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## Report on Questionnaire Answers

Questionnaire: TMBC Local Plan - Regulation 18

Question: [Question 29] Do you have other thoughts about how planning poli...

### User Response: Text

Development should be sensitive built on local intelligence including infrastructure and services

No

Expansion of retail warehouses, light industrial units and manufacturing premises on the outskirts of town to provide employment.

Focus on developing the centre. I would support higher rise accommodation in the centre, condensing retail to areas that are already retail and develop car parking for the same. Free up the other ends of retail areas for development into housing. The same goes for industrial estate. It seems glaringly obvious that we have pressure to increase housing (whether we agree it is needed or not) but we have so much unused or poorly designed retail and industrial space. For example: the site of Sainsburys and empty Beales, sat in an island of parking. Blitz it, condense it and build housing around it. Use the same approach for other areas already concreted.

Refer to Q27 and 28

The Council must put forward its own land to help meet housing need and propose a holistic approach to the redevelopment of the car parks in the town centre. New public spaces like a town square, cinema and other leisure facilities alongside new homes would be a welcome addition to the town; the road network must be improved alongside this to reduce congestion.

Redevelop the Angel Centre to make it a cultural, leisure and administrative hub for the Council.

Tonbridge has the opportunity to maximise its key assets of the river and the castle.

Attract the right people to come, and make sure they find it welcoming and safe and enjoyable. Then retail opportunities and the locals with disposable income will follow. So that's the order to do things in.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

High quality design and flood mitigation. Green materials and eg soak away driveways etc

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Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

More time give to turning empty office, shop and industrial areas into homes before building on new areas

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

A town square could be created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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No

Tonbridge is a unique historic town and its character should be protected against any development that would detract from that.

Where does it state that this can be resisted. Or what any criteria to resist based on existing overcrowding and or congested infrastructure.

Yes leave the area as it is

Make more use of the assets we have, such as the castle, to increase revenue and tourism. Build the hotel you were supposed to.

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

See answer to question 28

No

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**User Response: Text**

No

More affordable housing. More car parking for Tonbridge train station.

With town centres struggling for footfall and already urbanised centres surely it makes sense to utilise the space to become residential areas

Tonbridge has the opportunity to maximise its key assets of the river and the castle.

Yes. Allowance should be made for reconfigurable buildings between commercial and residential uses. And there should be more emphasis on aesthetically pleasing design.

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

n/a

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

See previous answers.

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

Not able to comment.

It is vital to rejuvenate the centre of many towns and Tonbridge is typical of that general need.

It's excellent transport links to London mean that there is a tangible need for housing and this ticks many boxes in putting houses up where there is need and where travel to commuting hubs is easy and limited

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**User Response: Text**

I am mortified that our family home with beautiful green fields surrounding it is at risk of developing a huge unneeded housing estate

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Sadly, the ample car parking is important. It is probably why people use our town more than others.

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

Acceptable if additional locations also receive investment and improved infrastructure.

A mix of dwelling styles, don't compromise or build on any of the green space and focus on regeneration of any brownfield sites

Plans to develop the Angel Centre should be reopened to create a leisure hub with a cinema and more restaurants too

There has been a significant risk of flooding in Tonbridge historically. It will be important to ensure that further development does not increase the risk of future flooding.

Planning policy should allow for reasonable flexibility to ensure that Tonbridge town centre remains vibrant and attractive. At the same time, policy should aim to protect the function of the town centre as the primary retail destination.

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**User Response: Text**

town to make it more dynamic and attractive to residents and visitors alike.

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The church has many areas of land throughout the country , much of it sacred but which could be considered to be brown field, where small groups of rented starter homes could be built . For example the two parish churches in Tonbridge have large graveyards where if the interned remains were moved to a single largest grave within the site there would be space for say 200dwellings or more . Ancient burial sites in the capital are are moved to make way for infrastructure and developments as outlined above would be a source of income for the various church organisation struggling with attendances.

Such a change in government policy although difficult to implement would make a major impact on the need for the housing needs of the whole country.

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

The condition of the shops outside the station must be addressed.

The council should be mindful that a large contributing factor for the rise in popularity of the out of town shops (eg Cannon's lane) is that you do not have to pay for parking. The high cost of parking elsewhere in the town detracts shoppers from using the high street as an unnecessary additional expenditure. This in turn hurts our local businesses.

