a suggestion.

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Having a home where people are content leads to a happy community. Brexit, Covid, Climate change has not only led to an economic downturn but people have changed. We need to adapt to this changing world and put people first.

Give people opportunities to help themselves.

Greater attention should be paid to the need to minimise traffic congestion and air pollution than is evident in the proposals. This is in addition to my explanation of 'Other' above.

MMC is important to ensure the best builds and the rest I believe are important to ensure a healthy community mix without catering to a specific group. It also ties in to the ecological concerns previously stated. We should be aiming for a healthy housing market that people can engage in, not an unhealthy one propped up by support for a limited group of those otherwise priced out of the market

You should seek to preserve the current area and communities and not eradicate them. Any new housing needs to be proportionate to reflect this.

Infrastructure needs to be in place and variety of housing to meet current need.

We must have affordable housing in the Borough. Size of houses built must

User Response: Text

therefore be small, not 4/5/6 bedrooms. Flats must be included.
Infrastructure in the Borough is creaking badly - must be improved.
Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

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Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon-neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self- sufficiency and opportunities to mitigate climate change.

All of life housing should be implemented where possible. Accessible housing in the borough is woefully inadequate and must be addressed as a matter of urgency.

We must have affordable housing in the Borough.

Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

User Response: Text

Infrastructure in the Borough is very poor - must be improved.

Housing must be built with better insulation to use less energy going forward.

Greater attention should be paid to the need to minimise traffic congestion and air pollution than is evident in the proposals. This is in addition to my explanation of 'Other' above.

Affordability is essential, especially at times at times of financial stress.
Infrastructure around new homes is a major element of settling in the area.
People with various needs (elderly, disabled, etc) are becoming a larger proportion of the population as a whole.
Safety of the newly built homes is paramount (see Grenfell tragedy) hence modern building techniques and standards are a priority.

Size and density of housing developments need to be considered especially near smaller rural settlements. The quantity of these sites around the same rural settlement should also be restricted as in the case of East Malling where there are a large number of possible sites and will have the same negative effect as a larger development close by

Housing needs to be affordable for local people to prevent the area turning into a build to rent area increasing the wealth of greedy landlords and preventing local people being able to afford to buy

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

It's what I believe is required

I am concerned that the existing health, educational, service industries and providers would not be able to cope with increased number of community members.

You need to build the houses that are needed for local people, not to attract incomers

Housing currently is not affordable for many, housing density is too great, garden communities sound like a sustainable way forward, I think it is also important we provide space for alternative social groups and we really do need to have better infrastructure to support existing housing needs as well as new ones.

User Response: Text

Proportional development where infrastructure is developed at the same time as new houses are built. There shouldn't be any lag time between houses being built and the capability for the area to support them.

Housing needs to be affordable, MMC is more efficient, having adequate infrastructure is essential and the new housing should be fairly spread across the borough, not huge urbanisations in just a few areas as a quick win.

Affordable Housing to rent (council owned)- We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

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Infrastructure has to come first, and we need to be absolutely sure that when we have new medical facilities and schools, we can actually find the doctors, nurses and teachers to staff them. We need to be sure that every new development will be sustainable in terms of its impact on our road network. In the case of Tonbridge we need to see how a road network already struggling to cope with existing traffic can cope with even more cars on roads and junctions which in many cases cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity.

We need to see a detailed Water Cycle Study to ascertain the capacity of the current waste water infrastructure and to identify which Waste Water Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary – BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

In East Peckham we have old people looking to downsize and young people needing to buy first time, neither is accommodated all that well currently.

I believe that modern methods of construction are eco friendly and efficient. Solar panels and heat pumps should be standard.

Housing should be generated according to demand

Infrastructure should be in place prior to house building to ensure the developer meets commitments made during

User Response: Text

planning

My selections are not priorities - the plan should address most of the matters with equal seriousness - just those that, at a glance, seem the most important.

growth should be balanced: with new houses comes increased pressure on resources, and so any growth must be supported by schools, retail and increased capacity of transport etc.

Important that housing is available to all that need it and that the appropriate infrastructure is in place so that people don't have to travel miles for medical/school/shopping/public transport.

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Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the

User Response: Text

sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to mitigate climate change.

