|  |  |
| --- | --- |
| **Q.1. Which elements should feature in the vision for the borough in 2040?** |  |
| **ELEMENTS** |  |
| **The range of housing needs are being met in full and affordability is much improved.** |  |
| **Plentiful jobs opportunities, in rural and urban economies, to meet community need** |  |
| **Well-designed, accessible, homes and neighbourhoods that are safe, legible, energy efficient and respect the local character** |  |
| **People and communities are connected digitally in an effective and reliable way.** |  |
| **Biodiversity thrives alongside communities.** |  |
| **Landscapes and open countryside are respected and can be easily accessed and enjoyed.** |  |
| **Many opportunities to enjoy the borough safely and healthily by cycling and walking.** |  |
| **All are equally important** |  |

**SETTLEMENT HIERARCHY**

|  |
| --- |
| **Q.2. Do you agree that this settlement hierarchy below should be retained and inform the spatial strategy for the Local Plan? Yes/No Please explain** |

|  |  |
| --- | --- |
| **Urban Areas** | Tonbridge, Medway Gap, Kings Hill, Snodland, Walderslade |
| **Rural Service Centres** | Borough Green, East Peckham, Hadlow, Hildenborough, West Malling |
| **Other Rural Settlements** | Addington, Addington Clearway, Aylesford Village, Birling, Blue Bell Hill, Burham, Crouch, Dunks Green, East Malling Village, Eccles, Fairseat, Golden Green, Hale Street, Ightham, Leybourne Chase, Mereworth, Offham, Peters Village, Platt, Plaxtol, Ryarsh, Snoll Hatch, Trottiscliffe, Wateringbury, West Peckham, Wouldham, Wrotham Heath, Wrotham |
| **Rural Areas** | All areas outside the confines of the urban areas, rural service centres and other rural settlements |

|  |
| --- |
| **Your Explanation and comments** |

**SPATIAL STRATEGY**

|  |  |
| --- | --- |
|  | DEVELOPMENT SHOULD BE FOCCUSSED ON: |
| OPTION 1 | Outside Greenbelt and AONB |
| OPTION 2 | Focussed on urban areas |
| OPTION 3 | Sites within (greenfield as well as PDL) as well as adjacent to urban areas and rural service centre settlements. |
| OPTION 4 | Spread development across all settlements, |
| OPTION 5 | Urban Development PLUS NEW LARGE RURAL SETTLEMENTS In Greenbelt |
| **Question.5** | **Which spatial strategy option do you prefer?** |
| **Question.6.** | **What are your reasons for selecting this spatial strategy option?** |

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**HOUSING NEED ASSESSMENT - QUANTUM OPTIONS**

Government Imposed Housing Need Assessment **150,941** houses per annum by 2040, **839** per year

|  |  |
| --- | --- |
| Quantum 1 | - Meeting Housing Need |
| Quantum 2 | - Meeting Housing Need Plus 10% |
| *Quantum 3* | *- Housing need MINUS 50%, no allowance for "Internal Migration"* |
| **QUESTION.3** | **Which quantum option for the spatial strategy do you prefer?** |
| **QUESTION 4** | **What are your reasons for selecting this particular quantum option ?** |
| **QUESTION 12** | **With reference to your answers to questions 3 and 4, do you agree that the housing requirement for the Local Plan should involve meeting the identified housing needs in full, as a minimum? Yes/No Please explain** |

**-------------------------------------------------------------------------------------------------------------------------------------**

**SUSTAINABILITY**

**QUESTION.7. Do you agree with the findings of the strategic policy options assessments in Chapter 4 of the Interim Sustainability Appraisal Report? Yes/No Please**

**QUESTION.8. Do you agree with the findings of the individual site assessments in Appendix D of the Interim Sustainability Appraisal Report? Yes/No Please explain and quote the individual site reference number**

**-------------------------------------------------------------------------------------------------------------------------------------**

**STRATEGIC MATTERS**

|  |  |  |  |
| --- | --- | --- | --- |
| (1) Climate change | (2) Green Belt | (3) Natural environment | (4) Built and historic environment |
| (5) Community facilities and infrastructure | (6) Transport | (7) Economic development | (8) Housing |
| (9) Retail |  |  | (10) Tonbridge (as the borough’s principal town centre) |