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

Nat applicable

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**User Response: Text**

All new developments should be initially supported by 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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It should take into consideration climate change and sustainability

reduce retail footprint. far too many stores and car parks occupy plots that could be used to house people.

no more large retail stores- get the big chain supermarkets to build smaller local stores with restriceted number of car park bays.

decentralise food shopping.

reduce car park capacity overall.

reduce flow of cars lorries down the high st.

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Na

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

More boutique shops and less chain or charity shops. Pedestrianise the high st.

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We need to ensure there isn't over development and over crowding in any aspects of our borough.

Build on Brown belt sites and not wait for several years to planning applications to go through.

Should be a development focus.

Maintain a dialogue with residents so that they feel a part of the solution, thereby accepting changes

N/A

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

Consolidate a large number of existing car park and utilise multi-storey car parks or underground parking, thus freeing up land for development.

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Perhaps convert some more of the office buildings into residential? This has already started within Tonbridge High Street.

Develop the old Beales site as this is currently unused and is an eyesore.

remIning sites in Tonbridge might be best off being reserved mostly for those used that need access to town but don't likely have cars. Retirement villages spring to mind. Plus facilities, retail (but not supermarkets) etc. Parking should move out of the centre with an expectation that visitors can walk a few hundred metres. That would in turn help traffic. The angel centre site would be a great outdoor facility, maybe al fresco restaurants, sports facilities, a park (not playground) if it wasn't a huge parking lot. Personally I think some if the industrial sites are unfortunate in the town centre again introducing traffic without clear benefit of a town centre location.

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

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The plan should seek to reduce and even eliminate traffic in the town centre.

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

It should address climate change/sustainability

Housing in the town centre has its place, however it is important that shops and offices are not converted into residential property, as once this is lost it is almost impossible to bring back. Empty offices and shops should be used for community activity if they are surplus for use as retail or office.



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**User Response: Text**

Pedestrianisation areas and town squares are often desirable aspects, this may encourage artisan markets (which should be held weekly to allow people to buy freshly for their weekly shop). Parking spaces remain important to encourage people out of town with little public transport infrastructure to be able to make use of Tonbridge. Green Park Market in Bath is a good example of a successful weekly market where people from far and wide come to buy their weekly shop directly from producers.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

Bring some green spaces back making it more of the market town it was.

Prioritise independent businesses rather than chains.

no

No

Convert unused office buildings into Residential.

None presently

Re Tonbridge future development, the views of those living closest in and around the town centre should have the biggest say and carry the greatest weight.

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

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**User Response: Text**

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

Develop the car park sites and high street. provide car parking in multistorey. reduce reliance on the car by improved networks of electric run transport systems, out of town parking

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

There should be no housing targets from central government and a real want to protect Tonbridge green spaces as a priority for the environment as mass building has a big carbon footprint.

Planning policy is limit the amount of greenfields that is released for development. and the policy should be following, policy should be detailed and comprehensive, and not to cause any confusions.

Yes, empty shops does nothing for the town's environment. Also empty spaces above shops should be developed into affordable housing

The closure of Beales was a hammer-blow to the town and it is a disgrace that this site is still empty. What a missed opportunity.

Too much of the centre of Tonbridge is taken up by outdoor parking such as at Sainsbury's and Sovereign Way. Multi-stories would release space for leisure, social and cultural activities. Tonbridge town centre has no green spaces or parks. There can't be many towns of Tonbridge's size that don't have green spaces or parks

I think some mixed use development in the high street where independent shops and businesses can provide services with character and also spaces to meet that are not just cafes. For example, the common room <https://www.thecommonroom.life/>. Also maker spaces <https://makerversity.org/> where people with skills can get together to co-work and co-create. Neighbouring Tunbridge Wells has some excellent examples of independent businesses that attract people to go there to enjoy the creative businesses and restaurants.

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

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**User Response: Text**

Use previously built on sites.

Redesign of Angel Centre/Sainsbury's should be considered.

Development Briefs for a particular area are helpful in guiding and setting parameters for what type and form of development may come forward.

Don't build 'Toy Towns' build sympathetically.

Take a leaf out of King Charles' Poundbury, Dorset development

The Angel Centre should be remodeled to provide a wider range of leisure activities for all ages. It should also cater for the older generation and become more of a community hub.

