

## Regulation 18 Local Plan



DEBBIE draws MAPS

September 2022

## Personal details

Name:

Address:

Email address:

### Question 1

Which elements should feature in the vision for the borough in 2040? (Select as many as applicable)

- A place where the range of housing needs are being met in full and affordability is much improved.
- A place where there are plentiful jobs opportunities, both within the rural and urban economies, to meet the needs of local communities.
- A place with well-designed, accessible, homes and neighbourhoods that are safe, legible, energy efficient and respect the local character.
- A place where people and communities are connected digitally in an effective and reliable way.
- A place where biodiversity thrives alongside communities.
- A place where landscapes and open countryside are respected and can be easily accessed and enjoyed.
- A place where there are plentiful opportunities to enjoy the borough safely and healthily by cycling and walking.
- All are equally important.

### Question 2

Do you agree that this settlement hierarchy should be retained and inform the spatial strategy for the Local Plan?

- Yes
- No

Please explain your answer (max. 6000 characters):

### Question 3

Which spatial strategy option do you prefer?

- Strategy Option 1 - Focus development in and adjacent to settlements beyond the outer Green Belt boundary and outside of the Areas of Outstanding Natural Beauty.
- Strategy Option 2 - Urban: Development focussed on sites within (greenfield as well as previously -development land) as well as adjacent to urban settlements.
- Strategy Option 3 - Urban and Rural Service Centres: Development focussed on sites within (greenfield as well as PDL) as well as adjacent to urban areas and rural service centre settlements.
- Strategy Option 4 - Distributed: Development focussed on sites within (greenfield as well as PDL) as well as adjacent to urban areas, rural service centres and other rural settlements to support a range of communities.
- Strategy Option 5 - New Settlement: Development focussed on sites within (greenfield as well as PDL) urban areas, rural service centres and other rural settlements, as well as a new settlement/s.

### Question 4

What are your reasons for selecting this particular spatial strategy option for the Local Plan (outline briefly (max. 6000 characters))?

### Question 5

Which quantum options for the spatial strategy do you prefer?

- Option A Quantum 1 – Meeting Assessed Housing Need
- Option B Quantum 2 – Meeting Assessed Housing Need + up to 10%

### Question 6

What are your reasons for selecting this particular quantum option for the Local Plan (outline briefly (max. 6000 characters))?

**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 specify the option and explain your answer (max. 6000 characters):

**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 your answer and quote the individual site reference number (max. 6000 characters):

If you have a site that was not submitted during the Call-for-Sites exercise that you would like the council to assess for development potential, please provide details online using the PlaceMaker software - <https://cfs.tmbc.urbanintelligence.co.uk/>

**Question 9**

Do you agree with this set of strategic matters?

- Yes  
 No

Please explain your answer (max. 6000 characters):

**Question 10**

Which strategic matters should be priorities in the Local Plan?

Select up to 3 options.

- Built and historic environment
- Climate change
- Community facilities and infrastructure
- Economic development
- Green Belt
- Housing
- Natural environment
- Retail
- Tonbridge (as the borough's principal town centre)
- Transport
- Other – please state below (if chosen) (max. 6000 characters):

**Question 11**

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

**Question 12**

With reference to your answers to questions 5 and 6 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 your answer (max. 6000 characters):

**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 your answer (max. 6000 characters):

**Question 14**

Do you agree that the Local Plan should require a specified mix of dwelling types (e.g. flatted, terraced, semi-detached, detached) on large development sites to meet the range of households' needs?

- Yes  
 No

Please explain your answer (max. 6000 characters):

**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 your answer (max. 6000 characters):

**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 your answer (max. 6000 characters):

**Question 17**

Do you agree with the windfall allowance methodology?

- Yes
- No

Please explain your answer (max. 6000 characters):

**Question 18**

Which housing matters are most important to you?

Select up to 5 options.

- Accessible housing (eg for wheelchair users)
- Affordable housing – to buy
- Affordable housing – to rent
- Build to Rent
- Density of housing development
- Distribution of housing across the borough (taking account of where the needs are generated)
- First-time buyers' housing
- Garden communities
- Gypsy and Traveller accommodation
- Home-working opportunities
- Infrastructure (schools, roads, healthcare, open space etc) supporting new homes delivered in a timely fashion
- Modern Methods of Construction (MMC)
- Self-build and custom housebuilding
- Size of housing (1-bedroom, 2-bedrooms, 3+ bedrooms)
- Size of housing sites
- Specialist housing for people with particular care needs
- Tenure of housing (market purchase/private rent/affordable rent)
- Travelling Showpeople accommodation
- Type of housing (flat/house)
- Other – please state below

Please state other (if chosen) (max. 6000 characters):

**Question 19**

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



**Question 20**

Do you agree with the key economic development issues identified above?

- Yes  
 No

Please explain your answer (max. 6000 characters):

**Question 21**

Do you agree with the key transport issues identified above?

- Yes  
 No

Please explain your answer (max. 6000 characters):

**Question 22**

Which transport issues matter the most to you?

Select up to 3 options.