Whilst we have not selected any particular housing matter (in response to Q.18), it is vital that the Council brings forward a Local Plan that includes a range and mix of sites that will allow each of the matters (and types/tenures of housing) to be delivered.

N/a

Affordable Housing to rent (council owned)- We must have Affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

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Infrastructure must come first -be sure that when new medical facilities and schools are planned, with the doctors, nurses and teachers to start them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high

Type of housing (Tat/house)

Other – please state below

We also need to ensure that cycle/active travel infrastructure is included to avoid adding to the already congested roads

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points made above regarding high standards of insulation, energy self-sufficient and opportunities to mitigate climate change.

infrastructure must be at the forefront, there is no point building properties with out it.

It is important to have some new housing in the borough but we do not need large scale house building in Borough Green. We do not want big density housing developments in large sites. Build houses for local people not to attract 1000's more to the area.

We must ensure that developments happen only in the areas where infrastructure can cope .

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

We believe all these matters are important but we have made our choice on the basis that it is important to provide housing which is attractive to everyone and allows everyone to find a place within the community. We also believe that it is important that all new houses should be as energy efficient as possible and for that reason modern building approaches should be encouraged.

As above the green belt land is important and the proposal is just too big that there isn't enough infrastructure

Infrastructure is the key here. Only when that is in place will communities accept future development

Affordable Housing to rent (council owned) - We must have affordable housing in the Borough. Size of houses

User Response: Text

built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

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Local housing should be built for local needs. Not for the profits of developers/landowners

All the items listed are relevant and will need consideration.

The points I have chosen are relevant to me, someone who lives and works in the borough.

That's local democracy in action.

Creating affordable homes for the younger generation to set down roots in the community is essential to a thriving community. As is appropriate housing for people with issues with mobility due to disability or age.

First and foremost, accessible and affordable housing is essential.

Infrastructure is very weak in the borough, and without improvement then all other plans will fail, or fail to be implemented effectively.

Condensing housing in three areas is not sustainable. It makes very little sense without putting an appropriate infrastructure in place first.

We must have affordable housing in the Borough. Size of houses built must

therefore be small, not 4/5/6 bedrooms. Flats must be included.

Infrastructure in the Borough is creaking badly - must be improved.

Garden communities would allow new infrastructure and facilities to be

User Response: Text

created as well as providing a pleasant, healthy environment.

Infrastructure should go before any housing developments. There is a need for housing in this area that local working/young people can afford.

Avoid large scale, super dense housing areas. Ensure houses use modern methods of construction to enable them to be as energy efficient as possible, in both construction and their longer life.

I think it essential that there are sufficient homes for people with disabilities or mobility issues - this also complies with the social care act and the drive to enable people to remain at home for as long as possible.

I don't agree with large developments in rural locations, however where these are tacked on to an already urban environment this seems like the least worst solution.

To ensure housing is distributed well where necessary and focussed in locations recommended in previous answers, with high quality and varied design that promotes a healthy lifestyle.

Affordable housing for social rent is essential to enable people on lower incomes to continue to live in the area and with a decent quality of life.

Accessible housing, e.g. wheelchair friendly, is needed for an ageing population, as well as to meet the needs of younger people who have mobility impairments.

Homeworking opportunities are a trend for the future and will improve sustainable living, reducing the need to clutter up the roads with commuters in cars and improving the vitality of the villages in particular.

Timely development of infrastructure is crucial to support a significant increase in population from development. There is already a shortage of GPs in the area.

Energy-efficient buildings are vital for reducing carbon emissions and for affordability, as it seems likely that the cost of utilities will continue to rise.

See response to Q2

It's clear we need more dwellings but I am very concerned about infrastructure and capacity on local services. I want to ensure that they are properly considered before any houses are approved.

User Response: Text

Infrastructure has to be the priority for any building plan. Development should not be so big that they impact on the existing communities. there should be a proportional mix of housing allowing for rent, to buy and first time buyer at the top of the list

The housing for special needs, elderly etc. are generally underprovided for possibly because developers do not make as much profit from them.

I would like villages to remain as villages. New housing kept to a minimum. The beautiful Kentish countryside and green belt to remain untouched.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

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Affordable Housing to buy and rent:

1. As set out in our answers to questions 5, 6, 11 and 12 and as acknowledged throughout the draft plan, housing affordability both in terms of housing to buy and rent is extremely poor in the Borough and a matter that needs to be urgently addressed.