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

See my previous answer.

Shops and offices once converted into residential property, are difficult to get back, as a result. Empty offices and shops should be used for community activity. If they should be converted to housing they should be bought by the local authority and sold as leases so that in future should the need be required, they can be converted back into commercial.

Parking spaces remain important to encourage people out of town to make use of Tonbridge. Pedestrian areas are important to encourage a greater sense of place as opposed to just another road.

I think Tonbridge has been "developed" enough, just make it more attractive to visitors with decent rates that retailers can afford to avoid empty shops and keep it clean and well policed.

no development on Green belt land, develop brown field sites.

Mixture of commercial, retail, and residential use. It is important to avoid units being empty for long periods.

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As above, centrally located industrial sites should be replaced with attractive, dense housing units. A redesign of the area around the Angel Centre and Sainsburys car park is a top priority in order to develop the town to make it more dynamic and attractive to residents and visitors alike. Any development should be eco-friendly design.

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All plans for the town's future, should have the objective of raising the appeal as an attractive centre.

no

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Climate change and sustainability should be addressed

Could more thought be given to restricting the amount of non-High Street development, e.g the retail park on Cannon Lane? While the High Street cannot accommodate large retail units (save for the ex-Beales site) surely some of the smaller Cannon Lane units could have gone to the High Street. More non-town centre retail development will hasten the demise of the high street / town centre. It is important that adequate parking is retained, alongside greener transport initiatives, to continue supporting the High Street.

No

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**User Response: Text**

Industrial units are a necessity but they should all have solar panels on their roofs to help reduce demand or even give back to the National Grid. Must better than giving over farm land for solar panels.

Ensure that the Grade 1 amenities and 'feel' that this town centre enjoys is preserved at all cost.

Local museum and green garden spaces on Angel Centre site, to promote the history of the town and importance of river.

Move the Angel Centre to area near Swimming Pool

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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ask the people who live there.

Tonbridge was always a nice place to shop. Not too busy, laid back, with good cheap-to-higher end options.

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**User Response: Text**

The loss of shops and Beale's has been a blow which need to be restored. Bigger name shops need to be enticed back, along with eateries and activity options.

At present, the High Street is a shell.

Converting disused shops for new housing would preserve the old character of the town but provide new homes.

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

n/a

No response

See above

The Town Centre Action Area requires a detailed master plan including 3d spatial massing, to direct development towards specific outcomes. It will require a development agency to negotiate between land owners and stake holders. If the Local authority lack the resources to deliver this master plan, then a competition should be held to find the best ideas and vision. Strong leadership is required and this will have to be based on a clear mandate from local residents and stakeholders. The central development of Tonbridge is the greatest opportunity for the local authority to meet the challenges of the housing provision within the Local Plan in a truly visionary and sustainable manner. It should make Tonbridge the place where everyone want to live and work, not just a 2nd rate Tunbridge Wells or a place just a bit further along the line from Sevenoaks.

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

TMBC should reference the conservation area and other area assessments it commissioned and published in 2008-9 . This is a body of work providing detailed guidance for planning throughout the historic parts of the town. TMBC should also compile a list of locally important buildings -- perhaps based on that drawn up by Tonbridge Civic Society . The Council should also be more ambitious and draw up local conservation policies of its own rather than simply relying on national planning policy.

Something obviously needs to be done about the Sainsburys/Beales /Angel Centre area . It is quite ridiculous that the former Beales -- one of the few large retail units in the town -- is vacant As mentioned earlier, this whole

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**User Response: Text**

area should be redeveloped with some of the car parking shifted to a multi storey car park and a town square created , which Tonbridge lacks.

Something needs to be done about the ghastly scruffy Railway approach which is a deeply depressing entry point to the High Street. The existing two-tier car park opposite makes matters worse.

**Above all Tonbridge suffers from lack of a town council or some other representative body headed by a person whose job is focus on the changes needed and steer them forward and champion the town in the face of challenges from elsewhere in the borough seeking to make our town a dumping ground for the borough's problem of meeting housing needs.**

Land uses and developments must respect the scale and historic features of the town which many recent developments do not.

No

The planning should take into consideration the climate and sustainability

Only as above

It should address climate change/ sustainability

No response

Park and ride?