**QUESTION.9. Do you agree with these Strategic Matters? Yes/No. Please explain**

**QUESTION.10. Which strategic matters should be priorities in the Local Plan? select any three**

|  |
| --- |
| **QUESTION.11. What are your reasons for selecting these particular strategic matters as priorities (outline briefly)?** |

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**HOUSING MIX**

|  |  |  |
| --- | --- | --- |
| **QUESTION 13** | Do you agree that the Local Plan should allocate a mix of sites (small, medium, and large) to help maintain supply throughout the plan period? Yes/No Please explain. |  |
| **QUESTION 14** | Do you agree that the Local Plan should require a specified mix of dwelling types (eg flatted, terraced, semi-detached, detached) on large development sites to meet the range of households’ needs? Yes/No Please explain |  |
| **QUESTION 15** | Do you agree that the Local Plan should require a proportion of plots on large developments to be made available for self-build and custom house building? Yes/No Please explain |  |
| **QUESTION 16** | Do you agree that the Local Plan should require a proportion of homes on large development sites to be Build-to-Rent products? Yes/No Please explain |  |
| **QUESTION 17** | Do you agree with the windfall allowance methodology? Yes/No Please explain |  |

**--------------------------------------------------------------------------------------------------------------------------------------------**

**HOUSING TYPE**

**Q.18. Which housing matters are most important to you? Choose 5**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| (1) Accessible | (2) Affordable to buy | (3) Affordable to rent | (4) Build to Rent | (5) Density of Development |
| (6) Distribution across Borough, where are they needed? | (7) First Time buyers | (8) Garden Communities | (9) Home working opportunities | (10) Modern Methods Construction |
| (11) Size of houses | (12) Size of sites | (13) Specialist houses care needs | (14) Tenure of housing | (15) Self Build |
|  |  |  | (16) Travelling Show people | (17) Gypsy & Travellers |

**QUESTION .19. What are your reasons for selecting these housing matters as priorities (outline briefly)?**

|  |
| --- |
|  |

**-----------------------------------------------------------------------------------------------------------------------------------**

**KEY ECONOMIC DEVELOPMENT ISSUES**

(1) 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.

(2) Lack of investment in strategic infrastructure and congestion on local transport networks.

(3) Supporting land based and agricultural diversification.

**QUESTION.20. Do you agree with the key economic development issues identified above? Yes/No Please explain**

|  |
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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.

|  |  |  |
| --- | --- | --- |
|  |  | YES/NO |
| **QUESTION.21** | Do you agree with the key transport issues identified above? Yes/No Please explain |  |
| **QUESTION.22** | Which transport issues matter the most to you? |  |
| **QUESTION.23** | What are your reasons for selecting these transport issues as priorities (outline briefly)? |  |
| **QUESTION.24** | WWould you support the implementation of cycling and walking schemes where a reduction in road space including on-street parking may be required in some instances, to provide a network of urban cycle routes? |  |

**STRATEGY FOR TONBRIDGE**

**QUESTION.25. What is your preferred strategy option for Tonbridge?**

|  |  |  |
| --- | --- | --- |
|  |  | **YES/NO** |
| **OPTION 1** | Optimise densities on sites within Tonbridge, minimising the need for the release of green field and Green Belt sites outside Tonbridge. |  |
| **OPTION 2** | Conservative densities on development sites within Tonbridge, minimising the release of green field and Green Belt sites outside Tonbridge. |  |

|  |  |
| --- | --- |
| **QUESTION.26** | What are your reasons for selecting this particular strategy option for Tonbridge (outline briefly)? |
| **QUESTION.27** | What should be the main role of Tonbridge Town Centre moving forward? Should the priority be for shopping or for leisure, social and cultural uses or a balance of these? |
| **QUESTION.28** | Should the Local Plan include a more flexible policy framework for Tonbridge to allow the Town to respond to future market investment opportunities for a range of land uses and developments? Yes/No |
| **QUESTION.29** | Do you have other thoughts about how planning policy should guide development in and around the town centre? |