Distribution:

1. Linked to this there is a need to deliver new housing across the borough in areas where the demand arises having regard to the two housing market areas. In this regard we have favoured Spatial option 3 in our response to questions 3 and 4.

User Response: Text

1. This would focus development within the Tier 1 and Tier 2 settlements which are well distributed geographically to ensure a reasonable spread across the Borough.

Size of housing sites:

1. As explained in our answer to question 13 it is extremely important that the plan brings forward a range of site sizes, particularly small and medium sized sites that can deliver swiftly in the early years of the plan to address affordability and land supply issues.

Infrastructure:

The timely delivery of new and / or improvements to existing infrastructure alongside new housing developments is important to ensure that new and existing places function well. Concerns regarding pressure on existing services and facilities is often a key reason for objection from local residents both to allocations and then subsequent planning applications. Early consideration of infrastructure requirements can therefore provide confidence to local communities and reduce these concerns.

Affordable housing- we must have affordable housing in the Borough

Density of Housing- appropriate density to make the most efficient use of town centre brownfield land and retain harmony of low rise development in rural settings.

Distribution of housing- distribute according to the principles of the NPPF.

Infrastructure- all developments by street ve sustainable and using Green Technology and sustainable in terms of impact on roads.

Modern Methods of construction- important because these can be fast to build low cost and have lower climate impact than concrete and bricks and built with carbon neutral materials. They may also allow for sustainability and to mitigate climate change.

They are what I see the needs, too many large estate style homes are being built.

Low density mixed housing spread across is preferred.

Large urban areas should not be the focus of development as this will generate further social, economic, infrastructure, and environmental issues. Development should be distributed across the region with smaller developments.

We need affordable and attractive housing for all members of the community to live side by side.

User Response: Text

The options selected in order to achieve diverse housing stock which will appeal to all age groups.

Secure rented accommodation - that is actually affordable to local people - should be a priority.

Density should be optimised to reduce greenfield land take.

Infrastructure should be provided to support new homes – but new homes should not be built to support (unsustainable) new road building.

Housing should reflect social need rather than be a vehicle for developer profits. Although Tonbridge and Malling is constrained by adverse legislation and 12 years of spending cuts, it should do all it can to support the genuine needs of all of its residents.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

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User Response: Text

Housing development should be small scale to meet local needs and not to thwart levelling up initiatives by further encouraging inward migration. Also any development must factor in infrastructure improvement

Affordable Housing to rent (council owned)- We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms each with their own bathroom. Flats must be included.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to recognise the two housing markets (Sevenoaks and Tunbridge Wells) are exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

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We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies and that demand can be ensured for all eventual sites in Tonbridge.

Specialist Housing for people with particular care needs - we need to see that properties suitable for an ageing, more physically frail population are included with access to health care and social activities to maintain independence. There is also a need to ensure accommodation for younger disabled people with care needs within communities.

Density of Housing Development: To maximise the brownfield land in town centre first and maintain low rise development in rural regions

Distribution of Housing: In accordance with NPPF's principles and retaining the Metropolitan Green Belt. Use brownfield land.

Infrastructure: New medical facilities and schools with adequate staff. Tonbridge is already struggling to cope with existing traffic and it is difficult to remodel the road network.

User Response: Text

Modern Methods: To mitigate the climate change factors by using sustainable materials and methodologies

No response

The government tells us we need more housing in this area. Then let it be small developments, outside AONB and Green Belt with the minimum disruption to the environment and the population who already live here.

Yes ideals. Yes undoubtedly more costly but so much better to build it RIGHT from the beginning as opposed to regret in the future because you got it WRONG.

Allowing a diverse supply of housing to meet a diverse set of needs

The Council's evidence demonstrates significant housing need which must be delivered quickly and sustainability. The housing priorities we have identified are particularly applicable to that challenge. All housing matters are relevant to the emerging plan, but focusing on the deliverability of well planned, high quality strategic sites well located to higher order settlements offers the best prospects for securing wider housing objectives.