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

Should aim to enhance the town's appearance as currently it feels very disjointed between upper and lower high

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**User Response: Text**

street. Also should aim to make better use of the river, e.g. developing parallel to the river to maximise leisure and social use, rather than perpendicular.

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see above

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keep it attractive and small not for major development

look at recently approved Harlow Town Centre development

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Do something about the old Beales site.

no comment



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**User Response: Text**

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the high street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road but still ensuring sufficient parking available for residential properties and the rest of the visiting population and locals wishing to shop etc. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway approach brought back to use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving the station at all 3 entrances, would enhance the towns appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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See Q27 answer above.

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Use the old office blocks etc to repurpose the town centre into a living areas with a mix of shops, restaurants and social services.

No

The planning should take into consideration the climate and sustainability

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No

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**User Response: Text**

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

It should address climate change / sustainability where and whenever possible. re: Flood Proof development.

Close off the High Street and concentrate retail together. Affordable housing in the rest.

No

Ensure a holistic approach ensuring amenities match development such there is not overcrowding due to under capacity for example transport infrastructure & congestion, sewerage processing (to avoid floods & discharge into the river Medway) Schools, minimising pollution etc.

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

No

It should address climate change/sustainability where and whenever possible.

Flood proof development is obviously very important

The Angel Centre and Sainsbury's site needs to be completely reworked and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf. This would retain some local distinction and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be re-imagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, thus increasing tourist revenue. It would also bring about a sense of pride in the town for residents of all ages, improving the community and levels of safety.

I am sorry, I view this as beyond my concern as I reside nearer Maidstone.

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**User Response: Text**

Better transport and rail links, but not empty bike lanes

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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No.

A Town Centre Plan would be appropriate to ensure development is planned to encourage economic growth and provide what is needed for the growing population.

Consider more high rise buildings for dwelling and offices in Tonbridge allowing expansion 'upwards' in the town rather than spreading 'outwards' into the rest of the borough. This is a typical strategic approach for large urban hubs.

A redesign of the area around the Angel Centre and Sainbury's car park is a top priority in order to develop the

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**User Response: Text**

town to make it more dynamic and attractive to residents and visitors alike.

The quality of future development must be controlled through the implementation of strong management policies to ensure that all developments are to a high quality, include all possible renewable energy systems, deliver high quality built environments and infrastructure, maintain the current nature of the historic town, retain, improve and increase the green spaces and tree planting

No

Tonbridge's history as a major railway development town should be at the heart of the policy. Its past is somehow getting lost with its modernisation. By comparison, West Malling has a really well preserved historic centre and is an attractive destination to visit. The planners have let Tonbridge's heritage be obliterated whereas it has a lot of Victorian history and of course has its Norman castle and lovely bifurcated river.

The area by the Angel centre could be utilised better .

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore.

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**User Response: Text**

Yes, very much so. But this questionnaire is impossibly long and I am running out of time and enthusiasm. I should say that I have wiped out all my long answers by mistake !! Contact me if you want more.

BUT, IN SHORT, THE DEVELOPMENT, BUILDING AND INVESTMENT SECTORS ONLY OCCASIONALLY DRIVE IMAGINATIVE CHANGE AND THEREFORE YOUR PLANNING POLICY MUST MAKE PROVISION FOR A MORE FLEXIBLE APPROACH IN ORDER TO RESPOND TO WHAT WILL BE RAPIDLY CHANGING DEMANDS - JUST LOOK AT THE INFLUENCE OF 'GENERATION Z' ALREADY.

No.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

There should be a rethink of the Angel Centre area. The arcades from the High Street should lead into a more human-friendly space. At the moment it's all about parking cars. Why not make the parking two-tier and put it at the back of the existing buildings. Put in a green space with many more trees where people can sit and chat or children play. A sculpture trail. A performance area to encourage open air concerts or open air exhibitions. Other towns have cultural centres – why not Tonbridge? Do something creative with the rear view of the High Street shops.

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

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

Need employment opportunities as well as infrastructure and resources to balance the increased number of housing being built

need employment opportunities, infrastructure and public transport to balance houses being built

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**User Response: Text**

Multi storey car parks to attract shoppers and evening visitors. This would have the effect of reducing the amount of land required for car parking and freeing up land for development. Further, the town centre should be used to attract visitors in the evening through restaurants, evening entertainment (night clubs) as well as the existing Town public houses.