**TOWN & RETAIL CENTRES/ RETAIL HIERARCHY**

**QUESTION.30.** Do you agree with the key retail issues identified below? Yes/No Please explain

**QUESTION 31**. Is there anything more that the council could do to make the borough’s retail centres more attractive and successful? Yes/No Please explain

|  |  |
| --- | --- |
| TOWN CENTRE | **Tonbridge** |
| DISTRICT CENTRES | ~~\*\* Borough Green~~, Kings Hill, Martin Square/Larkfield, Snodland and West Malling |
| Tonbridge Local Urban Retail Centres | Martin Hardie Way York Parade |
| Medway Gap Local Urban Retail Centres | Twisden Road, East Malling Premier Parade, Aylesford Woodlands Parade, Ditton Little Market Row, Leybourne |
| Rural Local Retail Centres | East Peckham Hadlow , Hildenborough, \*\*Borough Green |
| New Local Retail Centres | Leybourne Grange , Peters Village |
| Out-of-Centre Retail Facilities | Lunsford Park Quarry Wood, Aylesford Cannon Lane, Tonbridge |
| Individual Local Shops | Within existing rural service centres/settlements |

#### KEY INFRASTRUCTURE PRIORITIES

(1) Identifying the required infrastructure to support the scale and locations for growth within the Borough

(2) Aligning infrastructure provision in line with this growth

(3) Maintaining and enhancing the existing provision of infrastructure that communities rely upon

|  |  |
| --- | --- |
| **QUESTION.32. Do you agree with this set of community facilities and infrastructure priorities?** | **Yes/No** |
| **Please explain** |  |

**ENVIRONMENT**

**(1) Areas of Outstanding Natural Beauty** **(2) Ancient Woodland (3) Green Space (4) Habitats, Species and Biodiversity Net Gain (5) Agricultural land (6) Pollution**

#### Risks – not planning positively to protect and enhance the natural environment

|  |  |  |
| --- | --- | --- |
|  |  | Yes/No |
| QUESTION 33 | Should Local Green Space be designated in the Local Plan? |  |
| QUESTION 34 | If yes, do any potential sites meet all of the criteria set out in NPPF? |  |
| QUESTION 35 | Should we be seeking more than 10% Biodiversity Net Gain, if viable? |  |
| QUESTION 36 | Should the council allocate sites specifically for Biodiversity Net Gain? |  |

#### BUILT, RURAL & HISTORIC ENVIRONMENT, DESIGN GUIDES

**Q.37. Which design matters are most important to you?**

|  |  |
| --- | --- |
| **Design matter (in no particular order)**  **Developments that:** | **Select 3** |
| will function well and add to the quality of the area for the lifetime of the development |  |
| are visually attractive |  |
| are sympathetic to local character, history and landscape settings |  |
| establish a strong sense of place and identity |  |
| optimise appropriate density and scales |  |
| create safe, inclusive, accessible places that promote health, well-being and have good facilities |  |
| All are equally important |  |

**QUESTION.38.** What are your reasons for selecting these particular design matters as priorities for the Local Plan (outline briefly)?

**QUESTION.39.** Are there any other locally significant built, historic issues or sites which you consider are important to the borough and should be addressed in the Local Plan? Yes/No Please explain

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#### GREENBELT - Openness The NPPF is very clear that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open, and to prevent coalescence of settlements.

#### Greenbelt - review of boundaries through the Local Plan process Over 70% of Tonbridge & Malling is covered by the Metropolitan Green Belt surrounding London – see key dia Appendix A to this Plan. Exceptional circumstances case for (strategic) change

The council has commissioned a Green Belt Study to review the existing Green Belt boundaries according to the expectations of the NPPF and the supporting planning practice guidance as well as local evidence. The first part of the study has assessed the exceptional circumstances case, at the strategic level, taking account of national policy, case law and local evidence. **The first stage (strategic case) has concluded that there are exceptional circumstances at the strategic level, which justify alterations of the Green Belt boundaries (in principle)** to help address assessed development needs. This conclusion was based upon the following evidence:

(1) A high housing demand and acute affordability challenges

(2) An undersupply of housing which appears to be worsening

(3) A borough heavily constrained by policy and environmental constraints

(4) Limited opportunity to accommodate its needs within existing built-up areas

(5) Limited ability to export housing need to neighbouring authorities.