We need human scale development, identifiable rural communities (not suburban sprawl) with good infrastructure. We also need to be aware that infrastructure is not just built but the professionals to staff our schools, healthcare and social care facilities. Professionals who wish to work in highly built up areas will be attracted to the buzz of large towns and cities rather than areas which used to be rural but have become

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characterless with over-development. Those who enjoy working in more rural areas will go to those places which remain rural.

No response

People need affordable and permanent homes. Infrastructure to support homes is critical for communities to develop and thrive. Housing sites should be of a size to support a sense of community and well being, not a return to the soulless estates of the 50s and 60s.

Affordable Housing to rent (council owned)- We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can find the doctors, nurses and teachers to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high standards of insulation, carbon capturing green roofs, energy generation using solar/ wind/hydro power designed into the building. Sustainable in terms of its impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads and junctions. In many cases roads cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity.

We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling

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through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to mitigate climate change.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment

The high price of housing in the UK is turning us into a rentier economy, stifling innovation. We need to bring the price of houses down for big and small picture reasons. We also need to be building the sort of houses that people can live in rather than those that take minimum requirements to be the actual requirements

With prices increasing affordable housing is needed but it is not sensible to put it where the infrastructure is not developed. Putting low income families who have not got a car in rural areas where the transport links are not good doesn't make sense, especially thinking about how they would be able to do the most basic of things like visit a GP or do a weekly shop.

Best quality of life for all

Infrastructure must come first - but it must be ensured that when new medical facilities and schools are planned, the doctors, nurses and teachers to staff the are found. It needs to be ensured that every new development does not adversely impact on our road network, the capacity of the current wastewater and clearwater infrastructure.

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Ensuring affordable housing is key. If we are going to give up our precious countryside for development then it shouldn't be to line the pockets of developers, it should be for the benefit of our residents.

Modern methods of construction presumably means that construction is done in a more sustainable way.

Housing density is an important consideration as it has an impact on quality of life, capacity of services, the actual long term value of the housing stock.

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Housing is a priority for local people, it is not a priority to attract incomers to an already overcrowded area.

Affordable Housing to buy (first time buyers) - We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

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We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

Modern Methods of construction - important because these can be fast to build, low cost and have lower climate

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impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to mitigate climate change.

Housing that is developed now should be constructed for longevity and not become an undesirable slum that we saw with 60s/70s built council housing.

We have not seen sufficient housing developed to accessible needs and to meet the growing elderly population

The density in key areas have made areas such as Aylesford grow too rapidly and has increased pollution and stretched infrastructure to its limits

The North and East of the borough have seen uneven distribution that needs to be addressed

We have seen the lack of schools, poor roads, healthcare effected in the area and this needs to be addressed before new housing is built

We are finding the housing being built is meeting a perceived market requirement but not the requirement for residents in the borough

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We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to rainwater drainage, which is already a particular issue in some parts of Hildenborough

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no comment

I feel these are important to all new construction as well as solar panels and such for environmental support

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Whilst we have not selected any particular housing matter (in response to Q.18), it is vital that the Council brings forward a Local Plan that includes a range and mix of sites (including sizes) that will allow each of the matters (and types/tenures of housing) to be delivered.

Need for smaller affordable homes, on smaller and medium sized developments – less need for ‘executive homes’ on larger developments.

There’s got to be joined up thinking

I feel really strongly that the Council should not allow development if it is clear there is insufficient infrastructure to support increasing the population density. The Council has a duty to increase affordability for buyers and renters living locally. In addition, the Council needs to think about the housing for the vulnerable - the elderly, the disabled and those with other special needs.

There are already too many houses in my area, too many people and cars, too much pollution and rubbish. Any new building should only be eco homes with green roofs or underground homes which minimise the impact on the environment.

Building homes for younger people and affordability of homes. Smaller developments.

Need more affordable housing for Borough.

Supporting documents to the Local Plan show that the local housing market is over-heated, therefore we need to reduce the high prices, rents and affordability ratios.

Hildenborough schools already have children on waiting lists and that is without allowing for the demand that will soon be generated by hundreds of people who will move to the two developments in Hildenborough.

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Affordable housing to rent (council owned) - We must have more affordable housing in the Borough. House size must be small not 4/5/6 bedrooms. Flats must be included.