No comments

I think cycle infra-structure should be looked at as a priority

The High Street should be pedestrianised to stimulate growth / tourism etc. This has worked well in similar sized centers (Newbury, Winchester etc.) and these centers are beautiful, well supported and flourishing. Some original thinking could solve the 'by-pass' issue.

No

no not really as i do not live there the local people should be involved in that

N/a

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

Increase density/heights with good quality design to minimise impact on green areas.

A redesign of the area around the Angel Centre and Sainsburys car park is a top priority in order to develop the town to make it more dynamic and attractive to residents and visitors alike. More trees please and innovative planting schemes to enhance surroundings

There is a move to on-line shopping that is going to impact most town centres. In my view town centres will become service centres and entertainment centres if they are going to survive and planning policy should take account of this and facilitate it in the future.

avoid building on green belt, include infrastructure in the planning stages and not as an afterthought

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**User Response: Text**

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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Addressing climate change should be at the core of development proposals. New development should be within walking or cycling distance to existing stations.

See above - make it easier to get around and attractive to visit. Don't punish people for visiting (parking fees rises etc). It's revenue to you but it's not attractive to come into Tonbridge I'd rather go elsewhere. Don't tear down our heritage to throw up square boxes and generally start to work with the residents to make planning work for everyone. Hopefully you can meet targets but also make the place attractive to live and visit.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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**User Response: Text**

Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside multi story parking, retail, leisure and new residential developments which work better with regard to the existing High Street.

The space around the railway station needs redevelopment to improve the impact for those coming to the area via this mode.

Consideration of pedestrianisation of the high street should be considered to improve the quality of the space.

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

The Angel Centre and Sainsburys site needs to be completely rethought and a civic hall, multi storey car park & town square created, with a one way traffic system running through the high street & around this square, alongside new retail developments with residential over, which would complement the existing High Street and around Whitefriars Wharf.

The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue.

Make the town centre more appealing to attract visitors

The Angel Centre/Sainsbury s area needs to be redeveloped

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use possibly adding a sun terrace to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.



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**User Response: Text**

Yes, to use existing sites and to ensure that it is in keeping with the rest of the town.

Strong development management policies are required to ensure the historic character of the town and existing green spaces are conserved and enhanced and new green spaces and tree planting included in new and redevelopment. Any developments should be of high-quality design and use the opportunities for using renewable energy, especially that provided for by the river Medway.

No

Intelligently designed multi occupation blocks with parks and trees and retail spaces of the kind now being required in new London developments . Designed to improve people's sense of self worth and thus their willingness to maintain the places . If possible include communal garden spaces and small allotments .

Employment land should be protected from change of use to residential given that there is already a shortage of commercial provision

I think TMBC need to ensure this information is communicated to the residents in a timely manner to give opportunity to respond and feedback. Without small leadership groups many residents are in the dark about planning proposals and policies.

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

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Make access to the info more user friendly in a more accessible manner.

I think TMBC need to ensure this information is communicated to the residents in a timely manner to give opportunity to respond and feedback. Without small leadership groups many residents are in the dark about

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**User Response: Text**

planning proposals and policies.

I think TMBC need to ensure this information is communicated to the residents in a timely manner to give opportunity to respond and feedback. Without small leadership groups many residents are in the dark about planning proposals and policies.

The Angel Centre area (sainsburys etc) has so much potential due to its location and proximity to the station.

Sainsburys / Angel Centre and surrounding car parking spaces would perhaps provide an opportunity to create an attractive new centre, underground car parking a consideration to free space up, hopefully improved flood prevention will reduce the risk of this.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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

Need to develop a central area, town square type space which links the castle, sportsground and railway station.

Visitors need to be welcome by an aesthetically pleasing walk from the station down into town and drawn in to the town centre, encouraging them to wander, explore, stop and spend time.

There are so many lovely historic and architecturally interesting buildings and areas which go unnoticed and the river areas are sadly under used

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages,

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improving the sense of community and safety.

not really

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make it easier to get around and attractive to visit. Don't punish people for visiting (parking fees rises etc). It's revenue to you but it's not attractive to come into Tonbridge I'd rather go elsewhere. Don't tear down our heritage to throw up square boxes and generally start to work with the residents to make planning work for everyone. More green spaces please!