- Bus services – linking developments to services and places
- Cycle routes – safe links between homes and schools, other service, places and public transport
- Pedestrian infrastructure – safe links between homes and schools, other services, places and public transport
- Rail – improving station access and links with cycling and walking routes
- Roads including junction improvements

**Question 23**

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

### Question 24

Would 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 high-quality urban cycle routes?

- Yes  
 No

Please explain your answer (max. 6000 characters):

### Question 25

What is your preferred strategy option for Tonbridge?

Strategy	Description	Consequence for the need for additional development land	
Option 1	Optimise densities on development sites within Tonbridge, particularly on those sites within the town centre, maximising their potential for residential and mixed-use development.	Minimise the need for the release of green field sites beyond the outer edge of Tonbridge, in the Green Belt, primarily for residential development.	
Option 2	Conservative densities on development sites within Tonbridge, minimising the intensification of existing built-up areas for residential and mixed-use development.	Increase the need for the release of green field sites at and beyond the outer edge of Tonbridge, in the Green Belt, primarily for residential development.	

Select up to 1 option.

- Option 1 - Optimise densities on development sites within Tonbridge, particularly on those sites within the town centre, maximising their potential for residential and mixed-use development.
- Option 2 - Conservative densities on development sites within Tonbridge, minimising the intensification of existing built-up areas for residential and mixed-use development.

### Question 26

What are your reasons for selecting this particular strategy option for Tonbridge (outline briefly) (max. 6000 characters)?

**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? (max. 6000 characters)

**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

Please explain your answer (max. 6000 characters)

**Question 29**

Do you have other thoughts about how planning policy should guide development in and around the town centre? (max. 6000 characters)

**Question 30**

Do you agree with the key retail issues identified above?

- Yes
- No

Please explain your answer (max. 6000 characters):

**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 your answer (max. 6000 characters):

**Question 32**

Do you agree with this set of community facilities and infrastructure priorities?

- Yes
- No

Please explain your answer (max. 6000 characters):

**Question 33**

Should Local Green Space be designated in the Local Plan?

- Yes
- No

**Question 34**

If yes, do any potential sites meet all of the criteria set out in NPPF? (max. 6000 characters)

**Question 35**

Should the Council be seeking more than 10% Biodiversity Net Gain, if viable?

- Yes
- No

**Question 36**

Should the Council allocate sites specifically for Biodiversity Net Gain within the Local Plan?

- Yes
- No

**Question 37**

Which design matters are most important to you? (Select 3)

Select up to 3 options.

- Developments that will function well and add to the overall quality of the area for the lifetime of the development
- Developments that are visually attractive
- Developments that are sympathetic to local character, history and landscape settings
- Developments that establish a strong sense of place and identity
- Developments that optimise appropriate density and scales
- Developments that create safe, inclusive and 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 (max. 6000 characters))?

**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 your answer (max. 6000 characters):

**Question 40**

Do you agree that there are exceptional circumstances, at the strategic level, for altering Green Belt boundaries (in principle) to help address assessed development needs?

- Yes  
 No

Please explain your answer (max. 6000 characters):

**Question 41**

Do you agree 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 (max. 6000 characters).

**Question 42**

Please indicate your preferred strategic policy option for the area beyond the outer Green Belt boundary

- Strategic Option 1 Extend the outer boundary of the Green Belt  
 Strategic Option 2 Anti-coalescence/strategic gap policy  
 Strategic Option 3 No change – leave existing outer Green Belt boundary unaltered.

**Question 43**

What are your reasons for selecting this policy option for the area beyond the outer Green Belt boundary (outline briefly (max. 6000 characters))?

**Question 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 your answer (max. 6000 characters):

**Question 45**

Do you agree that the Local Plan should set a minimum requirement for tree canopy coverage on new developments?

- Yes
- No

Please explain your answer (max. 6000 characters):

**Question 46**

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

- Yes
- No

**Question 47**

Which climate change measures are most important to you?

Select up to 3 options.

- 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 below

Please state other (if chosen) (max. 6000 characters):

**Question 48**

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



**Question 49**

Which local policy requirements are most important to you?

Select up to 5 options.

- 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 below

Please state other (if chosen) (max. 6000 characters):

**Question 50**

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

**Sustainability Appraisal** – Please insert any comments on the Interim Sustainability Appraisal Report, the non-technical summary or Annex 1 below.

<b>Comment</b> (please include document, paragraph number and Site ID where relevant)

## Diversity monitoring

We would like to know if different groups of people in the borough have been able to take part in the consultation and identify if any groups have been excluded, or if different groups of people feel differently about the options and proposals. These questions are voluntary.

Please indicate by selecting the answer which applies to you:

### Age Group:

- Under 16
- 16-20
- 21-25
- 26-35
- 36-45
- 46-55
- 56-59
- 60 or over

### Gender:

- Male
- Female
- Prefer not to say

### Gender identity:

- Same as birth
- Different from birth
- Prefer not to say

### Ethnic group:

- White or White British
- Mixed or multiple ethnic groups
- Asian or Asian British
- Black, African, Caribbean or Black British
- Other ethnic group
- Prefer not say

**Do you consider yourself to have a disability?**

- Yes
- No
- Prefer not to say