Housing must be at an appropriate density so that we make the most efficient use of the town centre brownfield land.

We must ensure that when new schools and medical facilities are planned, we are able to find the relevant personnel to staff them

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Infrastructure in the Borough is creaking badly - must be improved.

Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

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Needs to be affordable housing for all members of society.

You need to build the houses that are needed for local people, not to attract incomers

The need for housing, particularly affordable housing in all its forms, is acute in this borough. Ensuring these needs are met where they are needed most, in locations that reduce the need to travel, are matters critical to delivering many of the Plans objectives. Ensuring the contribution from urban sources is realistic and sustainable will therefore be key. The Council must ensure the impacts of densification are robustly assessed and articulated in subsequent consultations, so that informed responses can be sought. This includes the acknowledgment that the need for family housing is less likely to be fulfilled through greater densification of the boroughs urban areas, and options to meet such needs on the edge of larger settlements are more likely as a consequence. Proactively identifying and allocating lands to meet such needs has the benefit of assisting with infrastructure delivery planning and funding, as opposed to less certain windfall sources , which by their nature are more difficult to predict and plan for in cumulative infrastructure terms.

Affordability

Almost impossible for first time buyers

Housing needs to match amenities. East Peckham has no doctors or dentist.

To fulfil the local requirements of household tenure, densities and size, to provide good varied and characterful design and to provide zero carbon homes generating renewable energy to address the climate change issues and support the Borough's Climate Strategy of reaching carbon neutral by 2030.

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- Affordability, particularly for first-time buyers, is a real challenge.
- We need a good mix of house sizes to allow for both upsizing and downsizing.

Any development needs suitable surrounding infrastructure - for example East Peckham has no GP surgery.

Due to spiraling prices, affordability has never been so
First time buyers are finding current housing stock an almost unachievable prospect.

I (outline briefly)? • Need a good mix of house sizes to allow for both upsizing and downsizing.

• Any development needs suitable surrounding infrastructure - for example East Peckham has no GP surgery.

- To fulfil the local requirements of household tenure, densities, and size, to provide good varied and characterful design and to provide zero carbon homes generating renewable energy to address the climate change issues and support the Borough's Climate Strategy of reaching carbon neutral by 2030.

- Needs a good mix of how size are to allow for both upsizing and downsizing in particular to first time buyers growing families needing larger homes are more mature residents wishing to downsize.
- Due to spiralling prices affordability has never been so important.
- First time buyers are finding current housing stock an almost unachievable prospect.
- Anyone develop needs suitable surrounding infrastructure and you choose that can adequately support any additional development for example E Peckham has no GP surgery.

'Affordable housing' at 80 per cent of purchase price or rent is unaffordable for many residents, and as the Reg 18 document states, the situation in TMBC has been getting worse for many years.

Many people employed in essential professional posts in nursing, police, teaching and social care are unable to purchase their own home. Reports from Joseph Rowntree Trust, Shelter and others have illustrated that that the problem is widespread in the UK, and particularly acute in the south east where house prices reflect high London wages.

WMPC does not accept the suggestion that a greater volume of house building will bring prices down, as the number of houses required to satisfy demand and to start to drive prices down in the area is simply not viable.

This is to a large extent a symptom of having a rail connection into London and is evidenced by the way in which TMBC has maintained a high volume of construction over a long period of time, with prices remaining higher than the average for the South East and Kent according to a recent KCC Select Committee Report.

TMBC itself accepts that it is impossible in any event to build sufficient houses to meet the demand in this popular part of the South East.

Shelter and Joseph Rowntree Trust reports suggest that in over three quarters of authorities low-income families are unable to purchase 'affordable housing' and are driven into the private rented sector where rents have also

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rapidly increased in excess of pay.

There is an urgent need for an affordable housing product which replicates Social Housing previously provided by Councils or Housing Associations at typically 50 to 60% of market rent or purchase price.

Locally, too high a proportion of new housing is of larger 4- and 5-bedroom houses, driving costs up even further, without meeting existing local demand which is for smaller properties.

New developments need appropriate infrastructure delivered in a timely fashion. If this is not done, it puts even greater pressure on the services provided for existing residents. The reduction in Government Grant for expanding, for instance, existing schools and surgeries means that additional capacity is increasingly found only on new developments, resulting in children and patients travelling much further to school and GPs with consequences for climate change and increased costs to residents.