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

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The Angel Centre and Sainsbury's site needs to be completely rethought and a town square created alongside new

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**User Response: Text**

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No response

You need to engage major retailer interest. The return of a Post office might be a good start!!

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

Angel centre and surrounding car parks seem inefficiently used and are surely prime area to consider. Maybe a second storey to one of the car parks with solar panel arrays would enable development of another car park? North High street has great character and should be preserved but some small sites seem commercially unviable and seem ideal for small site restoration.

Any development in and around the town centre should always reflect the residents requirements. They are the people who pay the council tax so that the council can SERVE them not the developers.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore.

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**User Response: Text**

residents of all ages, improving the sense of community and safety.

Consider mixed used development. There needs to be a refocus away from a residential drive without the infrastructure needed to live there.

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

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

A redesign of the area around the Angel Centre and Sainsburys car park is a top priority in order to develop the town to make it more dynamic and attractive to residents and visitors alike. This area has been allowed to deteriorate and is now an unpleasant place to shop.

Housing needs close the main town services should be strongly considered over any others.

Retain all the existing green spaces, such as River Lawn Green.

Plant at least one tree for every residential property in the town.

Bring people back to the high street. Use the racing course for more markets and festivals.

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

No

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**User Response: Text**

Planning policy should prioritise longer term thinking and our contributions to the Millenium Development Goals and focus on environmental protection, localising food and product supply by supporting locally-based providers and enabling and encouraging localised sustainable energy production which residents can access.

The most important aspect that stands out to me when we have visitors arrive by train is the state of the train station on arriving to Tonbridge. It is unattractive and unappealing to visit on first impressions, the shops along the bridge are vacant and scruffy. This area needs investment in order to attract tourist revenue.

The Angel Centre and Sainsburys/Booths buildings are totally outdated and unused in part. There could be so much more made from these sites to create town pride, a sense of community and increase tourism revenue.

N/A

no

Use empty shops as housing

It should be sympathetic to the existing buildings.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

Yes. Beauty/Aesthetics should guide development in and around the town centre.

Why not create a historic sense of the town, impose building requirements to reflect the historic nature of Tonbridge?

Put Tonbridge back on the map as a place to visit.

I am concerned that housing has been provided in Tonbridge at the same time as the infrastructure has diminished

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**User Response: Text**

Addressing climate change should be at the core of development proposals. New development should be within walking or cycling distance to existing stations.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

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Strong management to ensure that high standards are maintained, renewable energy is used, and the development of green spaces is improved.

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

We don't know the town centre well enough to comment here.

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

NO

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**User Response: Text**

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Ensure the benefits of the existing natural environment, inc river and sports ground, are retained and maximised. Do not sell-off land for short-term financial gain as it will have a long-term negative impact on the town. We currently benefit from the foresight of past Councils, do not create a negative legacy for future generations.

No. I think the topics have been covered fairly comprehensibly.

No

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

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving



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**User Response: Text**

Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

No

Make plans to revamp the Angel Centre and its surrounding units.

answered above

It's important to preserve as much as possible of the old town and the environment by the castle and the river, and to allow for open spaces.

See response to Q2

No

The Angel Centre and Sainsburys area needs to be redeveloped. A town square created alongside new residential developments which work better with regard to existing architecture in the High Street. Remove two tier car park which is an eyesore.

The area around station needs to be smartened up/reimagined to be a more welcome entry to Tonbridge instead of the murky and unpleasant area it is.

Development of the existing built environment within Tonbridge town centre should be strongly considered in the first instance as there are empty unused commercial premises which could be converted to provide housing which is in immediate reach of the town centre facilities.

No

Ban pavement parking!

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new

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Make better use of the area around the Angel Centre

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness.

The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use perhaps with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

The railway station approach is not only a traffic nightmare but also uninviting and needs some considerable facelift.

No Response

no

No response

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for

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**User Response: Text**

residents of all ages, improving the sense of community and safety.

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

It is not clear what is happening to towns as their retail centres are being hollowed out by on-line shopping, something that has accelerated with covid. Mary Portas argues, and I think she is right, that we are in a period of readjustment. The retail offering has been poor and it will need to improve to survive. This needs to be borne in mind but retail friendly policies should to the fore - free parking, etc

Needs to sensitive the local community needs, not profit driven.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore.