**Q.41. Do you agree with that the set of factors listed in para. 5.11.7 should be used to determine if exceptional circumstances exist to justify alterations to Green Belt boundaries? Yes/No. If no, please explain, highlighting additional/alternative factors that you consider need to be included in the review process.**

**Q.42. Area beyond outer Green Belt boundary – strategic options**

|  |  |  |
| --- | --- | --- |
| **Strategy** | Description | Preferred option – please select |
| **Option 1** | Extend the outer boundary of the Green Belt |  |
| **Option 2** | Anti-coalescence/strategic gap policy |  |
| **Option 3** | No change – leave existing outer Green Belt boundary unaltered. |  |

**Q.43. What are your reasons for selecting this policy option for the area beyond the outer Green Belt boundary (outline briefly)?**

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#### CLIMATE CHANGE

#### Mitigation and adaptation, lowering carbon emissions, Modern Methods of Construction (MMC)

**Q.44. Do you agree that the Local Plan should set requirements for a certain proportion of development on major sites to be built using MMC? Yes/No Please explain**

#### FLOOD RISK, mitigation and adaptation, & tree canopy coverage

**Q.45. Do you agree that the Local Plan should set a minimum requirement for tree canopy coverage on new developments? Yes/No Please explain**

**Q.46. Do you agree that new developments should integrate into the fabric of buildings habitat space for wildlife, such as migratory birds?**

**Q.47. Which climate change measures are most important to you?**

|  |  |
| --- | --- |
| **Climate Change Measure** | **Select 3** |
| Active travel opportunities (eg cycling and walking)  connecting developments with other places and public transport |  |
| Decentralised renewable and/or low carbon energy generation (photovoltaic cells, wind turbines etc) |  |
| Energy efficient, future-proofed buildings |  |
| Habitat creation – built fabric (eg swift bricks) |  |
| Habitat creation – natural (eg meadows, hedgerows) |  |
| Modern Methods of Construction (MMC) |  |
| Multi-functional green infrastructure (recreation, carbon sinks and biodiversity net gain) |  |
| Passive design (orientation, layout, landscaping) |  |
| Sustainable drainage systems (SuDS) (eg green roofs, water butts, retention ponds) |  |
| Tree coverage - increased |  |
| Other – please state and include |  |

**QUESTION.48. What are your reasons for selecting these particular climate change measures as priorities for the Local Plan (outline briefly)**

### How should development be managed?

#### Viability

When considering the various requirements that could be introduced, we have to be mindful of the impact on viability, and therefore deliverability, of development. If the economic cost is too high the development is likely to be unviable, which means that no homes would be provided. That is an outcome that must be avoided if we are to positively address our assessed development needs. While the recent changes to the Building Regulations will make a positive contribution to mitigating impacts on climate change, there will be an economic cost of achieving them.

**QUESTION.49. Which local policy requirements are most important to you?**

**QUESTION.50. What are your reasons for selecting these requirements as priorities (outline briefly)?**

|  |  |
| --- | --- |
| **Local requirement (alphabetical order)** | **Priority**  **(please identify 5)** |
| **Accessible and adaptable housing (disabled and elderly)** |  |
| **Active travel (cycling and walking)** |  |
| **Affordable housing – to buy** |  |
| **Affordable housing - for rent** |  |
| **Biodiversity & Ecology** |  |
| **Energy efficiency** |  |
| **First Homes** |  |
| **Indoor recreation facilities** |  |
| **Internal space standards** |  |
| **Modern Methods of Construction** |  |
| **Parking** |  |
| **Public open space** |  |
| **Renewable energy generation (eg photovoltaic cells)** |  |
| **Safety and security** |  |
| **Self-Build and/or Custom Housebuilding** |  |
| **Specialist housing (elderly, eg care homes)** |  |
| **Sustainable Drainage (eg water butts and green roofs)** |  |
| **Water efficiency (consumption within the home)** |  |
| **Other – please state** |  |