No housing matter can be isolated as the most important; they all inter-relate.

22

TMBC need to allocate a suite of sites that are deliverable to meet housing needs. This needs to be made up of a range of site sizes to meet different demands and maintain a rolling 5 year supply, and spread across the Borough to meet the different needs of the HMA's that influence the Borough. They also need to provide a range of tenures to meet the requirements of the Borough, including the affordable needs of the Borough, and they need to address the infrastructure requirements they generate.

In respect of comments on other housing factors. It is essential that housing supply is boosted in line with the NPPF and sustainability agenda. This has been a consistent theme since the first NPPF was published. To achieve this, the standard method is in place to ensure that all LPAs provide the housing that is needed in their area. Affordable housing comes hand in hand with market housing and combined, these help to ensure sustainable, mixed and diverse communities.

With regards to design, MMC is becoming more widely used as a method to build and deliver homes quicker. In some locations design can be more tightly controlled but, in most instances, flexibility is important to allow for innovation, use of more sustainable materials and techniques and to enable developments to come forward quicker. The NDG is a material consideration. It is not therefore necessary for separate local design policies unless relating to specific issues, characters or features of unique distinctiveness.

With specific regard to Q19, only 5 can be selected but it is questionable whether only 5 should be shortlisted particularly as they relate to various issues focused around both housing needs and housing design. Ultimately TMBC must ensure that varying housing needs are being met across the borough through a range of sites that can deliver in the short, medium and longer term. The type of housing that should be delivered should be determined based on needs to ensure access to housing and choice for the community. MMC can be an important part of this and early delivery; and supporting sites such as site 59764 can help to deliver homes now, reducing heavy reliance on larger development sites that may not come forward for a long time.

Quality of life for residents. The size of houses selected to allow for low cost and family homes. The reason people move to the country is to get a better quality of living, so the provision of smaller one-, two- or three-bedroom freehold houses is more suitable than blocks of flats with extortionate service charges.

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You need to have sites that are deliverable to meet your housing needs, they need to be made up of a range of sizes to meet different demands and maintain a rolling 5 year supply, and spread across the Borough to meet the different needs of the HMA's that influence the Borough. They also need to provide a range of tenures to meet the requirements of the Borough, including the affordable needs of the Borough, and they need to address the infrastructure requirements they generate. Allocating the land east of Carpenters Lane/ north of The Paddock, Hadlow would help address all of these factors – its deliverable, is relatively small in scale so can be delivered early in the plan period, it is located within the West Kent HMA so will help address the needs of that area, it can provide a range of house types, and tenures and would address the infrastructure requirements that development here would generate.

There is a need to plan for full housing needs. Given there is clarity on these matters we question the benefit in implying that there is an element of choice of which types of housing take priority. Nevertheless, in this instance our client has a desire to genuinely deliver good quality housing aimed at local people given the limited growth in East Peckham in recent years.

As outlined above, there is a need to plan for full housing needs. Given there is clarity on these matters Fernham Homes question the benefit in implying that there is an element of choice of which types of housing take priority. Nevertheless, Fernham Homes has a strong track record of delivering high quality housing including accessible and affordable housing (including bungalows, where relevant) and working with partners to deliver specialist housing, such as extra care, at various densities and on sites of various sizes.

Whilst we have not selected any particular housing matter (in response to Q.18), it is vital that the Council brings forward a Local Plan that includes a range and mix of sites (including sizes) that will allow each of the matters (and types/tenures of housing) to be delivered.

We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included. Infrastructure in the Borough is creaking badly - must be improved. Garden communities would allow new infrastructure and facilities to be created as well as providing a pleasant, healthy environment.

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Housing is a priority for local people, it is **not** a priority to attract incomers to an already overcrowded area.

You need to build the houses that are needed for local people, not to attract incomers

Keep development small. Local needs, affordable and use local builders.

- **Affordability, particularly for first-time buyers, is a real challenge.**
- **We need a good mix of house sizes to allow for both upsizing and downsizing.**
- **Any development needs suitable surrounding infrastructure.**

You need to build the houses that are needed for local people, not to attract incomers

You need to build the houses that are needed for local people that are affordable to all not to those that can buy and leave the area or rent out at high rental markets. That attracts people to the village who aren't interested in the community aspect of the village.