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Tonbridge is currently very congested and I dread to think how bad the air quality is along the high street. I would like to see Tonbridge high street pedestrianised as far as possible. It would make the town centre a much more pleasant place to visit, whereas at the moment I try and avoid the high street because I know I am going to be breathing car exhaust the whole time.

Please do not build out of town retail outlets they are awful

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

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No (sorry!)

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**User Response: Text**

We have no opinion on this matter

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We recommend including specific policy in support of new tree planting, hedgerows and urban woodland creation. We recommend setting a target for tree canopy cover as part of this policy, to be pursued through the retention of important trees, appropriate replacement of trees lost through development, ageing or disease and by new planting to support green infrastructure.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

More hospitality/shopping should be encouraged along the river in town centre rather than residential.

See 28 above, but also look and learn from the innovative policies and practices that are being adopted by other forward-thinking Councils and landowners elsewhere. Also, work to a much longer (minimum 30 year) time horizon, adopt a 'can do' attitude and abandon the 'us and them' attitudes of yesteryear.

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**User Response: Text**

No

No

Buildings should have green roofs and walls to encourage insects and improve air quality. It will also improve the mental health of the inhabitants.

We need to maintain quality green spaces and the local character and not allow high rise (greater than say five-storey) developments in the town.

Our services and schools are already maximised, we must be careful to keep upping the stress on our local community.

It should address sustainability

The Angel Centre and Sainsburys area need to be made more attractive to visitors and residents. Currently it is in dire need of development.

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The Beales site should be updated and reopened.

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

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

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

Rydon does not have a view at this time.

Strong development management policies are required to ensure the historic character of the town and existing

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**User Response: Text**

green spaces are conserved and enhanced and new green spaces and tree planting included in new and re development. Any developments should be of high quality design and use the opportunities for using renewable energy, especially that provided for by the river Medway.

**Strong development management policies** are required to ensure the historic character of the town and existing green spaces are conserved and enhanced and new green spaces and tree planting included in new and re development. Any developments should be of high-quality design and use the opportunities for using renewable energy, especially that provided for by the river Medway.

to somehow encourage new retail business and independent shops

Strategic options for Tonbridge are matters for Tonbridge residents.

No.

No

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

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NA

**Key retail issues which the Local Plan can help to address:**

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**User Response: Text**

- Positively support change which supports the role of the borough's retail centres and rural service centres, making them attractive places to visit.
- Provide policy flexibility to support the challenges and opportunities faced by each retail centre and the rural service locations.
- Consider how land can be allocated for retail and mixed-use development to meet identified needs.

See above.

No.

Tonbridge Civic Society has already provided suggestions as to what could be done with the Angel Centre/Sainsbury's site. In previous years the Civic Society has also made suggestions as to how to better integrate the area around the railway station with the town. Much could be done to give people a better entrance to the town – both by car and rail – than the current situation.

TMBC should also reference the area assessments it commissioned and published in 2008-9. This is a body of work providing detailed guidance for planning throughout the historic parts of the town.

TMBC should also compile a list of locally important buildings – of which the Tonbridge Civic Society already has a version – and to review the conservation areas. The council should also be more ambitious and include local conservation policies of their own rather than simply relying on national planning policy alone.

N/A

Angel centre needs to be incorporated into high street shopping.

Planning policy should define some form of end state vision to encompass housing, commercial, leisure and transport. At the moment, developments are taking place piecemeal - witness Cannon Lane.

Whilst we understand that our town centre needs to evolve, to meet changing needs, we have concerns about the adequacy of current development control/policy safeguards in protecting the local character and buildings that have local significance. This is particularly important for buildings located outside the Conversation Area, e.g. where a building is important to the local character and heritage of a particular area. For instance, the loss of the Primrose Inn, on Pembury Rd, which was identified as a 'landmark building' in the Tonbridge Character Areas Assessment. As such, we support the Tonbridge societies (Civic & Historical) previous calls for a List of Local Historical Assets (under the Localism Act, 2011). We also support the preparation of a Heritage Strategy (Para. 5.10.19, Regulation 18 L.P.; NB. see Q.39), to provide better policy protection. It is also important to ensure that new developments are sympathetic to the site context and