Development should be infrastructure led and be in place before a single house is sold. Only then will we get communities to accept proportionate development.

Economic development – what are the issues?

Key economic development issues which the Local Plan can help to address

- High land values and a shortage of employment land and premises for established and growing businesses as well as those looking to locate in the borough.

Lack of investment in strategic infrastructure and congestion on local transport networks

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- First time buyers are finding current housing stock an almost unachievable prospect.
- Need a good mix of house sizes to allow for both upsizing and downsizing.
- Any development needs suitable surrounding infrastructure, for example East Peckham has no GP surgery.

Housing is a priority for local people, the younger generations within the community, however must be done in a manner in which does not adversely effect the countryside and green belt

It seems clear from the Local Plan that affordable housing is a major issue and so should be given priority. But there must be a suitable infrastructure.

Housing should support the whole community.

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Avoiding discrimination and managing impact on the local area.

We have outlined some of the reasons and proposals to partly address the key issues, 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 discussed above (Q.12).

? Density of housing – we are concerned about the potential of over-development of our towns, like in Tonbridge, where there are significant existing infrastructure/highways pressures/constraints. In addition, we have concerns about the over-development of our town centres, with a number of inappropriate tower blocks proposed in Tonbridge over recent years, particularly on land that surrounds conversation areas; with a loss of the sense of place, where new developments do not respect the local character/siting context. We are also concerned about more widespread garden infilling, with a loss of adequate garden amenity and the potential to harm the character of local estates, where open spaces and gardens predominate. As such, we advocate policies setting-out minimum garden depths (e.g. 11m) and setting-out a presumption against the loss of garden land, unless it represents a comprehensive redevelopment of several whole land plots.

? Infrastructure (schools, roads, ...) – please refer to our comments above in Q.11. We need policies that adopt an ‘infrastructure first’ approach (inc. providing adequate community facilities and transport capacity), to ensure that the required infrastructure is delivered to support the sustainable development that our communities need. We live in south-west Tonbridge, where there is currently a lack of local primary school places*. Without the inclusion of such facilities, it will put more pressure on existing services and people will need to travel further (e.g. take children to the other side of town), which is likely to promote private car usage, rather than active travel, and increase the town’s congestion issues. We are also concerned about the potential impact of Permitted Development Rights (PDR), in-terms of office conversions to flats, with the lack of developer contributions, despite these schemes having a disproportionate impact on local infrastructure networks and services. It is also acknowledged that the expansion of PDR has resulted in substandard housing, with tiny windowless flats being built, without proper planning scrutiny. This is further discussed in Q.29 (plus see Q 30), incl. withdrawing PDRs under Article 4.

? Size of housing – as noted above, affordable housing is our greater housing need, so logically we need to build a higher proportion of starter homes and first rentals. However, it often appears that we do not build the right types/sizes of houses, with too many unfordable large houses and luxury flats built, which saturates the local housing markets and results in low market absorption rates/lengthy build-outs, as noted in the Letwin3 report. Also, if more bungalows were built, to help meet the needs of an aging population, it might encourage older people to down-size and free-up the existing larger housing stock. Another key consideration is the height of houses/apartment blocks. As noted above, there have been a number of inappropriate tower blocks proposed in Tonbridge. These proposals represented significant over-development, plus were often completely out of keeping with existing buildings (e.g. in-terms of height) and did not respect the historical setting. Additionally, as acknowledged in Paragraph 5.9.9 (Reg. 18 L.P.), the design of developments

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within the setting of an AONB is paramount to minimise the visual impact. As such, we support the adoption of site-specific policies, with height limits. This is particularly important for potential sites in south-west Tonbridge; being in the landscape setting of the AONB (<500m), with views over a flat floodplain, so houses must be limited to 2-storeys.

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KEY TRANSPORT ISSUES

(1) Bus - Provide funding to establish new bus services which can become commercially sustainable.

(2) Rail - Improve access to and facilities at local stations, especially for cycling, walking and disabled passengers.

(3) Cycling - Improve the availability of dedicated and segregated cycle routes across the borough.

(4) Walking – Improve the footpath network especially in rural locations where pavements may be inadequate and provide safe crossings.

(5) Roads - Provide additional road and junction capacity only where this is necessary.

(6) Parking – The provision of sufficient parking in residential developments and urban areas.

Affordable Housing to rent (council owned)- We must have affordable housing in the Borough. Size of houses built must therefore be small, not 4/5/6 bedrooms. Flats must be included.

Density of Housing – Housing must be at an appropriate density so that we make the most efficient use of town centre brownfield land and retain the harmony of low rise development in rural settings.

Distribution of Housing – We need to see housing distributed according to the principles of the NPPF and with regard to the criteria for retaining the Metropolitan Green Belt. Where we have available brownfield land it must be used first. We need to acknowledge the two housing markets (Sevenoaks and Tunbridge Wells) exerting pressure on the borough and recognise that these are based on settlement relationships to the largest nearby towns. It is crucial that any additional development on greenfield sites, not protected by Green Belt designation, are located as close as possible to existing transport links such as railway stations and motorway junctions.

Infrastructure must come first - but we must be sure that when new medical facilities and schools are planned, we can find the doctors, nurses and teachers to staff them. We need to be sure that every new development will be sustainable in terms of energy efficiency and climate change (e.g. with high standards of insulation, carbon capturing green roofs, energy generation using solar/ wind/hydro power designed into the building. Sustainable in terms of its impact on our road network too. In the case of Tonbridge we need to see how a road network, already struggling to cope with existing traffic, can cope with even more cars on roads and junctions. In many cases roads

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cannot be adequately remodelled (because of the river layout cutting through the town) to increase capacity.

We need to see a detailed Water Cycle Study to ascertain the capacity of the current wastewater infrastructure and to identify which Wastewater Treatment Works will deal with each development and whether the existing infrastructure will cope and what improvements if any are necessary BEFORE any building starts. The same applies to clean water supplies, given the seasonal peaks in demand from Network Rail at their Tonbridge West Goods Yard we need to be sure that additional demand will not mean more road tankers travelling through the Air Quality Monitoring Area in Tonbridge High Street and that demand can be ensured for all eventual sites in Tonbridge.

Modern Methods of construction - important because these can be fast to build, low cost and have lower climate impact than concrete and bricks, and built with carbon neutral materials. They may also allow for the sustainability points made above regarding high standards of insulation, energy self-sufficiency and opportunities to mitigate climate change.

You need to build the houses that are needed for local people that are affordable to all not to those that can buy and leave the area or rent out at high rental markets. That attracts people to the village who aren't interested in the community aspect of the village.

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Same as previous answers. Smaller sites, more self-build opportunities, infrastructure that can support developments.

Avoiding discrimination and managing impact on the local area.

There is a need to progress the population of Borough Green, not to attract those from elsewhere. As families grow they deserve to be able to stay in the village and not be forced out.

Size of sites should remain at a four plot maximum

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- Insufficient educational needs for pre-school and infants to support growing population

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We need to provide for all people, and we need to be seen as sharing the burden over the Borough, and also meeting the demand. It is lack of supply that causes the house prices to remain high, following the basic economic principle of supply and demand.

Refer to separate Boyer Representations Statement document.

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We must have affordable housing in the Borough. Therefore the sizes of the houses to be built must be SMALL - not 4, 5 & 6 bedrooms. Flats must be included. The current infrastructure needs to be improved now before additions are made. Garden communities to be created as well for the well-being of the community as a whole!

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You need to build houses for local community needs, not to attract incommers. We have ample overpriced for these people already!

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Small sites with small affordable homes that the local infrastructure can accommodate

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The location and nature of development should be of high quality and proportional to the needs of all. Supported by the necessary infrastructure.

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Because Garden communities could lead to the one thing I absolutely object to - Borough Green Garden City

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User Response: Text

Snoll Hatch has no GP surgery, but the GP surgery we have to use in Paddock Wood is already over subscribed with all the new housed being built there.

Infrastructure is vitally important as in size of sites and housing. All should be kept at a minimum.

Answer: Development should be infrastructure led and be in place before a single house is sold. Only then will we get communities to accept proportionate development.

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