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## User Response: Text

character of their surroundings, especially in the Conservation Area and regardless of PDR. Hence, we support the Tonbridge Civic Society's previous call for the adoption of Supplementary Planning Documents to provide design guidance (e.g. for key sites along the river, historic centre). In addition, we consider that policies are needed to allow inappropriate and poorly designed developments to be refused, as these can violate the site context and harm the local character. Similarly, there should be policies adopted that allow mediocre design proposals to be refused and enable Planning Officers to stipulate more inspiring architecture (if appropriate in the setting). This is particularly important for buildings located in prominent positions, as too many undistinguishable buildings have been built in such sites and many of our High Street buildings are mediocre. It is important to resist ugly and inappropriate developments, as such buildings can "destroy the sense of place, undermine the spirit of community"<sup>4</sup>, which can cause significant social issues. Further to our comments in Q.28, we are concerned that our High Street could be hollowed-out, if further retail developments are permitted outside the town centre (e.g. Cannon Ln.) and with residential conversions under PDRs (see Q.19), which is likely to create a dormant town centre. Therefore, to address the first issue of outer centre developments, policies need to be adopted to ensure that our vibrant town centre remains the focus of retail development, utilising any existing vacant High Street units before permitting retail development away from the town centre. With regard to our comments above (incl. in Q.19, 28-29) about flat conversions, under Permitted Development Rights (PDR), we are concerned about the loss of retail units and offices in our town. For instance, our High Street Post Office/WHS store recently closed due to a residential redevelopment, but the Post Office is a vital service and helps attract local people to our High Street, rather than locals visiting a nearby town. Also, as noted above (in Q.19), these types of developments have a disproportionate impact on our local infrastructure and facilities/services. As many properties within Class E can change to residential use, without planning scrutiny or any consideration of the impact on established retail areas and local infrastructure, we therefore believe that the Council needs to take back control over these types of developments. One way of doing this is using the provisions under Article 4 of the General Permitted Development Order, i.e. requiring such developments to obtain planning permission. For instance, Article 4 Directions could be used by TMBC to withdraw office to residential permitted development, for the town centre area. This would help prevent the likely significant loss in office/retail floor-space and employment opportunities, together with reducing the detriment to the vitality and viability of our town centre. This would also help address some of the other issues associated with office to residential conversions under PDR. A report<sup>4</sup> notes the expansion of PDR has been criticised for "reducing quality, delivering lower levels of affordable housing and the lack of developer contributions".

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety.

The Angel Centre and Sainsburys site needs to be completely rethought and a town square created alongside new residential developments which work better with regard to the existing architecture in the High Street and around

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Whitefriars Wharf to retain some local distinctiveness and remove the two tier car park in Vale Road which is an eyesore. The gateway to Tonbridge from the Railway Station needs to be reimagined and the parade of shops on Railway Approach brought back into use with a sun terrace added to the rear to transform the retail space there. Having immediate aesthetic appeal on leaving Tonbridge Station, at all 3 entrances, would enhance the town's appeal to visitors, increasing tourist revenue. It would also improve pride in the town for residents of all ages, improving the sense of community and safety

No

Planning policy should define some form of end state vision to encompass housing, commercial, leisure and transport. At the moment, developments are taking place piecemeal - witness Cannon Lane.

No

No.

Stop telling everyone its brownfield development that should be the only way. Yes, brownfield first, but this will not solve all of the development needs. Many brownfield sites are not deliverable because of existing use i.e. importance and employment provision. Existing use value. The cost of redevelopment i.e. cleaning up the site of contamination. So many times the blame seems to be targeted on the developers saying the developer says it not viable but it's the regulations on contamination, the level of burden onto a scheme through S106 etc that makes a scheme not viable. The developer doesn't control these, TMBC and government do.

N/A

Redesign the area around the Angel Centre and Sainsburys car park. It should be a TOP priority in order to develop the town & make it more dynamic & attractive to residents & visitors alike.

No

N/A

N/A

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**User Response: Text**

N/A

Why has Beales remained empty for so long and what is to become of that premises? Also, a building on the corner of Church Lane has been boarded for years, why?

no

N/A

Planning policy should define some form of end state vision to encompass housing, commercial, leisure and transport. At the moment, developments are taking place piecemeal - witness Cannon Lane.

More use should be made of the land around the Angel centre & Sainsburys. The huge surface car parks should be replaced with multi-storey parking & the land used for shops & entertainment areas.

No

Report run at 15 Jun 2023 15:14:04. Total records: 384